



# North Carolina Department of Administration


Pat McCrory, Governor  
Bill Daughtride, Jr., Secretary

State Property Office

March 7, 2014

## **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.

SJF/tm

Cc: Bill Daughtride, Secretary  
Fiscal Research Division

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# **GOVERNMENTAL OPERATIONS AGENDA INDEX**

March 7, 2014

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

1. Wayne County (DENR-PARKS) Wayne County
2. John Mason Sherrill Revocable Living Trust (DENR-WILDLIFE) Ashe County
3. Heirs of L.B. Harrison (DENR-WILDLIFE) Martin County
4. Land Trust for Central North Carolina (DENR-WILDLIFE) Randolph County

## **DISPOSITION BY DEED: The following item is reported pursuant to NCGS 146-27**

5. Lumbee Tribal Administration (ADMINISTRATION) Robeson County

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

6. Town of Youngsville (PUBLIC SAFETY) Franklin County

## **OTHER MATTER: The followings item are reported pursuant to NCGS 146-29.1**

7. Triangle Transit Authority (TRANSPORTATION) Wake County
8. Ronald McDonald House (UNC-CH) Orange County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: Wayne County

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

LOCATION: River Road, Indian Springs Township, Wayne County

AREA:  $\pm 2.82$  acres (2 tracts)

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Cliffs of the Neuse State Park. Acquisition of this property provides protection of natural resources and enhances public access to the Neuse River. This property is being acquired subject to Federal Emergency Management Agency restrictions that are consistent with the proposed use.

### ITEM 2

GRANTOR: John Mason Sherrill Revocable Living Trust

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

LOCATION: Saddle Gap Road and Three Top Mountain Game Land,  
West Jefferson Township, Ashe County

AREA: 205.369  $\pm$  acres

UNIT COST: \$4,200/acre

CONSIDERATION: \$862,550

COMMENTS: Game Land Addition. Property proposed for acquisition is needed for inclusion in the Three Top Mountain Game Land. Funding for this acquisition is to be provided by Clean Water Management Trust Fund (\$861,000), North Carolina Wildlife Resources Commission (\$1,550). Acquisition of this property will provide protection for important wildlife habitat, provide hunting and other wildlife recreational opportunities. Acquisition of this site will also provide much needed access to the northerly portion of the Game Land.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Heirs of L.B. Harrison

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

LOCATION: Lower Roanoke River Wetlands Game Land,  
River Road, Williamston Township, Martin County

AREA: 259 ± acres

UNIT COST: \$1,254.83/acre

CONSIDERATION: \$325,000

COMMENTS: Game Land Addition. Property proposed for acquisition is an inholding in the Lower Roanoke River Wetlands Game Land. Acquisition of this property will provide protection for important wildlife habitat; provide hunting and other wildlife recreational opportunities. Funding for this acquisition is to be provided by Clean Water Management Trust Fund (\$300,000) and US Fish and Wildlife Service (\$25,000).

### ITEM 4

GRANTOR: Land Trust for Central North Carolina

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

LOCATION: West Fork of the Little River and High Pine Church Road,  
Uwharrie Game Land, Randolph County

AREA: ±288.557 acres

UNIT COST: \$700/acre

CONSIDERATION: \$202,000

COMMENTS: Game Land Addition. Property proposed for acquisition will be incorporated in the Uwharrie Game Land. This transaction is a bargain sale. Funding for this acquisition is provided by Clean Water Management Trust Fund (\$182,000) and The Wild Turkey Federation (\$20,000).

## **DISPOSITION BY DEED**

ITEM 5

GRANTOR: State of NC, Department of Administration, Division of Indian Affairs

GRANTEE: Lumbee Tribal Administration

LOCATION: Terry Sanford Drive, Maxton Township, Robeson County

AREA: ±386 acres

UNIT COST: \$907.70/acre

CONSIDERATION: \$351,000

COMMENTS: Property proposed for disposition is being sold pursuant to Sections 4 thru 5 of Session Law 2013-186. Accordingly, the grantee will acquire the property subject to the following restrictive covenants that will run with the land, a violation of any will result in the property reverting to State ownership:

- 1) The land must be made and remain open and available for public use.
- 2) The land must be made and remain open and available for use by North Carolina tribes and American Indian urban organizations for free or at cost.
- 3) The parcel cannot be subdivided.
- 4) The natural resources cannot be sold or leased.

Consideration is based upon the appraised value of the property encumbered with the above referenced restriction covenants.

## **DISPOSITION BY LEASE**

### ITEM 6

LESSOR: State of NC, Department of Public Safety, North Carolina National Guard

LESSEE: Town of Youngsville

LOCATION: National Guard Armory, US 1 A South, Youngsville, Franklin County

TERM: Ten years effective March 1, 2014 or possession with one ten-year renewal option

AREA:  $\pm$  0.003 acre

RENTAL: \$1.00 for the term

COMMENTS: Replacement Lease. Lease agreement will replace an existing lease for 0.039 acre and the area will be maintained by the Town for a playground.

## **OTHER MATTERS**

### **ITEM 7**

Lease Revision. On June 8, 2010, the Governor and Council of State approved a disposition lease for \$1.00 to Triangle Transit Authority (TTA) for 5 years with one 5-year renewal option for 2.8 acres to be used for a park and ride lot in Raleigh. Subsequent to approval, TTA determined that a longer term would be needed due to requirements of the funding source of planned improvements. A term of 5 years with two 5-year renewal options is being requested. With approval, the lease will reflect these changes.

### **ITEM 8**

Lease Amendment. On October 1, 1985, the Governor and Council of State approved a 20 year lease disposition of  $\pm$  2.0 acres for \$1.00 to the Carolina Pediatric-Family Center at Chapel Hill, Inc. to construct and maintain the Ronald McDonald House. On September 19, 2001, the Governor and Council of State approved an amendment to the lease expanding the leased area by 2.4 acres, for a total of 4.4 acres, extending the term an additional thirty years and changing the lessee name to Ronald McDonald House of Chapel Hill, Inc.

On October 6, 2009, the Governor and Council of State approved an additional lease for 2.73 acres to the same lessee for 26 years to allow for the construction of an additional facility on property adjacent to the Ronald McDonald House. This proposed lease was never consummated because the project was put on hold. The lessee is now ready to proceed with the project and has requested that the existing lease be amended to include the additional 2.73 acres rather than executing an additional lease for 2.73 acres. Plans will be reviewed and approved by the State Construction Office prior to construction.

With approval, the lease will be amended to reflect these changes.