

# North Carolina Department of Administration


Beverly Eaves Perdue, Governor  
W. Britt Cobb, Jr., Secretary

State Property Office

August 21, 2009

## **MEMORANDUM**

TO: Senator Marc Basnight, President Pro Tempore  
Representative Joe Hackney, Speaker of House of Representatives  
Co-Chairmen of the Joint Legislative  
Commission on Governmental Operations

FROM: Speros J. Fleggas   
Deputy Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting or consultation.

SJF/tm

Cc: Britt Cobb, Secretary  
Fiscal Research Division

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**Location:**  
116 West Jones Street  
Raleigh, North Carolina

**GOVERNMENTAL OPERATIONS AGENDA  
INDEX**

June 26, 2009

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

1. The Nature Conservancy (DENR-PARKS) Rutherford County
2. County of New Hanover (JJ&DP) New Hanover County
3. Dr. Kimya Du Ewa Nance (NCA&TSU) Guilford County
4. Capital Facilities Foundation, Inc. (UNC-G) Guilford County

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

5. County of Stokes (CC&PS) Stokes County
6. Blue Ridge Horsemen's Association (NCSU) Caldwell County
7. General Alumni Association of the UNC-CH (UNC-CH) Orange County

**OTHER MATTERS: The following item is reported pursuant to NCGS 146-30**

8. The Nature Conservancy (DENR-PARKS) Cumberland & Harnett Counties

**OTHER MATTERS: The following item is consultation pursuant to  
NCGS 146-30(a)**

9. Troy & Sharon Rakes (DENR-PARKS) Rockingham County

## **ACQUISITION BY DEED**

### **ITEM 1**

**GRANTOR:** The Nature Conservancy

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

**LOCATION:** Northeast of Silver City Road, Chimney Rock Township, Rutherford County

**AREA:** ±8 acres (subject to survey)

**UNIT COST:** \$15,417/acre

**CONSIDERATION:** ±\$123,336 (subject to survey)

**COMMENTS:** Property proposed for acquisition is needed for inclusion into Chimney Rock State Park pursuant to the master plan. The proposed acquisition will help protect undeveloped view sheds on the slopes of Round Top Mountain. Chimney Rock State Park currently consists of 3,682 acres. The Nature Conservancy (TNC) will be reimbursed for overhead and interest associated with this transaction. Funding for this acquisition is provided by using special indebtedness (COPs) authorized in Session Law 2008-107, Land for Tomorrow, to be repaid by appropriations from the general fund.

### **ITEM 2**

**GRANTOR:** County of New Hanover

**GRANTEE:** State of NC, Department of Juvenile Justice and Delinquency Prevention

**LOCATION:** 3830 Juvenile Center Road, Castle Hayne, New Hanover County

**AREA:** ±2.210 acres (subject to survey) improved with ±6,000 sq. ft. structure

**CONSIDERATION:** Gift

**COMMENTS:** Property proposed for acquisition is needed as a juvenile detention facility. Should the State discontinue use of the property as a youth detention facility, the property will revert back to the County of New Hanover. The property has been leased for \$1 and operated by DJJDP since 1992.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Dr. Kimya Du Ewa Nance

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

LOCATION: 311 Stewart Street, Greensboro, Guilford County

AREA: 17,859 sq. ft. (0.41 acre) improved with a 1,472 sq. ft. one-story brick dwelling constructed in 1950

UNIT COST: \$1.68 / sq. ft. – land  
\$35.33 / sq. ft. – improvements

CONSIDERATION: \$82,000

COMMENTS: Property proposed for acquisition is needed for expansion pursuant to the master plan. Funding for this acquisition is provided by 2000 University Capital Improvement Bonds.

### ITEM 4

GRANTOR: Capital Facilities Foundation, Inc.

GRANTEE: State of NC, University of North Carolina at Greensboro

LOCATION: 1225, 1227 and near 1227 W. Lee Street and 801 McCormick Street, Greensboro, Guilford County

AREA: ±0.36 acres or ±15,757 sq. ft. improved with ±13,852 sq. ft of commercial buildings

UNIT COST: \$11.43/sq. ft. – land  
\$3.60 /sq. ft. – improvements

CONSIDERATION: \$230,000

COMMENTS: Property proposed for acquisition is contiguous to campus and needed for expansion in accordance with the master plan. The property was in foreclosure and acquired by the Foundation in 2009 in the interest of time. The University of North Carolina at Greensboro will handle demolition and salvage any usable materials. Funding provided by 2000 Higher Education Bond Funds.

## **DISPOSITION BY LEASE**

### ITEM 5

LESSOR: State of NC, Department of Crime Control and Public Safety, State Highway Patrol

LESSEE: County of Stokes

LOCATION: 1429 Mounce Road, Walnut Cove, Stokes County

TERM: Twenty years effective September 1, 2009 or possession

AREA: Tower Space

ANNUAL RENTAL: Benefits

COMMENTS: New lease for tower space for the County of Stokes which is part of a reciprocal agreement in which the State leases space on a tower owned by the Lessee at no cost. In addition to tower space, the State Highway Patrol will provide tower equipment to the County valued at approximately \$12,000, funded by a federal Department of Homeland Security grant.

### ITEM 6

LESSOR: State of NC, North Carolina State University, College of Agriculture and Life Sciences

LESSEE: Blue Ridge Horsemen's Association

LOCATION: Anita-Alta 4-H Camp, 2929 Mulberry Creek Road, Lenoir, Caldwell County

TERM: Three years beginning June 1, 2009 or possession

AREA: ±375 acres of land

ANNUAL CONSIDERATION: \$3,000

COMMENTS: New lease. Lessee will operate the camp, maintain the property and make the camp available to 4-H, Scouts and other community groups.

## **DISPOSITION BY LEASE**

ITEM 7

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

LESSEE: General Alumni Association of the University of North Carolina at Chapel Hill

LOCATION: George Watts Hill Alumni Center, Stadium Drive, Chapel Hill, Orange County

TERM : Twenty five years with one 25 year renewal

AREA: 68,760 sq. ft. of office space and surrounding land

RENTAL: \$1.00 for the term

COMMENTS: New lease for the continued use of the Alumni Center by the General Alumni Association of the University of North Carolina at Chapel Hill. Since 1989, the Alumni Association has subleased the building and land from the University of North Carolina at Chapel Hill as authorized by Session Law 1989-30. As part of the existing agreement, the Alumni Association constructed the building on state-owned land at its expense.

## **OTHER MATTERS**

### **ITEM 8**

On April 22, 2009, the State Property Office reported the acquisition of  $\pm 1,500$  acres of land improved with a  $\pm 10,000$  sq. ft. single family dwelling, four additional single family dwellings and twenty four outbuildings from The Nature Conservancy as a gift. The property is encumbered with two life estates and is subject to one lease which expires in 2011. However, the lease expiration date was incorrect and should have stated 2013. Subsequent to the acquisition, the lessee agreed to sell his property interest to the State for \$66,000. The Department of Environment and Natural Resources, Division of Parks and Recreation plans to use the single family dwelling and  $\pm 3,500$  sq. ft. warehouse as a ranger residence and maintenance storage area. The proposed acquisition is critical to the management of the  $\pm 1,500$  acre property. Therefore, authorization is requested to proceed with the acquisition of this property for \$66,000.

### **ITEM 9**

In May 2005 and December 2005, the State, on behalf of the Department of Environment and Natural Resources acquired a 288-acre tract of land and a 115-acre tract of land for inclusion into Mayo River State Park in Rockingham County. The two tracts also include lands in Henry County, Virginia. The Commonwealth of Virginia, on behalf of its Department of Conservation and Recreation, is purchasing a 342-acre tract of land which includes lands in Rockingham County. The State-owned property in Virginia, being two tracts of  $\pm 13.8$  acres and  $\pm 14.35$  acres with a total value of \$79,978, is contiguous to the property that the Commonwealth is purchasing. The State-owned property that the Commonwealth plans to purchase, being one tract of  $\pm 19$  acres with a value of \$83,600, is contiguous to property in Mayo River State Park. Therefore, authorization is requested to effect a land exchange between the State and Commonwealth of Virginia giving both parties contiguous property on their respective sides of the State line. Anticipated closing August 2009.