

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
December 18, 2017

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in the Nashville Room of the Tennessee Tower, Nashville, Tennessee, with the following members and Departments present. Commissioner Martin called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- Tennessee Board of Regents
- Department of Environment & Conservation
- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy
Bill Avant
Roger Jackson
John Hull
Ann McGauran

OTHER PARTICIPANTS

Hollis Skinner

CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Knox County**
Transaction: Disposal – Easement (Utility)
Provision(s): Waiver of advertisement and appraisals
- B. Agency: **University of Tennessee – Knox County**
Transaction: Disposal – Easement (Utility)
Provision(s): Waiver of advertisement and appraisals
- C. Agency: **Department of Environment & Conservation – Hardin County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- D. Agency: **Department of Environment & Conservation – Wilson & Rutherford Counties**
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals
- E. Agency: **Department of Environment & Conservation – Davidson County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- F. Agency: **Department of Environment & Conservation – Benton County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- G. Agency: **Department of Environment & Conservation – Henderson County**
Transaction: Acquisition – Easement (Conservation)
Provision(s): Waiver of advertisement and appraisals
- H. Agency: **Department of Environment & Conservation – Rhea County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- I. Agency: **Department of Environment & Conservation – Unicoi County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- J. Agency: **Department of Environment & Conservation – Franklin County**
Transaction: Disposal – Fee
Provision(s): Waiver of one appraisal
- K. Agency: **Tennessee Wildlife Resources Agency – Dyer County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- L. Agency: **Tennessee Wildlife Resources Agency – Polk County**
Transaction: Disposal – Easement (Utility)
Provision(s): Waiver of advertisement and appraisals

- M. Agency: Tennessee Wildlife Resources Agency – Hamilton County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals
- N. Agency: Department of General Services – Davidson County
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement and appraisals
- O. Agency: Department of General Services – Davidson County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of project, budget, scope, funding and source(s) of funding

Project Title: Demolition – 419-435 East Second Street, Trenton, TN

Project Description: This project provides for the demolition of a portion of 419-435 East Second Street in Trenton, Tennessee.

SBC Number: 166/001-06-2017

Total Project Budget: \$400,000

Source of Funding: \$400,000 Plant Funds (Non-Aux) (A)

Comment: In accordance with the information relayed when this property was approved for acquisition from the TSU Foundation, the remaining portion of the building will continue to house the TN CAREs Early Head Start.

The Tennessee Historical Commission has determined that the demolition or disposal of this 50+ year old property does adversely affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Previous Actions: 11/20/2017 ESC The Subcommittee deferred the item for one month.

Minutes: 12/18/2017 ESC Mr. Hollis Skinner from Jackson Tennessee stated that he is very unhappy at the possible demolition of the Rosenwald school. Mr. Skinner is a graduate of the school. The school was originally built in 1928; was destroyed by fire in 1953 and a new school was built in its place. Mr. Skinner stated that he had talked with someone from TSU and they told him they had plans to do something with the building. Several years later he left his contact information with another TSU employee to try to get information about any plans for the building but he never heard from anyone. Mr. Skinner asked the Commission to please reject TBR's request.

Commissioner Martin thanked Mr. Skinner for his time and thoughts and asked Mr. Skinner what his expectations were for the future of the building. Mr. Skinner said he thought there would be programs to help the community, like programs to learn computers. Comptroller Wilson asked Mr. Skinner if he graduated from this school and Mr. Skinner replied "yes". Comptroller Wilson asked if Mr. Skinner is the current Vice Mayor and he replied "no". Comptroller Wilson stated that if the State keeps the building it will require funding and asked if Mr. Skinner knew where the money would come from to renovate and operate the school. Mr. Skinner stated that he does not know where the money would come from but felt that the community wasn't given a chance to propose solutions.

Comptroller Wilson asked if anyone from the Historical Commission was in attendance and Patrick McIntyre, Executive Director of the Historical Commission came to the podium. Comptroller Wilson asked about the number of Rosenwald schools remaining. Mr. McIntyre stated that there were several thousand Rosenwald schools originally. The original school on this property that burned was a Rosenwald school. The current structure is an equalization school that retained the historic name of Rosenwald. Equalization schools were built at a time when there was an effort to keep schools 'separate but equal' and buildings from this period are even more rare. Commissioner Martin asked if this school had been used for the purpose of the Rosenwald initiative and equalization. Mr. McIntyre replied that the Rosenwald fund had ended several years prior to the current school being built, but that the current structure was a segregated African American school facility and the Historical Commission evaluated it as such. Comptroller Wilson asked if the Historical Commission discussed this demolition proposal with TSU. Mr. McIntyre replied they've had a few discussion about mitigation but it's inappropriate to discuss mitigation until the demolition has been approved. Mr. McIntyre explained that the Historical Commission does not provide funding or assume ownership of buildings but can provide staff support and assistance regarding resources that are available to retain historic structures. The Historical Commission would be glad to work with TSU.

Comptroller Wilson stated that his concern with saving the property is that he doesn't know where the money will come from to put it in a usable condition. Mr. McIntyre replied that the structure could be 'mothballed' by taking care items of greatest concern, allowing the building to be available for reuse when a decision on future use and funding is made. Secretary Hargett asked about the cost to 'mothball' and Mr. Tracy replied that it would be approximately \$2.5 million plus ongoing costs to run the utilities. The campus has identified \$400,000 of funding for the property. Commissioner Martin asked Mr. McIntyre to explain the Historical Commission's position as to this building when the original Rosenwald School had burned down. Mr. McIntyre replied that the current school was built in 1953, during the segregation era, and is important as an example of an equalization school and important to the African American community. Commissioner Martin stated that he appreciates the history but that all buildings have not been saved.

Treasurer Lillard stated that there is possible need for further consultation between Mr. Skinner and the campus. The Treasurer asked if this was an urgent project or if it could be deferred until a later meeting allowing the campus, the community and Mr. Skinner to meet. Mr. Tracy stated that is was not urgent.

The Commission deferred the item to the February Executive Subcommittee meeting.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-11-013-DM
• **Location:** Sequatchie Cave State Natural Area (SCSNA)
Marion County – 130 +/- acres (5 tracts) – Vineyard Point Road, Sequatchie, TN
• **Owner(s):** James M. Turner
• **Estimated Purchase Price:** Fair Market Value
• **Source of Funding:** 17/18 State Lands Acquisition Fund (A)
Heritage Conservation Trust Fund (O)

Comment: Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This property is adjacent to the SCSNA and will significantly expand the boundaries. This will protect the habitat of the Royal Snail and the Sequatchie Fly. This acquisition coincides with planned improvements to SCSNA, including opportunities for recreation, outreach and education.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	April 14, 1994 (5 parcels)
Purchase Price:	\$49,600.00
Property Assessor's Value:	\$40,400.00
Square Footage Improvements:	N/A

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-11-017-RA
• **Location:** Mt. Roosevelt Wildlife Management Area
Roane County – 73.42 +/- acres (2 Tracts) – Walden Ridge Road, Rockwood, TN and 1499 Gateway Avenue North, Rockwood, TN
• **Owner(s):** Steve Kirkham
• **Estimated Purchase Price:** Gift
• **Source of Funding:** 17/18 TWRA Op Funds (REM fees) (A)

Comment: TWRA is requesting approval to accept this property to protect an area of high ecological value. It will become part of a WMA used for hunting, recreation, and wildlife preservation. This property is located near the Mt. Roosevelt WMA.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 15, 2009 (Both tracts)
Purchase Price: N/A
Property Assessor's Value: \$10,700.00
Square Footage Improvements: N/A

Minutes: 12/18/2017 Approved obtaining title work, survey, and environmental assessment, and accepting as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Disposal – Fee

Requested Action: Approval of disposal in fee

Transaction Description: Transaction No. 15-06-004-BN

- **Location:** Citizens Plaza
Davidson County – 0.57 +/- acres – 400 Deaderick Street, Nashville, TN
- **Estimated Sale Price:** Fair Market Value

Comment: Citizens Plaza is a property that will not be needed after 2018. The State plans to close on the sale of the property after all state entities have been relocated in late 2018.

The method of sale is planned to be brought forward in January 2018 for approval.

The proceeds from the sale of this property will be used to defease the outstanding debt on the bonds issued for Citizens Plaza. Any remaining proceeds will be deposited into the Facility Revolving Funds as authorized by Tennessee Code Annotated, Title 9, Chapter 4, Part 9.

Date of Last Transfer:	July 1, 1986
Previous Owner:	Citizens Plaza, LTD
Original Cost to State:	\$25,360,630
Square Footage Improvements:	277,000

Minutes: 12/18/2017 Deputy Commissioner John Hull gave a presentation of strategic plans for downtown Nashville. AWS (alternative workplace solutions) is a big drive for the reduction of space needed for agencies. The Citizens Plaza building will be vacant by the end of November 2018. The Credit Union is currently in the Citizens Plaza building and would stay there after the sale of the building. DGS is asking to sell the Citizens Plaza building because there will be more than 400,000 square feet of vacant space. The Citizens Plaza building costs \$3.9 million per year in operating expenses.

Treasurer Lillard asked about the agencies in Metro Center and asked how that space relates to the vacancies. Mr. Hull stated that the Bureau of TennCare is located in Metro Center in a lease with an option to purchase and DGS believes they should stay there and not relocate to downtown. The space in Metro Center costs less and has space for parking. The overall plan would be to move out of higher costs areas and into less costly areas. Treasurer Lillard asked about the James K. Polk building. Mr. Hull replied that the James K. Polk building would be the next building they would recommend vacating. The James K. Polk building has two parts to the building, the tower which houses offices and the base which houses the State Museum and TPAC. TPAC and the State Museum do not pay rent so the tower covers the cost. Mr. Hull stated that there will come a day when DGS may recommend vacating the office space and selling that part of the building.

Treasurer Lillard asked about the proceeds of the sale of the Citizens Plaza. Mr. Hull replied that the proceeds would pay off bonds and the residual would go back into FRF.

Secretary Hargett asked how Mr. Hull would respond to people who are concerned about selling at this time. Mr. Hull replied that they know they will vacate the Citizens Plaza building by November 2018 and that agencies are choosing to participate in the AWS program which will result in additional vacancies in State properties. If DGS had any thought that they would need the building long term they would not be asking to sell the building. The goal is to save costs and get out of leases as well.

The Subcommittee approved the disposal in fee.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment

Requested Action: Approval of a lease amendment with waiver of advertisement

Transaction Description: Transaction No. 05-04-914-SN

● **Proposed Amendment**

- **Location:** Fayette County – 18125 Highway 64 East, Somerville, TN
- **Landlord:** Thomas G. Peebles
- **Term:** 12 years (January 1, 2008 – December 31, 2019)
- **Area / Costs:** 9,496 Square Feet

Average Annual Contract Rent	\$72,000.00	\$ 7.58/sf
Estimated Annual Utility Cost	16,618.00	1.75/sf
Estimated Annual Janitorial Cost	10,446.00	1.10/sf
Total Annual Effective Cost	\$99,064.00	\$10.43/sf

● **Current Lease**

- **Location:** Fayette County – 18125 Highway 64 East, Somerville, TN
- **Landlord:** Thomas G. Peebles
- **Term:** 10 years (January 1, 2008 – December 31, 2017)
- **Area / Costs:** 9,496 Square Feet

Annual Contract Rent	\$72,000.00	\$ 7.58/sf
Estimated Utilities Cost	16,618.00	1.75/sf
Estimated Janitorial Cost	10,446.00	1.10/sf
Total Annual Effective Cost	\$99,064.00	\$10.43/sf

- **Source of Funding:** FRF Operating Funds
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for DHS and DCS. This location was built for the State.

A request to waive advertising and amend current lease by 2 years to allow for additional time needed for the procurement of a new lease to meet the space need.

Minutes: 12/18/2017 Approved a lease amendment with waiver of advertisement.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

Approved of the Minutes of the Executive Subcommittee meeting held on November 20, 2017.

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.

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|---|--|
| <p>1) University of Tennessee Knoxville
(Thornton Student Life Center Renovations)
Total Project Budget: \$1,000,000
SBC Project No. 540/009-06-2017
Designer: BREWER INGRAM FULLER ARCHITECTS INC</p> | <p>6) Austin Peay State University
(Bookstore Improvements)
Total Project Budget: \$1,925,000
SBC Project No. 166/003-12-2017
Designer: LYLE COOK MARTIN ARCHITECTS</p> |
| <p>2) University of Tennessee Knoxville
(Hoskins Library Kefauver Wing Demolition)
Total Project Budget: \$700,000
SBC Project No. 540/009-09-2017
Designer: DOLLAR & EWERS ARCHITECTURE INC</p> | <p>7) East Tennessee State University
(Lamb Hall Renovation)
Total Project Budget: \$23,000,000
SBC Project No. 166/005-09-2017
Designer: FISHER + ASSOCIATES</p> |
| <p>3) University of Tennessee Martin
(STEM Classroom Building)
Total Project Budget: \$65,000,000
SBC Project No. 540/011-03-2016
Designer: TLM ASSOCIATES INC</p> | <p>8) Middle Tennessee State University
(Peck Hall Improvements)
Total Project Budget: \$800,000
SBC Project No. 166/009-11-2017
Designer: M SHANKS ARCHITECTS</p> |
| <p>4) University of Tennessee Health Science Center
(Dentistry Faculty Practice/Research Building)
Total Project Budget: \$41,000,000
SBC Project No. 540/013-01-2016
Designer: FLEMING ARCHITECTS</p> | <p>9) University of Memphis
(Student Recreation Facility)
Total Project Budget: \$30,000,000
SBC Project No. 166/007-22-2014
Designer: ANF ARCHITECTS</p> |
| <p>5) Statewide
(Consultant)
Total Project Budget: N/A
SBC Project No. 166/000-03-2017
Designer: J HOLMES ARCHITECTURE PLLC</p> | |

Other Business

There being no further business, the meeting adjourned at 11:45 a.m.

UNIVERSITY OF TENNESSEEDisposal – Easement (Utility)

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 17-11-024
<ul style="list-style-type: none"> ● Location: 	University of Tennessee – Knoxville Knox County – 0.48 +/- acres of permanent utility easements – on Chamique Holdsclaw Dr, Knoxville, TN
<ul style="list-style-type: none"> ● Grantee: 	Knoxville Utilities Board (KUB)
<ul style="list-style-type: none"> ● Estimated Sale Price: 	Mutual Benefit
<ul style="list-style-type: none"> ● Source of Funding: 	Plant Funds (Non-Aux) (REM Fees)(A)
Comment:	The utility easement will allow for a utility system improvement that will connect existing gas lines to provide redundancy.
	Date of Last Transfer: 05/02/2014 Original Cost to State: N/A
Minutes:	12/18/2017 Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEE

Disposal – Easement (Utility)

Requested Action: Approval of disposal by easement with waiver of advertisement and appraisals

Transaction Description:

Transaction No. 17-11-023

• **Location:**

University of Tennessee – Knoxville

Knox County – 0.46 +/- acres of permanent utility easements – on Pat Head Summit Street, Knoxville, TN

• **Grantee:**

Knoxville Utilities Board (KUB)

• **Estimated Sale Price:**

Mutual Benefit

• **Source of Funding:**

Plant (Non-Aux) (REM Fees) (A)

Comment:

The utility easement will allow for a utility system improvement that will connect existing gas lines to provide redundancy.

Date of Last Transfer: 05/09/2014

Original Cost to State: N/A

Minutes:

12/18/2017 Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-05-007-DM

- **Location:** Walker Branch State Natural Area
Hardin County – 160 +/- acres - Gammill Slough Road, Savannah, TN
- **Owner(s):** Sand Hill Farm, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 17/18 Wetlands Acquisition Fund (A)
Heritage Conservation Trust Fund (O)

Comment: Per T.C.A. §11-14-402, this property is on the wetlands priority list, and is adjacent to the Walker Branch State Natural Areas, and is approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

This acquisition will allow protection and preservation of wetlands and other watershed functions of this habitat.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: June 2, 1999 (280 +/- acres)
 Purchase Price: N/A
 Property Assessor's Value: \$233,000.00
 Square Footage Improvements: N/A

Date of Last Transfer: June 2, 1999 (122.65 +/- acres)
 Purchase Price: N/A
 Property Assessor's Value: \$233,000.00
 Square Footage Improvements: N/A

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-11-007-DM

- **Location:** Gattinger's Cedar Glade and Barrens State Natural Area
Wilson and Rutherford Counties – 57 +/- acres
4847 McCray Road, Lebanon, TN
- **Owner(s):** Dover Motorsports, Inc.
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 17/18 State Lands Acquisition Fund (REM fees) (A)

Comment: Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This property is a state natural area with a conservation easement currently being held by TDEC. The Owner is willing to donate the property for state ownership along with additional land for vehicle access; this will allow continued protection of the State Natural Area. This is currently a portion of Nashville Super Speedway property.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	March 7, 2000
Purchase Price:	\$549,100.00
Property Assessor's Value:	\$38,090,160.00 (Larger Tract)
Square Footage Improvements:	N/A

Minutes: 12/18/2017 Approved obtaining title work, survey, and environmental assessment, and accepting as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-11-008-DM
 • **Location:** Long Hunter State Park
 Davidson County – 13.7 +/- acres – Couchville Pike, Hermitage, TN
 • **Owner(s):** Rosato Peter
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 17/18 State Lands Acquisition Fund (A)

Comment: Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This property is adjacent to Long Hunter State Park. Acquiring this tract of glades would help define the boundary of Long Hunter State Park.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: April 7, 1984
 Purchase Price: N/A
 Property Assessor's Value: \$12,000.00
 Square Footage Improvements: N/A

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-11-009-DM
 • **Location:** Nathan Bedford Forrest State Park
 Benton County – 101 +/- acres – 541 Campground Road, Eva, TN
 • **Owner(s):** Larry R. Timmons & Virginia Timmons
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 17/18 State Lands Acquisition Fund (A)

Comment: Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is adjacent to Nathan Bedford Forrest State Park. This acquisition will control access to the northwestern boundary of the Nathan Bedford Forrest State Park and create a buffer zone for the end of Campground Road. The property is a wooded area that currently includes three structures that will be removed by the owner prior to acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 28, 2006 (Larger Tract)
 Purchase Price: \$28,750.00
 Property Assessor's Value: \$40,300
 Square Footage Improvements: N/A

Date of Last Transfer: July 22, 1983
 Purchase Price: N/A
 Property Assessor's Value: \$145,300
 Square Footage Improvements: 2128 sf (Mobile home 1)
 980 sf (Mobile home 2)
 1200 sf (Detached Garage)

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Easement (Conservation)

Requested Action: Approval to accept conservation easement with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-11-010-DM

- **Location:** Parker's Crossroads Battlefield
Henderson County – 17.98 +/- acres (3 tracts)
Wildersville Rd, Parker's Crossroads, TN
- **Owner(s):** Civil War Trust
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 17/18 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: The Civil War Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the McDaniel Tracts. There are three tracts under one parcel number. The THC has agreed to hold the conservation easement in perpetuity. These tracts have significant cultural and historical value in connection to the Parkers Crossroads Battlefield.

Minutes: 12/18/2017 Approved accepting conservation easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-11-011-DM

- **Location:** Piney Falls State Natural Area (PFSNA)
Rhea County – 384 +/- acres - Firetower Road, Grandview, TN
- **Owner(s):** Hilleary Family Properties, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 17/18 State Lands Acquisition Fund (A)

Comment: Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This property is adjacent to the Piney Falls State Natural Area. The State currently has an access easement over this property. The purchase of this tract will allow the State to control access, add miles of hiking trails, and provide protection for glades.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	December 21, 2012
Purchase Price:	N/A
Property Assessor's Value:	\$557,600.00
Square Footage Improvements:	N/A

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-11-012-DM

- **Location:** Rocky Fork State Park
Unicoi County - 23.91 +/- acres – Highway 352, Flag Pond, TN
- **Owner(s):** East Tennessee Land Management Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 17/18 State Lands Acquisition Fund (A)

Comment: Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This property is adjacent to Rocky Fork State Park. This tract is being acquired to provide horse riders access directly to the park.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	September 26, 2007
Purchase Price:	N/A
Property Assessor's Value:	\$18,425.00
Square Footage Improvements:	N/A

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Disposal – Fee

Requested Action: Approval of disposal in fee with waiver of one appraisal

Transaction Description: Transaction No. 17-11-015-DM

- **Location:** Franklin County – 13 +/- acres – Tim's Ford State Park, Winchester, TN
- **Estimated Sale Price:** Fair Market Value

Comment: This property is a part of the Tim's Ford Reservoir Land Management and Disposition Plan. This Plan is part of an ongoing effort to clean up management responsibilities around Tim's Ford State Park.

Date of Last Transfer:	N/A
Previous Owner:	TVA
Original Cost to State:	N/A
Square Footage Improvements:	N/A

Minutes: 12/18/2017 Approved disposal in fee with waiver of one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-11-018-RA
 • **Location:** Bogota Wildlife Management Area
 Dyer County – 35.2 acres - Hwy 78,
 • **Owner(s):** Gary Davis & Lori Davis & Steven Bennett & Sandra Bennett
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 17/18 Wetlands Acquisition Fund (A)

Comment: Per T.C.A. §11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

This tract is an inholding of the Bogota WMA and will help preserve the habitat.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 30,2010
 Purchase Price: \$93,280.00
 Property Assessor's Value: \$68,800
 Square Footage Improvements: N/A

Minutes: 12/18/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYDisposal – Easement (Utility)

Requested Action: Approval of disposal by easement with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-11-019-RA

- **Location:** Polk County – 10 feet wide x 500 feet long permanent utility easement and a 20 foot wide temporary construction easement – Patty Road, Etowah, TN
- **Grantee:** Etowah Utilities
- **Estimated Sale Price:** Fair Market Value
- **Source of Funding:** GRW Engineers (0)

Comment: This easement will not negatively impact TWRA's use of the property. The new water line to be installed in the easement area will improve service to the community. Fair market value for the easement will be established by using the assessed value of this property and others in the immediate vicinity.

Date of Last Transfer: June 27, 1942
Original Cost to State \$20,000.00

Minutes: 12/18/2017 Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-11-020-RA
 • **Location:** North Chickamauga Creek Wildlife Management Area
 Hamilton County - 1.98 +/- acres – 5317 Cassandra Smith Road, Chattanooga, TN
 • **Owner(s):** RLR Investments
 • **Estimated Purchase Price:** Gift
 • **Source of Funding:** 17/18 TWRA Op Funds (REM fees) (A)

Comment: This property is adjacent to the North Chickamauga Creek WMA. This gift will allow property expansion of the North Chickamauga Creek WMA to protect the wildlife habitat.

Date of Last Transfer: February 19, 2002
 Purchase Price: N/A
 Property Assessor's Value: \$1,000.00
 Square Footage Improvements: N/A

Minutes: 12/18/2017 Approved obtaining title work, survey, and environmental assessment, and accepting as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICESDisposal – Lease (Space)

Requested Action: Approval of disposal by lease with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-11-006-MB

- **Location:** Tennessee Preparatory School
1280 & 1282 Foster Avenue, Nashville, TN
- **Tenant:** 4:13 Strong, Inc.
- **Term:** One year
- **Area / Costs:** 6 units @ \$8,550 per month total

Comment: 4:13 Strong is the current tenant and a nonprofit organization. They or their predecessor, Y-Build, have been in occupancy at Tennessee Preparatory School (TPS) since 2009 under various agreements.

The proposed rate of \$4.50/sf was set previously based on market analysis. This proposed lease will not negatively impact the State's operations.

Date of Last Transfer:	July 15, 1921
Purchase Price:	N/A
Square Footage Improvements:	22,800

Minutes: 12/18/2017 Approved disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 16-07-912-TK

● Proposed Lease

- Location: Davidson County – 404 James Robertson Parkway, Suite 104, Nashville, TN
- Landlord: PHR Parkway LLC
- Term: 5 years/ two 1 year renewal options
- Area / Costs: 3,990 Square Feet – Office (3,412 sf) and Storage (578 sf)

First Year Contract Rent Office:	\$ 66,534.00	\$19.50/sf
First Year Contract Rent Storage:	4,200.00	7.27/sf
First Year Total Contract Rent (Average sf):	70,734.00	17.73/sf
Average Annual Contract Rent (Including Utilities and Janitorial)	374,278.48	18.76/sf
Total Annual Effective Cost	\$374,278.48	\$18.76/sf

● Current Lease

- Location: Davidson County – 404 James Robertson Parkway, Suite 104, Nashville, TN
- Landlord: PHR Parkway LLC
- Term: July 1, 2008 to June 30, 2013 – Holdover
- Area / Costs: 3,990 Square Feet

Annual Contract Rent	\$ 70,734.00	\$17.73/sf
Total Annual Effective Cost	\$ 70,734.00	\$17.73/sf

- Source of Funding: FRF Operating Funds
- Procurement Method: LPR on template
- FRF Rate: \$20.00

Comment: This lease will provide office space for the Bureau of Ethics and Campaign Finance.

Rent increases 3% in each renewal year.

Tenant may terminate this Lease at any time by giving written notice to Landlord at least 120 days prior to the date the termination becomes effective with payment of a termination fee.

Previous Action 09/25/2017 Waiver of advertising approved

Minutes: 12/18/2017 Approved a lease.

Approved:



Tre Hargett
Secretary, State Building Commission Executive Subcommittee
Secretary of State