

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JANUARY 24, 2005

The State Building Commission Executive Sub-committee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Riley Darnell, Secretary of State

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Charles Garrett, Department of Finance and Administration
Gloria Rittenberry, Department of Finance and Administration
Jurgen Bailey, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Karen Hale, Comptroller's Office
David Edmunds, Department of Finance and Administration
Jerry Preston, Tennessee Board of Regents
Annette Crutchfield, Legislative Budget Analysis
Janie Porter, Attorney General's Office
George Brummett, Department of Finance and Administration
Mark Wood, Secretary of State's Office
Alvin Payne, University of Tennessee
Tom Giese, Department of Correction
Dennis Raffield, THEC
Jan Sylvis, Department of Finance and Administration
John Gregory, Tennessee Wildlife Resources Agency

Ken Scalf, Department of Finance and Administration
Pat Haas, Bond Finance
Bob King, Department of Finance and Administration
Ken Sanders, Department of Children's Services
Jim Gordon, Department of Children's Services
Roger Coffelt, Department of Correction
Judy Gayle, Department of Human Services

Commissioner Goetz called the meeting to order at 10:40 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

DEPARTMENT OF CORRECTION

MORGAN COUNTY CORRECTIONAL COMPLEX, WARTBURG, TENNESSEE

- 1) Approved a grant to the Plateau Utility District to construct a water service line to serve the expanded prison in Morgan County.

Estimated Project Cost: \$131,400,000.00
SBC Project No. 142/028-01-2003

DEPARTMENT OF CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: Washington County – 2557 Plymouth Road, Johnson City, TN – Trans. No. 02-07-806 (JS)

Purpose: Amendment to provide office and related space for relocation of department staff from Kingsport and Blountville to Johnson City for area operations and to adjust the lease term.

Term: October 1, 2005 thru September 30, 2015 (10 yrs.)

Proposed Amount:	<u>15,000 Square Feet</u>		
	Annual Contract Rent:	\$120,000.00	@ \$ 8.00/sf
	Est. Annual Utility Cost:	\$ 21,000.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 16,500.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$157,500.00	@ \$10.50/sf

Current Amount:	<u>15,000 Square Feet</u>		
	Annual Contract Rent:	\$112,500.00	@ \$ 7.50/sf
	Est. Annual Utility Cost:	\$ 21,000.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 16,500.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$150,000.00	@ \$10.00/sf

Type: Amendment No. 2 – Adjustment to Lease Term and Annual Rent - Negotiated

FRF Rate: \$13.50 Per Square Foot

Purchase Option: None – Multi-tenant Property

Lessor: Peter A and Ben A Paduch, Current Lessor

Comment: Due to delays by the State, the Lessor was unable to begin construction of the facility as proposed. The proposed negotiated amendment will (1) adjust the 10-year lease term in accordance with the advertisement and proposal by the Lessor and (2) increase the annual contract rent an additional \$0.50 per square foot to reflect Lessor's increase in material and labor costs due to the delays. All other terms and conditions remain in full force and effect.

SSC Report: 01-18-05. Bob King present a Project History Report and summarized the transaction. Staff referred to Sub-committee with recommendation.

Department of Children's Services – continued:

SC Action: 01-24-05. Charles Garrett presented a Project History and an overview of the transaction. He stated that staff and the Department have worked to resolve the transaction and that Department will relocate its staff from Kingsport and Blountville to Johnson City upon construction of the facility. Secretary Simms asked if it was the recommendation of Finance and Administration, staff, and the Department that the project move forward. Mr. Garrett stated that is the recommendation. Subcommittee approved the transaction as presented. Final action.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE AMENDMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

- Description: **Shelby County – 79,350 Square Feet – Van Vleet Building, 3 North Dunlap, University of Tennessee, Health Science Center, Memphis, TN – Trans. No. 04-12-005 (GM)**
- Purpose: Disposal by Lease Amendment for support of translational research at the University and to secure and manage clinical trials and venture activities for the purpose of delivering research discoveries to the market place.
- Term: 5 Years with 90 days notice of cancellation by either party
- Consideration: Ninety-eight (98%) of University's Operating Cost
- Lessee: Tristar Institute and Tristar Enterprises, Inc.
- SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Alvin Payne advised that the University will retain 1,800 square feet of space in the building. He stated the Lessee will invest up to \$500,000.00 in improvements and will receive lease credits against the operating costs. Any improvements will be approved by the University and that the University will be the beneficiary of research in the form of royalties. Staff referred to Sub-committee with recommendation.
- SC Action: 01-24-05. Charles Garrett summarized the transaction. Alvin Payne advised that the University will retain 1,800 square feet of the 81,150 Van Vleet Building. He stated the Lessee will be responsible for 100 percent of the debt service and 98 percent of the operating costs. Sub-committee approved the request as presented. Final action.

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$4,400,000.00 to \$4,900,000.00 (\$500,000.00 increase) of a project for **Electrical Generating Facility** at University of Tennessee at Martin, and authorization to award a contract to Allen Searcy Builders, in the amount of \$4,083,700.00, based on bids received January 12, 2005.

Revised Estimated Project Cost: \$4,900,000.00
SBC Project No. 540/011-04-2003

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: Carter County - 1.93 +/- Acres - Tennessee Technology Center at Elizabethton - Trans. No. 04-12-013 (LW)

Purpose: Disposal in Fee to Carter County for support of local industry. The proposed disposal will not adversely affect the campus.

Original Cost to State: \$10,000.00 Per Acre

Date of Original Conveyance: June 1996

Grantor Unto State: Carter County

Estimated Sale Price: \$19,300.00 or \$10,000.00 Per Acre

Grantee: Carter County

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Jerry Preston stated that the subject property is in the flood zone and that the Center has no use for the property. He advised the County would repair the flooding problems. He advised the County is assembling properties for utilization by the American Water Heater Company and that the Company is purchasing a vacant building adjacent to the Center. He stated the disposal is (1) contingent upon the Company purchasing the building and relocating to Carter County, (2) a reversion clause in the deed of conveyance, and (3) whether or not there are any outstanding bonds on the subject property. Staff referred to Sub-committee as recommended.

SC Action: 01-24-05. Charles Garrett summarized the transaction. Jerry Preston stated the subject property is in a flood plain area and that the disposal will correct the problem. He said that he thought the land would appraise for less than the \$10,000 per acre due to the flood plain issue. Sub-committee approved the transaction as presented. Final action.

TENNESSEE BOARD OF REGENTS

TENNESSEE TECHNOLOGY CENTER AT CHATTANOOGA, TENNESSEE

- 1) Approved a request to reallocate funding on a project for **Sequatchie Valley HVAC Replacement** for the Tennessee Technology Center at Chattanooga, and authorization to award a construction contract to Viking Industrial of Rossville, Georgia, in the amount of \$194,263.00 based upon the low Base Bid plus Alternate Number One, received January 12, 2005.

Estimated Project Cost:

\$229,088.00

SBC Project No. 166/012-05-2004

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 15.0 +/- Acres - Bellamy Cave - Trans. No. 04-10-003 (CH)

Purpose: Acquisition in Fee for the protection of the gray bat, an endangered species.

Source of Funding: \$65,500.00 - Federal – Endangered Species Act
\$21,833.34 – Watchable Wildlife Fund (non-Federal)

Estimated Cost: Fair Market Value

Owner(s): The Nature Conservancy

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. John Gregory advised that The Nature Conservancy is currently working with the property owner to purchase the property and has not closed at this time. Staff referred to Sub-committee with recommendation.

SC Action: 01-24-05. Charles Garrett summarized the transaction. He stated the cave is a roosting place for the Indiana Bat and Grey Bat, both of which are on the endangered species list. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Meigs County – 17619 State Highway 58, Decatur, TN – Trans. No. 04-08-909 (JS)**

Purpose: To provide office and related space for the Departments of Human Services and Children's Services county operations.

Term: November 1, 2005 thru October 31, 2015 (10 yrs.)

Proposed Amount:	<u>5,520 Square Feet</u>		
	Annual Contract Rent:	\$58,890.00	@\$10.67/sf
	Est. Annual Utility Cost:	\$ 7,728.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 6,072.00</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$72,690.00	@\$13.17/sf

Current Amount:	<u>2,795 Square Feet</u>		
	Annual Contract Rent:	\$23,400.00	@\$ 8.37/sf
	Est. Annual Utility Cost:	\$ 3,913.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 3,074.50</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$30,387.50	@\$10.87/sf

Type: New Lease – Advertisement – Only Proposal from (1) Proposer

FRF Rate: \$10.25 Per Square Foot

Purchase Option: None – Multi-tenant Building

Lessor: Decatur Properties – Current Lessor

Comment: The proposed lease provides (1) the Lessor shall construct interior build-out including interior tenant improvements at no additional cost to the State and (2) no cancellation during the first five years of the lease term except for cause and/or lack of funding.

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 01-24-05. Charles Garrett summarized the transaction. He advised that at the request of staff other prospective proposers were contacted and asked why a proposal was not submitted. He stated the reasons given were that there was no property available, could not meet the deadline, and others were out of the country. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved Amendment No. 1, with final drafts to be reviewed and approved by staffs of the Building Commission and Departments of General Services and Finance & Administration, to the service agreement dated April 1, 2002 between the State of Tennessee and Metropolitan Government of Nashville/Davidson County for services provided by the District Energy System, Nashville, Tennessee.

Estimated Project Cost: \$1,200,000.00
SBC Project No. 529/079-01-2005

STATE BUILDING COMMISSION

EXECUTIVE SUBCOMMITTEE MEETING MINUTES

- 1) Approved the Minutes of the Executive Subcommittee meeting held on December 20, 2005.

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Following approval of the Consent Agenda, the meeting adjourned at 10:55 a.m.

CONSENT AGENDA

Approved the following Real Property Transactions that have been reviewed and recommended for approval by Sub-committee staff:

- A. Agency: **University of Tennessee – Madison County**
Transaction: Disposal by Lease
Provision: Waiver of Advertisement and Appraisals
- B. Agency: **Department of Financial Institutions – Davidson County**
Transaction: Lease Amendment
- C. Agency: **Department of Safety – Marion County**
Transaction: Lease Agreement
- D. Agency: **Department of Children’s Services – Fayette County**
Transaction: Disposal by Lease
Provision: Waiver of Advertisement and Appraisals
- E. Agency: **Department of Finance & Administration – Putnam County**
Transaction: Lease Amendment – Comptroller of the Treasury
- F. Agency: **Department of Finance & Administration – Davidson County**
Transaction: Disposal by Easement
Provision: Waiver of Advertisement and Appraisals
- G. Agency: **Tennessee Board of Regents – Davidson County**
Transaction: Memorandum of Agreement with Right-of-Entry
Provision: Waiver of Advertisement and Appraisals
- H. Agency: **Labor & Workforce Development – Blount County**
Transaction: Disposal in Fee
- I. Agency: **Department of Environment & Conservation – Dyer County**
Transaction: Acquisition by Gift of a Conservation Easement
Provision: Waiver of Appraisal
- J. Agency: **Department of Transportation – Shelby County**
Transaction: Disposal by Easement
Provision: Waiver of Advertisement and Appraisals
- K. Agency: **Department of Transportation – DeKalb County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement and Appraisals

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

- Description: **Madison County – 0.23 +/- Acres – University West TN Experiment Station, Jackson, TN – Trans. No. 04-12-006 (GM)**
- Purpose: Disposal by Lease to facilitate the location of a modular building to house laboratory and office space in support of the US Agriculture Research Service Soybean Production Research Unit. The proposed lease is complimentary to the University's on-going research program.
- Term: 25 Years with 25 Year Option to Renew
- Consideration: Grant – Public and Mutual Benefit
- Lessee: US Department of Agriculture
- SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Alvin Payne advised the project is a collaborative research program with the federal government. He stated a modular building will be placed on the site and that the University will approve what is being built. He further stated the lease provides that the University will have the option to purchase at fair market value at the expiration of the lease or the Lessee will demolish the building and return the property to its original land base. Staff referred to Sub-committee for consent agenda.
- SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF FINANCIAL INSTITUTIONS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: **Davidson County – 511 Union Street, Nashville, TN – Trans. No. 04-08-917 (EN)**

Purpose: To provide additional office and related space for staff of the Department's Compliance Division.

Term: March 1, 2005 thru May 31, 2007 (2 yrs., 1 mos.)

Proposed Amount: 27,111 Square Feet
Avg. Annual Contract Rent
Incl. Utility & Janitorial Cost: \$478,509.15 @\$17.65/sf
Avg. Annual Effective Cost: \$478,509.15 @\$17.65/sf

Current Amount: 24,111 Square Feet
Avg. Annual Contract Rent
Incl. Utility & Janitorial Cost: \$425,559.15 @\$17.65/sf
Avg. Annual Effective Cost: \$425,559.15 @\$17.65/sf

Type: Amendment No. 3 – 3,000 Additional Square Feet – Office Space

FRF Rate: \$18.00 Per Square Foot

Purchase Option: None – Multi-tenant Building

Lessor: Nashville City Center, LP

Comment: The proposed amendment provides that 1,500 square feet of space will be effective March 2005 and 1,500 square feet effective June 2005.

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF SAFETY

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Marion County – 4926 Main Street, Building D, Jasper, TN – Trans. No. 04-08-906 (JS)

Purpose: To provide office and related space for Driver License Issuance and TN Highway Patrol.

Term: January 1, 2006 thru December 31, 2015 (10 yrs.)

Proposed Amount:	<u>5,208 Square Feet</u>		
	Annual Contract Rent:	\$50,400.00	@ \$ 9.68/sf
	Est. Annual Utility Cost:	\$ 7,291.20	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 5,728.80</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$63,420.00	@ \$12.18/sf

Current Amount: None

Type: New Lease – Advertisement – Lowest of (6) Proposals from (1) Proposer

FRF Rate: \$10.25 Per Square Foot

Purchase Option: Yes

Lessor: Acuff Group, LLC

Comment: The proposed lease provides (1) Lessor will construct 5,208 square feet of office space including interior tenant improvements at no additional cost to the State, (2) no cancellation during the first five years of the lease term except for cause and/or lack of funding and 180 days notice thereafter, and (3) the State's Option to Purchase.

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF CHILDREN'S SERVICES

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Fayette County – 1,002 Square Feet – Old National Guard Armory Building, Wilder Youth Development Center, Somerville, TN – Trans. No. 04-12-008 (BM)**

Purpose: Disposal by Lease to provide office space for County Emergency Management purposes.

Term: One (1) Year with four 1-Year renewal options with 120 Day Cancellation

Consideration: \$2,505.00 Per Year – Utilities and Janitorial

Lessee: Fayette County

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: **Putnam County – 410 East Spring Street, Suite F, Cookeville, TN – Trans. No. 05-01-900 (JS)**

Purpose: Lease Amendment to provide office and related space for the Division of Audit.

Term: April 1, 2005 thru November 30, 2009 (4 yrs, 8 mos.)

Proposed Amount: **3,650 Square Feet**
Avg. Annual Contract Rent
Incl. Utility & Janitorial Cost: **\$42,250.00** **@\$11.58/sf**
Avg. Annual Effective Cost: **\$42,250.00** **@\$11.58/sf**

Current Amount: **2,500 Square Feet**
Annual Contract Rent
Incl. Utility & Janitorial Cost: **\$30,250.08** **@\$12.10/sf**
Total Annual Effective Cost: **\$30,250.08** **@\$12.10/sf**

Type: Amendment No. 1 – 1,150 Additional Office Space

FRF Rate: \$13.00 Per Square Foot

Purchase Option: None – Multi-tenant Building

Lessor: Liberty Square, Inc – Current Lessor

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS and with a RIGHT-of-ENTRY as required by TCA 4-15-102 and 12-2-112.

Description: **Davidson County – 1.20 +/- Acres – Clover Bottom Developmental Center, Nashville, TN – Trans. No. 04-11-018 (CH)**

Purpose: Disposal of a Conservation Easement to create an additional loop connection and bypass along the main trail of the Stones River Greenway.

Estimated Sale Price: Grant – Public Benefit

Grantee: Metro Parks Stones River Greenway

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following MEMORANDUM of AGREEMENT for USE of PROPERTY with WAIVER of ADVERTISEMENT and APPRAISALS and with a RIGHT-OF-ENTRY as required by TCA 4-15-102 and 12-2-112.

Description: **Davidson County – 8.95 +/- Acres – Along Richland Creek, Nashville State Community College, Nashville, TN – Trans. No. 04-12-003 (LW)**

Purpose: Memorandum of Use Agreement for a greenway across State property that will provide access to area neighborhoods, parks, schools, shopping and health facilities.

Term: Ten (10) Years

Estimated Sale Price: Grant – Public and Mutual Benefit

Grantee: Metropolitan Government of Nashville and Davidson County

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Jerry Preston stated that TVA supports the project and the proposed Use Agreement is acceptable to TVA. Ms. Shain Dennison, Metro Greenway Director, and Gary Hawkins, Project Designer, presented a description of the Greenway path. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112:

Description: **Blount County – 2.0 +/- Acres with Improvement – 220 South Court Street, Maryville, TN – Trans. No. 04-12-011 (LW)**

Purpose: Disposal in Fee of a surplus agency-owned Reed Act building.

Original Cost to State: \$240.00 – Land and \$42,024.00 - Improvement

Date of Original Conveyance: January 1946

Grantor Unto State: L.M. Ross

Estimated Sale Price: Fair Market Value

Grantee: Advertisement – Highest Bid

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. He stated that Blount County government is interested in the property and a bid package will be sent to Blount County. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, SURVEY and ACCEPT as GIFT, with WAIVER of APPRAISAL, a CONSERVATION EASEMENT interest in the following real property:

- Description: **Dyer County – 26.79 +/- Acres – Obion River – Trans. No. 04-12-007 (CH)**
- Purpose: Acquisition of a Riparian Setback and Conservation Easement for protection of an existing levee from failure.
- Source of Funding: West TN River Basin Authority Operating Funds
- Estimated Cost: Gift
- Owner(s): Ritchie L. Cherry and Jeffrey Biggs
- SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. He stated the levee is in danger of failure and that the transaction will provide property to move the levee back approximately 200 feet. Staff referred to Sub-committee for consent agenda.
- SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Shelby County – 0.053 +/- Acres – 5334 Boswell Avenue, Memphis, TN – Trans. No. 04-12-010

Purpose: Disposal by Easement for a 20 foot waterline easement to serve state property.

Estimated Sale Price: Grant – State Benefit

Grantee: Memphis Light, Gas & Water

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: **DeKalb County – 0.02 +/- Acres – Right-of-Way at Hillview Street and State Route 26, Dowelltown, TN – Trans. No. 04-12-009 (BM)**

Purpose: Disposal in Fee of existing right-of-way to the adjoining property owner to remove 2.3 feet of overhang on to the State Route 26 construction project.

Original Cost to State: \$4,000.00 – 3.32 Acres

Date of Original Conveyance: January 1954

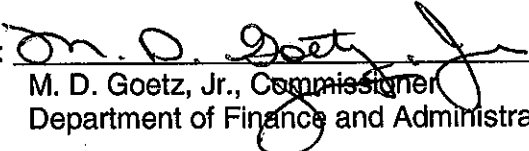
Grantor Unto State: Williams and Northcutt

Estimated Sale Price: \$2,050.00 – Settlement of Condemnation

Grantee: Ms. Jeanette France

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. He advised that the transfer of the right-of-way would settle two condemnations. Staff referred to Sub-committee for consent agenda.

SC Action: 01-24-05. Sub-committee approved the transaction as presented. Final action.

Approved by: 
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration