

Appendix F: Survey Results and Analysis

Table 3: Responses by Survey Type

Method of Survey	Number of Respondent Cities	Number of Respondent Counties
Phone Survey	18	17
Online Survey	15	6
Total	33	23

Table 4: Responses by Region

	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
East	11	33%	4	17%
Middle	14	42%	14	61%
West	8	24%	5	22%
Total	33	100%	23	100%

Figure 3: Geographic Distribution of Responses from Cities and Counties

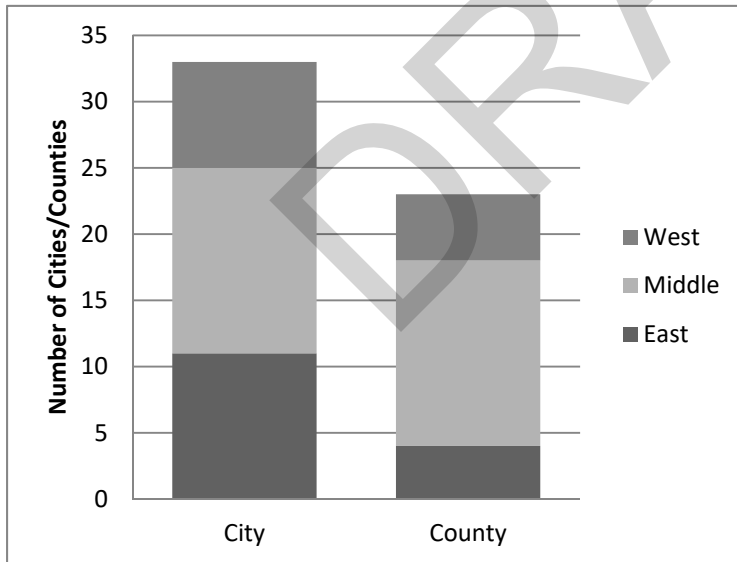


Table 5: Surplus Parcels as a Percentage of Total Government-owned Parcels

Percentage of Parcels that are Surplus	Number of Respondent Cities	Number of Respondent Counties
0%	15	9
Greater than 0%; less than or equal to 10%	8	4
Greater than 10%; less than or equal to 30%	2	3
Greater than 30%; less than or equal to 50%	3	3
Greater than 50%	1	-
Total	29*	19*

*Four cities and four counties did not respond to this question.

Based on responses to questions 1 and 2, Table 5 shows the surplus property as a percentage of total real estate holdings, for the counties and cities that responded to the survey. The results show that nine counties and 15 cities reported zero surplus properties. Four counties and eight cities reported less than 10 percent of their total real estate holding to be surplus. Three counties and two cities reported 10% to 30% of their total real estate holding to be surplus. Three counties and three cities reported 30% to 50% of their total real estate holding to be surplus. The City of Jackson reported its surplus real estate to be more than 50% of its total real estate holding and described it mostly as tax delinquent properties.

Table 6: Types of Surplus Properties Owned by Local Jurisdictions

Types of Surplus Properties	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Tax-Delinquent	8	38%	9	56%
Others	7	33%	2	13%
No Surplus Property	6	29%	5	31%
Grand Total	21*	100%	16*	100%

*Twelve cities and seven counties did not respond to this question, and some of them had reported in the previous question that they do not have surplus properties.

Based on responses to question 2, Table 6 shows that of the respondent local governments, nine counties and eight cities reported that most of their surplus properties are tax delinquent, two counties and seven cities reported other various

types of surplus properties. Counties reported that their other surplus properties were formerly used for law enforcement purposes (e.g., jail site and former sheriff headquarters) or are FEMA properties. Cities described their other surplus properties as an abandoned cemetery, flat parcels in residential areas, ROW purchases, community development block improvement areas, and FEMA properties. Five counties and six cities reported no surplus property.

Table 7: Change in the Amount of Real Estate Owned by Local Jurisdictions

Amount of Real Estate Owned Over time	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Increasing	7	21%	6	26%
Stable	22	67%	15	65%
Decreasing	4	12%	2	9%
Grand Total	33	100%	23	100%

Based on responses to question 3, Table 7 and Figure 4 show how the respondent local jurisdictions categorized the change in their real estate holdings over time. The results show that of the 23 respondent counties, 6 counties reported their real estate size to be increasing, 15 counties reported their real estate size to be stable, and 2 counties reported their real estate size to be decreasing. Hamilton County reported that it, in general, is maintaining current holdings and its Board of Education is in the process of drawing plans of replacing and combining older school buildings. Williamson County is one of the counties whose real estate holding is increasing, mostly because of its growing population, acquiring property for its emergency management, parks, and recreation departments. As for 33 respondent cities, the results show 7 cities reported their real estate size to be increasing, 22 cities reported their real estate size to be stable, and four cities reported their real estate size to be decreasing. The City of Kingsport is one of the cities that reported it is decreasing its real estate holdings by actively finding ways to turn its non-tax producing properties into tax-producing and by also developing a land bank for future management of surplus properties.

Figure 4: Change in the Amount of Real Estate Owned by Local Jurisdictions

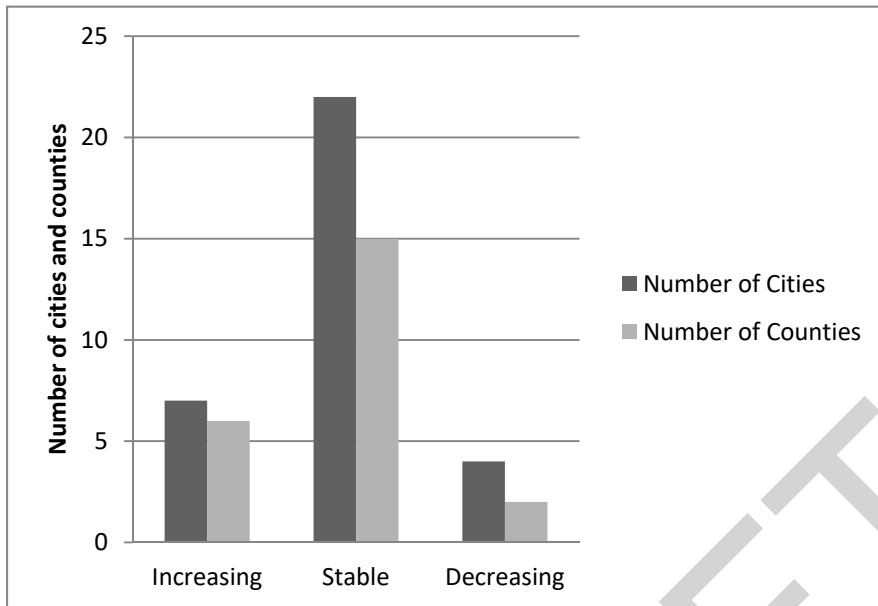


Table 8: Local Jurisdictions and Real Estate Management Policy

Real Estate Management Policy	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% Of Total Respondent Counties
Yes	9	27%	16	70%
No	23	70%	5	22%
Unsure	1	3%	2	9%
Grand Total	33	100%	23	100%

Combining responses to question 4 of the online survey and question 9 from telephone interviews, Table 8 shows how many local jurisdictions have a formal policy related to real estate and capital assets management. Sixteen respondent counties and nine respondent cities reported they have a real estate management policy. Dyer County, Marshall County, Rutherford County and, The City of Clarksville shared their capital asset management policies, which provided information about the guidelines and regulations local governments have in place to account for their fixed assets. Five respondent counties and 23 respondent cities reported they do not have any real estate management policy. Two respondent counties and one respondent city were unsure if they have any real estate management policy.

Table 9: Local Jurisdictions' Interest in Acquiring State-Owned Property

Does your government have an interest in acquiring any real property that is currently owned by the State of Tennessee (or the federal government)?	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Yes	4	12%	2	9%
No	27	82%	18	82%
Unsure	2	6%	2	9%
Grand Total	33	100%	22*	100%

* One respondent city did not respond to this question

Based on responses to question 5, Table 9 shows how many local governments have and how many do not have an interest in acquiring any real property that is currently owned by the State of Tennessee or the federal government. The results show that 18 respondent counties and 27 respondent cities do not want to acquire any property from the state. Lincoln County and The City of Winchester each reported that although they currently do not have an interest in the state-owned property, they might be interested in the future depending on their jurisdictional needs. Two respondent counties and four respondent cities are interested in acquiring state-owned property. Two respondent counties and two respondent cities are unsure if they want to acquire any real estate from state government. Figure 5 is a bar chart that presents the results in Table 9.

Figure 5: Local Jurisdictions’ Interest in Acquiring State-Owned Property

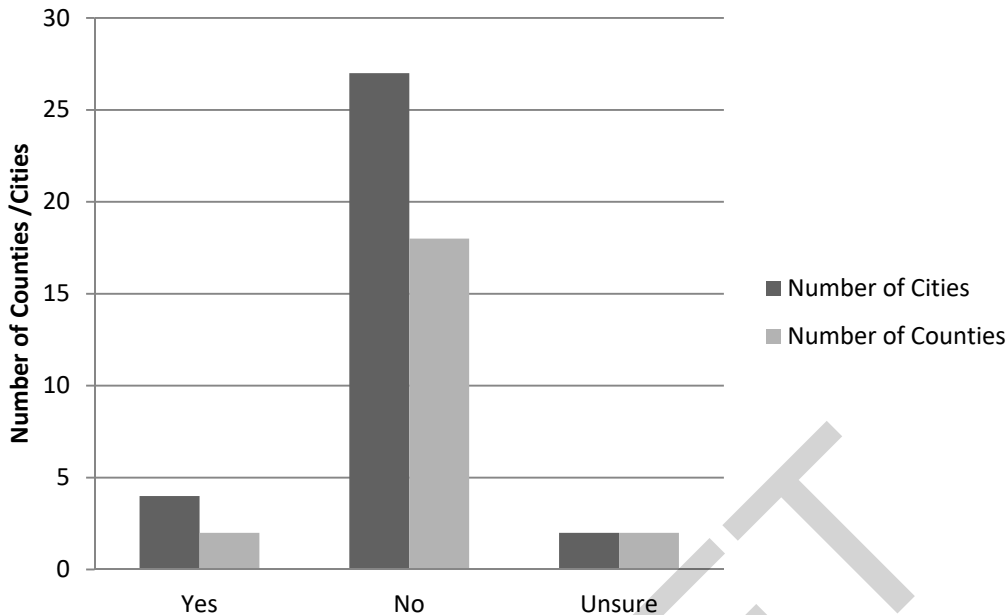


Table 10: Received Real Property from the State of Tennessee

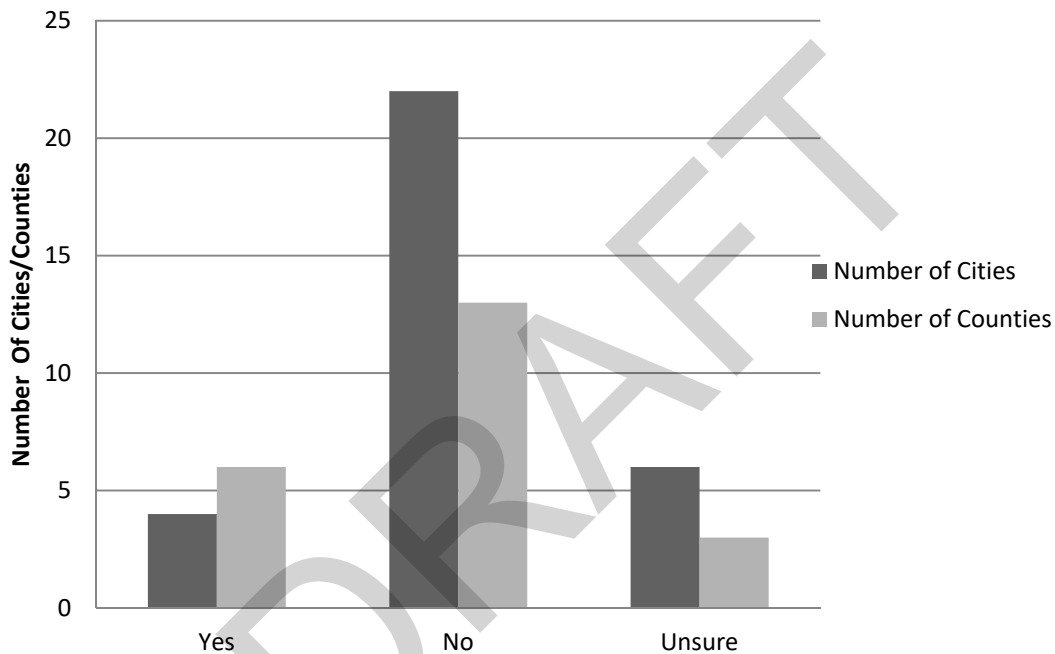
Has your government received real property from the State of Tennessee—by purchase or any other conveyance of title—in the last 10 years (2008 - 2018)?	Number of Respondent Cities	% of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Yes	4	13%	6	27%
No	22	69%	13	59%
Unsure	6	19%	3	14%
Grand Total	32*	100%	22*	100%

*One respondent city and one respondent county did not respond to this question.

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

school. As for Hamilton County, the state government, after completing the construction of TDOT'S new Region 2 headquarters, is now in the process of transferring TDOT'S old Region 2 building and facility to the county. Thirteen respondent cities and 22 respondent cities have not received real property from the State government. Three respondent counties and six respondent cities were unsure if they received any property from the state government.

Figure 6: Received Real Property from the State of Tennessee



Responding to question seven, officials from some counties and cities shared suggestions on the role state government can play in helping cities and counties manage their surplus real properties effectively. They suggested that the state government should

- closely coordinate with them,
- notify them of state-owned surplus properties in their jurisdiction,
- give them the first right of refusal,
- make disposal of surplus property an easy and speedy process, legislation should allow clear titles to properties defaulted to a governmental entity via tax sales, and

- streamline the way to sell properties: provide a website, best practice guideline, marketing assistance and remove administrative barriers.

Responding to question 8, most of the local governments interviewed said that they do not buy a new property until and unless they have a specific need for it. Examples of specific needs are new schools, utilities, and fire stations. Some respondent local jurisdictions also shared that they try to maximize their use of real estate. For example, Wilson County has partnered with its city governments to use real property effectively by using a fire station in Mt. Juliet to house county ambulances.

Table 11: Local Jurisdictions’ Challenges Dealing with Unwanted Properties

Does your government have challenges dealing with tax-delinquent, abandoned, or condemned properties?	Number of Respondent Cities	% Of Total Respondent Cities	Number of Respondent Counties	% of Total Respondent Counties
Yes	7	39%	7	47%
No	11	61%	8	53%
Grand Total	18	100%	15*	100%

*One respondent county did not respond to this question.

Based on responses to question 10, Table 11 shows whether the respondent local jurisdictions have challenges dealing with tax-delinquent, abandoned, or condemned properties. Seven respondent counties and seven respondent cities reported that tax-delinquent properties are a problem for their government. Eight respondent counties and eleven respondent cities say they do not face challenges with such properties.

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