



North Carolina Department of Administration


Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

September 27, 2013

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: Bill Daughtride, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

September 27, 2013

**ALLOCATION: The following items are for consultation pursuant to
NCGS 146-341(4)g**

1. Department of Public Safety (DHHS) Granville County
2. Department of Transportation (PUBLIC SAFETY) Catawba County

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

3. Equity Investment Association, LLC (AGRICULTURE) Brunswick County
4. The Association for the Preservation of the Eno River Valley, Inc. (DENR-PARKS) Durham County
5. Southern Appalachian Highlands Conservancy (DENR-PARKS) Stokes County
6. Conservation Trust for North Carolina (DENR-WILDLIFE) Avery & McDowell Counties
7. Cape Fear Farm Credit (DENR-WILDLIFE) Bladen County
8. Land Trust for the Little Tennessee, Inc. (DENR-WILDLIFE) Macon County
9. Land Trust for Central North Carolina (DENR-WILDLIFE) Montgomery County
10. Wolfrat, LLC (NCSU) Wake County

**DISPOSITION BY DEED: The following item is reported pursuant to
NCGS 146-29.1**

11. County of Lenoir (AGRICULTURE) Lenoir County

**OTHER MATTERS: The following items are reported pursuant to
NCGS 146-29.1**

12. Department of Environment and Natural Resources, Burke, Cleveland and Rutherford Counties
13. Edwards Community Center of Wayne County (DHHS) Wayne County
14. County of Iredell (TRANSPORTATION) Iredell County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Public Safety, Division of Adult Correction

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

LOCATION: West D Street, Butner, Granville County

AREA: ±12.92 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is a portion of the former 36-acre Umstead Correctional Center which has been deemed surplus by the Department of Public Safety. The State, on behalf of the Department of Health and Human Services (DHHS) plans to lease the site to J. Douglas Dixon Partnership for Kids, Inc., to operate and maintain a child care facility to serve DHHS employees in the Butner area.

ITEM 2

GRANTOR: State of NC, Department of Transportation

GRANTEE: State of NC, Department of Public Safety, State Highway Patrol

LOCATION: 1033 Smyre Farm Road, Newton, Catawba County

AREA: ±43,562.50 sq. ft. (±1 acre) improved with a 3,784 sq. ft. structure (Communication/Radio Repair Facility) and tower house containing 448 sq. ft. Both structures were built in 1977.

CONSIDERATION: N/A

COMMENTS: These structures and associated land are deemed to be surplus to the Department of Transportation needs. This facility has historically been utilized by the State Highway Patrol for communication purposes.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Equity Investment Associates, LLC
George William Holt, Jr., Manager

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Property and Construction Division

LOCATION: Smithville Farm, Southport, Brunswick County

AREA: $\pm 1,784$ acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition is adjacent to Boiling Spring Lakes Preserve and consists of significant native plant species and animal habitat. Acquisition of this site will provide additional opportunities for plant and wildlife preservation.

ITEM 4

GRANTOR: The Association for the Preservation of the Eno River Valley, Inc.
Robin Jacobs, Executive Director

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

LOCATION: 4110 Sterling Drive, Lebanon Township, Durham County

AREA: ± 4.2 acres

UNIT COST: $\pm \$29,048/\text{acre}$

CONSIDERATION: \$122,000

COMMENTS: Property proposed for acquisition is for inclusion in Eno River State Park. Acquisition of this parcel completes an eight-mile stretch of protected lands along the Eno River and will provide protection of natural resources and water quality. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Bertram and Dorothy Kalet

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

LOCATION: Off Covington Road, Yadkin Township, Stokes County

AREA: 77.04 acres

UNIT COST: \$1,700/acre

CONSIDERATION: \$130,968

COMMENTS: Property proposed for acquisition is for inclusion in Hanging Rock State Park. Acquisition of this property provides protection of natural and scenic resources and will provide public access to Cook's Wall, a highly desirable rock climbing feature. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 6

GRANTOR: Conservation Trust for North Carolina

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

LOCATION: Near Blue Ridge Parkway, Toe River Township, Pisgah Game Land, Avery and McDowell Counties

AREA: ±524 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition is for inclusion in the Pisgah Game Land. Acquisition of this property will provide protection for native and wild trout populations in the French Broad and Catawba basins and other important wildlife habitat.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Cape Fear Farm Credit

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

LOCATION: Inholding Tract at Suggs Mill Pond Game Land, near Little Singletary
Lake, Bladen County

AREA: ± 124.15 acres

UNIT COST: \$869.88/acre

CONSIDERATION: \$108,000

COMMENTS: Property proposed for acquisition is an inholding in the Suggs Mill Pond Game Land. Acquisition of this property will enhance management of the game land as well as provide protection of additional wildlife habitat, hunting and other wildlife recreational opportunities.

ITEM 8

GRANTOR: Land Trust for the Little Tennessee, Inc.
Paul Carlson, Agent

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

LOCATION: Little Tennessee River at Carnes Road (SR 1370), Washington Township,
Needmore Game Land, Macon County

AREA: Two non-contiguous tracts comprising ± 39.12 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition is for inclusion in the Needmore Game Land. Acquisition of this property will provide protection for important wildlife habitat and provide hunting, angling, and other wildlife recreational opportunities.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Land Trust for Central North Carolina

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

LOCATION: Uwharrie River and Dennis Road (SR 1151), Uwharrie Game Land,
Montgomery County

AREA: ±178 acres

UNIT COST: \$2,000/acre

CONSIDERATION: \$356,000

COMMENTS: Property proposed for acquisition is for inclusion in the Uwharrie Game Land. Acquisition of this property will provide protection for important wildlife habitat and provide hunting and other wildlife recreational opportunities. Funding for this acquisition is provided by the US Fish and Wildlife Service, State Wildlife Grant Program.

ITEM 10

GRANTOR: Wolfrat, LLC
Raymond O. Collier, Jr., Manager

GRANTEE: State of NC, North Carolina State University

LOCATION: 3501 Avent Ferry Road, Raleigh, Wake County

AREA: ±2.73 acres improved with a three story frame building consisting of
±21,750 sq. ft., constructed in 2002

CONSIDERATION: \$1,442,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed to accommodate administrative space needs and to allow for the reassignment of space in the North and Central Campus precincts. Funding for this acquisition is provided by Administrative Reserve Account.

DISPOSITION BY DEED

ITEM 11

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

GRANTEE: County of Lenoir

LOCATION: Caswell Research Station, Kinston, Lenoir County

AREA: $\pm 121,053$ sq. ft. (± 2.78 acres)

UNIT COST: \$16,187.05/acre

CONSIDERATION: \$45,000

COMMENTS: Property proposed for disposition is needed for the purpose of extending Smithfield Road from Hill Farm Road to Highway 258.

OTHER MATTERS

ITEM 12

The Department of Environment and Natural Resources, Division of Parks and Recreation (PR) and the Wildlife Resources Commission (WRC) are managing contiguous properties located in Burke, Cleveland and Rutherford Counties, known as South Mountains State Park and South Mountains Game Land respectively. Currently, an existing road, the CCC Road, bisects the Park and the Game Land; however, portions of the Park and portions of the Game Land are located on each side of the CCC Road. Therefore, to improve management opportunities, the agencies wish to reallocate the portions of their respective properties located along the CCC Road which are non-contiguous to their core property and allow the road to be a distinct boundary between the Park and Game Land. To accomplish this, PR will reallocate a total of ± 81 acres to the WRC and the WRC will reallocate a total of ± 85 acres to the PR.

ITEM 13

On August 6, 2013, the Governor and Council of State approved a five year disposition lease on behalf of the Department of Health and Human Services, to the Edwards Community Center of Wayne County, Inc. consisting of ± 2.62 acres of land improved with a $\pm 29,797$ net sq. ft. building called the Therapeutic Building on the Cherry Hospital Campus, 201 Stevens Mill Road, Goldsboro, Wayne County for a \$1.00. Subsequent to Council of State approval, DHHS has increased the acreage to 6.47 to include a baseball field and is agreeable to include a five year renewal term executable upon mutual agreement.

ITEM 14

On December 2, 2003, the Governor and Council of State approved a 20 year lease disposition of ± 1.142 acres to the County of Iredell to be used for an overflow jail. Subsequent to lease execution the County of Iredell has requested the use of an additional 1.34 acres including three buildings totaling approximately 15,072 sq. ft. and an extension of the term by an additional nineteen years. With approval, the lease will be amended to reflect these changes.