



# North Carolina

## Department of Administration


Pat McCrory, Governor  
Bill Daughtride, Jr., Secretary

State Property Office

April 30, 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

**Mailing Address:**  
1321 Mail Service Center  
Raleigh, N.C. 27699-1321

**Telephone (919) 807-4650**  
Fax (919) 733-1431  
State Courier #52-71-78

**Location:**  
116 West Jones Street  
Raleigh, North Carolina  
27603-8003

## **GOVERNMENTAL OPERATIONS AGENDA INDEX**

April 30, 2014

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

1. Hightower Properties, LLC (DENR-PARKS) Ashe County
2. Alice M. Jeffreys & David Jeffreys (DENR-PARKS) Rutherford County

### **DISPOSITION BY DEED: The following items are reported pursuant to NCGS 146-27**

3. Town of Oxford & County of Granville (PUBLIC SAFETY) Granville County
4. Town of Ahoskie (PUBLIC SAFETY) Hertford County

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

5. Wild River Corp. (NCSU) Henderson County
6. Capital Facilities Foundation, Inc. (UNCG) Guilford County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: Hightower Properties, LLC  
Felda Hightower, Jr., Manager

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

LOCATION: off Three Top Road, Creston Township, Ashe County

AREA: ±198.706 acres

UNIT COST: \$7,000/acre

CONSIDERATION: ±\$1,390,942

COMMENTS: State Park Addition. Property for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of natural resources and water quality in Elk Knob State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$750,000), private funds (\$600,000) and the Parks and Recreation Trust Fund (\$40,942).

### ITEM 2

GRANTOR: Alice M. Jeffreys, and husband, David Jeffreys

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

LOCATION: off Shumont Road, Chimney Rock Township, Rutherford County

AREA: ±294.5 acres

UNIT COST: \$5,000/acre

CONSIDERATION: ±\$1,472,832

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources in Chimney Rock State Park. Funding for this acquisition is provided by the Natural Heritage Trust Fund (\$507,010), private funds (\$380,000) and Federal Land and Water Conservation Fund (\$585,822).

## **DISPOSITION BY DEED**

### ITEM 3

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

GRANTEE: Town of Oxford and the County of Granville

LOCATION: W Spring Street, Oxford, Granville County

AREA:  $\pm 2.07$  acres improved with a  $\pm 13,000$  sq. ft. and associated outbuilding

CONSIDERATION: Gift

COMMENTS: Armory Disposition. In 1952, the grantees conveyed two contiguous parcels of land totaling  $\pm 2.07$  acres to the State by deed of gift to be utilized by the North Carolina National Guard. The property was conveyed to the State subject to a reversionary interest in the event the property was no longer needed for military purposes. The National Guard has notified this office that the site is no longer needed as an Armory and requests the disposition of the property. Therefore, in accordance with the deed, authorization is requested to convey the property by quitclaim deed to the Town of Oxford and Granville County.

### ITEM 4

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

GRANTEE: Town of Ahoskie

LOCATION: 408 Peachtree St. Ahoskie, Hertford County

AREA:  $\pm 2.50$  acres improved with a  $\pm 16,000$  sq. ft. armory, a  $\pm 3,000$  sq. ft. maintenance shop and associated outbuildings

CONSIDERATION: Gift

COMMENTS: Armory Disposition. The grantee conveyed this site to the State by deed of gift in 1953 for use by the North Carolina National Guard. The Town conveyed the property subject to a reversionary interest in the event the property was no longer utilized for military purposes. The National Guard has notified this office that the site is no longer needed as an Armory and requests the disposition of the property. Therefore, in accordance with the deed, authorization is requested to convey the property by quitclaim deed to the Town of Ahoskie.

## **OTHER MATTERS**

### **ITEM 5**

On behalf of North Carolina State University (NCSU), approval is requested to effect a land exchange between the State and Wild River Corp. Wild River Corp. owns property adjacent to the NCSU Mountain Horticultural Crops Research & Extension Center in Henderson County and wishes to convey to the State a  $\pm 28.50$  acre tract with an estimated value of  $\pm \$270,750$ . In exchange, the State will convey  $\pm 32.04$  acres with an estimated value of  $\pm \$269,000$ . The exchange will benefit the university by increasing the utility acreage.

### **ITEM 6**

On April 6, 2010, the Governor and Council of State approved a lease agreement with the Capital Facilities Foundation, Inc. as a financing mechanism for the planning and construction of an 870-bed student housing facility (Spartan Village Phase I) adjacent to the campus of The University of North Carolina at Greensboro (UNCG) at Highland Avenue and Union Street. Subsequently, the University was presented with the opportunity to use University-issued bond financing approved by the General Assembly in Session Law 2013-394 Section 2(a), by terminating the lease, taking immediate legal title to the improvements, and buying out the existing financing for an amount not to exceed the approved amount of \$67 million. Funding for the buyout is provided by the issuance of bonds to be repaid from UNCG Housing system receipts as approved by the General Assembly. Authorizing the Department of Administration and the University to terminate the lease and acquire the improvements with alternative financing should save more than \$10 million over the life of the existing lease financing. No appropriation from the General Fund will be used. This item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S. 146-22.