



# North Carolina Department of Administration


Pat McCrory, Governor  
Bill Daughtride, Jr., Secretary

State Property Office

August 9, 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**

August 9, 2013

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

1. Department of Public Safety (TRANSPORTATION) Cabarrus County
2. Department of Public Safety (TRANSPORTATION) Gates County

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

3. The Conservation Fund (AGRICULTURE) Transylvania County
4. Mountain 1<sup>st</sup> Bank and Trust Company (DENR-PARKS) Rutherford County

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

5. Ocean Isle Beach Land Conservancy, Inc. (ADMINISTRATION) Brunswick County

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

6. County of Wake (DENR) Wake County

### **OTHER MATTERS: The following items are reported pursuant to NCGS 146-22 and 146-29.1**

7. SRI GURUDEV DATTA, LLC (NCSU) Wake County
8. North Carolina Transportation Museum Foundation (TRANSPORTATION) Rowan County

## **ALLOCATION**

### ITEM 1

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

GRANTEE: State of NC, Department of Transportation

LOCATION: 130 Dutch Road, Mt. Pleasant, Cabarrus County

AREA: ±25 acres and improvements

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is a portion of the former Cabarrus Correctional Center which has been deemed surplus by the Department of Public Safety. The site is adjacent to an existing Department of Transportation Maintenance Yard and will be utilized for the construction of a new equipment shop and yard material storage.

### ITEM 2

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

GRANTEE: State of NC, Department of Transportation

LOCATION: US Highway 158, Gatesville, Gates County

AREA: ±5 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is a portion of the former Gates Correctional Center which has been deemed surplus by the Department of Public Safety. The site is adjacent to an existing Department of Transportation Maintenance Yard and will be utilized for yard material storage.

## **ACQUISITION BY DEED**

ITEM 3

GRANTOR: The Conservation Fund

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

LOCATION: South of Rosman and Brevard, Transylvania County

AREA:  $\pm 750$  acres (subject to survey)

UNIT COST: \$4,000/acre

CONSIDERATION: \$3,000,000 (subject to survey)

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is a portion of an 8,000-acre tract of land known as Headwaters, located in the Blue Ridge Mountains between Gorges State Park and Dupont State Forest. Acquisition of this site will insure the protection of high quality mountain habitat. It will be managed by the NC Forest Service as a working stewardship forest and will be enrolled in the game land program. The State's acquisition will be completed in phases as funds become available. Funding for this acquisition is provided by USDA Forest Legacy Fund.

## **ACQUISITION BY DEED**

ITEM 4

GRANTOR: Mountain 1<sup>st</sup> Bank and Trust Company  
Holly L. Schreiber, CFO

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

LOCATION: Three non-contiguous tracts at Rumbling Bald Mountain and Round Top Mountain,  
Chimney Rock Township, Rutherford County

AREA: Parcel 1 - ±35.23 acres  
Parcel 2 - ±2.05 acres  
Parcel 3 - ±14.6 acres  
Total - ±51.88 ± acres (subject to survey)

UNIT COST: Parcel 1 - \$3,690/acre  
Parcel 2 - \$8,293/acre  
Parcel 3 - \$4,100/acre

CONSIDERATION: \$207,000 (subject to survey)

COMMENTS: State Park Addition. Property proposed for acquisition will be incorporated into the Chimney Rock State Park providing protection for additional natural and scenic resources and view shed within Hickory Nut Gorge. Funding for this acquisition is provided by Parks and Recreation Trust Fund.

## **DISPOSITION BY LEASE**

### ITEM 6

LESSOR: State of NC, Department of Administration

LESSEE: Ocean Isle Beach Land Conservancy, Inc.  
James W. Braddock, President

LOCATION: Unnamed Spoil Disposal Island, Ocean Isle Beach, Brunswick County

TERM: Ten years effective October 1, 2013 or possession

AREA: ±30 acres of land

RENTAL: \$1.00 for the term

COMMENTS: New Lease. The land is presently vacant and un-appropriated. The Ocean Isle Beach Land Conservancy, Inc. will manage the property and promote passive recreational uses such as hiking, kayaking and wildlife observation. They will also install an accessible nature trail boardwalk from one of the City streets to the island.

### ITEM 7

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

LESSEE: County of Wake  
David Cooke, County Manager

LOCATION: Solid Waste Convenience Center Site No. 8, Highway 98, Wake Forest, Wake County

TERM : Twenty years effective September, 1, 2013

AREA: ±1.99 acres

RENTAL: \$1.00 for the term

COMMENTS: Renewal Sublease. Renewal of an existing 28 year sublease to allow Wake County to continue to maintain and use this property as a solid waste convenience center. As a condition of this sublease, Wake County will work through NC Department of Transportation for the construction of a turn lane at the site and driveway realignment within one year of sublease execution.

## **OTHER MATTERS**

### **ITEM 8**

Change in Grantor. On June 20, 2013, an acquisition by deed was reported to the Joint Legislative Commission on Governmental Operations for property owned by PMC, Inc., on behalf of North Carolina State University. Subsequent to reporting, the State Property Office was notified that PMC, Inc., had conveyed the property to SRI GURUDEV DATTA, LLC. Therefore, the grantor's name for this acquisition will be SRI GURUDEV DATTA, LLC rather than PMC, Inc.

### **ITEM 9**

Lease Revision. On November 30, 2012, a three year disposition lease for the North Carolina Transportation Museum at Spencer, Rowan County, consisting of  $\pm 40,987$  sq. ft. of museum space to the North Carolina Transportation Museum Foundation was reported to Governmental Operations. Subsequently, Cultural Resources has requested that an additional 7,500 sq. ft. of shop space be added to the Foundation lease for a total of  $\pm 48,487$  sq. ft. With this lease change, the item is being reported again.