

Appendix D: Survey Results and Analysis

Table 1: Responses by Survey Type.

Method of Survey	Number of Respondent Cities	Number of Respondent Counties
Phone Survey	17	14
Online Survey	15	6
Total	32	20

Table 1 shows that a total of 32 cities and 20 counties responded to the survey, of which 15 cities and six counties responded to the online survey and 17 cities and 14 counties were contacted by telephone.

Table 2: Responses by Region.

	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
East	10	31%	1	5%
Middle	14	44%	14	70%
West	8	25%	5	25%
Total	32	100%	20	100%

Table 2 shows that, of the 32 cities that responded to the survey, 10 cities are from East Tennessee, 14 cities are from Middle Tennessee, and eight cities are from West Tennessee. As for the 20 counties that responded to the survey, one county is from East Tennessee, 14 counties are from Middle Tennessee, and five counties are from West Tennessee. Figure 1 is a stackable bar chart presents the number of counties and cities responses by region.

Figure I: Geographic Distribution of Responses from Cities and Counties.

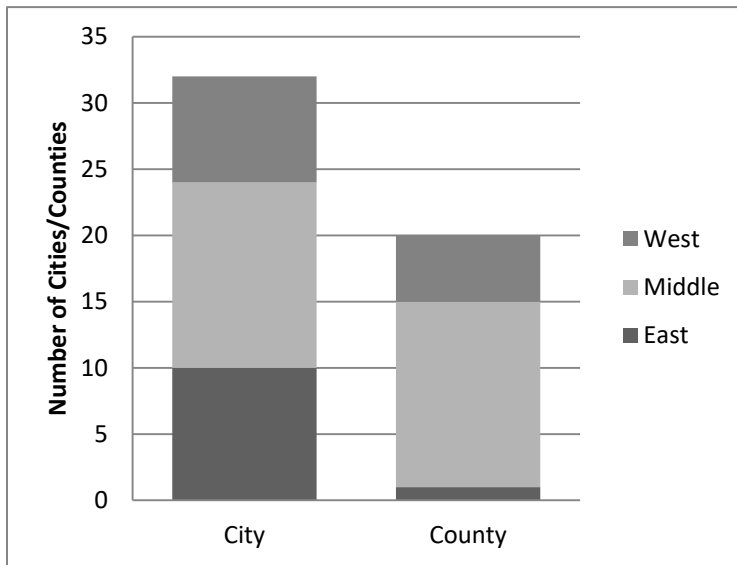


Table 3: Surplus Parcels as a Percentage of Total Government-owned Parcels.

Surplus parcels as % of the Total number of Parcel = X	Number of Respondent Cities	Number of Respondent Counties
No Surplus Property	15	8
$0 < X \leq 10\%$	8	4
$10\% < X \leq 30\%$	2	2
$30\% < X \leq 50\%$	3	3
$50\% > X$	1	-
No Response to Q no.2a	3	3
Total	32	20

Based on responses to questions 1 and 2, Table 3 shows the surplus property as a percentage of total real estate holdings, for the cities and counties that responded to the survey. The results show that 15 cities and 8 counties reported zero surplus properties. Eight cities and four counties reported less than 10 percent of their total real estate holding to be surplus. Two cities and two counties reported 10% to 30% of their total real estate holding to be surplus. Three cities and three counties reported 30% to 50% of their total real estate holding to be surplus. Jackson city reported its surplus real estate to be more than 50% of its total real estate holding and described it mostly as tax delinquent properties. Three cities and three counties did not respond to this question.

Table 4: Types of Surplus Properties Owned by Local Jurisdictions.

Types of Surplus Properties	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Tax-Delinquent	8	25%	8	40%
Others	6	18.75%	2	10%
No Surplus Property	6	18.75%	4	20%
No Response Q no.2d	12	37.5%	6	30%
Grand Total	32	100%	20	100%

Based on responses to question 2, Table 4 shows that of the respondent local governments, eight cities, and eight counties reported that most of their surplus properties are tax delinquent, six cities and two counties reported other various types of surplus properties. Cities described their other surplus properties as an abandoned cemetery, flat parcels in residential areas, ROW purchases, community development block improvement areas, and FEMA properties. Counties reported that their other surplus properties were formerly used for law enforcement purposes (e.g., jail site and former sheriff headquarters) or are FEMA properties. Six cities and four counties reported no surplus property. Twelve cities and six counties did not respond to this question and some of them had reported in the previous question that they do not have surplus properties.

Table 5: Change in the Amount of Real Estate Owned by Local Jurisdictions.

Size of Real Estate Over time	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Increasing	7	22%	5	25%
Stable	22	69%	13	65%
Decreasing	3	9%	2	10%
Grand Total	32	100%	20	100%

Based on responses to question 3, Table 5 and Figure 2 show how the respondent local jurisdictions categorized the change in their real estate holdings over time. The results show that of the 32 respondent cities, 7 cities reported their real estate size to be increasing, 22 cities reported their real estate size to be stable, and 3 cities reported their real estate size to be decreasing. The City of Kingsport is one of the cities that reported it is decreasing its real estate holdings by actively finding ways to turn its non-tax producing properties into tax-producing and by also developing a land bank for future management of surplus properties. As for the 20 respondent counties, the results show

5 counties reported their real estate size to be increasing, 13 counties reported their real estate size to be stable, and 2 counties reported their real estate size to be decreasing. Williamson County is one of the counties whose real estate holding is increasing, mostly because of its growing population, acquiring property for its emergency management, parks, and recreation departments.

Figure 2: Change in the Amount of Real Estate Owned by Local Jurisdictions.

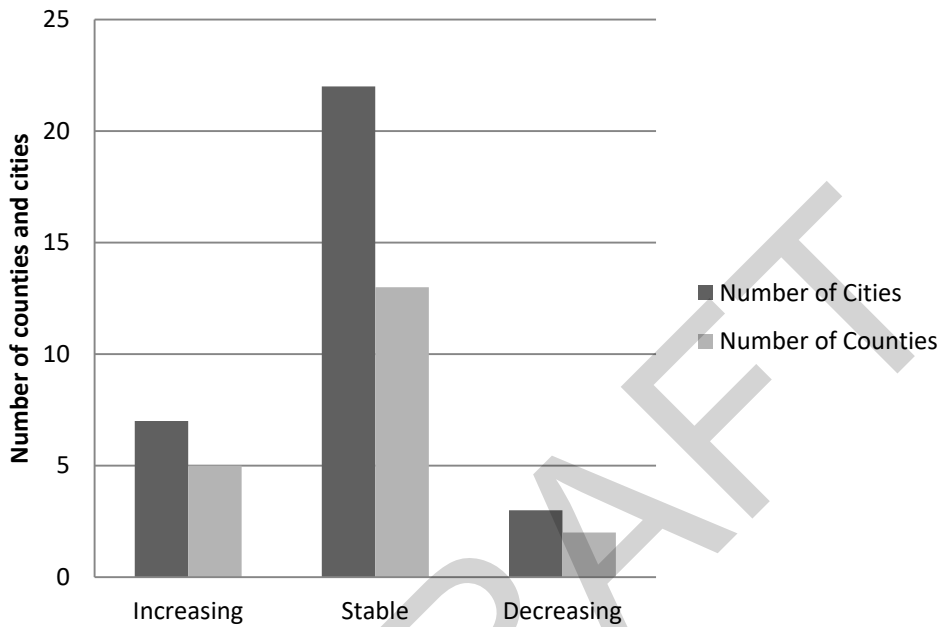


Table 6: Local Jurisdictions and Real Estate Management Policy

Real Estate Management Policy	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% Of Total Respondent Counties
Yes	8	25%	13	65%
No	23	72%	5	25%
Unsure	1	3%	2	10%
Grand Total	32	100%	20	100%

Combining responses to question 4 of the online survey and question 9 from telephone interviews, Table 6 shows how many local jurisdictions have a formal policy related to real estate and capital assets management. Eight respondent cities and 13 respondent counties reported they have a real estate management policy. The City of Clarksville, Dyer County, Marshall County, and Rutherford County shared their capital asset management policies, which provided information about the guidelines and regulations local governments have in place to account for their fixed assets. Twenty-three respondent cities and five respondent counties reported they do not have any real estate

management policy. One respondent city and two respondent counties were unsure if they have any real estate management policy.

Table 7: Local Jurisdictions’ Interest in Acquiring State-Owned Property.

Does your government have an interest in acquiring any real property that is currently owned by the State of Tennessee (or the federal government)?	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Yes	4	13%	2	10%
No	26	81%	15	75%
Unsure	2	6%	2	10%
No Response Q no.5	-	-	1	5%
Grand Total	32	100%	20	100%

Based on responses to question 5, Table 7 shows how many local governments have and how many do not have an interest in acquiring any real property that is currently owned by the State of Tennessee or the federal government. The results show that 26 respondent cities and 15 respondent counties do not want to acquire any property from the state. The City of Winchester and Lincoln County each reported that although they currently do not have an interest in the state-owned property, they might be interested in future depending on their jurisdictional needs. Four respondent cities and two respondent counties are interested in acquiring state-owned property. Two respondent cities and two respondent counties are unsure if they want to acquire any real estate from state government and one respondent city did not respond to this question. Figure 3 is a bar chart that presents the results in Table 7.

Figure 3: Local Jurisdictions’ Interest in Acquiring State-Owned Property.

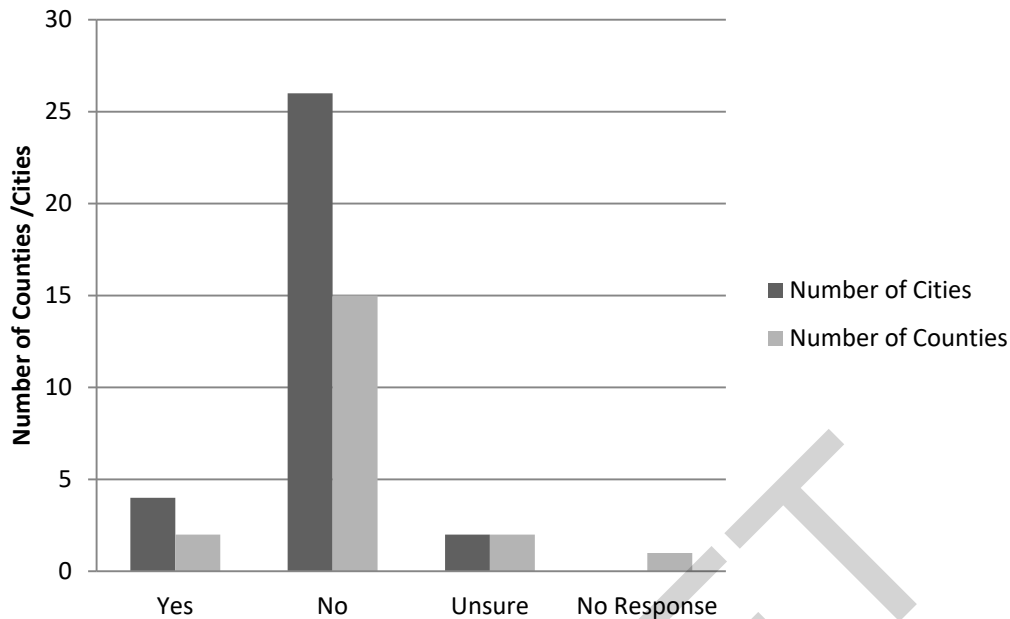


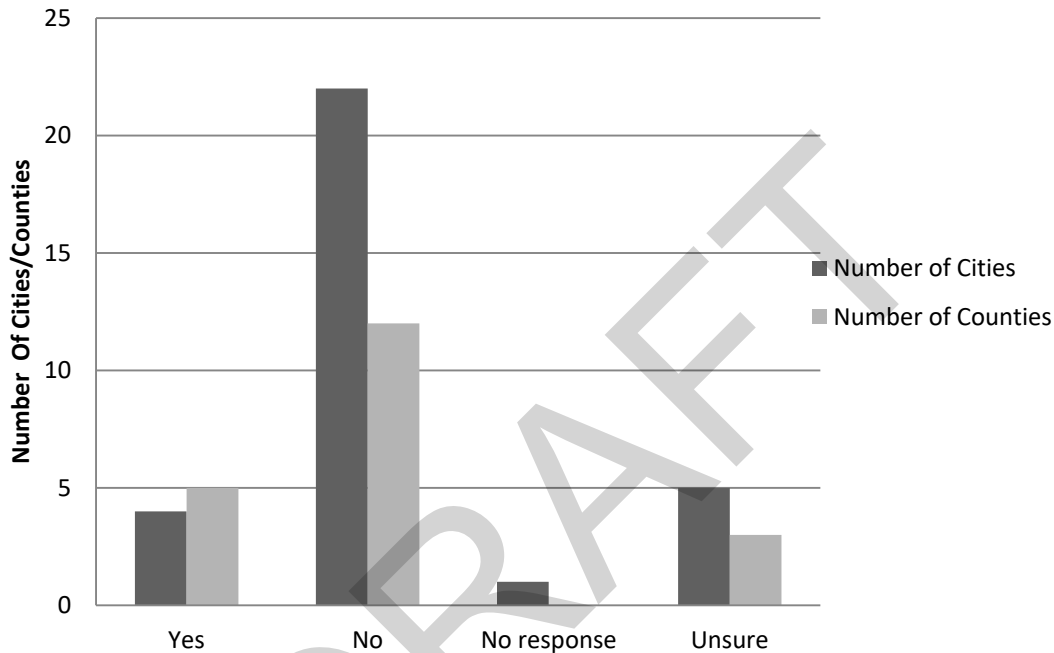
Table 8: Received Real Property from the State of Tennessee.

Has your government received real property from the State of Tennessee—by purchase or any other conveyance of title—in the last 10 years (2008 - 2018)?	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Yes	4	13%	5	25%
No	22	69%	12	60%
No response for Q no.6	1	3%	-	-
Unsure	5	16%	3	15%
Grand Total	32	100%	20	100%

Based on responses to question 6, Table 8 shows whether local governments received real property from the State of Tennessee in the last 10 years. Figure 4 is a bar chart that presents the results in Table 8. The results show that four respondent cities and five respondent counties have received real property from the State government. The City of Jackson, Bedford County, and Shelby County reported they received right of way (ROW) from the State government. Davidson County shared that it bought a state-owned parking lot to use for the Nashville Sounds baseball stadium, and also bought the Tennessee Preparatory School and turned it into a public charter school. Twenty

two respondent cities and 12 respondent counties have not received real property from the State government. Five respondent cities and three respondent counties were unsure if they received any property from the state government. One respondent city did not respond to this question.

Figure 4: Received Real Property from the State of Tennessee.



Responding to question 7, officials from some cities and counties shared suggestions on what role the state government can play in helping the respective cities and counties to manage their surplus real properties effectively. They recommend that the state government must closely coordinate with them, notify them of state-owned surplus properties in their jurisdiction and give them the first right of refusal. They also recommend that the disposal of surplus property should be made an easy and speedy process, legislation should allow clear titles to properties defaulted to a governmental entity via tax sales, and the state government should streamline the way to sell properties, provide a website, best practice guideline, marketing assistance and remove administrative barriers.

Responding to question 8, most of the local governments interviewed said that they do not buy a new property until and unless they have a specific need for it. Examples of specific needs are new schools, utilities, fire stations, etc. Some respondent local jurisdictions also shared that they try to maximize their use of real estate. For example,

Wilson County has partnered with its city governments to use real property effectively by using a fire station in Mt. Juliet to house county ambulances.

Table 9: Local Jurisdictions’ Challenges Dealing with Unwanted Properties

Does your government have challenges dealing with tax-delinquent, abandoned, or condemned properties?	Number of Respondent Cities	% Of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Yes	6	35%	5	36%
No	11	65%	8	57%
No Response to Q no.10	-	-	1	7%
Grand Total	17	100%	14	100%

Based on responses to question 10, Table 9 shows if the respondent local jurisdictions have challenges dealing with tax-delinquent, abandoned, or condemned properties. Six respondent cities and five respondent counties reported specifically that tax-delinquent properties are a problem for their government. Eleven respondent cities and eight respondent counties say they do not face challenges with such properties, and one respondent county did not respond to this question.

Responses to question 11 suggested that the state government should give them more autonomy and interfere less with their real estate management. They also want consultations before any new law is passed.