



# North Carolina Department of Administration


Pat McCrory, Governor  
Bill Daughtridge, Jr., Secretary

State Property Office

July 31, 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 Daughtridge, 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**

July 31, 2014

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

1. Department of Public Safety (AGRICULTURE) Hoke County
2. Department of Agriculture and Consumer Services (PUBLIC SAFETY) Moore County

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

3. The Lumber River Conservancy (DENR-PARKS) Robeson County
4. NC Coastal Land Trust (DENR-WILDLIFE) Carteret County
5. Residence Development Company (NCA&TSU) Guilford County
6. The Foundation for the University of North Carolina at Charlotte (UNC-C) Mecklenburg County

## **DISPOSITION BY LEASE: The following items are reported pursuant to NCGS 146-29.1**

7. Southeastern Carolina Crossroads, Inc. (AGRICULTURE) Bladen County
8. County of Duplin (PUBLIC SAFETY) Duplin County
9. Camp Butner Society, Inc. (PUBLIC SAFETY) Granville County

## **OTHER MATTERS: The following items are consultation pursuant to NCGS 146-22 & 146-27**

10. NC State University, Wake County
11. NC State University, Wake County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Public Safety

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

LOCATION: McCain Tract, Army Road and NC-211, Hoke County

AREA:  $\pm 190$  acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is contiguous to the Department of Agriculture and Consumer Services'  $\pm 1,700$ -acre McCain Farm and will be utilized to expand their longleaf pine management program.

### ITEM 2

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

GRANTEE: State of NC, Department of Public Safety

LOCATION: Samarkand Farm Unit, Eagle Springs, Moore County

AREA:  $\pm 272$  acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is contiguous to the Department of Public Safety's  $\pm 167$ -acre Samarkand Farm unit and will be utilized to expand and develop a training facility. Reallocation of this site will enhance management of the facility and provides a necessary buffer.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: The Lumber River Conservancy  
Dr. Patricia Sellers, Executive Director

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

LOCATION: off NC Highway 72, Lumberton and Raft Swamp Townships,  
Robeson County

AREA:  $\pm 170.3$  acres in eight (8) non-contiguous parcels

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lumber River State Park. Acquisition of these parcels will further protect the aesthetic views along  $\pm 1.5$  miles of the Lumber River and Raft Swamp, as well as the conservation of water quality and wetland habitat.

### ITEM 4

GRANTOR: NC Coastal Land Trust

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

LOCATION: Brown's Island Tract 1, Carteret County

AREA:  $\pm 183$  acres

CONSIDERATION: Gift

COMMENTS: Wildlife Management Addition. Currently, the Wildlife Resources Commission manages  $\pm 158$  acres of Brown's Island. The North Carolina Natural Heritage Program considers the island to be a significant natural heritage area. Acquisition of this site will enhance wildlife management opportunities and protection for additional significant natural heritage areas.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Residence Development Company

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

LOCATION: 400 Stedman Street, Greensboro, Guilford County

AREA: ±8,712 sq. ft. (± 0.2 acre) improved with a 780 sq. ft. one-story residence

UNIT COST: \$1.76/ sq. ft. – land  
\$30.39/ sq. ft. – improvements

CONSIDERATION: \$39,000

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

### ITEM 6

GRANTOR: The Foundation for the University of North Carolina at Charlotte

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

LOCATION: University City Boulevard, Charlotte, Mecklenburg County

AREA: ±207,345 sq. ft. or ±4.76 acres improved with 2 office condominiums totaling ±6,200 sq. ft. (Condo #1 - 4,004 sq. ft.; Condo # 2 - 2,200 sq. ft.)

CONSIDERATION: \$2,100,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to existing campus property, the current location of the University Advancement Division (UAD). Upon acquisition, this property will be utilized for Administrative offices for the UAD to accommodate an increase in additional departmental duties. Funding for this acquisition will be provided by Facility and Administrative receipts. The Foundation will be reimbursed for direct expenses associated with this acquisition.

## **DISPOSITION BY LEASE**

### ITEM 7

LESSOR: State of NC, Department of Agriculture and Consumer Services,  
NC Forest Service

LESSEE: Southeastern Carolina Crossroads, Inc., a 501 (c)3 non-profit corporation

LOCATION: Bladen Lakes State Forest, Eckerd Camp, Elizabethtown, Bladen County

TERM: Ten years effective September 1, 2014 or possession with one 10-year renewal option

AREA: ±402 acres improved with 13 buildings, 6 campsites, and parking lot

RENTAL: \$1.00 for the term

COMMENTS: New Lease. Lease to allow Southeastern Carolina Crossroads, Inc. to operate a drug and alcohol rehabilitation camp. Lessee will be responsible for all costs associated with operation of the facility, including utilities and maintenance. Lessee shall also be responsible for maintenance of a 1.7 acre drain field and sewer line connected to the facilities.

### ITEM 8

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

LESSEE: County of Duplin

LOCATION: 364 NC Highway 11 S and 903, Kenansville, Duplin County

TERM: One year effective September 1, 2014 or possession with two 1-year renewal options

AREA: ±14.29 acres improved with 21 buildings containing approximately 56,163 sq. ft. (gross)

RENTAL: \$1.00 for the term

COMMENTS: New Lease. Lease to allow the County of Duplin to utilize the former Duplin Correctional Center to supplement jail capacity. This proposed lease is in accordance with Session Law 2013-360, Section 16A.3.

## **DISPOSITION BY LEASE**

ITEM 9

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

LESSEE: Camp Butner Society, Inc., a 501(c)3 non-profit corporation

LOCATION: B Street and 14<sup>th</sup> Street, National Guard Armory, Butner, Granville County

TERM: Ten years effective September 1, 2014 or possession with one 10- year renewal option

AREA: ±1 acre

RENTAL: \$1.00 for the term

COMMENTS: New Lease. Lease to allow Camp Butner Society to establish the Butner Museum. Lessee will be responsible for all costs associated with repair, maintenance and operation of the facility.

## **OTHER MATTERS**

### **ITEM 10**

North Carolina State University requests approval of a land exchange between the State and the Endowment Fund of North Carolina State University. The land exchange would provide for the development of Centennial Campus consistent with the master plan. The State would receive  $\pm 4$  acres in an area of Centennial Campus that would become the site of the College of Textiles Innovation Center, utility corridors and open space. The State will convey  $\pm 4$  acres to the Endowment Fund located within Centennial Campus. The properties being exchanged are considered to be of equal value.

### **ITEM 11**

North Carolina State University requests approval of a land exchange between the State and the Endowment Fund of North Carolina State University. The State would convey  $\pm 2.64$  acres located on the Centennial Biomedical Campus at Hillsborough Street to the Endowment Fund. In exchange the Endowment Fund would convey to the State  $\pm 3.30$  acres located within Centennial Campus for future development consistent with the master plan. The properties being exchanged are considered to be of equal value.