

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
June 20, 2023

The State Building Commission Executive Subcommittee met this day at 3:00 p.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 3:00 p.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- University of Tennessee
- Middle Tennessee State University
- Department of Safety & Homeland Security
- State Building Commission

PRESENTER

Assistant Vice President Austin Oakes
Vice President for Business & Finance Alan Thomas
Director of Facility Management Mike Boshers
State Architect Ann McGauran

CONSENT AGENDA

Approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **University of Tennessee – Knoxville**
Transaction: Acquisition – Lease (Space)
Provision(s): Waiver of advertisement

- B. Agency: **University of Tennessee – Knoxville**
Transaction: Acquisition – Lease (Space)
Provision(s): Waiver of advertisement

- C. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Fee
Provision(s): n/a

- D. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- E. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- F. Agency: **Department of Veterans Services**
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement

- G. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- H. Agency: **Department of General Services**
Project Title: Multi Agency Law Enforcement Training Academy (MALETA)
SBC Project No: 529/017-01-2021
Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee**

Transaction Description: Transaction No. 22-03-029

- **Location:** University of Tennessee Knoxville (UTK)
Knox County – 6.87 +/- acres – 2323 West Blount Avenue
- **Estimated Purchase Price:** \$9,000,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

- **Location:** University of Tennessee Knoxville (UTK)
Knox County – 0.30 +/- acres – 2512 Scottish Pike
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Aux) (A) (REM Fees)
- **Owner(s):** Knox River Warehouses LTD

Comment: These properties are a strategic priority. With UTK's continued growth, the need for student housing, parking and other facilities are expected to increase. These properties provide a unique opportunity to meet these needs and, with ownership on both sides of the river, treat the river as an asset rather than a barrier.

Date of Last Transfer: May 17, 1989
Purchase Price: unknown
Property Assessor's Value: \$1,976,900 and \$25,200
Square Footage Improvements: 83,060 and N/A

Minutes: 06/20/2023 ESC Approved acquisition in fee

MIDDLE TENNESSEE STATE UNIVERSITY

Acquisition – Lease (land)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 23-05-501

• **Proposed Lease**

- **Location:** Bedford County – 2764 Highway 231-North, Shelbyville, TN
- **Landlord:** City of Shelbyville, Tennessee
- **Term:** Forty (40) years from execution
- **Area / Costs:** 16 acres / \$300,000.00 per year with 1% increase annually

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

• **Procurement Method:** Negotiated

Comment: This land is to be the location of the MTSU Aerospace Campus project that will relocate MTSU Professional Pilot and Maintenance Management programs from their existing location at the Murfreesboro Municipal Airport. This move is necessary due to lack of space of Murfreesboro Airport to accommodate growing MTSU Aerospace program enrollment and need for additional facilities.

The lease agreement includes provisions for MTSU to purchase a portion of the property with previously paid rent to be applied to the land purchase. The intent of this option is to allow MTSU to purchase areas of the property that contain the majority of the improvements including the main academic building. The remainder of the property, including MTSU flight operations, will be within the security perimeter of the Shelbyville Airport per FAA regulations and will need to remain a lease. Site master planning will be carried out upon SBC approval of the MTSU Aerospace Campus project that will define MTSU flight operations areas that will be required to be within the Shelbyville Airport perimeter.

Funding for lease payments will be MTSU Professional Pilot program revenue.

The lease agreement was approved by the Shelbyville City Council on April 13, 2023 and by the Tennessee State School Bond Authority on May 31, 2023.

A new capital project, the MTSU Aerospace Campus, will be requested for project approval with the State Building Commission in July 2023.

Minutes: 06/20/2023 ESC Commissioner Bryson asked if the State is building on these sixteen acres. Mr. Alan Thomas replied yes and that once the design phase is complete they will know how much of that property will be a future purchase for the University and how much would have to stay with the airport and continue to be a lease. Commissioner Bryson confirmed that the State will have the option to buy the land MTSU builds on. Mr. Thomas replied yes.

The Subcommittee approved a lease.

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Acquisition - Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No: 22-11-903

● **Proposed Lease**

- **Location:** Davidson County – 510 Brick Church Park Drive, Nashville, TN
- **Landlord:** Brick Church-Bentz, Charles W. Hawkins, III, Trustee
- **Term:** 7 years (August 1, 2023 – July 31, 2030)
- **Area / Costs:** 53,325 Square Feet

First Year Annual Contract Rent	\$493,256.28	\$9.25/sf
Average Annual Contract Rent	539,936.77	10.13/sf
Estimated TICAM Cost	94,619.29	1.77/sf
Estimated Utility Cost	93,318.75	1.75/sf
Estimated Janitorial Cost	58,657.50	1.10/sf
Total Average Annual Effective Cost	\$786,532.31	\$14.75/sf

- **Source of Funding:** TDOS Op Funds (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$9.50 (for reference)

Comment: This lease will provide office/warehouse space for Department of Safety and Homeland Security. This warehouse will provide storage for the Department's high value capital assets including the mobile command center, mobile radio trailer, seized and evidentiary vehicles. The office portion of the space will house the Special Operations and Criminal Investigation Divisions which have the need to train together for briefings, deployment, and strike teams in a controlled environment.

Tenant may not terminate this lease for convenience at any time during the term of this lease.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Previous Action: 05/22/2023 ESC Approved waiver of advertisement

Minutes: 06/20/2023 ESC Treasurer Lillard asked Mr. Boshers to explain the provision in the lease that the tenant may not terminate this lease for convenience at any time during the term. Mr. Boshers stated that with the Nashville market the way it is right now for warehouse space at less than 3.5 percent it is something they have to abide by. They have looked at almost 15 different locations throughout Davidson, Rutherford, Wilson, Sumner and Cheatham counties and this location was the best they could find that meets their needs. Treasurer Lillard asked if the lease was seven years without renewal. Mr. Boshers replied yes.

The Subcommittee approved a lease.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 22, 2023.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following four capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Walland, Tennessee
Project Title: Emergency – ETREC Barn Replacement
Project Description: Replacement of the East Tennessee AgResearch and Education Center storm damaged barn. Includes all related work.
SBC Project No. 540/001-16-2023
Total Project Budget: \$152,285.29
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant (Ross Bryan Associates, Inc.) for design and a contact procured by Central Procurement Office (Belfor Property Restoration) for construction for a portion of the work
Approval Date: 05/25/2023
 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Cryotherm Tubs Renovation
Project Description: This project will remove existing hot/cold therapy tubs and the associated pump room in the Neyland Thompson Sports Complex, and replace with modern and compact cryotherm tubs. Due to the space gained from the tub installation, the project will also relocate a shower and sink, and install new finishes and flooring.
SBC Project No. 540/009-30-2019
Total Project Budget: \$210,000.00
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved a revision in project budget and funding (increase of \$60,000.00)
Approval Date: 06/02/2023

- 3) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology – Crump
Location: Crump, Tennessee
Project Title: Building 2 Welding Technology Renovation
Project Description: Renovate the existing Welding Technology Program area for the Industrial Maintenance program.
SBC Project No. 166/084-01-2021
Total Project Budget: \$469,310.00
Source of Funding: \$290,000.00 21/22 CurrFunds-CapMaint (A)
\$179,310.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding to award a contract (Barger Construction) (increase of \$179,310.00)
Approval Date: 05/25/2023
- 4) **State Procurement Agency:** STREAM / TRICOR
Location: Ashland City, Tennessee
Project Title: TCIX Wood Plant
Project Description: Modify existing Industries Building to accommodate Cumberland Products Group LLC contract and operations.
SBC Project No. 150/001-02-2013
Total Project Budget: \$188,575.00
Project Expenditures: \$ 965.00
Source of Funding: \$ 965.00 2013 TRICOR Op Funds (A)
\$ 0.00 Gift-in-Place (O)
Approval: Approved cancellation of the project
Approval Date: 06/02/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: State Museum Roof Repairs
Project Description: Perform repairs to the Museum Roof due to additional issues found from the March 3, 2020 tornado.
SBC Project No. 529/050-01-2022
Total Project Budget: \$415,000.00
Source of Funding: \$395,639.02 Insurance Proceeds (O)
\$ 19,360.98 22/23 FRF Op Funds (501.02) (A)
Approval: Approved a revision in funding
Approval Date: 06/08/2023

Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Transportation
Transaction Description: Transaction No. 23-03-020
Location: Davidson County – 0.210 ± acres – 2520 White Avenue, Nashville, TN
Estimated Sale Price: Fair Market Value
Approval: Approved disposal in fee with waiver of appraisal
Approval Date: 06/06/2023
- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Transportation
Transaction Description: Transportation No. 23-03-023
Location: Van Buren County – 1,044 sf ± permanent easement – 524 Sparta Street, Spencer, TN
Grantee: City of Spencer
Estimated Purchase Price: Mutual Benefit
Source of Funding: 22/23 TDOT Op Funds (REM)
Approval: Approved disposal by easement with waiver of appraisal
Approval Date: 06/06/2023

Designer Selections

- Reported the following designer selection for capital projects as delegated to the State Architect in accordance with Items 2.04(A)(1) and 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Nurse Managed Clinic Renovations
SBC Project No. 369/005-02-2023
Total Project Budget: \$530,000.00
Source of Funding: Federal Grants (HRSA) (F)
Designer: Cain Rash West Architects, Inc., P.C.
Approval Date: 05/23/2023

- 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 Memphis
 (Physical Plant Building)
 Total Project Budget: \$1,500,000.00
 SBC Project No. 367/072-02-2023
 Designer: Urban Arch Associates, P.C.</p> | <p>3) Lebanon Readiness Center
 (Lebanon Field Maintenance Shop General Purpose Bay)
 Total Project Budget: \$3,060,000.00
 SBC Project No. 361/050-01-2023
 Designer: Hefferlin + Kronenberg Architects, PLLC</p> |
| <p>2) Jackson Readiness Center
 (Jackson Rotary Aircraft Unheated Storage Building)
 Total Project Budget: \$1,210,000.00
 SBC Project No. 361/042-01-2023
 Designer: M. Shanks Architects</p> | <p>4) Fort Campbell Volunteer Training Site
 (Ft. Campbell UTES General Purpose Bay)
 Total Project Budget: \$2,600,000.00
 SBC Project No. 368/014-01-2023
 Designer: LCMA, LLC</p> |

Other Business

There being no further business, the meeting adjourned at 3:07 p.m.

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 2023-06-001● **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – 2200 Sutherland Avenue, Knoxville, Knox County, Tennessee
- **Landlord:** Magnolia Cherokee Mills LP
- **Term:** Five years with a five-year option to extend
- **Area / Costs:** Up to 20,000 square feet

● **Source of Funding:** Plant Funds (Non-Aux) (A)● **Procurement Method:** Negotiated

Comment: Space is being sought to accommodate relocations related to the new College of Emerging and Collaborative Studies. A recent market survey of office space near campus found few options. The Cherokee Mills office complex is 1.6 miles from campus providing an ideal location and easy access for relocated departments to remain engaged with students and colleagues.

Minutes: 06/20/2023 ESC Approved waiver of advertisement

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 2023-06-002● **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – 306 West Depot Ave, Knoxville, Knox County, Tennessee
- **Landlord:** Knoxville Southern Station, LLC
- **Term:** 10 years
- **Area / Costs:** Up to 30,000 square feet

● **Source of Funding:** Plant Funds (Non-Aux) (A)● **Procurement Method:** Negotiated**Comment:**

A lack of space is preventing UTK's College of Architecture and Design (CoAD) program growth. As a result, space is being sought to allow CoAD to grow. A recent market survey of required instructional and support space near campus found very few options. The former Southern Railway Depot located at 306 W Depot Avenue, Knoxville, TN 37917 is 1.8 miles from the main UT Knoxville campus, providing ideal proximity to remain engaged with faculty and students. This is the only building located in an urban setting this close to campus that can offer a large amount of space to support the collaborative nature of UTK's CoAD program within close reach of the main campus. Proximity to campus is critical in supporting the needs of the student collegiate experience. In addition, the surrounding area is experiencing new urban development with housing and entertainment options. This location will allow architecture and design students to be immersed in both the instructional and development aspects of the city.

Minutes: 06/20/2023 ESC Approved waiver of advertisement

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee

Requested Action: **Approval of acquisition in fee**

Transaction Description: Transaction No. 23-03-001

- **Location:** Cedars of Lebanon State Park (CLSP)
Wilson County – 2.90± acres – 5615 Murfreesboro Road, Lebanon, TN
- **Owner(s):** David P. and Gloria W. Bond
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 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.

Acquisition of the Bond tract would extend the Cedars of Lebanon State Park boundary to Highway 231. The existing house will be used for staff housing. The eastern half of the property will expand protection of the cedar forests and glades.

The additional renovation costs are estimated at \$50,000 and will be paid for out of the State Lands Acquisition Fund.

Date of Last Transfer:	November 30, 2017
Purchase Price:	\$0.00
Property Assessor’s Value:	\$233,300.00
Square Footage Improvements:	1409 sq ft

Minutes: 06/20/2023 ESC Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: **Approval of acquisition in fee**

Transaction Description: Transaction No. 23-03-007

- **Location:** Mt. Roosevelt Wildlife Management Area
Cumberland County – 17.5± acres – 0 Airport Road, Crossville, TN
- **Owner(s):** Bonnie Fugate
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 TWRA Op Funds (A)

Comment: This tract is an in-holding at Mt. Roosevelt Wildlife Management Area (WMA). Purchasing will ensure that wildlife habitat will remain spatially continuous and uninterrupted within the WMA.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: March 21, 2019
Purchase Price: \$0.00 (Inner Family Transfer)
Property Assessor’s Value: \$68,400.00
Square Footage Improvements: N/A

Minutes: 06/20/2023 ESC Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: **Approval of acquisition in fee**

Transaction Description:

- **Location:** Transaction No. 23-04-004
Pea Ridge Wildlife Management Area
DeKalb County – 3.0 ± acres – 0 Pea Ridge Road, Liberty, TN
- **Owner(s):** Lisa Michelle Davis
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 TWRA Op Funds (A)

Comment:

This tract is adjacent to Pea Ridge Wildlife Management Area and is being purchased to conserve wildlife habitat and prevent future requests for permanent right-of-way easements for this landlocked tract.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	10/17/2022
Purchase Price:	\$8,000.00
Property Assessor’s Value:	\$14,500.00
Square Footage Improvements:	N/A

Minutes: 06/20/2023 ESC Approved acquisition in fee

DEPARTMENT OF VETERANS SERVICES**Disposal – Fee****Requested Action:** **Approval of disposal in fee with waiver of advertisement****Transaction Description:** Transaction No. 23-01-016

- **Location:** W.D. Bill Manning TN State Veterans' Home
Gibson County - 0.35 +/- acres – 2865 East Main Street, Humboldt, TN
- **Grantee** Sacred Heart Church
- **Sale Price:** Fair Market Value

Comment: This property has been deemed surplus to the needs of the Department. The contiguous owner, Sacred Heart Church, expanded their parking lot onto State of Tennessee property and has requested to purchase the 0.35 +/- acres to clear the encroachment. This will enable the church to continue to provide adequate parking for their parishioners.

The buyer will be responsible for all costs associated with this transaction.

Minutes: 06/20/2023 ESC Approved disposal in fee with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 21-04-920● **Proposed Lease**

- **Location:** Davidson County – 2816 B Dickerson Pk., Nashville, TN
- **Landlord:** French Landing Investors
- **Term:** 10 years
- **Area / Costs:** 8,500 Square Feet

First Year Annual Contract Rent	\$293,250.00	\$34.50/sf
Average Annual Contract Rent	336,179.26	39.55/sf
Estimated Utility Cost	14,875.00	1.75/sf
Estimated Janitorial Cost	9,350.00	1.10/sf
Total Average Annual Effective Cost	\$360,404.26	\$42.40/sf

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$26.50

Comment: This lease will provide office space for Tennessee Bureau of Investigation. One proposal from one proposer was received and evaluated. The proposed location will be a built-to-suit to meet the State's needs. The lease is estimated to commence on or before October 2025.

TBI has requested this new location due to growth of the Technical Services Division.

The tenant may terminate this lease for convenience at any time with 90 days written notice to the landlord and payment of a termination fee.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

This is under consideration to be a special use facility per SBC policy 14.01 due to the unique features required.

The CBRE, Inc. commission is \$92,449.02 for the 10-year base term.

Minutes: 06/20/2023 ESC Approved a lease

DEPARTMENT OF GENERAL SERVICESCockrill Bend, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor

Project Title: Multi Agency Law Enforcement Training Academy (MALETA)

Project Description: Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; incl. bldg. demolition and wetland remediation.

SBC Number: 529/017-01-2021

Total Project Budget: \$415,134,726.34

Source of Funding:	\$ 23,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
	355,660,000.00	22/23	FRF CurrFunds-CapImp	(A)
	5,000,000.00		DGS Op Funds (PrePlan)	(A)
	29,500,000.00		FRF Reserves	(R)
	1,974,726.34		FRF Reserves	(R)

Comment: Five proposals were received for the Headquarters building on May 11, 2023. The Notice of Intent to award was issued on June 5, 2023 to Messer Construction. No protests were received in the protest period.

Previous Action:

08/12/2021	SBC	Approved project, utilizing a previously selected consultant, utilizing a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and to utilizing CM/GC alternative delivery method for a portion of the work for architectural design and planning including construction planning
08/23/2021	ESC	Approved designer selection (AECOM Technical Services, Inc. for Infrastructure)
12/20/2021	SBC	Approved proceeding with the process to select 6 additional designers and utilizing CM/GC alternative delivery method for the remainder of the work
12/20/2021	ESC	Approved designer selection (TMPartners, PLLC for Training Academy)
12/20/2021	ESC	Approved designer selection (Earl Swensson Associates, Inc. for Housing & Dining)
03/21/2022	ESC	Approved designer selection (Tuck Hinton Architects, PLC for Headquarters building)
05/12/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves+Young)
08/11/2022	SBC	Deferred to a later meeting
12/12/2022	SBC	Approved a revision in project budget and funding and awarding a contract to the best evaluated proposers for two CM/GC (Housing & Dining building: Hoar Construction, LLC) (Academic building: Turner Construction Co)

12/15/2022 ESC Approved designer selection (EVOG Track: Pickering Firm, Inc.)
06/08/2023 SBC Referred to ESC with authority to act

Minutes:

06/20/2023 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Messer Construction)

Approved:



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