

# MINUTES

## STATE BUILDING COMMISSION MEETING

### EXECUTIVE SUB-COMMITTEE

MAY 24, 2010

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee.

#### STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

#### OTHERS PRESENT

Mike Fitts, State Architect  
Georgia Martin, State Architect's Office  
Alan Robertson, State Architect's Office  
Jurgen Bailey, Real Property Administration  
Bob King, Real Property Administration  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Melinda Parton, Comptroller's Office  
Joy Harris, Treasurer's Office  
Annette Crutchfield, Legislative Budget Office  
John Carr, Department of Finance & Administration  
Cindy Liddell, Bond Finance  
Dottie Hagood, Real Property Administration  
Melanie Buchanan, Real Property Administration  
Dick Tracy, Tennessee Board of Regents  
Felenceo Hill, Dept of Finance and Administration  
Alvin Payne, University of Tennessee  
Greg Steck, Real Property Administration  
Terry Bonham, Department of Environment and Conservation  
Bill Avant, Department of Environment and Conservation  
Jay Hosay, Messer Construction  
Robbi Stivers, University of Tennessee  
Diane Uhler, Tennessee Board of Regents  
Michael Williams, Department of Transportation  
Annette Crutchfield, Legislative Budget  
O.W. Higley, THEC

Russ Deaton, THEC  
Scott Boelscher, THEC  
Sheryl Holtam, TWRA  
Ed Carter, TWRA  
Mike Morrow, Department of Finance and Administration  
Lynelle Jensen, Department of General Services  
Don Johnson, Department of General Services

Commissioner Goetz called the meeting to order at 10:37 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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CONSENT AGENDA

Approved the following real property transactions which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: Tennessee Board of Regents – Knox County  
Transaction: Acquisition in fee  
Provision: Waiver of one appraisal & approval to demolish improvements
  
- B. Agency: Tennessee Board of Regents – Knox County  
Transaction: Acquisition in fee  
Provision: Waiver of one appraisal & approval to demolish improvements
  
- C. Agency: Tennessee Board of Regent – Washington County  
Transaction: Lease amendment  
Provision: Waiver of advertisement
  
- D. Agency: Department of Agriculture – Williamson County  
Transaction: Disposal in fee  
Provision: Waiver of advertisement & appraisals
  
- E. Agency: Department of Agriculture – Coffee County  
Transaction: Disposal in fee  
Provision: Waiver of advertisement & appraisals
  
- F. Agency: Department of Corrections - Davidson County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals
  
- G. Agency: Tennessee Wildlife Resource Agency – Rutherford County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals
  
- H. Agency: Department of Environment & Conservation – Hamilton County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement & appraisals

- I. Agency: **Department of Environment & Conservation – Campbell County**  
Transaction: Acquisition in fee
  
- J. Agency: **Department of Environment & Conservation – Campbell County**  
Transaction: Acquisition in fee
  
- K. Agency: **Department of Transportation – Williamson County**  
Transaction: Disposal in fee  
Provision: Waiver of advertisement & appraisals
  
- L. Agency: **Department of Transportation – Coffee County**  
Transaction: Wetland Mitigation Credits  
Provision: Waiver of appraisals
  
- M. Agency: **Department of Transportation – Rutherford County**  
Transaction: Wetland Mitigation Credits  
Provision: Waiver of appraisals
  
- N. Agency: **Department of Transportation – Rutherford County**  
Transaction: Disposal in fee  
Provision: Waiver of advertisement & one appraisal

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Anderson County – 0.28 +/- acres – 143 Oak Road, Norris, TN – Trans. No. 10-04-018 (Baugh)

Purpose: Acquisition in fee of vacant land and replace with a state of art environmentally friendly structure that will be sold. Property is outside of UT's Master Plan.

Source of Funding: The University of Tennessee

Estimated Cost: \$25,000 appraised value

Owner(s): Jeffrey & Regina Merritt

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 05-24-10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

TENNESSEE HIGHER EDUCATION COMMISSION

LEASE AMENDMENT

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

Location: Davidson County – 404 James Robertson Parkway, Suites 1801, 1803, 1820, 1900, Nashville, TN – Trans. No. 07-12-905 (Baltz)

Purpose: To provide additional space for Race to the Top Federal Grant Program.

Term: July 1, 2010 thru July 31, 2018 (8 yrs. & 1 mon)

Proposed Amount: 37,063 Square Feet  
**Average** Annual Contract Rent incl.  
Utility & Janitorial Cost: \$608,574.46 @\$16.42/sf  
Total Annual Effective Cost: \$608,574.46 @\$16.42/sf

Current Amount: 35,890 Square Feet  
**Average** Annual Contract Rent incl.  
Utility & Janitorial Cost: \$589,478.20 @\$16.42/sf  
Total Annual Effective Cost: \$589,478.20 @\$16.42/sf

Type: Amendment #1 for increase of 1,173 square foot

FRF Rate: \$18.00

Purchase Option: No

Lessor: Parkway Towers Mezz, LLC

Comment: Increase of space for THEC due to additional staff to administer part of the Race to Top Federal Grant Program. Lessor will make all improvement to the additional space at no extra cost to the State. All other terms and conditions of the lease agreement shall remain unchanged and in full force.

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 05-24-10. Bob King presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION  
for  
CHILDREN'S & HUMAN SERVICES

LEASE AMENDMENT

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

Location: McNairy County – 855 East Poplar, Selmer, TN – Trans. No. 06-02-902 (Lotspiech)

Purpose: To provide office space for county operations

Term: January 1, 2011 thru December 31, 2021 (10 yrs)

Proposed Amount: 6,016 Square Feet

Annual Contract Rent:	\$55,264.20	@ \$ 9.19/sf
Est. Annual Utility Cost:	\$ 8,422.40	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 6,617.60</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$70,304.20	@ \$ 11.69/sf

Current Amount: 8,700 Square Feet

Annual Contract Rent:	\$ 79,920.00	@ \$ 9.19/sf
Est. Annual Utility Cost:	\$ 12,180.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 9,570.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$ 101,670.00	@ \$ 11.69/sf

Type: Amendment #1

FRF Rate: \$14.00

Purchase Option: No

Lessor: Pedigo- Selmer Properties, LP

Comment: Decrease in space due to both agencies budget situation for the additional space of 2,684 sf. All other terms and conditions of the lease agreement shall remain unchanged and in full force.

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 05-24-10. Bob King presented the transaction. Subcommittee approved the request as presented.

TENNESSEE EMERGENCY MANAGEMENT AGENCY

LEASE AGREEMENT

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

Location: Davidson County – 410 Harding Industrial Drive, Nashville, TN – Trans. No. 10-05-900 (Smith)

Purpose: To provide office & warehouse space for TEMA during the flood recovery

Term: May 1, 2010 thru May 31, 2010 (1 month)

Proposed Amount:	<u>100,000 Square Feet</u>		
	<b>Monthly</b> Contract Rent:	\$28,000.00	@\$3.36/sf
	Est. <b>Monthly</b> Utility Cost:	\$14,583.33	@\$1.75/sf
	Est. <b>Monthly</b> Janitorial Cost:	<u>\$ 9,166.67</u>	<u>@\$1.10/sf</u>
	Total <b>Monthly</b> Effective Cost:	\$51,750.00	@\$6.21/sf

Current Amount: None

Type: New lease

FRF Rate: \$7.50

Lessor: Harding Business Park

Comment: This is a month to month lease.

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 05-24-10. Bob King presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCE AGENCY

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: Anderson/Scott/Morgan Counties – 11.250 +/- acres – North Cumberland WMA, TN – Trans. No. 10-04-016 (Jackson)

Purpose: Disposal by easement to enter into a Shared Use Agreement and an Easement Agreement with National Coal Corporation.

Estimated Sale Price: N/A

Grantee: National Coal Corporation

Comment: National Coal Corporation owns the mineral rights and the State owns the surface rights.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff requested to review the Shared Use Agreement and the Easement document before taking further action. Staff referred to Subcommittee for discussion.

SC Action: 05-24-10. Jurgen Bailey presented the transaction. Treasurer Lillard asked what type of coal mining was being used. Director Ed Carter responded that it's in the agreement that they can utilize any type of legal mining operation provided they are able to get permits. He added that, so far, National Coal have been good stewards in all the work that they have done. Treasurer Lillard asked if the agreement specified what their responsibilities are concerning reclamation of the property. Mr. Carter responded "not specifically"; that the agreements go back to the permitting system as to what is allowed in any one place. But, historically, they have worked well with TWRA in putting back some of the areas. Treasurer Lillard said he trusts that TWRA will utilize due diligence to make sure they follow this and that they abide by the reclamation. He then asked how long the easement is for, and Mr. Carter responded that it's through the period of time for them to do their extraction. Commissioner Goetz: asked about the compliance record of National Coal. Mr. Carter replied that, from their perspective, National Coal has a good history in that particular part of the country. Commissioner Goetz said he would like TDEC to come to the next Subcommittee meeting to report on their record. Treasurer Lillard made a motion to approve the request, which was seconded and passed without objection.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

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: Cumberland / Bledsoe Counties – 425 +/- acres – Cumberland Trail, Crossville, TN – Trans. No. 10-04-012 (McLeod)

Purpose: Acquisition in fee to provide a connection of 3.5 miles of the Cumberland Trail, along the middle heights of Hinch Mountain, providing a spectacular winter view down the length of Sequatchie Valley.

Source of Funding: TEA -21 Viewshed Grant - \$612,000  
State Land Acquisition Fund - \$153,000

Estimated Cost: \$765,000

Owner(s): Wes Bowden / Tenn-Tex Trust

Comment: The property is encumbered by a Federal lien connected to tax evasion and Cumberland County lien for back taxes.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff approved title research on property to determine if mineral and timber rights are still owned by Mr. Bowden or the Trust. Staff referred to Subcommittee with recommendation.

SC Action: 05-24-10. Jurgen Bailey presented the transaction. He stated that they were asking for approval of title work only and would be bringing the item back in June for final approval. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Mr. Fitts presented a request for approval to select statewide commissioning agents and acknowledgment of the source of funding for **Commissioning Agent Master Contracts**, statewide, based upon proposals received March 16, 2010. He said they would be utilized by Tennessee Board of Regents, the University of Tennessee and Real Property Administration. He said they thought this would be a better process than having just one contract, and they were anxious to try it. Comptroller Wilson made a motion to approve the request and the selection of SSRCx, LLC, TLC Engineering for Architecture, and Working Buildings, LLC, pending review of the documents by staff. The motion was seconded and passed without objection.

**Estimated Project Cost:       \$150,000.00**  
**SBC Project No.               166/000-05-2009**

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DEPARTMENT OF CORRECTION

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) At the Department's request, the Subcommittee deferred a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$6,700,000.00 to \$10,500,000.00 (\$3,800,000.00 increase) for **Minimum Housing Expansion** at West Tennessee State Penitentiary, Lauderdale County, Tennessee.

**Estimated Project Cost:           \$6,700,000.00**  
*SBC Project No.                   142/022-01-2007*

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STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on April 19, 2010.

DESIGNER SELECTIONS

Approved the designer selections for projects approved at the May SBC meeting.

- 1) **University of Tennessee Knoxville**  
(Volleyball & Indoor Track Facility)  
Estimated Project Cost: \$18,000,000.00  
Estimated Planning Cost: \$ 800,000.00  
SBC Project No. 540/009-29-2010  
Designer: **STUDIO FOUR DESIGN**
- 2) **Tennessee Board of Regents**  
(Commissioning Agent Master Contracts)  
Estimated Project Cost: \$150,000.00  
SBC Project No. 166/000-05-2009  
Designer: **SSRCX LLC, TLC ENGINEERING FOR ARCHITECTURE,  
AND WORKING BUILDINGS, LLC**
- 3) **Northeast State Community College**  
(Boiler Replacements)  
Estimated Project Cost: \$483,000.00  
SBC Project No. 166/038-03-2010  
Designer: **ALBERT BEDINGER CONSULTING ENGINEERS**

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TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Comptroller Wilson brought up from the floor a request on the status of the Capitol renovation project. Assistant Commissioner Dottie Hagood was recognized. She said that they were planning to meet with the parties at the Capitol this week to determine where they want to go. She said they were pulling together a team to see if anything has changed. She said they want to leave next June, and she wanted to make sure they get the service they need and that nothing has changed that could bump that schedule. Ms. Hagood stated that they decided they want to move everyone out of the Capitol, which is definitely the best scenario. Commissioner Goetz commented that space will be held

available on Floors 23 and 27 in the Tennessee Tower for the Capitol occupants after the Department of General Services is relocated.

Mr. Fitts stated that they had deferred bringing on board the Construction Manager and that it would be good to make that award now. He said that the Clerk's offices have asked the CM be made available, and that right now they are working pro bono. Treasurer Lillard said he would like to have the meeting take place first, including representatives from the Speakers offices, before awarding a contract to the CM.

*SBC Project No. 529/005-01-2005*

**SPECIAL ITEM**

- 1) Comptroller Wilson made a motion to appoint Alan Robertson as Acting State Architect until further action. Commissioner Goetz seconded the motion, which passed without objection.

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There being no further business, the meeting adjourned at 10:55 a.m.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL and APPROVAL TO DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 0.12 +/- acres – 703 Walker Street, Knoxville, TN – Trans. No. 10-04-002 (Maholland)

Purpose: Acquisition in fee to acquire property adjacent to the Division Street Campus, and demolish the building, for current and future student parking. Property is in the PSCC Master Plan.

Source of Funding: Plant Fund Resources

Estimated Cost: \$62,000 per appraisal value

Owner(s): Gray L. & Kathryn G. Skinner

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL and APPROVAL TO DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 0.217 +/- acres – 3416 Division Street, Knoxville, TN – Trans. No. 10-04-003 (Maholland)

Purpose: Acquisition in fee to acquire property adjacent to the Division Street Campus, and demolition of the residence on the property, for expanding student parking for Pellissippi State. Property is the Master's Plan.

Source of Funding: Plant Fund Resources

Estimated Cost: \$62,000 per appraisal value

Owner(s): Angela M. Reno

Comments: Estimated cost of demolition is \$12,000.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LEASE AMENDMENT

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

Location: Washington County – 207 East Myrtle Avenue, Johnson City, TN – Trans. No. 06-04-912 (Baltz)

Purpose: To provide office and clinic space for ETSU Nursing Program

Term: June 1, 2010 thru May 31, 2015 (5 yrs.)

Proposed Amount:	<u>5,288 Square Feet</u>		
	Annual Contract Rent:	\$53,400.00	@\$10.10/sf
	Est. Annual Utility Cost:	\$ 9,254.00	@\$ 1.75/sf
	Est. Annual Janitorial Cost:	<u>\$ 5,816.80</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$68,470.80	@\$12.95/sf

Current Amount:	<u>5,288 Square Feet</u>		
	Annual Contract Rent:	\$64,224.00	@\$ 12.15/sf
	Est. Annual Utility Cost:	\$ 7,403.20	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 5,816.80</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$77,444.00	@\$14.64/sf

Type: Amendment #1

FRF Rate: \$18.00

Purchase Option: No

Lessor: Aviation Investments III, LLC

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.



DEPARTMENT OF AGRICULTURE

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: Williamson County – 0.24 +/- acre – Flagpole Tower / Pewitt Road, Franklin, TN – Trans. No. 09-02-022 (McLeod)

Purpose: Disposal in fee to sell or demolish/remove tower and buildings prior to reversion by abandonment.

Original Cost to State: \$1.00

Date of Original Conveyance: 1954

Grantor Unto State: Fred Corner

Estimated Sale Price: N/A

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Towers and buildings will be sold or taken down by the agency for approximately cost of \$8,000 to \$10,000. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF AGRICULTURE

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: Coffee County – 1.00 +/- acre – (207' x 207' lot), Summitville fire tower site, Summitville, TN – Trans. No. 09-11-028 (McLeod)

Purpose: Disposal in fee to sell or demolish/remove tower and buildings prior to reversion by abandonment.

Original Cost to State: \$1.00

Date of Original Conveyance: 1953

Grantor Unto State: J. D. Sain

Estimated Sale Price: N/A

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Towers and buildings will be sold or taken down by the agency for approximately cost of \$8,000 to \$10,000. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF CORRECTIONS

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: Davidson County – 0.15 +/- acres – Tennessee Prison for Women, Nashville, TN – Trans. No. 10-04-004 (Baugh)

Purpose: Disposal by easement for water line to service to Tennessee Clay Target Complex.

Estimated Sale Price: Public benefit

Grantee: TN Clay Target Complex

Comment: This will let TN Clay Target Complex tap into Metro water line and not the State water line.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCE AGENCY

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: Rutherford County – 0.10+/- acres for permanent drainage easement & 05+/- acres for construction easement on west & 0.12+/- acres for construction easement on east – East Main Street/Maney Avenue, Murfreesboro, TN – Trans. No. 10-04-008 (Jackson)

Purpose: Disposal by easement for one (1) permanent drainage easement and two (2) temporary construction easements

Estimated Sale Price: Public Benefit

Grantee: City of Murfreesboro

Comment: Storm water drainage project

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and WAIVER of ADVERTISEMENT & ONE (1) APPRAISAL, required interest in the following real property, not to exceed the appraised value for the property being acquired:

- Description: Hamilton County – 5 +/- acres – Cumberland Trails, Chattanooga, TN – Trans. No. 10-02-018 (McLeod)
- Purpose: Acquisition in fee and disposal in fee to provide access to adjoining landlocked property and for an equal value and utility land swap.
- Source of Funding: Adjacent landowner Mr. Alan Johnson has agreed to pay for all administrative costs.
- Estimated Cost: N/A
- Owner(s): Alan Johnson
- SSC Report: 03/15/10. Jurgen Bailey summarized the transaction. After some discussion, Staff Sub Committee deferred action for one (1) month until agency determined if this land swap was in the best interest of the State at this time.
- SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
- SC Action: 05-24-10. Subcommittee approved the transaction as presented.

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DEPARTMENT OF ENVIRONMENT & CONSERVATION

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: Campbell County – 47.0 +/- acres – Cumberland Trail, LaFollette, TN – Trans. No. 10-04-013 (McLeod)

Purpose: Acquisition in fee to provide access to an ideal site for a trailhead parking area and access trail to the Cumberland Trail along the crest of the Cumberland Mountain.

Source of Funding: TEA -21 Viewshed Grant - \$90,240  
TN Park & Greenway Foundation - \$18,800  
State Land Acquisition Fund - \$3,760

Estimated Cost: \$112,800

Owner(s): Jeanette Carr

Comments: Jeanette Carr and George Smith are sister and brother and their properties are adjoining tracts.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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: Campbell County -- 70.0 +/- acres -- Cumberland Trail, LaFollette, TN -- Trans. No. 10-04-014 (McLeod)

Purpose: Acquisition in fee to provide access to an ideal site for a trailhead parking area and access trail to the Cumberland Trail along the crest of the Cumberland Mountain.

Source of Funding: TEA -21 Viewshed Grant - \$134,400  
TN Park & Greenway Foundation - \$28,000  
State Land Acquisition Fund - \$5,600

Estimated Cost: \$168,000

Owner(s): George A. Smith

Comments: Jeanette Carr and George Smith are sister and brother and their properties are adjoining tracts.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

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 ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: Williamson County – 2.77 +/- acres – Davis Hollow Road, Franklin, TN – Trans. No. 10-02-011 (Baugh)

Purpose: Disposal in fee for property declared excess land to settle a lawsuit.

Original Cost to State: \$94,115

Date of Original Conveyance: November 25, 2002

Grantor Unto State: Dorothy Beard

Grantee: Beard Family

Comment: Property was acquired for SR-840 but is no longer needed because of change in alignment. This is settlement offer recommended by TDOT and the Attorney General's Office.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Attorney General Larry Teague stated that the settlement proposal involves (1) the transfer of land to the Beard Family (swapping 0.271 acre of the land acquired from Dorothy Beard for SR 840 in November 2002 for the 0.271 acre needed for the Davis Hollow Road improvement) and (2) the transfer of land to Dorothy Beard (conveying to her the remaining 2.499 acres of the 2.77 acres previously acquired from her. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.



DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to ACQUIRE WETLAND MITIGATION CREDITS with WAIVER OF APPRAISALS, the required interest in the following real property, not to exceed the negotiated value for the interest in property being acquired:

- Description: **Coffee County – 67.46+/- acres – Wetland Mitigation Credits from the Coffee County Wetland Mitigation Bank – Tran. No. 10-04-005 (Bailey)**
- Source of Funding: Highway Funds (State/Federal)
- Cost: \$12,500 per credit x 67.46 = \$843,250.00
- Owner(s): National Ecological Foundation, LLC
- SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
- SC Action: 05-24-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to ACQUIRE WETLAND MITIGATION CREDITS with WAIVER OF APPRAISALS, the required interest in the following real property, not to exceed the negotiated value for the interest in property being acquired:

Description: Rutherford County – 8.659+/- acres – Wetland Mitigation Credits from the Harpeth Wetland Mitigation Bank – Trans. No. 10-04-006 (Bailey)

Source of Funding: Highway Funds (State/Federal)

Cost: \$17,500 per credit x 8.659 = \$151,532.50

Owner(s): Harpeth Wetland Bank, LLC

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

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 ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: Rutherford County – 0.319 +/- acres – 2747 Asbury Lane, Murfreesboro, TN – Trans. No. 10-04-007 (Woodard)

Purpose: Disposal in fee to adjacent property owners who to purchase excess land for assemblage

Original Cost to State: \$140,800

Date of Original Conveyance: February 20, 2004

Grantor Unto State: Vincent & Phyllis Evola

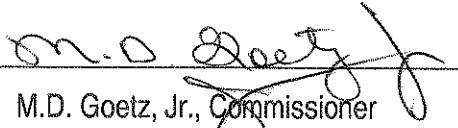
Estimated Sale Price: Fair Market Value

Grantee: Successful proposer

Comment: Property was purchased for TDOT road improvement, the remainder is 0.319 and adjacent property owners has contacted TDOT and requested to purchase property for assemblage purposes.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Property will be appraised and sealed bids will be accepted by the two interested parties and we will accept the highest bid above fair market value. Staff referred to Subcommittee for consent agenda.

SC Action: 05-24-10. Subcommittee approved the transaction as presented.

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