

## **GOVERNMENTAL OPERATIONS AGENDA INDEX**

February 15, 2008

### **ACQUISITION BY DEED: The following items are reported pursuant to NCGS 146-22**

1. J. D. Goldston, Jr. (AGRICULTURE) Durham County
2. John I. Barron (DENR-PARKS) Burke County
3. The Wellings Group, LLC (DENR-PARKS) Harnett County
4. Carolina Mountain Land Conservancy (DENR-PARKS) Rutherford County
5. The Nature Conservancy (DENR-PARKS) Rutherford County
6. The Nature Conservancy (DENR-PARKS) Rutherford County
7. Carolina Mountain Land Conservancy (DENR-PARKS) Rutherford County
8. NC Coastal Land Trust (DENR-WILDLIFE) Craven County

### **DISPOSITION BY LEASE: The following items are reported pursuant to NCGS 146-29.1(c)**

9. Appalachian State University Foundation, Inc. (ASU) Watauga County
10. UNC at Chapel Hill Foundation, Inc. (UNC-CH) Orange County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: J.D Goldston, Jr. and Louise F. Goldston

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

LOCATION: Snow Hill Road, Durham County

AREA: ±32.12 acres

UNIT COST: \$7,135.09/acre

CONSIDERATION: \$229,179

COMMENTS: Property proposed for acquisition has been identified as meeting the criteria for the NC Plant Conservation Program. Acquisition of this property is crucial to protecting an identified significant natural heritage area containing state and federally endangered plant populations in the Eno River Diabase Sill, a geologic formation found only in the triangle area. Funding for this acquisition is provided by the Natural Heritage Trust Fund. The option expires April 30, 2008. The Association for the Eno River will be reimbursed for direct expenses and overhead associated with this transaction.

## **ACQUISTION BY DEED**

### ITEM 2

GRANTOR: John I. Barron, M.D., Trustee under Revocable Trust Agreement with John I., M.D., as grantor, dated August 17, 1995, and William Ellis Barron Successor Trustee under Revocable Trust Agreement with Nelle W. Barron, as grantor, dated August 17, 1995

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

LOCATION: Morganton, Burke County

AREA: 120 acres (subject to survey)

UNIT COST: \$4,180/acre

CONSIDERATION: \$501,600 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in the South Mountains State Park pursuant to the master plan. This is the second phase of a four phase project totaling 652 acres. This property is needed for the protection of natural and scenic resources and water quality in the park. Foothills Conservancy will be reimbursed overhead associated with this transaction. This option expires April 30, 2008. South Mountains State Park currently has 17,481 acres out of a planned 21,629 acres. Proposed funding is to be provided by Natural Heritage Trust Fund or Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: The Wellings Group, LLC  
Charles D. Blackwell – President

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

LOCATION: South River Road, Upper Little River Township, Harnett County

AREA: ±17.39 acres (subject to survey)

UNIT COST: \$6,570/acre

CONSIDERATION: \$114,252 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in Raven Rock State Park. The property is bordered by the park on three sides and has approximately 287 feet of frontage on the Cape Fear River. This acquisition is needed to protect natural and scenic resources and prevent development. Funding for this acquisition is provided by the Parks and Recreation Trust Fund. The option expires April 30, 2008. Raven Rock State Park currently consists of 4,677 acres out of a planned 5,467 acres.

### ITEM 4

GRANTOR: Carolina Mountain Land Conservancy

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

LOCATION: East side of SR 1709, Chimney Rock Township, Rutherford County

AREA: 114.34 acres

UNIT COST: \$12,509.84/acre

CONSIDERATION: \$1,430,375

COMMENTS: Property proposed for acquisition is needed for inclusion in Chimney Rock State Park pursuant to the master plan. This proposed acquisition is of high priority due to potential for future residential development. Chimney Rock State Park currently consists of 3,299 acres out of a planned 5,000 acres. Carolina Mountain Land Conservancy will be reimbursed for overhead and expenses associated with this transaction. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$750,000) and Parks and Recreation Trust Fund (\$290,375) and the Natural Heritage Trust Fund (\$390,000).

## **ACQUISITION BY DEED**

ITEM 5

GRANTOR: The Nature Conservancy

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

LOCATION: Boys Camp Road, Chimney Rock Township, Rutherford County

AREA: 46.04 acres

UNIT COST: \$27,497.82/acre

CONSIDERATION: \$1,266,000

COMMENTS: Property proposed for acquisition is needed for inclusion in Chimney Rock State Park pursuant to the master plan. The property is needed for the protection of natural and scenic resources and to provide visitor access to the popular climbing areas on Rumbling Bald. The proposed acquisition is of high priority for the Park Design Program because its acquisition will help improve public access to the popular rock climbing areas on Rumbling Bald. Chimney Rock State Park currently consists of 3,299 acres out of a planned 12,000 acres. The Nature Conservancy will be reimbursed for overhead, interest, and direct expenses associated with this transaction. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$616,000) and Natural Heritage Trust Fund (\$650,000).

## **ACQUISITION BY DEED**

ITEM 6

GRANTOR: The Nature Conservancy

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

LOCATION: Sugar Loaf Mountain Road, Chimney Rock Township, Rutherford County

AREA: 45.77 acres

UNIT COST: \$17,000/acre

CONSIDERATION: \$778,090

COMMENTS: Property proposed for acquisition is needed for inclusion in Chimney Rock State Park pursuant to the master plan. The property is adjacent to park property and needed for the protection of natural and scenic resources. Chimney Rock State Park currently consists of 3,299 acres out of a planned 12,000 acres. The Nature Conservancy will be reimbursed for the overhead, interest, and direct expenses associated with this transaction. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$388,090) and Natural Heritage Trust Fund (\$390,000).

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Carolina Mountain Land Conservancy

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

LOCATION: Little Creek Road, Chimney Rock Township, Rutherford County

AREA: 22.02 acres

UNIT COST: \$12,261.58/acre

CONSIDERATION: \$270,000

COMMENTS: Property proposed for acquisition is needed for inclusion in Chimney Rock State Park pursuant to the master plan. This proposed acquisition is of high priority due to potential for future residential development. Chimney Rock State Park currently consists of 3,299 acres out of a planned 5,000 acres. Carolina Mountain Land Conservancy will be reimbursed for interest, overhead, and direct expenses associated with this transaction. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$120,000) and the Natural Heritage Trust Fund (\$150,000).

### ITEM 8

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: Turkey Quarter Island, Neuse River, Fort Barnwell, Craven County

AREA: ±1,465 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated in the Neuse River Game Land and will be utilized to protect and enhance water quality, wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The North Carolina Coastal Land Trust acquired the property with funds from the Clean Water Management Trust Fund currently subject to a conservation easement held by the State. The Neuse River Game Land currently consists of 4,500 acres.

## **DISPOSITION BY LEASE**

### ITEM 9

LESSOR: Appalachian State University

LESSEE: Appalachian State University Foundation, Inc.  
L. Dent Miller – Chairman

LOCATION: Kidd Brewer Stadium, East Stands and South End Zone, Boone, Watauga County

TERM: 1 year, beginning March 15, 2008 or possession

AREA: ±3.1 acres

RENTAL: \$1.00

COMMENTS: New ground lease at the Kidd Brewer Stadium, at Appalachian State University. The Foundation will construct 4,400 additional seats, 220 additional restroom stalls and additional concession areas. Plans for the improvements will be reviewed and approved by Department of Insurance and State Construction Office. Upon completion of construction, the improvements will revert to Appalachian State University. The Board of Governors approved this ground lease and granted approval to Appalachian State University to request authorization for \$8.3 million in long-term indebtedness to repay the Foundation for the improvements that will be included in the University's 2008 budget request for approval of capital projects funded from non-general fund sources.



## **DISPOSITION BY LEASE**

### ITEM 10

LESSOR: State of NC, University of North Carolina at Chapel Hill

LESSEE: The University of North Carolina at Chapel Hill Foundation, Inc.

LOCATION: Carolina North, Northeast Corner of Municipal Drive and Martin Luther King Jr. Boulevard, Chapel Hill, Orange County

TERM: 40 years, beginning March 15, 2008 or possession with one 10-year renewal option

AREA:  $\pm 7.4$  acres

RENTAL: \$1.00 for the term

COMMENTS: New ground lease at Carolina North to The University of North Carolina at Chapel Hill Foundation, Inc. (UNC-CH Foundation). UNC-CH Foundation will then sublease land at fair market value to a private developer, Alexandria Real Estate Equities, Incorporated (AREE) for the construction and operation of an approximately 85,000 square foot building called the Innovation Center. The Innovation Center will benefit the University of North Carolina at Chapel Hill by providing an environment where innovation-based companies affiliated with the university will work to accelerate their research from laboratory concept to viable business. Construction plans for the Innovation Center will be reviewed by UNC-CH, Department of Insurance and State Construction Office. Upon the expiration of the ground lease, the land and any improvements upon the land will revert to the State.