

GOVERNMENTAL OPERATIONS AGENDA INDEX

October 10, 2014

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

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|----------|----|--|
| 14-AZ | 1. | Steven Lloyd Johnson & Allen Craig Johnson (AGRICULTURE) Caldwell County |
| 6-AJ | 2. | Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County |
| 3-FF | 3. | Piedmont Land Conservancy (DENR-WILDLIFE) Alleghany |
| 10-DP | 4. | The Nature Conservancy (DENR-WILDLIFE) Brunswick County |
| 31-AV | 5. | The Nature Conservancy (DENR-WILDLIFE) Duplin County |
| 74-CT | 6. | East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County |
| 41-AAACD | 7. | Blade Properties III, LLC (NCA&TSU) Guilford County |
| 11-BJS | 8. | The University of North Carolina at Asheville Foundation, Inc. (UNC-A) Buncombe County |

OTHER MATTERS: The following items are for consultation pursuant to NCGS 146-22

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|-------|-----|--|
| 34-CE | 9. | Winston-Salem State University Housing Foundation, LLC and Winston-Salem State University Foundation, Incorporated (WSSU) Forsyth County |
| 50-BH | 10. | The Board of Trustees of the Endowment Fund of Western Carolina University (WCU) Jackson County |

ACQUISITION BY DEED

File No. 14-AZ

ITEM 1

GRANTOR: Steven Lloyd Johnson and Allen Craig Johnson

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

LOCATION: Kings Creek and Little River Townships, Caldwell County

AREA: ±928 acres

CONSIDERATION: Gift

COMMENTS: Research Station Addition. Property proposed for acquisition will be established as a forest management property within the Research Stations Division. It will be utilized for research and demonstration to support forest management practices in western North Carolina. The property will be managed as a working forest for production of forest products to support the forest management program and enhancement of the Research Stations Division.

PEM

NOTIFY:	G. Kent Yelverton, P.E.	Don Teeter
	Agriculture	AG's Office

BACKUP: The property is a failed residential development and will be donated to the NCDA&CS for conservation in order to benefit from tax credits.

ACQUISITION BY DEED**File No. 6-AJ****ITEM 2**

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: Jerry's Creek Road, Roaring Creek Township, Avery County

AREA: 293.349 acres

UNIT COST: ±\$5,795.10/acre

CONSIDERATION: \$1,699,987

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Yellow Mountain State Natural Area. Acquisition of this property provides protection of natural and scenic resources and water quality in Yellow Mountain State Natural Area. This property will be restricted in accordance with the Nature Preserves Act. Funding for this acquisition is provided by the Natural Heritage Trust Fund (\$1,415,000) and the Clean Water Management Trust Fund (\$284,987).

EWM

NOTIFY:	Carl Silverstein SAHC 34 Wall Street Suite 802 Asheville, NC 28801	County Manager Avery County PO Box 640 Newland, NC 28657
	Sue Regier Parks and Recreation	Board of Commissioners Avery County PO Box 640 Newland, NC 28657
	Don Teeter AG's Office	

BACKUP: This property was appraised by Marlow in October 2012 for \$6,500/acre and by Carter in March 2013 for \$7,000/acre. SAHC acquired the tract in December 2012 for \$6,492/acre. The Clean Water Management Trust Fund granted \$284,987 of the purchase price to SAHC. The cost to the State is 89.3% of SAHC's original acquisition cost.

ACQUISITION BY DEED

File No. 3-FF

ITEM 3

GRANTOR: Piedmont Land Conservancy

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

LOCATION: 1226 Saddle Mountain Church Road, Glade Creek Township,
Alleghany County

AREA: ±38.75 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to Mitchell River Game Land. The proposed acquisition is needed for protection of wildlife habitat and to provide public opportunities for hunting and other wildlife recreation.

DK

NOTIFY:	Piedmont Land Conservancy	County Manager
	c/o Kevin Redding	PO Box 366
	PO Box 4025	Sparta, NC 28675
	Greensboro, NC 27404-4025	

George Norris	Board of Commissioners
Wildlife Resources Commission	PO Box 366
	Sparta, NC 28675

Don Teeter
AG's Office

BACKUP: The current Alleghany County Assessed Property value for the parcel is \$271,900. Acquisition of this site will greatly enhance access on the north side of the Game Land (±2,000' of road frontage).

ACQUISITION BY DEED

File No. 10-DP

ITEM 4

GRANTOR: The Nature Conservancy

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

LOCATION: East of River Road SE, Smithville Township, Brunswick County

AREA: ±397.85 acres

UNIT COST: \$754/acre

CONSIDERATION: \$300,000

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to existing game land. Acquisition of this property will provide protection for priority species habitat and will also provide public opportunities for hunting and other wildlife recreation. Funding for this acquisition is provided by Pittman-Robertson Land Acquisition Grant.

DK

NOTIFY: Hervey McIver
The Nature Conservancy
4705 University Dr., Suite 290
Durham, NC 27707

George Norris
Wildlife Resources Commission

Don Teeter
AG's Office

County Manager
Government Center
Box 249
Bolivia, NC 28422

Board of Commissioners
Government Center
Box 249
Bolivia, NC 28422

BACKUP: The property was purchased by TNC from the county as tax default land for \$300,000. The subject property was appraised by Robert Glenn, MAI on May 10, 2014, for \$520,000. This is a bargain sale.

ACQUISITION BY DEED

File No. 31-AV

ITEM 5

GRANTOR: The Nature Conservancy

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

LOCATION: Northeast Cape Fear River and Angola Bay Game Land, five miles east of
Wallace, Duplin County

AREA: ±133.5 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to Angola Bay Game Land. The proposed acquisition is needed for protection of wildlife habitat and to provide public opportunities for hunting and other wildlife recreation.

DK

NOTIFY: Hervey McIver
The Nature Conservancy
4705 University Dr., Suite 290
Durham, NC 27707

County Manager
PO Box 910
Kenansville, NC 28349

George Norris
Wildlife Resources Commission

Board of Commissioners
PO Box 910
Kenansville, NC 28349

Don Teeter
AG's Office

BACKUP: The property was purchased by TNC for \$188,400.

ACQUISITION BY DEED

File No. 74-CT

ITEM 6

GRANTOR: East Carolina University Real Estate Foundation, Inc.
Bill Clark, President

GRANTEE: State of NC, East Carolina University

LOCATION: South Summit Street, Greenville, Pitt County

AREA: Four contiguous lots consisting of 18,730 sq. ft. (0.43 acre) improved with four single-family dwellings consisting of a total of 8,437 sq. ft.

CONSIDERATION: \$1,160,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is being acquired in accordance with the master plan. The improvements will be severed from the land subsequent to acquisition. Funding for this acquisition is provided by auxiliary overhead receipt funds.

MM

NOTIFY:	Scott Buck ECU	Donald R. Teeter AG's Office
	City Manager City of Greenville P.O. Box 7207 Greenville, NC 27835	County Manager Pitt County Office Building 1717 W. 5 th Street Greenville, NC 27834-1696
	Mayor's Office City of Greenville P.O. Box 7207 Greenville, NC 27835	Clerk to the Board Pitt County Office Building 1717 W. 5 th Street Greenville, NC 27834-1696

BACKUP: Appraised by Paul A. Cuomo on June 4, 2013 for \$1,000,000. Only four parcels remain between S Summit and S Jarvis Streets north of the core campus along E 5th Street.

ACQUISITION BY DEED

File No. 41-AAACD

ITEM 7

GRANTOR: Blade Properties III, LLC

GRANTEE: State of NC, North Carolina A& T State University

LOCATION: 1208 Salem Street, Greensboro, Guilford County

AREA: $\pm 6,098$ sq. ft. or 0.14 acre improved with a ± 870 sq. ft. single family dwelling

UNIT COST: \$1.76/sq. ft. – land
\$33.68/sq. ft. – improvements

CONSIDERATION: \$40,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed in accordance with the master plan. The improvements will be severed by the contractor and site will be used short term for parking. Funding for this acquisition is provided by the US Department of Education Title III grant.

AL

NOTIFY:	James Griffin NC A & T State University	J. Nathan Duggins III Blade Properties III, LLC 100 N. Greene St. Suite 600 Greensboro, NC 27401
	Don Teeter AG's Office	
	Mayor Municipal Center 300 Washington Street Greensboro, NC 27401	County Manager Guilford Government Center 301 Market Street Greensboro, NC 27402

BACKUP: Appraisal by Jarvis Martin on April 30, 2014 for \$39,000.

ACQUISITION BY DEED**File No. 11-BJS**

ITEM 8

GRANTOR: The University of North Carolina at Asheville Foundation, Inc.
Michael Andry, President

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

LOCATION: Zillicoa Street, Asheville, Buncombe County

AREA: Two non-contiguous parcels totaling ± 7 acres

CONSIDERATION: \$800,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future campus expansion in accordance with the master plan. Funding for this acquisition is authorized in Section 36.2(a) of S.L.2013-360.

JMW

NOTIFY:	John Pierce UNC-A	Don Teeter AG's Office
	Buncombe County Manager 205 College Street, Suite 300 Asheville, NC 28801	City of Asheville Manager P.O. Box 7148 Asheville, NC 28802
	Buncombe Board of Commissioners 205 College Street, Suite 300 Asheville, NC 28801	Asheville City Council P.O. Box 7148 Asheville, NC 28802

BACKUP: The Foundation acquired the property in August 2014 for \$1,100,000. This matter was approved by the Board of Trustees on October 24, 2013 and by the Board of Governors on June 20, 2014.

Appraised by:		
Kevin R. Rimbault	May 5, 2014	\$1,300,000
Keith Batson	March 29, 2013	\$ 780,000
John C. Palmer	January 9, 2014	\$2,000,000

OTHER MATTERS

File No. 34-CE

ITEM 9

On May 1, 2012, the Governor and Council of State approved a lease agreement with the Winston-Salem State University Housing Foundation, LLC and the Winston-Salem State University Foundation, Incorporated as a financing mechanism for the planning and construction of a 227-bed student housing facility (Martin-Schexnider Student Residence Hall) on the campus of Winston-Salem State University (WSSU) at Wallace Street and Dr. Martin Luther King Drive. The University wishes to acquire the improvements utilizing University-issued bond financing approved by the General Assembly in Session Law 2012-164, by terminating the lease and taking legal title to the improvements for an amount not to exceed the approved amount of \$14.5 million. Funding for this buyout is provided by the issuance of bonds to be repaid from WSSU Housing system receipts as approved by the General Assembly. No appropriation from the General Fund will be used.

AL

NOTIFY: Owen Cook
WSSU

Don Teeter
AG's Office

Forsyth County Manager
201 N. Chestnut Street
Winston-Salem, NC 27101

Manager, City of Winston-Salem
101 N. Main Street
Winston-Salem, NC 27102

Forsyth County Commissioners
201 N. Chestnut Street
Winston-Salem, NC 27101

Winston-Salem City Council
101 N. Main Street
Winston-Salem, NC 7102

BACKUP: Approved by the WSSU Board of Trustees on December 6, 2013 and by the Board of Governors on April 13, 2012. Purchase price of \$14.5 million was determined by Article IV Section 4.3.1 of the master lease agreement.

OTHER MATTERS**File No. 50-BH****ITEM 10**

Western Carolina University (WCU) requests approval of a land exchange between the State and the Endowment Fund of Western Carolina University. The land exchange would provide for the redevelopment of a core portion of campus which will include student housing and commercial space, consistent with the master plan. The State would convey a ± 0.86 -acre parcel of land for the creation of a commercial town center for the benefit of WCU's students, faculty and staff. In exchange, the State would receive ± 28.65 acres of vacant land located in Macon County to be used in connection with WCU's regional faculty engagement and integrated learning experiences for students. The properties being exchanged are considered to be of equal value.

PEM

NOTIFY: Robert Edwards, Vice Chancellor
WCU

Don Teeter
AG's Office

BACKUP: Appraised value is \$80,000