

# **GOVERNMENTAL OPERATIONS AGENDA INDEX**

November 24, 2004

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## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: Emilie B. Stevens

GRANTEE: State of NC, Department of Agricultural and Consumer Services, Plant Conservation Program

LOCATION: Lying on the south side of Infinity Road, Durham, Durham County

AREA: 70.7 acres

UNIT COST: \$12,000/acre

CONSIDERATION: \$848,400

COMMENTS: The property proposed for acquisition has been identified as meeting the ecological criteria for the Ecosystem Enhancement Program and the Plant Conservation Program. Acquisition of this property is crucial to protecting an identified Significant Natural Heritage Area containing state and federally endangered plant populations along the Eno River. The Natural Heritage Trust Fund and the Ecosystem Enhancement Program will provide funds for this acquisition.

### ITEM 2

GRANTOR: William H. Merritt and wife, Shirley B. Merritt

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Plant Conservation Program

LOCATION: Lot # 4, 5601 & 5523 Wanderlust Lane, Durham, Durham County

AREA: 5.60 acres in three lots

UNIT COST: \$26,875/acre

CONSIDERATION: \$150,500

COMMENTS: The property proposed for acquisition will be incorporated into the Department of Agriculture and Consumer Services, Plant Conservation Program and the nature preserve program. It will protect threatened and endangered native plant species along the Eno River and also preserve the ecosystem necessary to sustain those plants. The property may also be used for research and educational activities. Funding to be provided by the Natural Heritage Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: John Mark Thomas

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Plant Conservation Program

LOCATION: 5617 Wanderlust Lane, Durham, Durham County

AREA: 0.99 acres

UNIT COST: \$38,000/acre

CONSIDERATION: \$38,000

COMMENTS: The property proposed for acquisition will be incorporated into the Department of Agriculture and Consumer Services, Plant Conservation Program and the nature preserve program. It will protect threatened and endangered native plant species along the Eno River and also preserve the ecosystem necessary to sustain those plants. The property may also be used for research and educational activities. Funding to be provided by the Natural Heritage Trust Fund.

### ITEM 4

GRANTOR: Wayne E. Cash and Hazel B. Cash

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Plant Conservation Program

LOCATION: 5606 Wanderlust Lane, Durham, Durham County

AREA: 1.855 acres

UNIT COST: \$21,833/acre

CONSIDERATION: \$40,500

COMMENTS: The property proposed for acquisition will be incorporated into the Department of Agriculture and Consumer Services, Plant Conservation Program and the nature preserve program. It will protect threatened and endangered native plant species along the Eno River and also preserve the ecosystem necessary to sustain those plants. The property may also be used for research and educational activities. Funding to be provided by the Natural Heritage Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Land Trust for Central North Carolina

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Plant Conservation Program

LOCATION: Approximately 10 miles northwest of Troy along Barnes Creek, Montgomery County

AREA: 233 acres

UNIT COST: \$462.37/acre

CONSIDERATION: \$107,733

COMMENTS: The property proposed for acquisition will be incorporated into the Department of Agriculture and Consumer Services, Plant Conservation Program. The property will be dedicated under the Nature Preserves Act in order to protect endangered plant species and provide research and educational opportunities to the public. The Land Trust for Central North Carolina will be reimbursed for direct expenses and overhead for their participation in this transaction. Funds to be provided by the Natural Heritage Trust Fund.

### ITEM 6

GRANTOR: John D. Richardson and wife, Ella C. Richardson

GRANTEE: State of NC, Department of Environment and Natural Resources, Division of Parks and Recreation

LOCATION: 386 Lyons Road, Roaring Gap, Alleghany County

AREA: 54 acres  $\pm$  (subject to survey) improved with a 1-story frame dwelling and shed that contributes no value

UNIT COST: \$5,800/acre – land

CONSIDERATION: \$318,112 (subject to survey)

COMMENTS: Property is needed for inclusion into Stone Mountain State Park in accordance with the master plan. Acquisition is necessary to prevent further development. Funding provided by Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Alice L. Graves and husband, William L. Graves and Johnny G. Lyall,  
unmarried

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: South of the J. E. Gentry road and west side of New River, Chestnut Hill  
Township, Ashe County

AREA: 117 acres  $\pm$ (subject to survey) improved with a frame barn containing 200 sq. ft.  
that contributes no value

UNIT COST: \$9,000/acre

CONSIDERATION: \$1,053,000 (subject to survey)

COMMENTS: Property is needed for inclusion in New River State Park in accordance  
with the master plan. Acquisition is necessary to prevent further development and to protect of  
water quality. Funding provided by the Parks and Recreation Trust Fund.

### ITEM 8

GRANTOR: James W. Patterson and wife, Margaret L. Patterson

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: East side of SR 2287, Kings Mountain, Cleveland County

AREA: 31.4 acres

UNIT COST: \$3,726.63/ acre

CONSIDERATION: \$117,016.18

COMMENTS: Property is needed for inclusion into the Crowders Mountain State Park in  
accordance with the master plan. Acquisition is necessary to provide for an improved connection  
between Crowders Mountain State Park and the King's Mountain Military Park in South  
Carolina. The State will reimburse The Conservation Fund for expenses associated with its  
participation in this transaction. Funding provided by Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: James E. Myers and wife, Lisa M. Myers

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: 6090 Church Street, Greensboro, Guilford County

AREA: 12.06 acres improved with a 1 and 1/2-story modular dwelling containing 2,415 sq. ft., a frame garage containing 1,800 sq. ft., a frame equipment shed containing 256 sq. ft. and a frame storage shed containing 800 sq. ft.

UNIT COST: \$6,218.90/acre – land  
\$24.28/sq. ft. – improvements

CONSIDERATION: \$203,000

COMMENTS: Property is needed for inclusion into the Haw River State Park in accordance with the master plan. Acquisition is necessary to prevent further development. The dwelling will be used as interim housing for Park Rangers. The State will reimburse the Piedmont Land Conservancy for expenses associated with its participation in this transaction. Funding provided by Parks and Recreation Trust Fund.

### ITEM 10

GRANTOR: Tommie A. Edison and wife, Carolyn H. Edison

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: East side of SR 1329, Lake Norman State Park, Iredell County

AREA: Two tracts containing 24 acres ± (subject to survey)

UNIT COST: \$8,500/acre

CONSIDERATION: \$204,000 (subject to survey)

COMMENTS: The property is needed for inclusion in Lake Norman State Park pursuant to the master plan. These tracts are located upstream of the park and the acquisition is crucial to maintaining the water quality of the streams flowing from the tracts into Lake Norman. Funds for this acquisition are provided by the Parks and Recreation Trust Fund

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Edward D. Connor and wife, Theresa M. Connor

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: 2578 Mac D Road, Orrum, Robeson County

AREA: 0.52 acre improved with a 1-story brick veneer dwelling containing 778 sq. ft.

UNIT COST: \$5,000/lot – land  
\$43.05/sq. ft. – improvement

CONSIDERATION: \$38,500

COMMENTS: Property is needed for inclusion into Lumber River State Park in accordance with the master plan. The dwelling will be used as interim housing for Park Rangers. Funding provided by Parks and Recreation Trust Fund.

### ITEM 12

GRANTOR: Janet R. Roberts and husband, Charles W. Roberts

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: 7700 Highway 135, Mayodan, Rockingham County

AREA: 0.872 acre improved with a one-story brick dwelling containing 1,053 sq. ft. and two frame buildings containing 594 sq. ft.

UNIT COST: \$16,000/lot  
\$32.28/sq. ft. – dwelling

CONSIDERATION: \$50,000

COMMENTS: This acquisition is necessary for protection of the newly created Mayo River State Park in Rockingham County that supports a large collection of wetlands, high quality upland forests, rare plant and animal species and possesses biological, archaeological and scenic resources of statewide significance. Funding provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 13

GRANTOR: Janet R. Roberts and husband, Charles W. Roberts

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: South of Highway 135 and east side of Mayo River, Mayodan,  
Rockingham County

AREA: 10 acres (subject to survey)

UNIT COST: \$2,500/acre

CONSIDERATION: \$25,000 (subject to survey)

COMMENTS: This acquisition is necessary for protection of the newly created Mayo River State Park in Rockingham County that supports a large collection of wetlands, high quality upland forests, rare plant and animal species and possesses biological, archaeological and scenic resources of statewide significance. Funding provided by the Parks Recreation Trust Fund.

### ITEM 14

GRANTOR: Ferguson Lumber, Inc.  
Paula Ferguson – President

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: Adjoining the east side of Mayo River in Henry County, Virginia and  
lying on the east and west sides of SR 1360, Rockingham County

AREA: 288 acres consisting of 231 acres in North Carolina and 57 acres in Henry  
County, Virginia

UNIT COST: \$2,260/acre

CONSIDERATION: \$650,880

COMMENTS: This acquisition is necessary for protection of the newly created Mayo River State Park in Rockingham County that supports a large collection of wetlands, high quality upland forests, rare plant and animal species and possesses biological, archaeological and scenic resources of statewide significance. Funding provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

ITEM 15

GRANTOR: John M. Skaggs, single

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: 941 Cedar Mountain Road, Mayodan, Rockingham County

AREA: 3.81 acres improved with a singlewide manufactured home containing  
927 sq. ft. and three outbuildings containing 560 sq. ft.

UNIT COST: \$6,036.74/acre – land  
\$31.79/sq. ft. – improvements

CONSIDERATION: \$70,000

COMMENTS: This acquisition is necessary for protection of the newly created Mayo River State Park in Rockingham County that supports a large collection of wetlands, high quality upland forests, rare plant and animal species and possesses biological, archaeological and scenic resources of statewide significance. Funding provided by the Parks Recreation Trust Fund.

## **ACQUISITION BY DEED**

ITEM 16

GRANTOR: The Trust For Public Land

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: South side of US Highway 70 West and east side of Aviation Parkway,  
Raleigh, Wake County

AREA: 115.64 acres (subject to survey)

UNIT COST: \$52,000/acre

CONSIDERATION: \$6,013,280 (subject to survey)

COMMENTS: The property is needed for inclusion into Umstead State Park pursuant to the master plan. Proposed acquisition will buffer the park from commercial development and protect the water quality of Big Lake within the park. The property will be conveyed in two parts, phase one of 96.41 acres at a cost of \$5,013,280 and phase two of 19.23 acres for \$1,000,000. Funding for phase two is subject to 2005 legislature fully funding a \$100 million appropriation as requested by Clean Water Management Trust Fund. Funds for this acquisition are provided by the Parks and Recreation Trust Fund, Clean Water Management Trust Fund and Wake County Open Space Committee.

## **ACQUISITION BY DEED**

### ITEM 17

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environment and Natural Resources, Wildlife Resources Commission

LOCATION: Adjacent to the Angola Bay Game Land, North of Highway 53, approximately six miles northeast of Burgaw, Pender County

AREA: 3,045.45 acres, subject to survey

UNIT COST: \$714.61/acre, subject to survey

CONSIDERATION: \$2,176,300

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's Angola Bay Game Land, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The property will further provide improved access to this portion of the Game Land and protect against encroachment by development. The State will take title to the property via a Special Warranty Deed. Funding provided by the Natural Heritage Trust Fund.

### ITEM 18

GRANTOR: Estate of Grover W. Fordham and wife, Cebie Fordham, Shirely W. Griffin and Mary E. Wall, Administrators

GRANTEE: State of NC, Department of Transportation, Division of Highways

LOCATION: US Highway 258, lot adjacent to the DOT Facility, Lenoir County

AREA: 2.82 acres lot improved with a one story vacant house. The improvement contributes no value to the property.

UNIT COST: \$24,503.55/acre

CONSIDERATION: \$69,100

COMMENTS: The proposed property acquisition is needed to expand the Lenoir County Maintenance Facility.

## **ACQUISITION BY DEED**

### ITEM 19

GRANTOR: East Carolina University Real Estate Foundation

GRANTEE: State of NC, East Carolina University

LOCATION: 928 East 14<sup>th</sup> Street, Greenville, Pitt County

AREA: 8,499 sq. ft. or 0.20 acres improved with a single-family dwelling containing 1,356 sq. ft.

UNIT COST: \$4.12/sq. ft. – land  
\$56.05/sq. ft. – improvements

CONSIDERATION: \$111,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in consistent with the master plan. The property is one of two remaining properties located along E. 14<sup>th</sup> Street at Ficklen Stadium. Funds provided from an auxiliary overhead account.

### ITEM 20

GRANTOR: John W. Saunders (unmarried)

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 1704 Bluford Street, Greensboro, Guilford County

AREA: 0.17 acres improved with one-story dwelling containing 935 sq. ft.

UNIT COST: \$ 1.67 sq. ft – land  
\$45.45 sq. ft - dwelling

CONSIDERATION: \$55,000

COMMENTS: Property proposed for acquisition is needed for inclusion in the campus pursuant to the master plan. The long-range plan provides for construction of a new Events Center at this location. Funds provided by the 2000 University Capital Improvement Bonds.

## **ACQUISITION BY DEED**

### ITEM 21

GRANTOR: Winnie Rebecca Debnam, and  
Winnie Rebecca Debnam and Deborah Louise Debnam Edwards, Trustees  
of Leland A. Debnam Family Trust Under Will of Lee A. Debnam

GRANTEE: State of NC, North Carolina State University

LOCATION: 2300 Avent Ferry Road, Raleigh, Wake County  
2355 ½ Champion Court, Raleigh, Wake County  
2319 Champion Court, Raleigh, Wake County

AREA: 6.24 acres or 271,814 sq. ft. with improvements consisting of nine (two and three story brick apartments buildings), containing a total of 91,188 sq. ft. of rentable area, also improved with an adjacent office complex containing approximately 2,383 sq. ft. and storage facility containing approximately 1,695 sq. ft.

UNIT COST: \$ 3.65/sq.ft. – land  
\$45.22/sq.ft. – improvements

CONSIDERATION: \$5,300,000

COMMENTS: The acquisition of the Western Manor Apartments will provide additional student housing to support current and future requirements for on-campus living in a location that is centrally located between the original campus and the Centennial Campus. Funding provided by University Housing receipts.

## **ACQUISITION BY DEED**

### ITEM 22

GRANTOR: Brown/Bryson Family Limited Partnership  
James Hooper – Managing Partner

GRANTEE: State of NC, Western Carolina University

LOCATION: Adjoining SR 1367 and SR 1321, Cullowhee, Jackson County

AREA: 273.32 acres

UNIT COST: \$7,134.49/acre

CONSIDERATION: \$1,950,000

COMMENTS: The property proposed for acquisition is being acquired in accordance with the University master plan and for future development of the University's proposed Millennial Campus. The property will be utilized for the construction of student housing and other campus facilities. Funding for acquisition of the property provided by University Capital Improvement Bonds.

## **DISPOSITION BY DEED**

### ITEM 23

GRANTOR: State of NC, Department of Health and Human Services

GRANTEE: Community United Methodist Church

LOCATION: 507 West E Street, Butner, Granville County

AREA: 2.3385 acres

UNIT COST: \$30,361.34

CONSIDERATION: \$71,000

COMMENTS: The property proposed for disposition is a vacant tract adjacent to the church property. The tract has been declared surplus and is of no future use.

## **DISPOSITION BY LEASE**

ITEM 24

LESSOR: State of NC, North Carolina State University

LESSEE: State of NC, NC State University Centennial Development, LLC  
NC State Partnership Corporation – Manager  
John Gilligan – President

LOCATION: Centennial Campus, North Carolina State University, Wake County

TERM: 99 years effective January 1, 2006 or possession

AREA: ±193 acres of land

CONSIDERATION: Benefits

COMMENTS: This ground lease will provide a site for the construction and operation of an 18-hole golf course, clubhouse and associated parking on Centennial Campus. The Lessee will construct, maintain and operate the facility. This use is consistent with the campus master plan. The improvements will provide programmatic uses for the Men's and Women's Varsity Golf Teams, students in the Professional Golf Management Program (PGM), and for agronomic and turfgrass management research. The course will be open for play by the public. All costs of constructing the improvements shall be the responsibility of the Lessee. Funding for the improvements will be provided by private gifts through a fundraising campaign approved by the Board of Trustees. Capital budget is \$12.8 million. The lease will terminate if funding is not secured and construction begun within two years. The Lessee shall maintain and operate the improvements at its own cost and expense. At the end of the term the property and improvements will revert to the State.

## **OTHER MATTERS**

### ITEM 25

At the request of the Department of Environment and Natural Resources, Division of Forest Resources, authorization is requested to acquire a 99.37- acre tract of land owned by Lucy Moore Snakenberg and husband James Snakenberg located at 8208 Old Baucom Road, Raleigh, Wake County at a purchase price of \$1,175,000 for inclusion in Clemmons Educational State Forest.

Currently the City of Raleigh leases a portion of the tract of land (44.75 acres) from the Snakenberg's as a site for biosolid application (agricultural crop production). The lease expires January 1, 2005. Therefore, the City of Raleigh has agreed to provide 50% of the funding to assist the State with the acquisition of the Snakenberg's 99.37-acre tract of land. In exchange, the State will convey to the City of Raleigh the leased area of 44.75 acres along with the adjacent home site containing 1.967 acres of land, improved with a one-story dwelling containing 1,332 sq. ft. for a total of 46.72 acres of land. The Wake County Open Space will provide the funds for the acquisition.