



North Carolina Department of Administration


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

State Property Office

January 12, 2010

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 consultation and reporting.

SJF/tm

Cc: Britt Cobb, Secretary
Fiscal Research Division

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GOVERNMENTAL OPERATIONS AGENDA INDEX

January 12, 2009

ALLOCATION: The following item is consultation pursuant to NCGS 143-341(4)g

1. NC State University (JJ&DP) Buncombe County

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

2. Thomas L. Greer Living Trust (AGRICULTURE) Watauga County
3. Vernon A. Ball Trust (AGRICULTURE) Watauga County
4. High Country Conservancy (DENR-PARKS) Watauga County
5. Ferry Island, LLC, Green Turtle Corporation and Charles W. Bauer (DENR-WILDLIFE) Onslow County

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

6. Mountain Area Information Network (DENR-FOREST) Mitchell County
7. Mountain Area Information Network (DENR-FOREST) Yancey County
8. County of Alamance (DENR-PARKS) Alamance County
9. County of Guilford (DENR-PARKS) Guilford County
10. Town of Clayton (DENR-PARKS) Johnston County

DISPOSITION BY SUBLEASE: The following item is reported pursuant to NCGS 146-29.1(c)

11. County of Moore (CC&PS) Moore County

OTHER MATTER: The following item is reported pursuant to NCGS 146-22

12. Board of Trustees of the Endowment Fund (ASU) Watauga County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Juvenile Justice and Delinquency Prevention

GRANTEE: State of NC, North Carolina State University

LOCATION: Woodland Drive, Swannanoa, Buncombe County

AREA: ± 19 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is adjacent to and will be incorporated into the NCSU 4-H Camp.

ACQUISITION BY DEED

ITEM 2

GRANTOR: Thomas L. Greer Living Trust

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

LOCATION: 122 Cedar Cove Lane, Zionville, Watauga County

AREA: ±149 acres (subject to survey)

UNIT COST: \$10,000/acre

CONSIDERATION: \$1,490,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion into the Tater Hill Plant Protection Preserve. Acquisition of this property will protect an identified Natural Heritage area containing state and federally endangered and rare plant species. The option expires December, 2011. The North Carolina Plant Conservation Program will use this site for educational purposes, passive recreation, and ecological research and restoration. Funding for this acquisition is provided by a grant from the Natural Heritage Trust Fund.

ITEM 3

GRANTOR: Vernon A. Ball Trust and Eva M. Ball Trust

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

LOCATION: Silverleaf Road, Zionville, Watauga County

AREA: ±40.29 acres (subject to survey)

UNIT COST: \$7,500.00/ acre

CONSIDERATION: \$302,175.00 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion into the Tater Hill Plant Protection Preserve. Acquisition of this property will protect an identified Natural Heritage area containing state and federally endangered and rare plant species. The option expires December, 2010. The North Carolina Plant Conservation Program will use this site for educational purposes, passive recreation, and ecological research and restoration. Funding for this acquisition is provided by a grant from the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 4

GRANTOR: High Country Conservancy

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

LOCATION: Off Dutch Creek Road, Watauga Township, Watauga County

AREA: 10.01 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the Bear Paw State Natural Area. Acquisition of this property will provide protection of natural and scenic resources of national significance.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Parcel 1 - Ferry Island, LLC
Duane Seward, Manager
Parcel 2 - Green Turtle Corporation
William F. Dee, President
Parcel 3 - Charles William Bauer

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

LOCATION: Parcel 1 – 299 & 302 Fulcher Landing Road (NCSR 1517)
Parcel 2 - 310 Fulcher Landing Road (NCSR 1517)
Parcel 3 – 312 Fulcher Landing Road (NCSR 1517)
Sneads Ferry, Onslow County

AREA: Parcel 1 - ±46,966 sq. ft. (1.078 acres) improved with a single story frame dwelling containing 1,923 sq. ft. constructed in 1952; a pre-engineered steel building containing 2,460 sq. ft. constructed in 1978; a 27' x 29' concrete boat ramp; a 7' x 200' dock.
Parcel 2 - ±11,325 sq. ft. (0.26 acres) improved with a commercial restaurant building containing 2,789 sq. ft. constructed in 1953 and a concrete bulkhead
Parcel 3 - ±21,780 sq. ft. (0.50 acres) vacant lot
Total land area - ±80,072 sq. ft. or ±1.8382 acres

UNIT COST: \$24.98/sq. ft.

CONSIDERATION: \$2,000,000

COMMENTS: Properties proposed for acquisition are needed to provide a public boating access area. The frame dwelling, metal building and restaurant have no contributory value and will be severed from the land by sale or demolition. Prior to severance, Parcel 2 will be leased back to the grantor for approximately six months at \$1,000 per month. Funding for this acquisition is provided by Waterfront Access and Marine Industry Funds.

DISPOSITION BY LEASE

ITEM 6

LESSOR: State of NC, Department of Environment and Natural Resources, \ Division of Forest Resources

LESSEE: Mountain Area Information Network, a NC 501(c)3 corporation
Wally Bowen, Executive Director

LOCATION: Woods Knob, Spruce Pine, Mitchell County

TERM: Five years effective February 1, 2010 or possession

AREA: Tower space

RENTAL: Benefits

COMMENTS: Renewal lease for tower space which will be used to provide broadband internet access to rural counties. In return for the tower space, Mountain Area Information Network (MAIN) will provide to the State of North Carolina one broadband internet connection to the NC Forest Service office in each of the counties where the NCFS towers are used by MAIN.

ITEM 7

LESSOR: State of NC, Department of Environment and Natural Resources, Division of Forest Resources

LESSEE: Mountain Area Information Network, a NC 501(c)3 corporation
Wally Bowen, Executive Director

LOCATION: Phillips Knob Tower Site, Burnsville, Yancey County

TERM: Five years effective February 1, 2010 or possession

AREA: Tower space

RENTAL: Benefits

COMMENTS: Renewal lease for tower space which will be used to provide broadband internet access to rural counties. In return for the tower space, Mountain Area Information Network (MAIN) will provide to the State of North Carolina one broadband internet connection to the NC Forest Service office in each of the counties where the NCFS towers are used by MAIN.

DISPOSITION BY LEASE

ITEM 8

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

LESSEE: County of Alamance

LOCATION: Gerringer Mill Road, Morton Township, Alamance County

TERM: Forty years effective January 1, 2010, with one 25 year renewal option

AREA: 191.872 acres

RENTAL: \$1.00 for the term

COMMENTS: New lease with the County of Alamance for a portion of Mountains-to-Sea State Trail. The County will provide all necessary management, maintenance, and liability coverage for the duration of the lease for this portion of the trail.

ITEM 9

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

LESSEE: County of Guilford

LOCATION: West of Spencer Dixon Road, Center Grove Township, Guilford County

TERM: Forty years effective January 1, 2010, with one 25 year renewal option

AREA: 193.191 acres

RENTAL: \$1.00 for the term

COMMENTS: New lease with the County of Guilford for a portion of Mountains-to-Sea State Trail. The County will provide all necessary management, maintenance, and liability coverage for the duration of the lease for this portion of the trail.

DISPOSITION BY LEASE

ITEM 10

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

LESSEE: Town of Clayton

LOCATION: West of Prichard Road, Wilders Township, Clayton, Johnston County

TERM: Forty years effective January 1, 2010, with one 25 year renewal option

AREA: 329.377 acres

RENTAL: \$1.00 for the term

COMMENTS: New lease with the Town of Clayton for a portion of Mountains-to-Sea State Trail. The Town will provide all necessary management, maintenance, and liability coverage for the duration of the lease for this portion of the trail.

DISPOSITION BY SUBLEASE

ITEM 11

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

SUBLESSEE: County of Moore
T. Cary McSwain, County Manager

LOCATION: 710 W. Morganton Road, Southern Pines, Moore County

TERM: Ten years effective January 1, 2010 or possession with two 10 year renewal options

AREA: Tower Space

RENTAL: \$1.00 for the term

COMMENTS: New sublease allowing the County to install communications equipment on the State's tower.

OTHER MATTERS

ITEM 12

On behalf of Appalachian State University (ASU), authorization is requested to acquire $\pm 87,861$ sq. ft. (2.017 acres) improved with a brick structure containing $\pm 21,105$ sq. ft. from the Board of Trustees of the Endowment Fund of Appalachian State University (Fund) for \$7,500,000. The Fund acquired the property on June 30, 2008 for \$7,500,000 from the First Presbyterian Church, Boone. The property consists of five parcels (three contiguous and two non contiguous) located on W. King and Howard Streets, Boone, Watauga County adjacent to campus. Acquisition of the property is ancillary and related to construction of a new College of Education building. Funding to finance the capital facility costs of completing the new educational building and the acquisition of adjacent real property related to the project is provided using special indebtedness (COPs) authorized in Session Law 2007-323, Section 29.13(a) and Session Law 2009-451, Section 27.12A. The improvements consist of a sanctuary building, classroom/office building and three parking lots. Acquisition of the site will facilitate construction of the project and serve the long-range needs of the faculty, students and visitors who will occupy the new College of Education building. One of the parking lots will be utilized to stage construction of the new building project. All of the parking lots will be used to serve the new College of Education building occupants in the long term. The sanctuary will provide lecture space to accommodate classes and guest speakers. The classroom/office building will provide space for faculty offices and equipment storage. ASU anticipates relocation of a pre-school program from its current location in an academic classroom building on campus to the kitchen/pre-school space in the sanctuary building. Relocation of the pre-school program will provide space in the campus core for classrooms and faculty offices, and facilitate early childhood observations and practice for College of Education students. The property will be acquired subject to a lease to First Presbyterian Church, Boone for \$1.00 per month through June 30, 2011, to allow relocation of the church.