

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
September 23, 2013

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Secretary Hargett called the meeting to order at 10:30 a.m. and requested action on the following matters as presented by Interim State Architect Alan Robertson.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Vice-Chairman Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Alan Robertson, Interim State Architect  
Peter Heimbach, Department of General Services  
Gwen Sanders, Department of General Services  
Melinda Parton, Comptroller's Office  
Jonathan Rummel, Secretary of State's Office  
Courtney Holliday, Treasurer's Office  
Bruce Davis, Legislative Budget Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Tom Robinson, Department of Correction  
Steve Westerman, Department of Correction  
Patricia Weiland, TRICOR  
David Hart, TRICOR  
Robbi Stivers, University of Tennessee  
Dick Tracy, Tennessee Board of Regents  
Ted Hayden, Office of the State Architect  
John Carr, Dept of Finance and Administration  
Jason Hartman, Dept of Finance and Administration  
Marcos Makohon, Department of General Services  
Alan Durham, Department of Transportation  
John Schroer, Department of Transportation  
Joe Galbato, Department of Transportation  
Paul Degges, Department of Transportation  
Charles King, Department of Transportation

Josh Helton, Dept of Economic & Community  
Development  
Jimmy West, Dept of Economic & Community  
Development  
Mary Johnson, Michael Brady, Inc  
Chuck Welch, Michael Brady, Inc  
Mary Haizlip, Haizlip Studio  
Denise Miller, Department of General Services  
Bill Avant, Dept of Environment and Conservation  
Ben Sharbel, Knox County  
Hugh Holt, Knox County  
Steve Gentile, THEC  
Crystal Collins, THEC  
Megan Murray, Southern Environmental Law Center  
Russell Marty, Dept of Finance and Administration  
Christie Peterson, TN Parks & Greenways  
Foundation  
Julie Perrey, TRICOR  
Steve Griffin, HFR Design  
Jim Gilliam, HFR Design  
H. B. Hicks, NMAAM  
Cathy Higgins, Legislative Budget Analysis  
Chloe Shafer, Department of General Services

## CONSENT AGENDA

Approved the following real property transactions, which had been reviewed and recommended for approval by Sub-Committee staff, with the exception of Items D & E that were presented separately for discussion on pages 15 and 16:

- A. Agency: **University of Tennessee – Anderson County**  
Transaction: Disposal in fee  
Provision: Waiver of one appraisal
  
- B. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- C. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- D. Agency: **Department of Economic and Community Development – Haywood County**  
Transaction: Acquisition in fee  
Provision: Waiver of one appraisal
  
- E. Agency: **Department of Economic and Community Development – Haywood County**  
Transaction: Acquisition in fee  
Provision: Waiver of one appraisal
  
- F. Agency: **Department of Transportation**  
Transaction: Wetland Mitigation  
Provision: Waiver of advertisement and appraisals
  
- G. Agency: **Department of Environment and Conservation – Dickson County**  
Transaction: Acquisition by conservation easement  
Provision: Waiver of advertisement and one appraisal
  
- H. Agency: **Department of Environment and Conservation – Van Buren County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- I. Agency: **Department of Environment and Conservation – Van Buren County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- J. Agency: **Department of Environment and Conservation – Van Buren County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal

- K. Agency: Department of Environment and Conservation – White County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and appraisals
- L. Agency: Department of Environment and Conservation – Lincoln County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- M. Agency: Department of Environment and Conservation – Putnam County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- N. Agency: Department of Environment and Conservation – Putnam County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- O. Agency: Department of Environment and Conservation – White County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- P. Agency: Department of Environment and Conservation – White County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- Q. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- R. Agency: Tennessee Wildlife Resources Agency – Shelby County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- S. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- T. Agency: Tennessee Wildlife Resources Agency – Coffee County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- U. Agency: Tennessee Wildlife Resources Agency – Scott County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal

## THE UNIVERSITY OF TENNESSEE

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals

**Description:** Knox County – 3.3 +/- acres and improvements – 940 Cherokee Blvd. Knoxville, TN  
– Trans. No. 09-03-005 (Baugh)

**Purpose:** Disposal in fee of the President’s residence below appraised value of \$2,150,000.

**Original Cost to State:** \$60,000

**Date of Original Conveyance:** 1960/1961

**Grantor Unto State:** Jenkins, et. vir

**Estimated Price:** \$2,000,000

**Buyer:** Magnolia Trust or Assign

**Comment:** The University Administration seeks approval to dispose of 3.3 +/- acres of land and improvements located in Sequoyah Hills Subdivision, Knoxville, Tennessee. The property is improved with a three (3) story basement residence built in 1931 consisting of 11,400 +/- sq. ft. Other amenities include: a 360 +/- sq. ft. boat house, tennis court, elevator, enclosed sunroom, and a deck overlooking the Tennessee River. The sale of this property was approved by the SBC in October 2009 subject to final approval of the sale price.

Since early 2010, the property has been listed for sale through a local broker. There have been two prior written offers, one for \$2.0M in July 2011 and one for \$1.9M in January 2013. In addition, a Request for Proposals was issued in April 2010 with a bid minimum of \$4M and June 2010 with no bid minimum. No bids were received in either solicitation. The TN Historical Commission has determined that this sale does adversely affect this State owned resource.

**Previous Action:** 10/19/2009 ESC Approved request as presented with the stipulation that any bids or appraisals received be brought back to the Subcommittee for approval prior to any transaction.

**Minutes:** 09/23/2013 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF TRANSPORTATION

Region 2 Headquarters, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer

**Project Title:** Region 2 Headquarters Complex

**Project Description:** Develop the new Region 2 Headquarters Complex on Enterprise S. Blvd to add numerous structures.

**SBC Number:** 242/010-02-2013

**Total Project Budget:** \$32,000,000.00

<b>Source of Funding:</b>	\$ 16,230,000.00	Various	TDOT Residual Plant Construction Funds	(R)
	400,000.00	01/02	TDOT Plant Construction Funds	(A)
	350,000.00	02/03	TDOT Plant Construction Funds	(A)
	950,000.00	03/04	TDOT Plant Construction Funds	(A)
	270,000.00	04/05	TDOT Plant Construction Funds	(A)
	1,300,000.00	06/07	TDOT Plant Construction Funds	(A)
	1,500,000.00	07/08	TDOT Plant Construction Funds	(A)
	6,000,000.00	2012	TDOT Bond Authorization	(A)
	5,000,000.00	2013	TDOT Bond Authorization	(A)

**Comment:** The new complex will replace the existing building constructed in 1955 and will consist of the administrative building, materials lab, field office, wireless communications building, district maintenance, equipment maintenance, fueling, floating maintenance, highway marking, salt brine building and sheds. The project will include parking, site improvements and all related work.

**Previous Action:** 09/12/2013 SBC Discussion ensued regarding the Department's use of residual and appropriated funds for the project. The Commission referred the request to the Subcommittee, with authority to act.

**Minutes:** 09/23/2013 ESC Secretary Hargett asked if Speaker Harwell's questions had been addressed, and Commissioner Schroer responded that they had. He stated that the Department had prioritized and put some maintenance projects on hold, but that no road projects were dropped to fund the project. Subcommittee approved the project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF CORRECTION

Mark Luttrell Correctional Center, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in current project budget and source(s) of funding

**Project Title:** Food Service Equipment Repair/Replacement

**Project Description:** Renovate existing warehouse space. Work to include replacement and relocation of walk-in freezers and coolers, and expansion of commissary space. The demolition and disposal of existing units are included in the scope of work.

**SBC Number:** 140/005-01-2010

**Total Project Budget:** \$916,343.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$560,000.00	\$ 0	\$560,000.00	09/10	CurrFunds-CapMaint/SA	(A)
	140,000.00	216,343.00	356,343.00	10/11	CurrFunds-CapMaint/SA	(R)

**Original Project Budget:** \$700,000.00

**Change in Funding:** \$216,343.00

**Revised Project Budget:** \$916,343.00

**Comment:** Project bid over target. Additional funding is being added to award the base bid to complete the project that supports the food service and storage for the entire site.

**Previous Action:**

03/11/2010	SBC	Approved project; referred designer to ESC
03/22/2010	ESC	Approved designer selection (Evans Taylor Foster Childress)
10/14/2010	SBC	Approved Direct Order contract
11/10/2011	SBC	Revised scope & funding
09/12/2013	SBC	Referred to ESC with authority to act

**Minutes:** 09/23/2013 ESC Approved a revision in project budget and source(s) of funding.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Chester County – 115+/-acres – 200 Steed St., TN – Trans. No. 13-08-011 (Jackson)

**Purpose:** Acquisition in fee to acquire property for the protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 Wetland Acquisition Fund (A)

**Owner(s):** Tennessee Parks and Greenways Foundation (TPGF)

**Comment:** Date of last transfer: July 5, 2013  
Purchase Price: \$65,694.88  
Property Assessor's Value: \$9,900  
Improvements Square Footage: N/A

This property adjoins another tract of wetlands recently purchased by TPGF and will become part of a new Wildlife Management Area just east of Henderson, Tennessee.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

## TENNESSEE REHABILITATIVE INITIATIVE CORRECTION (TRICOR)

### Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Davidson County – 3.74+/-acres and 2.06+/-acres – 6185 and 6195 Cockrill Bend Circle, Nashville, TN – Trans. No. 12-11-002 (Maholland)
Purpose:	Acquisition in fee to purchase property and improvements consisting of a 23,707 sq. ft. office building and a 2.06 acre vacant lot.
Estimated Price:	Fair Market Value
Source of Funding:	TRICOR Reserves (R)
Owner(s):	The Cockrill Bend Properties, L.P.
Comment:	<p><b><u>6185 Cockrill Bend Circle – 3.74 acres</u></b> Date of last transfer: December 22, 1997 Purchase Price: N/A Property Assessor's Value: \$1,584,200 Improvements Square Footage: 23,707</p> <p><b><u>6195 Cockrill Bend Circle – 2.06 acres</u></b> Date of last transfer: December 22, 1997 Purchase Price: N/A Property Assessor's Value: \$154,500 Improvements Square Footage: N/A</p> <p>This acquisition allows the organization to increase its mission impact, and allows TRICOR to manage its fixed/variable costs year by year. The property includes a 13,707 sq. ft. office and a 10,000 sq. ft. warehouse.</p>
Minutes:	09/23/2013 ESC In response to questions regarding their request to purchase property, Patricia Weiland, Executive Director of TRICOR, responded that they are currently in leased office and warehouse spaces located in the Metro Center area and have offenders working in both locations every day. She stated they have out grown the space and the current management is not very accepting of offenders being in the space every day. Ms. Weiland stated that they had started an assessment in 2004 for a facility that would be located in the Cockrill Bend area, from where they pull their offender workforce, because offenders are not allowed to travel beyond 15 miles. She said this property happened to come on the market and is ideally located in the middle of Special Needs Facility, Riverbend, Charles Bass



and the TN Cook Chill Facility. She said it will require minimum renovation, and that they have money saved in reserves for the past eight years looking to purchase the perfect site. Treasurer Lillard asked if they had a commissioning study reviewed by a qualified architect telling them how much they were going to spend. Peter Heimbach responded "yes", that the Department of General Services did request assessment of a new building on already owned State property vs purchasing and renovating this property. They found that it was less costly to purchase and renovate to TRICOR specifications than it was to build a new building on already owned State land. Treasurer Lillard asked about the change from leasing to owning property and was this something that STREAM supported. Mr. Heimbach responded "yes", since TRICOR will operate and maintain the facility using its own funds. Treasurer Lillard asked about the amount of acreage and if inmates will be maintaining the grass and the facility, and Ms. Weiland responded "yes", they would. She added that they will have the opportunity to use the current warehouse space, but the additional land will allow them to expand.

Treasurer Lillard stated he supported their program, but the State historically hasn't done a good job of owning, maintaining and renovating property. Ms. Weiland said they were confident that the property is conducive to their needs and they will take good care of the State's assets. Treasurer Lillard asked if there was an option or a contract on property, and Ms. Weiland responded that there was no option on the property and the owner has another offer. Treasurer Lillard asked how long it would take to renovate, and was told "22 weeks". Subcommittee approved the request to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and one appraisal

**Description:** Knox County – 393+/-acres – Seven Island Rd & Kelly Lane., Knoxville, TN – Trans. No. 13-08-017 (M. Berry)

**Purpose:** Acquisition by gift for a tract known as Seven Island Wildlife Refuge (SIWR)

**Estimated Price:** Gift

**Source of Funding:** \$50,000 13/14 State Land Acquisition Fund Admin Cost (A)

**Owner(s):** Knox County

**Comment:**

<u>Date of last transfer</u>	<u>Property Assessor's Value</u>	<u>Acres</u>	<u>Improvements</u>
December 22, 2010	\$0	16.86	None
December 22, 2010	\$101,200	5.06	None
August 31, 2010	\$0	13.61	None
December 22, 2010	\$0	2.47	None
May 23, 2002	\$ 18,500	2.80	None
May 23, 2002	\$871,300	209.16	2,908sf
January 8, 2004	\$286,220	56.58	1,320sf
October 22, 2001	\$234,640	58.00	1,340sf
December 20, 2000	\$ 28,440	5.71	None
December 20, 2000	\$ 43,630	5.05	None
December 20, 2000	\$ 43,290	5.01	None
December 20, 2000	\$ 43,460	5.03	None
December 20, 2000	\$ 47,000	5.44	None

The properties listed above were received as gifts by Knox County. TDEC wishes to acquire this property to continue to protect the wildlife refuge. This constitutes 393+/- acres of the 423 total acres. TDEC anticipates acquiring the remaining 29.71 acres in the future.

**Minutes:**

09/23/2013 ESC Comptroller Wilson asked if they were accepting this property on behalf of the State if all conditions were met and there was no need to come back to the ESC. Peter Heimbach responded that, because it was a gift, ESC action was needed, but it will not need to be brought back for additional approval. In response to questions about additional staffing, Bill Avant said there has been discussion about the management of property and need for personnel and two rangers and additional

funds for something similar to Cummins Falls or a new small Wildlife Management Area. Comptroller Wilson asked if this would be a State park or wildlife area and was told it would be managed by State Parks as a State park for wildlife. Secretary Hargett asked Mr. Avant if he had any estimates on operational costs, and was told "approximately \$170,000". Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fentress County – 61.3+/-acres – Delk Creek Rd., Pogue Creek State Natural Area - Trans. No. 13-08-028 (Baugh)

**Purpose:** Acquisition in fee to provide a public trailhead access to the far western end of the Pogue Creek State Natural Area.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (A)

**Owner(s):** Mary Lynn Dobson

**Comment:** Date of last transfer: June 20, 2007  
Purchase Price: \$245,080  
Property Assessor's Value: \$124,100  
Improvements Square Footage: None

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

## DEPARTMENT OF GENERAL SERVICES

### Land Transaction

- Requested Action:** Approval to extend lease ground-breaking term with Option to Purchase (Amendment #4) with waiver of advertisement and appraisals
- Description:** Davidson County – 2.93+/-acres – North side of Bicentennial Mall, Nashville, TN – Trans. No. 13-08-004 (Walla)
- Purpose:** Extend lease ground breaking date from October 31, 2013 – October 31, 2014 (amendment #4) for the National Museum of African American Music. Funding will come from Metro, private donations and fund raising projects.
- Grantee:** African American History Foundation of Nashville, Inc.
- Comment:** This amendment will provide for the immediate termination of this lease upon the effective date of any additional lease[s] entered into by the African American History Foundation of Nashville, Inc. for alternate land or space to accommodate or house the museum." Any proposed use that is a modification to the existing is expected to be a new lease subject to future ESC approval.  
(Original lease & amendment 1-3)
- Previous Action:** 06/21/2004 Approved conceptual lease agreement until final approval  
09/20/2004 Approved the lease  
10/19/2009 Approved extension of lease ground-breaking term  
08/31/2010 Approved extension of lease ground-breaking term  
09/19/2011 Approved extension of lease ground-breaking term
- Minutes:** 09/23/2013 ESC Treasurer Lillard wanted to confirm that this was a renewal of the current lease for one year and not to amend or expand the material term. Peter Heimbach said that there is one provision in the lease that states if they enter into an agreement with other properties, and this lease is no longer necessary, this lease would automatically terminate. He added that if they utilize the space for other purposes than a specific museum, a new lease would be brought back to the ESC for their consideration and approval. Treasurer Lillard asked if there was no right in the lease to have a use other than an African American Museum, and Mr. Heimbach replied that it was just an inquiry about some other use. Comptroller Wilson asked if they have demonstrated the ability to meet the funding and not change the scope when this is ready to go forward, and was told "yes". Subcommittee approved extending the lease ground-breaking term with Option to Purchase (Amendment #4) with waiver of advertisement and appraisals.

## DEPARTMENT OF GENERAL SERVICES

### Report Item:

*Pursuant to State Building Commission Policy and Procedures, Item 8.01 (J) Report Item as approved on September 19, 2011.*

For all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis (July 1, 2013 – September 30, 2013)

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3<sup>rd</sup> Party Costs

Minutes:                      09/23/2013      ESC      Report item pulled and will be reported next month.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal

**Description:** Haywood County – 4.0+/-acres (200' of right of way) – Campground Rd, State Route 222, Memphis Regional Megasite – Trans. No. 13-08-015 (Bailey)

**Purpose:** Acquisition in fee of right of way needed for re-routing of State Route 222.

**Estimated Price:** Fair Market Value

**Source of Funding:** 10/11 Current Funds Capital Improvements (A)

**Owner(s):** Amy and Glenn Newman

**Comment:** Date of last transfer: September 4, 2009  
Purchase Price: \$700,000  
Property Assessor's Value: \$561,000 (210.46 acres)  
Improvements Square Footage: N/A

The right of way will be transferred to the Department of Transportation when the acquisition is complete. State Route 222 is being relocated to the east side of the Megasite and paid for by the project.

**Minutes:** 09/23/2013 ESC Secretary Hargett asked that Consent Agenda Items D & E be moved to the regular agenda for discussion. Jimmy West stated that the Department of ECD was adamant about not purchasing additional land for the Megasite, but discovered that, after working with the TDOT design team, it would be more cost effective to acquire additional right-of-way as opposed to building around it. Comptroller Wilson asked if this involved a right-of-way to build a road for the new SR 222, and was told it was to reroute SR 222. Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal

**Description:** Haywood County – 4.0+/-acres (200' of right of way) – Campground Rd, State Route 222, Memphis Regional Megasite – Trans. No. 13-08-016 (Bailey)

**Purpose:** Acquisition in fee of right of way needed for re-routing of State Route 222.

**Estimated Price** Fair Market Value

**Source of Funding:** 10/11 Current Funds Capital Improvements (A)

**Owner(s):** Meux Hill, LLC

**Comment:** Date of last transfer: December, 23, 2010  
Purchase Price: N/A  
Property Assessor's Value: \$1,050,100 (394 acres)  
Improvements Square Footage: N/A

The right of way will be transferred to the Department of Transportation when the acquisition is complete. State Route 222 is being relocated to the east side of the Megasite and paid for by the project.

**Minutes:** 09/23/2013 ESC Secretary Hargett asked that Consent Agenda Items D & E be moved to the regular agenda for discussion. Comptroller Wilson requested an update of the Megasite. Jimmy West stated that (1) interchange improvements at Exit 42 on I-40 are ongoing and should be completed the summer of 2014; (2) starting the end of March 2014, the reroute of SR 222 should be completed the summer of 2015; and (3) they will be soon starting on water tower and force main running from site to Brownsville. Secretary Hargett asked what type of interest they've had at the site, and Mr. West responded that the automotive market looks good as it has in the past decade. Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal.



## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on August 19, 2013.

### SBC By-Laws, Policy and Procedures

- 1) Approved the following revisions to the *SBC By-laws, Policy and Procedures*:

#### **4.01 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGNER**

- D. Once a designer is selected by the Executive Sub-Committee, the State Procurement Agency must report to the Executive Sub-Committee if the State Procurement Agency has not executed the SBC-6 Owner-Designer Agreement ~~revised January 2007 (Attachment 1)~~ within 180 days.

#### **6.04 CHANGE ORDERS**

##### C. Signature Requirements

- 1) The signatures required to execute a contract change order are as follows:
  - a) Contractor
  - b) Designer
  - c) State Architect ~~who may further delegate this signature authority in writing to the head of a State procurement agency or Head of Real Property Administration (RPA), Department of Finance and Administration, or, in the case of Higher Education, an authorized representative of Higher Education.~~

#### **8.01 GENERAL ACQUISITION AND DISPOSAL**

- E. The Department of Finance and Administration shall make appropriate revisions in its rules and regulations, policies and other documents to implement this policy, which shall be approved by the Commission (see Attachment ~~62~~).

#### **9.04 FORM OF AGREEMENT FOR STATE/LOCAL FUNDING**

The form to be used for agreements between the State and local governments for construction of National Guard armories shall be that set forth as "Tennessee State Building Commission Standard Form of State/Local Agreement for Construction of a National Guard Armory", revised January 1989 ~~that is on file with the Office of the State Architect. A copy of this form is attached hereto and considered an integral part of these policies and procedures, the same as if transcribed verbatim herein.~~

## Designer Selections

The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

- 1) **Tennessee Technological University**  
(Craft Center Sewage Treatment)  
Total Project Budget: \$320,000  
SBC Project No. 166/011-12-2013  
Designer: **CTI ENGINEERS**
- 2) **Tennessee Technological University**  
(Jobe/Murphy Residence Hall Upgrades)  
Total Project Budget: \$5,540,000  
SBC Project No. 166/011-14-2013  
Designer: **MAFFETT LOFTIS ENGINEERING**
- 3) **Tennessee Technological University**  
(Tech Village Renovations)  
Total Project Budget: \$11,130,000  
SBC Project No. 166/011-15-2013  
Designer: **HART FREELAND ROBERTS**
- 4) **Southwest TN Community College**  
(Whitehaven Center Renovations)  
Total Project Budget: \$5,600,000  
SBC Project No. 166/033-02-2013  
Designer: **HAIZLIP STUDIO**
- 5) **Statewide**  
(Specialty Consultant – Codes)  
Total Project Budget: \$1,000,000  
SBC Project No. 166/000-03-2013  
Designer: **BILL WAMSLEY, FIRE PROTECTION CONSULTANT**
- 6) **Statewide**  
(Specialty Consultant – Stormwater)  
Total Project Budget: \$1,000,000  
SBC Project No. 166/000-03-2013  
Designer: **AMEC ENVIRONMENT & INFRASTRUCTURE**
- 7) **Statewide**  
(Specialty Consultant – ADA)  
Total Project Budget: \$1,000,000  
SBC Project No. 166/000-03-2013  
Designer: **PDS AMERICA**
- 8) **University of Tennessee - Martin**  
(Administration Building Renovations)  
Total Project Budget: \$500,000  
SBC Project No. 540/011-01-2013  
Designer: **ROSS WITT**
- 9) **University of Tennessee Chattanooga**  
(Central Energy System Expansion)  
Total Project Budget: \$8,700,000  
SBC Project No. 540/005-02-2013  
Designer: **MEP ENGINEERING**
- 10) **University of Tennessee Health Science Center**  
(Classroom and Laboratory Bldg Renovation)  
Total Project Budget: \$68,500,000  
SBC Project No. 540/013-01-2012  
Designer: **HNEDAK BOBO GROUP**
- 11) **University of Tennessee Knoxville**  
(Professional Consultant – Civil)  
Total Project Budget: \$3,445,000  
SBC Project No. 540/009-46-2010  
Designer: **BARGE WAGGONER SUMNER CANNON**
- 12) **University of Tennessee Knoxville**  
(Professional Consultant – Mechanical)  
Total Project Budget: \$3,445,000  
SBC Project No. 540/009-46-2010  
Designer: **CH2M HILL**
- 13) **University of Tennessee Knoxville**  
(Professional Consultant – Environmental)  
Total Project Budget: \$3,445,000  
SBC Project No. 540/009-46-2010  
Designer: **CTI ENGINEERS INC**

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| <p>14) <b>University of Tennessee Knoxville</b><br/>         (Professional Consultant – Landscaping)<br/>         Total Project Budget: \$3,445,000<br/>         SBC Project No. 540/009-46-2010<br/>         Designer: <b>ROSS FOWLER</b></p>                 | <p>17) <b>Citizens Plaza State Office Building</b><br/>         (Fire Alarm and Entrance Upgrades)<br/>         Total Project Budget: \$2,490,000<br/>         SBC Project No. 529/076-01-2013<br/>         Designer: <b>STREET DIXON RICK</b></p> |
| <p>15) <b>University of Tennessee Knoxville</b><br/>         (Professional Consultant – Geotechnical)<br/>         Total Project Budget: \$3,445,000<br/>         SBC Project No. 540/009-46-2010<br/>         Designer: <b>PROFESSIONAL ENGINEERS INC</b></p> | <p>18) <b>Ducktown Basin Museum</b><br/>         (Historic Restoration)<br/>         Total Project Budget: \$550,000<br/>         SBC Project No. 160/009-01-2013<br/>         Designer: <b>HEFFERLIN + KRONENBERG</b></p>                         |
| <p>16) <b>Department of General Services</b><br/>         (Interior Design Consultant)<br/>         Total Project Budget: \$2,050,000<br/>         SBC Project No. 529/000-08-2012<br/>         Designer: <b>LAUDERDALE DESIGN GROUP</b></p>                   | <p>19) <b>University of Memphis</b><br/>         (Lambuth Campus Improvements)<br/>         Total Project Budget: \$900,000<br/>         SBC Project No. 166/007-09-2013<br/>         Designer: <b>VAUGHN ASSOCIATES ARCHITECTS</b></p>            |
|  | <p>20) <b>New State Museum</b><br/>         (Planning Consultant)<br/>         Total Project Budget: \$475,000<br/>         SBC Project No. 529/050-01-2013<br/>         Designer: <b>LORD CULTURAL RESOURCES</b></p>                              |

**Designer Cancellation**

Subcommittee acknowledged a report of cancellation of a designer on the following project:

**University of Tennessee Institute of Agriculture**  
 (East TN Research and Education Center Improvements)  
 SBC Project No. 540/001-01-2010  
 Total Project Budget: \$1,000,000  
 Designer: **WILBUR SMITH ASSOCIATES**

**Other Business**

There being no further business, the meeting adjourned at 11:40 a.m.

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THE UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of one appraisal</b>
<b>Description:</b>	Anderson County – 0.28 +/- acres – 143 Oak Road, Norris, TN Trans. No. 13-08-027 (Baugh)
<b>Purpose:</b>	Disposal in fee of land and a state of the art environmentally friendly house at a value equal to or above fair market value.
<b>Original Cost to State:</b>	\$25,000
<b>Date of Original Conveyance:</b>	August 3, 2010
<b>Grantor Unto State:</b>	Jeffrey G. Merritt and wife, Regina J. Merritt
<b>Estimated Price:</b>	Fair Market Value
<b>Buyer:</b>	To Be Determined
<b>Comment:</b>	In 2010, the property was acquired to construct a house for a research project conducted by the UTK College of Architecture. The house, known as the New Norris House, used state of the art technologies and techniques. It incorporated affordable green materials, leveraged energy conscious design strategies, and utilized off-site construction techniques. The research project is now complete.
<b>Previous Action:</b>	05/24/2010 ESC Approved acquisition in fee of vacant land and replace with a state of the art environmentally friendly structure that will be sold.
<b>Minutes:</b>	09/23/2013 ESC Approved disposal in fee with waiver of one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Knox County – 0.139+/- acres – 1512 E. Magnolia Avenue, Knoxville, Tennessee – Trans. No. 13-08-006 (Maholland)

**Purpose:** Acquisition in fee to purchase property to be used for relocation of print shop at the Pellissippi State Community College Magnolia Avenue Campus. This property is in Pellissippi State Community College's **2013 Master Plan**.

**Estimated Price:** Fair Market Value

**Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Owner(s):** Christopher and Leta Pease

**Comment:** Date of last transfer: June 6, 2008  
Purchase Price: Unknown  
Property Assessor's Value: \$104,400  
Improvements Square Footage: 1,700

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Knox County – 0.139+/- acres – 1506 E. Magnolia Avenue, Knoxville, Tennessee – Trans. No. 13-08-005 (Maholland)

**Purpose:** Acquisition in fee to purchase property to be used for future parking at the Pellissippi State Community College Magnolia Avenue Campus. This property is in Pellissippi State Community College's **2013 Master Plan**.

**Estimated Price:** Fair Market Value

**Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Owner(s):** Christopher and Leta Pease

**Comment:** Date of last transfer: June 6, 2008  
Purchase Price: Unknown  
Property Assessor's Value: \$10,600  
Improvements Square Footage: None

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Land Transaction

**Requested Action:** Approval to acquire wetland mitigation credits with waiver of advertisement and appraisals

**Description:** White County – 22.5 wetland credits @ \$35,000 per credit Baker's Crossroads Wetland Mitigation Bank, Bakers Crossroads, TN – Trans. No. 13-08-008 (Bailey)

**Purpose:** Regional wetland mitigation credits will be used to mitigate unavoidable wetland impacts to road projects being completed in Bledsoe, Cannon, Cumberland, Dekalb, Sequatchie, Smith Van Buren, Warren, White and Wilson Counties.

**Estimated Price:** \$787,500.00 (\$35,000 x 22.5 credits)

<b>Source of Funding:</b>	2014	State Highway Funds	20%	(A)
	2014	Federal Highway Funds	80%	(F)

**Owner(s):** MRW Environmental, LLC

**Minutes:** 09/23/2013 ESC Approved acquiring wetland mitigation credits with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and to acquire a conservation easement, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Dickson County – 124.09+/-acres – White Bluff, TN – Trans. No. 13-08-018 (M. Berry)

**Purpose:** Acquisition by conservation easement to purchase four tracts, known as the Spann Tracts, adjacent to Montgomery Bell State Park for view shed, watershed and boundary protection.

**Estimated Price:** Fair Market Value

**Source of Funding:**

\$255,013.00	State Land Acquisition Fund	(A)
263,325.00	Natural Resources Conservation Service, Farm & Ranch Lands Protection Program	(F)
131,662.00	Gift (Land Value)	(O)

**Owner(s):** William A. and Marty Spann & R. Eric Thornton

**Comment:**

Date of last transfer: June 16, 1995  
Purchase Price: \$21,000 (10.50 acres)  
Property Assessor's Value: \$82,300  
Improvements Square Footage: N/A

Date of last transfer: May 29, 1997  
Purchase Price \$6,000 (23.26 acres)  
Property Assessor's Value: \$97,700  
Improvements Square Footage: N/A

Date of last transfer: July 6, 2007  
Purchase Price: \$268,500 (17.90 acres)  
Property Assessor's Value: \$189,000  
Improvements Square Footage: N/A

Date of last transfer: September 5, 2007  
Purchase Price: \$447,300 (72.43 acres)  
Property Assessor's Value: \$299,400  
Improvements Square Footage: N/A



This property is in full view of the Montgomery Bell Overnight Trail & Frank G. Clement Golf Course. This will prevent the implementation of plans that call for the land to be used for development of approximately 75 residential homes and this would adversely impact the natural view shed.

**Minutes:**

09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and to acquire a conservation easement, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal

**Description:** Van Buren County – 10.0+/-acres – off Cane Creek Rd., Fall Creek Falls State Park Trans. No. 13-08-024 (Baugh)

**Purpose:** Acquisition in fee of property currently under Fall Creek Falls management as an inholding, using The Land Trust for Tennessee, as a third party,

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (Admin Costs) (A)

**Owner(s):** C. R. Cunningham

**Comment:** Date of last transfer: January 18, 1965  
Purchase Price: \$2,000  
Property Assessor's Value: \$7,700  
Improvements Square Footage: None

The LTT will be purchasing this property from C.R. Cunningham and donating this to the State.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal

**Description:** Van Buren County – 25.0+/-acres – off Cane Creek Rd., Falls Creek State Park Trans. No. 13-08-025 (Baugh)

**Purpose:** Acquisition in fee property currently under Fall Creek Falls management as an inholding, using The Land Trust for Tennessee, as a third party.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (Admin Costs) (A)

**Owner(s):** C. R. Cunningham

**Comment:** Date of last transfer: January 18, 1965  
Purchase Price: \$2,000  
Property Assessor’s Value: \$19,200  
Improvements Square Footage: None

The LTT will be purchasing this property from C.R. Cunningham and donating this to the State.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal

**Description:** Van Buren County - 107+/-acres – Indian Camp Branch., Falls Creek State Park - Trans. No. 13-08-026 (Baugh)

**Purpose:** Acquisition in fee to purchase property currently under Fall Creek Falls State Park management as an inholding, using The Land Trust for Tennessee, as a third party.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (A)

**Owner(s):** C. R. Cunningham

**Comment:** Date of last transfer: January 1, 1900  
Purchase Price: N/A  
Property Assessor's Value: \$74,800  
Improvements Square Footage: None

Any third party cost will be reported on the quarterly report.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and to utilize a third party for the transaction and accept as gift with waiver of advertisement and appraisals

**Description:** White County – 1.0+/-acres – 5136 Whites Cave Rd., Sparta, TN - Trans. No. 13-08-029 (Baugh)

**Purpose:** Acquisition in fee of 1 acre from a 97 acre tract to be used as access to the Caney Fork River.

**Estimated Price:** Gift

**Source of Funding:** 13/14 State Land Acquisition Fund (Admin Cost) (A)

**Owner(s):** C. R. Cunningham

**Comment:** Date of last transfer: May 9, 2002  
Purchase Price: \$190,000  
Property Assessor's Value: \$295,200 (97 acres)  
Improvements Square Footage: None

The LTT will be purchasing this property from C.R. Cunningham and donating this to the State.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and to utilize a third party for the transaction and accept as gift with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Lincoln County – 38.41+/-acres – Huntsville Hwy., Fayetteville, TN - Trans. No. 13-08-030 (Baugh)

**Purpose:** Acquisition in fee to acquire War of 1812 property and the 1813 Creek War, Camp Blount property, which is one of the only nine recorded War of 1812 sites in the State.

**Estimated Price:** Fair Market Value

<b>Source of Funding:</b>	\$211,000	13/14	State Land Acquisition Fund	(A)
	250,000	13/14	Tennessee Historic Commission	(A)
	14,000		Gift (Donations)	(O)

**Owner(s):** Roberta W. Kidd, et.al.

**Comment:** Date of last transfer: July 7, 2008  
Purchase Price: N/A  
Property Assessor's Value: \$179,400  
Improvements Square Footage: NA

The property is in full fee of the war sites. Plans call for the land to be developed into a commercial site and would adversely impact the historic view shed of the war sites.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal

**Description:** Putnam County – 46.52+/-acres – New Window Cliff Rd., Sparta, TN - Trans. No. 13-08-019 (M. Berry)

**Purpose:** Acquisition in fee to acquire the Mitchell tract.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (A)

**Owner(s):** Mitchell W. William, Jr. et.al

**Comment:** Date of last transfer: March 15, 1999  
Purchase Price: N/A  
Property Assessor's Value: \$98,400  
Improvements Square Footage: NA

This area has long been a target for TDEC's Division of Natural Areas and in the 1970s was considered for National Natural Landmark Status. It is part of the same site that supports a unique geologic feature, scenic Cane Creek, two waterfalls, and high-quality hard wood and hemlock forest. This property is near and will be managed by the staff of Burgess Falls State Natural Area.

Any third party cost will be reported on the quarterly report.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal

**Description:** Putnam County – 58.7+/-acres – New Window Cliff Rd., Sparta, TN - Trans. No. 13-08-020 (M. Berry)

**Purpose:** Acquisition in fee to acquire the Window Cliffs-Scott tract.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (A)

**Owner(s):** Scott Family Partnership

**Comment:** Date of last transfer: March 15, 1999  
Purchase Price: N/A  
Property Assessor's Value: \$138,100  
Improvements Square Footage: NA

This area has long been a target for TDEC's Division of Natural Areas and in the 1970s was considered for National Natural Landmark Status. It is part of the same site that supports a unique geologic feature, scenic Cane Creek, two waterfalls, and high-quality hard wood and hemlock forest. This property is near and will be managed by the staff of Burgess Falls State Natural Area.

Any third party cost will be reported on the quarterly report.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.



DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** White County – 25+/-acres – Frank Massa Rd., Sparta, TN - Trans. No. 13-08-022 (M. Berry)

**Purpose:** Acquisition in fee to acquire the Burgess Falls /Massa tract.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (A)

**Owner(s):** TN Parks and Greenway Foundation

**Comment:** Date of last transfer: August 14, 2012  
Purchase Price: \$41,000  
Property Assessor's Value: N/A  
Improvements Square Footage: N/A

The tract is a high priority for the protection of viewshed, watershed, species and a boundary buffer.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Van Buren County – 8.0+/-acres – Cane Creek Rd., Fall Creek Falls State Park, Trans. No. 13-08-023 (M. Berry)

**Purpose:** Acquisition in fee to acquire property

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 State Land Acquisition Fund (A)

**Owner(s):** Tennessee Parks and Greenways Foundation

**Comment:** Date of last transfer: May 31, 2013  
Purchase Price: \$62,556  
Property Assessor's Value: \$22,900  
Improvements Square Footage: N/A

This property is adjacent to the park and houses three federally listed species and is a critical habitat. This acquisition would provide protection for the species. Additionally, this will provide TWRA better site access to stock the creek with trout.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCYLand Transaction

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal
<b>Description:</b>	Fayette County – 225+/-acres – North of Fletcher Dr., Piperton, TN – Trans. No. 13-08-012 (Jackson)
<b>Purpose:</b>	Acquisition in fee to acquire property for the protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	13/14 Wetland Acquisition Fund (A)
<b>Owner(s):</b>	Virginia D. Cannon
<b>Comment:</b>	<p>Date of last transfer: December 16, 1991  Purchase Price: N/A  Property Assessor's Value: \$159,900  Improvements Square Footage: N/A</p> <p>Tennessee Wildlife Resources Foundation will purchase the property for TWRA and TWRA will reimburse the foundation.</p> <p>Any third party cost will be reported on the quarterly report.</p>
<b>Minutes:</b>	09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal

**Description:** Shelby County – 27+/-acres Memphis, TN, Trans. No. 13-08-014 (Jackson)

**Purpose:** Acquisition in fee to acquire property for the protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 Wetland Acquisition Fund (A)

**Owner(s):** Virginia D. Cannon

**Comment:** Date of last transfer: April 7, 1992  
Purchase Price: N/A  
Property Assessor's Value: \$15,000  
Improvements Square Footage: N/A

Tennessee Wildlife Resources Foundation will purchase the property for TWRA and TWRA will reimburse the foundation.

Any third party cost will be reported on the quarterly report.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize a third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and with waiver of advertisement and one appraisal

**Description:** Madison County – 95+/-acres – Lavinia Rd, TN – Trans. No. 13-08-013 (Jackson)

**Purpose:** Acquisition in fee to acquire property for the protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 Wetland Acquisition Fund (A)

**Owner(s):** Monnie Vinson

**Comment:** Date of last transfer: April 13, 1962  
Purchase Price: N/A  
Property Assessor's Value: \$67,800  
Improvements Square Footage: N/A

This property adjoins other tracts at the Spring Creek Wildlife Management Area and qualifies as adjacent wetlands properties pursuant to TCA 11-14-401 and 67-4-409.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Coffee County – 105.30+/-acres – Sainville Rd., Manchester, TN – Trans. No. 13-08-010 (Jackson)

**Purpose:** Acquisition in fee to acquire property.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 Wetland Acquisition Fund (A)

**Owner(s):** Terry and Donna E. Strickland

**Comment:** Date of last transfer: March 13, 2008  
Purchase Price: \$80,800  
Property Assessor's Value: \$216,100  
Improvements Square Footage: N/A

For the protection of wetlands and to provide waterfowl hunting, bird watching at the Bark Camp Barrens Wildlife Management Area and other recreation for the public.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCYLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Scott County – 2,214+/-acres – Sugar Grove Rd., Oneida, TN – Trans. No. 13-08-009 (Jackson)

**Purpose:** Acquisition in fee to acquire property.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 13/14 Wetland Acquisition Fund (REM fees) (A)

**Owner(s):** Gunsight Holding, LLC

**Comment:** Date of last transfer: November 23, 2005  
Purchase Price: \$1,710,425  
Property Assessor's Value: \$2,217,000  
Improvements Square Footage: N/A

For the protection of upland forest and grassland habitats while providing additional hunting, bird watching and other recreation for the public.

This property adjoins other tracts of the Upper Cumberland Wildlife Management Area, Royal Blue Unit (UCWMA) and thus qualifies as adjacent wetlands properties pursuant to per TCA 11-14-401 (d) and 67-4-409.

**Minutes:** 09/23/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

Approved:

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Commissioner Larry B. Martin  
Department of Finance and Administration