

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
June 23, 2014

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The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Secretary of State Tre Hargett called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Peter Heimbach, State Architect  
Georgia Martin, Office of the State Architect  
Kathy Stickel, Comptroller's Office  
Jonathan Rummel, Secretary of State's Office  
Bruce Davis, Legislative Budget Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Robbi Stivers, University of Tennessee  
Dick Tracy, Tennessee Board of Regents  
Chloe Shafer, Office of the State Architect  
John Webb, Department of Finance and Administration  
Ann McGauran, Department of General Services  
Crystall Collins, THEC  
Deborah Boshears-Gunter, Department of Education  
Lee Gregory, Department of Finance and Administration  
Roger Jackson, Tennessee Wildlife Resources Agency  
Tim Churchill, Tennessee Wildlife Resources Agency

Cleve Salmon, Department of General Services  
Kevin Diegel, Studio Four Design  
Zarah Bates, Studio Four Design  
Becca Anderson, Studio Four Design  
Brent Thornton, Ross Bryan Associates  
Cindy Liddell, Comptroller's Office  
John Hull, Department of General Services  
Mark Cherpack, Department of Finance and Administration  
Mike Morrow, Department of Finance and Administration  
Capt. Tim Dover, TN Highway Patrol  
Arnold Hooper, TN Highway Patrol  
Greg Steck, Department of General Services  
Lauren Ridenour, Department of Finance and Administration  
Alex Staneski, THEC  
Steve Gentile, THEC  
Adam Jaynes, Baker Donelson

## CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal
  
- B. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal
  
- C. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal
  
- D. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal
  
- E. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal
  
- F. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal
  
- G. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement, one appraisal and of REM Fee
  
- H. Agency: Tennessee Board of Regents – Davidson County  
Transaction: Lease Agreement  
Provision: Waiver of advertisement
  
- I. Agency: Tennessee Wildlife Resources Agency – Lauderdale County  
Transaction: Land lease  
Provision: Modify lease language
  
- J. Agency: Tennessee Wildlife Resources Agency – Hardin County  
Transaction: Acquisition in Fee  
Provision: Waiver of advertisement and one appraisal

- K. Agency: Department of Intellectual & Developmental Disabilities – Hardeman Co.  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and one appraisal
- L. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- M. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- N. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- O. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- P. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- Q. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- R. Agency: Department of Education – Knox County  
Transaction: Disposal in Fee  
Provision: Waiver of advertisement and appraisals
- S. Agency: Department of General Services – Cocke County  
Transaction: Disposal in Fee  
Provision: Waiver of one appraisal
- T. Agency: Department of General Services – Bedford County  
Transaction: Disposal in Fee  
Provision: Waiver of one appraisal
- U. Agency: Department of General Services – Sullivan County  
Transaction: Disposal in Fee  
Provision: Waiver of one appraisal
- V. Agency: Department of Safety & Homeland Security – Montgomery County  
Transaction: Acquisition by Lease  
Provision: Waiver of advertisement and appraisals

- W. Agency: Department of Safety & Homeland Security – Giles County  
Transaction: Acquisition by Lease  
Provision: Waiver of advertisement and appraisals
- X. Agency: Department of Safety & Homeland Security – Cheatham County  
Transaction: Acquisition by Sub-Lease
- Y. Agency: Department of Safety & Homeland Security – Cheatham County  
Transaction: Acquisition by Lease
- Z. Agency: Department of Safety & Homeland Security – Dickson County  
Transaction: Acquisition by Lease

## TENNESSEE BOARD OF REGENTS

### Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a project, budget, scope and source of funding

**Project Title:** Demolition – 253 West Seventh Street

**Project Description:** This project provides for the demolition of the building at 253 West Seventh Street in Cookeville, Tennessee for the benefit of the TTU master plan.

**SBC Number:** 166/011-06-2014

**Total Budget Cost:** \$15,000.00

**Source of Funding:** \$15,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The building is 47 years old and does not require Tennessee Historical Commission review.

**Minutes:** 06/23/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a project, budget, scope and source of funding

**Project Title:** Demolition – 204 West Eighth Street

**Project Description:** This project provides for the demolition of the building at 204 West Eighth Street in Cookeville, Tennessee for the benefit of the TTU master plan.

**SBC Number:** 166/011-05-2014

**Total Budget Cost:** \$10,000.00

**Source of Funding:** \$10,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The building is 49 years old and does not require Tennessee Historical Commission review.

**Minutes:** 06/23/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

## TENNESSEE BOARD OF REGENTS

### Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a project, budget, scope and source of funding

**Project Title:** Demolition – 795 North Willow Avenue

**Project Description:** This project provides for the demolition of the building at 795 North Willow Avenue in Cookeville, Tennessee for the benefit of the TTU master plan.

**SBC Number:** 166/011-07-2014

**Total Budget Cost:** \$10,000.00

**Source of Funding:** \$10,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The building is 46 years old and does not require Tennessee Historical Commission review.

**Minutes:** 06/23/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

## UNIVERSITY OF TENNESSEE

### University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Demolition – 916 22<sup>nd</sup> Street

**Project Description:** This project will provide for the demolition of the house located at 916 22<sup>nd</sup> Street, Knoxville, TN. The house contains approximately 2,677 square feet. The property will be used for surface parking.

**SBC Number:** 540/009-03-2014

**Total Project Budget:** \$60,000.00

**Source of Funding:** \$60,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The property was acquired by the University of Tennessee on July 28, 1964, and was built in the 1920's. The Tennessee Historical Commission has determined that this project will not adversely affect the State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 06/23/2014 ESC Robbi Stivers presented the request. Subcommittee approved the project, budget, scope and source of funding.

## THE UNIVERSITY OF TENNESSEE

### Land Transaction

**Requested Action:** Approval to utilize UT procurement methods to contract with a realty firm to assist with the disposal

**Description:** Anderson County – 0.28 +/- acres – 143 Oak Road, Norris, TN - Trans. No. 13-08-027 (Baugh)

**Purpose:** Disposal in fee of land and a state of the art, environmentally friendly house at a value equal to or above fair market value.

**Estimated Cost:** Up to 6% transaction fee if sale of property is successful

**Comment:** In 2010, the property was acquired to construct a house for a research project conducted by the UTK College of Architecture. The research project is now complete and the disposal in fee was approved by the SBC ESC in 09-23-2013. Since then, two Requests for Proposal, one with and one without a bid minimum were issued and no acceptable bids were received.

Original Cost to State: \$25,000  
Date of last transfer: August 3, 2010  
Improvements Square Footage: 1,006 square feet

**Previous Action:** 05/24/2010 ESC Approved the acquisition in fee of vacant land and replacement with a state of the art environmentally friendly structure that will be sold.  
09/23/2013 ESC Approved disposal in fee with waiver of one appraisal.

**Minutes:** 06/23/2014 ESC Robbi Stivers presented the request. Subcommittee approved utilizing UT procurement methods to contract with a realty firm to assist with the disposal.

DEPARTMENT OF VETERAN AFFAIRS

Land Transaction

Requested Action: Approval to modify source of funding

Description: Henderson County – 31.63+/-acres & 97.77+/-acres - 693 Wildersville Rd., Parkers Crossroads, TN – Trans.No.13-11-017 (Miller)

Purpose: Acquisition in fee of property for veteran’s cemetery

Estimated Price: Fair Market Value

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 350,000.00	\$ 0.00	\$ 350,000.00	13/14	CurrFunds-CapImprov	(A)
	123,800.00	83,086.00	206,800.00		LocalGovtCommitments	(O)
	876,200.00	(283,000.00)	593,200.00		TDVA Op Funds	(A)
	0.00	200,000.00	200,000.00		Gift	(O)
Original Project Budget:	<b>\$1,350,000.00</b>					
Change in Funding:		<b>\$0.00</b>				
Revised Project Budget:			<b>\$1,350,000.00</b>			

Owner(s): Martin G. Yarbro and Jimmy Yarbro

Comment: \$350,000 is being used for land acquisition and was a 13/14 line-item in the capital budget. The purpose of this acquisition is to develop a State Veterans Cemetery which will serve 22,000 plus Veterans and their dependents within a 40 mile radius. The nearest Veterans cemetery is approximately 100 miles away.

The Federal grant for cemetery construction requires State ownership of the land prior to the application due on August 15, 2014.

Date of last transfer: March 15, 2011  
 Purchase Price: N/A  
 Property Assessor’s Value: \$46,600 (31.63 acres)  
 Improvements Square Footage: N/A

Date of last transfer: March 15, 2011  
 Purchase Price: N/A  
 Property Assessor’s Value: \$109,900 (97.77 acres)  
 Improvements Square Footage: N/A

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**Previous Action:** 12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment, geotechnical study and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

**Minutes:** 06/23/2014 ESC Wendell Cheek presented the request. Secretary Hargett acknowledged the presence of Representative Steve McDaniels, noting that he was an ardent supporter of the project. Subcommittee approved a revision in the source of funding as presented.

## TENNESSEE WILDLIFE RESOURCES AGENCY

### Lease

**Requested Action:** Approval to enter land lease agreement with waiver of advertisement and appraisals

**Description:** Claiborne County and Campbell County – 46,000 +/-acres – North Cumberland WMA, Tackett Creek, TN – Trans. No. 14-05-014 (M. Berry)

**Purpose:** Acquisition by lease to become part of North Cumberland Wildlife Management Area (NCWMA)

**Lessor(s):** Corrigan TLP, LLC

**Source of Funding:** TWRA Wildlife Restoration Fund (F)

**Term:** 5 years

**Rent:** \$86,058 per year

**Comment:** The property is uniquely situated and necessary for elk management of the NCWMA. The property will also be used for hunting, fishing, trapping, and other outdoor recreation. No additional management costs are anticipated with this transaction.

**Minutes:** 06/23/2014 ESC Tim Churchill presented the request. Subcommittee approved entering into a land lease agreement with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATION

Alvin C. York Institute, Jamestown, Fentress County, Tennessee

**Requested Action:** Approval to amend the language of the agreement with the Sergeant York Patriotic Foundation

**Project Title:** Grant to Sergeant York Patriotic Foundation (SYPF)

**Project Description:** Transfer of property and granting of funds to the SYPF for stabilization and mothballing of the Alvin C. York Agricultural Institute. The State will convey the historic building and the real property on which the building sits to the Foundation by quitclaim deed, and will grant to the Foundation not-to exceed amount of \$500,000.

**SBC Number:** 168/001-01-2008 (Trans. No. 13-06-001)

**Total Project Budget:** \$500,000.00

**Source of Funding:** \$500,000.00 Current Funds Capital Maint (R)

**Comment:** The grant that was issued for \$500,000, in 2008, was for decommissioning the building until a use could be determined. The grant monies have been expended and no additional monies are being added. Additionally, the conveyance of the property had a reversion agreement stating that the State could reclaim the property if an agreeable use could not be decided upon within five years and six months. **This action extends that term for an additional six months to January 13, 2015** to address comments and concerns regarding the use, easement and building documents, agreements and safety plans with the adjacent school.

**Previous Action:**

01/10/2008	SBC	Referred to ESC with authority to act
01/22/2008	ESC	Discussion; deferred action 120 days
04/21/2008	ESC	Status report
05/27/2008	ESC	Discussion; referred to special meeting
06/16/2008	ESC	Discussion
06/26/2008	ESC	Discussion
07/10/2008	ESC	Approved transfer of property to Foundation
06/24/2013	ESC	Approved amending agreement language with SYPF
01/21/2014	ESC	Approved amending agreement language with SYPF

**Minutes:** 06/23/2014 ESC Deborah Gunter presented the request. Secretary Hargett asked if Senator Yager, Representative Windle and Representative Keisling were in agreement with the request, and Peter Heimbach responded "yes", that his office had spoken with them. Subcommittee approved amending the agreement language with the Foundation.

## DEPARTMENT OF FINANCE & ADMINISTRATION

### Data Center, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of an exception to SBC Policy and Procedures

**Project Title:** Maintenance Contract

**Project Description:** Exception to the emergency task orders procedures of the maintenance and management contract for the Data Center for F&A's Office of Information Resources (OIR)

**SBC Number:** 529/031-01-2007

**Comment:** The current data center facilities management contract expires 06/30/2015 and requirements for re-procuring this contract are being reviewed, specifically, the approval for emergency work task orders. F&A OIR is requesting that an exception to the SBC procedures for an emergency project be modified to allow for a more expedient resolution, as follows:

1. For emergency projects from \$100,000 to \$500,000, being requested after normal business hours, and funded solely with OIR funds, the written authorization of the Commissioner of F&A or a Constitutional officer. Written authorization may be conveyed via electronic means. This scope and authorization is to be conveyed to the Office of the State Architect prior to the conclusion of the next regular business day.
2. For projects outside of the above parameters, the signature of the Commissioner of F&A and a Constitutional Officer will be required. This authorization is normally done through the Office of the State Architect.

**Previous Action:** 10/09/2009 SBC Approved special emergency procedures

**Minutes:** 06/23/2014 ESC Lee Gregory presented the request. After discussion, Subcommittee approved an exception to the SBC Policy and Procedures as outlined above.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on May 19 and June 12, 2014.

### OSA Policy & Procedures

- 1) Subcommittee acknowledged the reporting of a policy regarding Organizational Conflicts of Interest pursuant to Section 12.02D of the *By-laws, Policy and Procedure of the State Building Commission*.

### 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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|---|---|
| <ol style="list-style-type: none"><li>1) <b>William R. Snodgrass Tennessee Tower</b><br/>(3<sup>rd</sup> Floor Drainage Repairs)<br/>Total Project Budget: \$250,000<br/>SBC Project No. 529/079-02-2014<br/>Designer: <b>CENTRIC ARCHITECTURE</b></li></ol>            | <ol style="list-style-type: none"><li>5) <b>University of Tennessee Knoxville</b><br/>(Renovations for Governor's Chairs 2013-2014)<br/>Total Project Budget: \$250,000<br/>SBC Project No. 540/009-04-2014<br/>Designer: <b>DESIGN INNOVATION ARCHITECTS</b></li></ol> |
| <ol style="list-style-type: none"><li>2) <b>Tennessee Technological University</b><br/>(Derryberry Hall Lobby / Corridor Updates)<br/>Total Project Budget: \$460,000<br/>SBC Project No. 166/011-03-2014<br/>Designer: <b>WEEKS AMBROSE MCDONALD</b></li></ol>         | <ol style="list-style-type: none"><li>6) <b>University of Tennessee Knoxville</b><br/>(University Avenue Buildings Improvements)<br/>Total Project Budget: \$2,100,000<br/>SBC Project No. 540/009-07-2014<br/>Designer: <b>BREWER INGRAM FULLER</b></li></ol>          |
| <ol style="list-style-type: none"><li>3) <b>University of Tennessee Chattanooga</b><br/>(West Campus Housing – Tennis Relocation)<br/>Total Project Budget: \$1,500,000<br/>SBC Project No. 540/005-01-2014<br/>Designer: <b>MARCH ADAMS &amp; ASSOCIATES</b></li></ol> | <ol style="list-style-type: none"><li>7) <b>University of Tennessee Knoxville</b><br/>(West Campus Redevelopment (Housing/Site))<br/>Total Project Budget: \$194,400,000<br/>SBC Project No. 540/009-05-2014<br/>Designer: <b>CH2M HILL ENGINEERING</b></li></ol>       |
| <ol style="list-style-type: none"><li>4) <b>University of Tennessee Knoxville</b><br/>(Classroom Upgrades – 2013-2014)<br/>Total Project Budget: \$1,300,000<br/>SBC Project No. 540/009-02-2014<br/>Designer: <b>SANDERS PACE ARCHITECTURE</b></li></ol>               | <ol style="list-style-type: none"><li>8) <b>University of Tennessee Knoxville</b><br/>(Classroom Upgrades - Communications Building)<br/>Total Project Budget: \$110,000<br/>SBC Project No. 540/009-02-2014<br/>Designer: <b>MCCARTY HOLSAPLE MCCARTY</b></li></ol>    |

### Other Business

There being no other business, the meeting adjourned at 10:44 a.m.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Putnam County – 0.25+/- acres – 237 West Seventh Street, Cookeville, TN – Transaction No. 14-05-010 (Maholland)

**Purpose:** Acquisition in Fee to acquire vacant property. This property is in Tennessee Technological University's 2013 master plan. The property will be used for future new building and related parking.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Plant (Non-Auxiliary) (A)

**Owner(s):** Doyle White

**Comment:** Date of last Transfer: September 20, 2012  
Purchase Price: Unknown  
Property Assessor's Value: \$40,500  
Improvements Square Foot: NA

**Minutes:** 06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Putnam County – 0.4+/- acres – 204 West Eighth Street, Cookeville, TN – Transaction No. 14-05-009 (Maholland)

**Purpose:** Acquisition in Fee to acquire property and improvements consisting of 9,240 sq. ft. building. This property is in Tennessee Technological University's 2013 master plan. The building will be demolished; property will be used for future new building and related parking.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Plant (Non-Auxiliary) (A)

**Owner(s):** Wanda B. Armstrong Revocable Living Trust

**Comment:** Date of last Transfer: September 14, 2000  
Purchase Price: Unknown  
Property Assessor's Value: \$312,800  
Improvements Square Foot: 9,240

**Minutes:** 06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Putnam County – 0.3+/- acres – 245 West Seventh Street, Cookeville, TN – Transaction No. 14-05-007 (Maholland)

**Purpose:** Acquisition in Fee to acquire vacant property. This property is in Tennessee Technological University's 2013 master plan. The property will be used for future new building and related parking.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Plant (Non-Auxiliary) (A)

**Owner(s):** Wanda B. Armstrong Revocable Living Trust

**Comment:** Date of last Transfer: September 20, 2012  
Purchase Price: Unknown  
Property Assessor's Value: \$63,600  
Improvements Square Foot: NA

**Minutes:** 06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Putnam County – 0.8+/- acres – 253 West Seventh Street, Cookeville, TN – Transaction No. 14-05-006 (Maholland)

**Purpose:** Acquisition in Fee to acquire property and improvements consisting of 6,256 sq. ft. building. This property is in Tennessee Technological University's 2013 master plan. The building will be demolished; property will be used for future new building and related parking.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Plant (Non-Auxiliary) (A)

**Owner(s):** Wanda B. Armstrong Revocable Living Trust

**Comment:** Date of last Transfer: April 15, 2011  
Purchase Price: Unknown  
Property Assessor's Value: \$262,600  
Improvements Square Foot: 6,256

**Minutes:** 06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal
<b>Description:</b>	Putnam County – 0.3+/- acres – 267 West Seventh, Cookeville, TN – Transaction No. 14-05-008 (Maholland)
<b>Purpose:</b>	Acquisition in Fee to acquire vacant property. This property is in Tennessee Technological University's 2013 master plan. The property will be used for future new building and related parking.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Plant (Non-Auxiliary) (A)
<b>Owner(s):</b>	Wanda B. Armstrong Revocable Living Trust
<b>Comment:</b>	Date of last Transfer: September 14, 2000 Purchase Price: Unknown Property Assessor's Value: \$128,200 Improvements Square Foot: NA
<b>Minutes:</b>	06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Putnam County – 0.3+/- acres – 795 North Willow Avenue, Cookeville, TN – Transaction No. 14-05-005 (Maholland)

**Purpose:** Acquisition in Fee to acquire property and improvements consisting of 1,280 sq. ft. building. This property is in Tennessee Technological University's 2013 master plan. The building will be demolished; property will be used for future new building and related parking.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Plant (Non-Auxiliary) (A)

**Owner(s):** Wanda B. Armstrong Revocable Living Trust

**Comment:** Date of last Transfer: September 14, 2000  
Purchase Price: Unknown  
Property Assessor's Value: \$124,300  
Improvements Square Foot: 1,280

**Minutes:** 06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal and waiver of Real Estate Management (REM) Fee
<b>Description:</b>	Shelby County – 0.19+/- acres – 3545 Watauga Avenue, Memphis, TN – Transaction No. 13-08-007 (Maholland)
<b>Purpose:</b>	Acquisition in Fee to acquire property and improvements consisting of 1,326 sq. ft. building. This property is in the University of Memphis' 2006 master plan. The building will be rented until needed for future campus expansion.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	2007 G.O. Bonds
<b>Owner(s):</b>	Josephine M. Howser, Trustee for the Louise M. Howser Residuary Trust
<b>Comment:</b>	Date of last Transfer: 6/21/1940 Purchase Price: Inheritance Property Assessor's Value: \$116,200 Improvements Square Foot: 1,326  This is one of the properties that the University of Memphis received approval to purchase at the 7/23/2007 ESC meeting using G.O. Bonds from a \$7M appropriation line item for a land acquisition line of credit.
<b>Minutes:</b>	06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal and waiver of Real Estate Management (REM) Fee.

TENNESSEE BOARD OF REGENTSLease Agreement

**Requested Action:** Approval of Lease Agreement with waiver of advertisement

**Location:** Davidson County – 330 Tenth Ave, North, Nashville, TN – Trans. No. 14-06-903 (Baltz)

**Purpose:** Lease space to the Nashville Preparatory Charter School (Nashville Prep)/Nashville Academy of Computer Science (NACC) at the Tennessee State University Avon Williams Campus (AWC).

**Term:** August 1, 2014 thru July 31, 2016

**Proposed Amount:**

<u>9,860 Square Feet</u>			
Annual Contract Rent including	\$118,320.00	@\$12.00 / sf	
Utility & Janitorial Costs			
Total Annual Effective Cost	\$118,320.00	@\$12.00 / sf	

**Type:** Lease Agreement

**FRF Rate:** \$18.00 (for reference)

**Lessor:** Nashville Preparatory Charter School

**Comment:** Lease out space at the AWC to Nashville Prep/NACC for two years. The space will accommodate 120 5<sup>th</sup> grade students, with approximately 10 staff members. The leasing of the space at AWC will not interfere with TSU's operation of its evening classes – the key time period for TSU classes at AWC.

**Minutes:** 06/23/2014 ESC Approved Lease Agreement with waiver of advertisement.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

**Requested Action:** Approval to modify lease language

**Description:** Lauderdale County – 2.72 +/-acres - Fullen Farms, Inc., Ashport, TN – Trans. No. 14-01-006 (M. Berry)

**Purpose:** Lease with same party as prior lease.

**Owner(s):** Fullen Farms, Inc.

**Source of Funding:** TWRA Boating Funds (REM fees) (A)

**Comment:** TWRA has leased a boat ramp from the Fullen family for many years with no annual rent. The State would like to continue the lease but with modified language. The current lease has expired and TWRA desires a long-term lease (25 years). The State provides maintenance for the ramp.

**Previous Action:** 04/21/2014 ESC Approved lease with waiver of advertisement and appraisals.

**Minutes:** 06/23/2014 ESC Approved modification of lease language.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Hardin County – 50+/-acres – Diamond Island Dr., Savannah, TN – Trans. No. 14-05-011 (M. Berry)

**Purpose:** Acquisition in fee for the purchase of wetland property known as the Roger's Tract.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 Wetlands Acquisition Fund (A)

**Owner(s):** RR Ranch LLC

**Comment:** The property will become part of the Walkers Branch State Natural Area and will be managed by TDEC. TDEC does not anticipate additional management costs with this transaction.

Date of last transfer: August 22, 2000  
Purchase Price: \$84,000  
Property Assessor's Value:\$78,300 (106.31 acres)  
Improvements Square Footage: N/A

**Minutes:** 06/23/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

**Land Transaction**

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of advertisement and one appraisal</b>
<b>Description:</b>	Hardeman County – 2.75+/-acres – 107 College Street, Whiteville, TN – Trans. No. 14-05-003 (Baugh)
<b>Purpose:</b>	Disposal in fee to sell property for which the State has no intended use.
<b>Estimated Price:</b>	Fair Market Value
<b>Grantee:</b>	Town of Whiteville
<b>Comment:</b>	<p>The Town of Whiteville is interested in purchasing the property to relocate their City Hall and Police Department to the building.</p> <p>The Tennessee Local Development Authority (TLDA) lien, associated with the acquisition of this property, has been fully satisfied. TLDA is not due and will not receive any proceeds from the sale of this property. Proceeds from the sale of this property will go to the DIDD Trust Fund.</p> <p>This building is less than 50 years old and does <u>not</u> require Tennessee Historical Commission Review.</p> <p>Date of last transfer: March 13, 2014  Original Cost to the State: \$178,736  Previous Owner: Hardeman County Development Services  Property Assessor's Value: N/A  Improvements Square Footage: 4,155</p>
<b>Previous Action:</b>	11/24/2008 ESC    Approved request as presented
<b>Minutes:</b>	06/23/2014 ESC    Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF EDUCATION

Land Transaction

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals

**Description:** Knox County – .005+/-acres -2236 Fisher Place, Knoxville, TN – Trans. No. – 14-06-001 (Baugh)

**Purpose:** Disposal in fee for a portion of the alley. The State has no use for this approximate 3’-4’ strip.

**Estimated Price:** Fair Market Value

**Source of Funding:** Dept. of Education (REM fees) (A)

**Grantee:** Thomas Berres

**Comment:** The “unnamed alley” was closed by the City of Knoxville in 1992. The State’s fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.

The purchase price is to be determined by the average tax assessor’s value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.

Date of last transfer: 1992  
Original Cost to the State: \$.0.00  
Previous Owner: City of Knoxville  
Property Assessor’s Value: N/A  
Improvements Square Footage: N/A

**Minutes:** 06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATIONLand Transaction

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals

**Description:** Knox County – .005+/-acres - 2240 Fisher Place, Knoxville, TN – Trans. No. – 14-06-002 (Baugh)

**Purpose:** Disposal in fee for a portion of the alley. The State has no use for this approximate 3'-4' strip.

**Estimated Price:** Fair Market Value

**Source of Funding:** Dept. of Education (REM fees)(A)

**Grantee:** Joseph V. Hultquist

**Comment:** The "unnamed alley" was closed by the City of Knoxville in 1992. The State's fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.

The purchase price is to be determined by the average tax assessor's value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.

Date of last transfer: 1992  
 Original Cost to the State: \$.0.00  
 Previous Owner: City of Knoxville  
 Property Assessor's Value: N/A  
 Improvements Square Footage: N/A

**Minutes:** 06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATIONLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of advertisement and appraisals</b>
<b>Description:</b>	Knox County – .005+/-acres - 2224 Fisher Place, Knoxville, TN – Trans. No. – 14-06-003 (Baugh)
<b>Purpose:</b>	Disposal in fee for a portion of the alley. The State has no use for this approximate 3’-4’ strip.
<b>Estimated Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Dept. of Education (REM fees) (A)
<b>Grantee:</b>	Gail M. Hensley
<b>Comment:</b>	<p>The “unnamed alley” was closed by the City of Knoxville in 1992. The State’s fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.</p> <p>The purchase price is to be determined by the average tax assessor’s value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.</p> <p>Date of last transfer: 1992  Original Cost to the State: \$.0.00  Previous Owner: City of Knoxville  Property Assessor’s Value: N/A  Improvements Square Footage: N/A</p>
<b>Minutes:</b>	06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATIONLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of advertisement and appraisals</b>
<b>Description:</b>	Knox County – .005+/-acres 2218 Fisher Place, Knoxville, TN – Trans. No. – 14-06-004 (Baugh)
<b>Purpose:</b>	Disposal in fee for a portion of the alley. The State has no use for this approximate 3'-4' strip.
<b>Estimated Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Dept. of Education (REM fees) (A)
<b>Grantee:</b>	Howard B. & Kathleen J. Hannah
<b>Comment:</b>	<p>The "unnamed alley" was closed by the City of Knoxville in 1992. The State's fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.</p> <p>The purchase price is to be determined by the average tax assessor's value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.</p> <p>Date of last transfer: 1992  Original Cost to the State: \$.00  Previous Owner: City of Knoxville  Property Assessor's Value: N/A  Improvements Square Footage: N/A</p>
<b>Minutes:</b>	06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATIONLand Transaction

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals

**Description:** Knox County – .005+/-acres - 2228 Fisher Place, Knoxville, TN – Trans. No. – 14-06-005 (Baugh)

**Purpose:** Disposal in fee for a portion of the alley. The State has no use for this approximate 3’-4’ strip.

**Estimated Price:** Fair Market Value

**Source of Funding:** Dept. of Education (REM fees) (A)

**Grantee:** Nathan & Amanda Wolf

**Comment:** The “unnamed alley” was closed by the City of Knoxville in 1992. The State’s fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.

The purchase price is to be determined by the average tax assessor’s value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.

Date of last transfer: 1992  
 Original Cost to the State: \$.0.00  
 Previous Owner: City of Knoxville  
 Property Assessor’s Value: N/A  
 Improvements Square Footage: N/A

**Minutes:** 06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATIONLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of advertisement and appraisals</b>
<b>Description:</b>	Knox County – .005+/-acres - 2214 Fisher Place, Knoxville, TN – Trans. No. – 14-06-006 (Baugh)
<b>Purpose:</b>	Disposal in fee for a portion of the alley. The State has no use for this approximate 3'-4' strip.
<b>Estimated Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Dept. of Education (REM fees) (A)
<b>Grantee:</b>	Wesley & Melissa Baldwin
<b>Comment:</b>	<p>The "unnamed alley" was closed by the City of Knoxville in 1992. The State's fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.</p> <p>The purchase price is to be determined by the average tax assessor's value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.</p> <p>Date of last transfer: 1992  Original Cost to the State: \$.00  Previous Owner: City of Knoxville  Property Assessor's Value: N/A  Improvements Square Footage: N/A</p>
<b>Minutes:</b>	06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF EDUCATIONLand Transaction

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals

**Description:** Knox County – .01+/-acres - 2208 Fisher Place, Knoxville & 0 Maplewood Dr., TN – Trans. No. – 14-06-007 (Baugh)

**Purpose:** Disposal in fee for a portion of the alley and also vacant land, along the alley, owned by the Brace's. The State has no use for this approximate 3' – 4' strip.

**Estimated Price:** Fair Market Value

**Source of Funding:** Dept. of Education (REM fees) (A)

**Grantee:** David A. & Gina Brace

**Comment:** The "unnamed alley" was closed by the City of Knoxville in 1992. The State's fence line was established prior to the receipt of the ally portion. The owner on the opposite side has been maintaining the property up to the fence line.

The purchase price is to be determined by the average tax assessor's value for all lots fronting the abandoned alley, per square foot, multiplied by acreage.

Date of last transfer: 1992  
 Original Cost to the State: \$.00  
 Previous Owner: City of Knoxville  
 Property Assessor's Value: N/A  
 Improvements Square Footage: N/A

**Minutes:** 06/23/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICESLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of one appraisal</b>
<b>Description:</b>	Cocke County – 0.1+/-acres – 440 Eastern Plaza Shopping Center, Newport, TN – Trans. No. 13-11-001 (Baugh)
<b>Purpose:</b>	Disposal in fee to sell excess property for which the agency has no use.
<b>Estimated Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Labor & Workforce Development
<b>Comment:</b>	<p>This building was constructed entirely with federal Reed Act funds. The proceeds from the sale are required by federal law (29 CFR Part 97) to go to the replacement or upgrading of existing Reed Act buildings. Proceeds of the sale, less any state investment, will be deposited into the Department of Labor's Unemployment Trust Fund as stated in TEG#3-07 # 6, and used pursuant to the requirements of the Federal Reed Act. The State investment amount will be deposited into the Facility Revolving Fund (FRF)</p> <p>Per the TCA 12-2-119 Notwithstanding any law to the contrary, proceeds from the sale and conveyance of surplus real property or improvements managed as state office buildings and support facilities revolving fund property shall be deposited in the state office buildings and support facilities revolving fund, created by § 9-4-901, to be used for capital outlay.</p> <p>The Tennessee Historical Commission determined that this <i>disposal</i> will <u>not</u> adversely affect this State-owned resource of 50+ years, and no further action is necessary.</p> <p>Date of last transfer: January 24, 1964  Original Cost to the State: \$66,019 (\$11,000 land) (\$55,019 construct building)  Previous Owner: Charles T. Rhyne &amp; Patsy Rhyne Williams  Property Assessor's Value: N/A  Improvement Square Footage: 2,400 sq. ft.</p>
<b>Minutes:</b>	06/23/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF GENERAL SERVICES

**Land Transaction**

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

**Description:** Bedford County – 2.66+/-acres – 301 North Main Street, Shelbyville, TN – Trans. No. 13-11-002 (Baugh)

**Purpose:** Disposal in fee to sell excess property for which the agency has no use.

**Estimated Price:** Fair Market Value

**Source of Funding:** Labor & Workforce Development

**Comment:** This building was constructed entirely with federal Reed Act funds. The proceeds from the sale are required by federal law (29 CFR Part 97) to go to the replacement or upgrading of existing Reed Act buildings. Proceeds of the sale, less any state investment, will be deposited into the Department of Labor's Unemployment Trust Fund as stated in TEG#3-07 # 6 and used pursuant to the requirements of the Federal Reed Act. The State investment amount will be deposited in the Facility Revolving Fund (FRF)

Per the TCA 12-2-119 Notwithstanding any law to the contrary, proceeds from the sale and conveyance of surplus real property or improvements managed as state office buildings and support facilities revolving fund property shall be deposited in the state office buildings and support facilities revolving fund, created by § 9-4-901, to be used for capital outlay.

The Tennessee Historical Commission determined that this *disposal* will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Date of last transfer: January 26, 1964  
 Original Cost to the State: \$139,052  
 (\$11,000 land) (\$53,052 construct building) (\$75,000 construct addition)  
 Previous Owner: Industrial Development Board-City of Shelbyville, Inc.  
 Property Assessor's Value: N/A  
 Improvement Square Footage: 2,700 sq. ft. (office) 1,810 sq. ft. (addition)

**Minutes:** 06/23/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF GENERAL SERVICESLand Transaction

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

**Description:** Sullivan County – 0.322+/-acres – 18<sup>th</sup> and State Street, Bristol, TN – Trans. No. 13-11-003 (Baugh)

**Purpose:** Disposal in fee to sell excess property which the agency has no use.

**Estimated Price:** Fair Market Value

**Source of Funding:** Labor & Workforce Development

**Comment:** This building was constructed entirely with federal Reed Act funds. The proceeds from the sale are required by federal law (29 CFR Part 97) to go to the replacement or upgrading of existing Reed Act buildings. Proceeds of the sale, less any state investment, will be deposited into the Department of Labor's Unemployment Trust Fund as stated in TEG#3-07 #6 and used pursuant to the requirements of the Federal Reed Act. The State investment amount will be deposited in the Facility Revolving Fund (FRF)

Per the TCA 12-2-119 Notwithstanding any law to the contrary, proceeds from the sale and conveyance of surplus real property or improvements managed as state office buildings and support facilities revolving fund property shall be deposited in the state office buildings and support facilities revolving fund, created by § 9-4-901, to be used for capital outlay.

The Tennessee Historical Commission determined that this *disposal* will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Date of last transfer: August 7, 1959 and July 21, 1981  
 Original Cost to the State: \$222,772  
 (\$15,750 land) (\$46,001 construct building) (\$161,021 construct addition)  
 Previous Owners: Elsa Steele et al / Elizabeth Louise Faidley Christian et al  
 Property Assessor's Value: N/A  
 Improvement Square Footage: 2,160 sq. ft. (office) 2,082 sq. ft. (addition)

**Minutes:** 06/23/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF SAFETY AND HOMELAND SECURITYLand Transaction

<b>Requested Action:</b>	<b>Approval to enter into a land lease agreement with waiver of advertisement and appraisals</b>
<b>Description:</b>	Montgomery County – .17 +/-acres – 4382 Baggett Hollow Road, Cunningham, TN – Trans. No. 14-06-011 (Miller)
<b>Purpose:</b>	Acquisition by lease to allow the State to construct, maintain, and operate a communications facility as part of the Public Safety Interoperability Communication System.
<b>Lessor(s):</b>	Brent Sykes
<b>Term:</b>	30 years
<b>Rent:</b>	\$1,000.00 per month
<b>Comment:</b>	Part of approved SBC Project No. 502/001-01-2011  The property is uniquely situated and instrumental to the functionality of the Public Safety Interoperability Communication System.
<b>Minutes:</b>	06/23/2014 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals.

DEPARTMENT OF SAFETY AND HOMELAND SECURITYLand Transaction

**Requested Action:** Approval to enter into a land lease agreement with waiver of advertisement and appraisals

**Description:** Giles County – .17 +/- acres – US Highway 64, Pulaski, TN – Trans. No. 14-06-012 (Miller)

**Purpose:** Acquisition by lease to allow the State to construct, maintain, and operate a communications facility as part of the Public Safety Interoperability Communication System.

**Lessor(s):** Mickey and Lisa Ann Oliver

**Term:** 30 years

**Rent:**

6/1/2014 – 5/30/2024	\$1,200.00 per month
6/1/2024 – 5/30/2034	\$1,500.00 per month
6/1/2034 – 5/30/2044	\$1,800.00 per month

**Comment:** Part of approved SBC Project No. 502/001-01-2011

The property is uniquely situated and instrumental to the functionality of the Public Safety Interoperability Communication System.

**Minutes:** 06/23/2014 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Lease Agreement

**Requested Action:** Approval to enter into a sub-lease agreement

**Description:** Cheatham County – .17 +/- acres – 2005 Petway Road, Two Rivers, TN – Trans. No. 14-06-014 (Miller)

**Purpose:** Acquisition by sub-lease to allow the State to install equipment on Cheatham County tower as part of the Public Safety Interoperable Communication System.

**Ground Lessor(s):** Two Rivers Volunteer Fire Department

**Term:** 40 years

**Rent:** No cost – mutual benefits

**Sub-Lessor:** Emergency Communications District of Cheatham County

**Sub-Lessee:** State of Tennessee

**Comment:** Part of approved SBC Project No. 502/001-01-2011

**Minutes:** 06/23/2014 ESC Approved entering into a sub-lease agreement.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Land Transaction

**Requested Action:** Approval to enter into a land lease agreement

**Description:** Cheatham County – .17 +/-acres – Firetower Road, Kingston Springs, TN – Trans. No. 14-06-015 (Miller)

**Purpose:** Acquisition by lease to allow the State to install equipment on Cheatham County tower as part of the Public Safety Interoperable Communication System.

**Term:** 40 years

**Rent:** No cost – mutual benefits

**Lessor(s):** Emergency Communications District of Cheatham County

**Comment:** Part of approved SBC Project No. 502/001-01-2011

**Minutes:** 06/23/2014 ESC Approved entering into a land lease agreement.

DEPARTMENT OF SAFETY AND HOMELAND SECURITYLand Transaction

**Requested Action:** Approval to enter into a land lease agreement

**Description:** Dickson County – .17 +/- acres – City of Charlotte Waste Water Treatment Facility, Charlotte, TN – Trans. No. 14-06-013 (Miller)

**Purpose:** Acquisition by lease to allow the State to construct, maintain, and operate a communications facility as part of the Public Safety Interoperability Communication System.

**Lessor(s):** City of Charlotte

**Term:** 20 years

**Rent:** No cost – mutual benefits

**Comment:** Part of approved SBC Project No. 502/001-01-2011

**Minutes:** 06/23/2014 ESC Approved entering into a land lease agreement.

Approved:



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