



North Carolina Department of Administration


Beverly Eaves Perdue, Governor
Moses Carey, Jr., Secretary

State Property Office

November 30, 2011

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Thom Tillis, 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 and consultation.

SJF/tm

Cc: Moses Carey, Secretary
Fiscal Research Division

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116 West Jones Street
Raleigh, North Carolina
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GOVERNMENTAL OPERATIONS AGENDA INDEX

November 10, 2011

ALLOCATION: The following items are for consultation pursuant to NCGS 143-341(4g)

1. Department of Health and Human Services (AGRICULTURE) Wayne County
2. Department Agriculture and Consumer Services (DHHS) Wayne County

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

3. Old CCC Road, LLC (AGRICULTURE) Henderson County
4. Capital Facilities Foundation, Inc. (UNC-G) Guilford County
5. Thomas L. Osteen (UNC-SCHOOL OF THE ARTS) Forsyth County

OTHER MATTERS: The following item is for consultation pursuant to NCGS 146-27(b)

6. City of Raleigh (TRANSPORTATION) Wake County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Agriculture and Consumer Services

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

LOCATION: W. Ash Street, Goldsboro, Wayne County

AREA: ±68.8 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation will be incorporated into the new Cherry Hospital campus to accommodate the construction of a new psychiatric hospital.

ITEM 2

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

GRANTEE: State of NC, Department of Agriculture and Consumer Services

LOCATION: Stevens Mill Road, Goldsboro, Wayne County

AREA: ±17.1 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation will be incorporated into the Cherry Research Farm.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Old CCC Road, LLC
Tom A. Oreck, Manager

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
NC Forest Service

LOCATION: Old CCC Road, DuPont State Forest, Hendersonville, Henderson County

AREA: \pm 64.75 acres (subject to survey)

UNIT COST: \$5,770 /acre

CONSIDERATION: \$373,600 (subject to survey)

COMMENTS: State Forest Addition. Property proposed for acquisition abuts DuPont State Forest and is a habitat of the state endangered green salamander. This site includes and will provide protection for fifty five acres of the Stone Mountain/Rocky Ridge Significant Natural Heritage Area. Funding provided by the Natural Heritage Trust Fund (\$186,800) and a private donation (\$186,800).

ACQUISITION BY DEED

ITEM 4

GRANTOR: Capital Facilities Foundation, Inc.

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

LOCATION: 1116 West Lee Street, Greensboro, Guilford County

AREA: $\pm 26,136$ sq. ft. or ± 0.60 acre improved with a building containing $\pm 12,916$ sq. ft.
constructed in 1925

UNIT COST: \$8.50 sq. ft. – land
\$6.04 sq. ft. – improvements

CONSIDERATION: \$300,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to existing State owned land along W. Lee Street. In accordance with the master plan, the university plans to construct a tunnel from W. Lee Street to their main campus as part of the Central Gateway Corridor. The Central Gateway Corridor is a new Student Housing Mixed-Use Village being developed by the University's Capital Facilities Foundation on the south side of W. Lee Street. Acquisition of this site will accommodate construction of the tunnel which will provide safe access for students. The improvements will be severed by the Department of Administration, State Surplus Property. Funding provided by Campus Trust Funds from Auxiliary Enterprises.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Thomas L. Osteen and Haywood L. Brown

GRANTEE: State of NC, University of North Carolina School of the Arts

LOCATION: 1800 Chapel Street, Winston-Salem, Forsyth County

AREA: $\pm 17,859.6$ sq. ft. or ± 0.41 acre improved with a $\pm 1,136$ sq. ft. frame house and a 459 sq. ft. guest house/storage building, built in 1910

UNIT COST: \$2.80 sq. ft. – land
\$34.48 sq. ft. – improvements

CONSIDERATION: \$105,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for expansion in accordance with the master plan. The site will be utilized for future expansion including a new residence hall. The improvements will be severed by the Department of Administration, State Surplus Property. Funding for this acquisition will be provided by General Housing Funds.

OTHER MATTERS

ITEM 6

Land Exchange. The Department of Transportation (DOT) requests approval of a land exchange between the State and the City of Raleigh (City). The DOT is planning to construct a new office building on the northern portion of the DOT's Poole Road complex currently accessible through Winslow Ridge Drive on the west. The State proposes to convey to the City a 0.7307 acre parcel (tax value \$40,104) adjacent to the City's future Sunnybrook Neighborhood Park. In exchange, the City will convey a 0.7307 acre parcel (tax value \$64,295) to the State which will allow the DOT to build a drive connecting State owned property to Sungate Boulevard on the north.