

## **GOVERNMENTAL OPERATIONS AGENDA INDEX**

October 18, 2007

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

The Nature Conservancy (AGRICULTURE) Brunswick County  
John D. Fridley (CC&PS) Anson County  
John D. Fridley (CC&PS) Franklin County  
John D. Fridley (CC&PS) Montgomery County  
John D. Fridley (CC&PS) Stanley County  
John D. Fridley (CC&PS) Union County  
NC Wildlife Habitat Foundation, Inc. (DENR-FOREST) Bladen County  
NC Coastal Land Trust (DENR-PARKS) Pender County  
Piedmont Land Conservancy (DENR-PARKS) Rockingham County  
Robert H. Washburn (DENR-PARKS) Rutherford County  
NC Coastal Federation (DENR-WILDLIFE) Onslow County  
Billy G. Dillon (TRANSPORTATION) Guilford County

### **DISPOSITION BY DEED: The following items are consultation pursuant to NCGS 146-27(b)**

Arley A. Day (TRANSPORTATION) Columbus County  
Ernest M. Arnot (TRANSPORTATION) Vance County

### **OTHER MATTERS: The following items are consultation pursuant to NCGS 146-30(a)**

Department of Environment and Natural Resources, Caldwell County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
Division of Plant Industries, Plant Conservation Program

LOCATION: Boiling Springs Lakes, Brunswick County

AREA: 92.88 acres/ 85 Lots

UNIT COST: \$1,573.11/acre

CONSIDERATION: \$146,110

COMMENTS: In 2000, approval was obtained to acquire approximately 5,400 acres in Brunswick County in two phases from The Nature Conservancy to be known as the Boiling Springs Lakes Preserve. The land proposed for acquisition was acquired for conservation and preservation of rare plant and animal species. By deed dated July 12, 2001, the State acquired 3,763.33 acres from The Nature Conservancy, which represented the acquisition of the first phase of the Boiling Springs Lakes project. On June 12, 2003, the State acquired an additional 1,596.95 acres, which represented the remaining lands owned by The Nature Conservancy in the Boiling Springs Lakes project area. As part of Phase II, The Nature Conservancy gifted to the State 200 lots or 273.64 acres that were donated to The Nature Conservancy, bringing the total to 5,633.92 acres.

On September 11, 2003, the State entered into an agreement with The Nature Conservancy to begin efforts to purchase the remaining 1,800 lots. Under that agreement, the State acquired with approvals in 2004, 2005, 2006 an additional 619.91 acres or 210 lots. To date, the State has acquired a total of 6,253.83 acres out of a planned 12,000 acres. The Nature Conservancy will be reimbursed for direct expenses, overhead and interest associated with this transaction. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 2

GRANTOR: John David Fridley Heirs

GRANTEE: State of NC, Department of Crime Control and Public Safety,  
Division of State Highway Patrol

LOCATION: 10674 U.S. Hwy 52 South, Morven, Anson County

AREA:  $\pm 1.894$  acres of land improved with a  $\pm 2,400$  sq. ft. concrete equipment structure  
and a  $\pm 260'$  steel tower

UNIT COST: \$15,000/acre  
\$15,143.40/improvements

CONSIDERATION: \$43,553.40

COMMENTS: Property proposed for acquisition will allow the Highway Patrol to utilize the existing tower for establishment of a Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The tower will be used to provide North Carolina citizens with coordinated communications between law enforcement, fire departments and emergency medical services personnel throughout the state. Currently, there are approximately eight thousand users of VIPER network from multiple state, federal, local agencies and the National Guard. This acquisition is considered a bargain sale. Funding for this acquisition is provided by appropriated funds.

## **ACQUISITION BY DEED**

ITEM 3

GRANTOR: John David Fridley Heirs

GRANTEE: State of NC, Department of Crime Control and Public Safety,  
Division of State Highway Patrol

LOCATION: ±1700 Mort Harris Road, Louisburg, Franklin County

AREA: ±1.860 acres of land improved with a ±2,508 sq. ft. concrete equipment structure  
and a ±268' steel tower.

UNIT COST: \$22,500/acre  
\$1,703.40/improvements

CONSIDERATION: \$43,553.40

COMMENTS: Property proposed for acquisition will allow the Highway Patrol to utilize the existing tower for establishment of a Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The tower will be used to provide North Carolina citizens with coordinated communications between law enforcement, fire departments and emergency medical services personnel throughout the state. Currently, there are approximately eight thousand users of VIPER network from multiple state, federal, local agencies and the National Guard. This acquisition is considered a bargain sale. Funding for this acquisition is provided by appropriated funds.

## **ACQUISITION BY DEED**

### ITEM 4

GRANTOR: John David Fridley Heirs

GRANTEE: State of NC, Department of Crime Control and Public Safety,  
Division of State Highway Patrol

LOCATION:  $\pm$ 1200 McKay Hill Road, Mt. Gilead, Montgomery County

AREA:  $\pm$ 2.625 acres of land improved with a  $\pm$ 1,100 sq. ft. concrete equipment structure  
and a  $\pm$ 322' steel tower

UNIT COST: \$9,889.52/acre  
\$0.00/improvements

CONSIDERATION: \$25,960

COMMENTS: Property proposed for acquisition will allow the Highway Patrol to utilize the existing tower for establishment of a Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The tower will be used to provide North Carolina citizens with coordinated communications between law enforcement, fire departments and emergency medical services personnel throughout the state. Currently, there are approximately eight thousand users of VIPER network from multiple state, federal, local agencies and the National Guard. This acquisition is considered a bargain sale. Funding for this acquisition is provided by appropriated funds.

## **ACQUISITION BY DEED**

ITEM 5

GRANTOR: John David Fridley Heirs

GRANTEE: State of NC, Department of Crime Control and Public Safety,  
Division of State Highway Patrol

LOCATION: ±23000 Running Creek Church Road, Locust, Stanly County

AREA: ±2.468 acres of land improved with a ±1,424 sq. ft. concrete equipment structure  
and a ±343' steel tower

UNIT COST: \$15,000/acre  
\$6,720.40/improvements

CONSIDERATION: \$43,740.40

COMMENTS: Property proposed for acquisition will allow the Highway Patrol to utilize the existing tower for establishment of a Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The tower will be used to provide North Carolina citizens with coordinated communications between law enforcement, fire departments and emergency medical services personnel throughout the state. Currently, there are approximately eight thousand users of VIPER network from multiple state, federal, local agencies and the National Guard. This acquisition is considered a bargain sale. Funding for this acquisition is provided by appropriated funds.

## **ACQUISITION BY DEED**

ITEM 6

GRANTOR: John David Fridley Heirs

GRANTEE: State of NC, Department of Crime Control and Public Safety,  
Division of State Highway Patrol

LOCATION: ±7000 Rehobeth Road, Waxhaw, Union County

AREA: ±1.061 acres of land improved with a ±1,350 sq. ft. concrete equipment structure  
and a ±188' steel tower

UNIT COST: \$24,519.32/acre  
\$0.00/improvements

CONSIDERATION: \$26,015

COMMENTS: Property proposed for acquisition will allow the Highway Patrol to utilize the existing tower for establishment of a Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The tower will be used to provide North Carolina citizens with coordinated communications between law enforcement, fire departments and emergency medical services personnel throughout the state. Currently, there are approximately eight thousand users of VIPER network from multiple state, federal, local agencies and the National Guard. This acquisition is considered a bargain sale. Funding for this acquisition is provided by appropriated funds.

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: North Carolina Wildlife Habitat Foundation, Inc.  
Eddie C. Bridges – Executive Director

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

LOCATION: Johnsontown Road (NCSR 1509), Turnbull Township, Bladen County

AREA: ±135 acres

UNIT COST: \$726/acre

CONSIDERATION: \$98,000

COMMENTS: Property proposed for acquisition will be incorporated into the 31,928-acre Bladen Lakes State Forest and will be utilized to protect water quality, important wildlife habitat and environmental resources. This acquisition is considered a bargain sale. Funding for this acquisition is provided by the Natural Heritage Trust Fund.



## **ACQUISTION BY DEED**

### ITEM 8

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: Lea Island, Pender County

AREA: Lot 5 containing 1.88 acres

UNIT COST: \$18,617/acre

CONSIDERATION: \$35,000

COMMENTS: Property proposed for acquisition is needed for inclusion in Lea Island State Natural Area. Lea Island is one of the few remaining undeveloped barrier islands on the North Carolina coast. Property is necessary for protection of natural resources. Lea Island State Natural Area currently consists of 25 acres out of a planned 160 acres. The State will reimburse the North Carolina Coastal Land Trust for direct expenses and overhead associated with this transaction. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

### ITEM 9

GRANTOR: Piedmont Land Conservancy

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

LOCATION: 711 Cedar Mountain Road, Mayodan, Rockingham County

AREA: 3 acres improved with a 2,117 sq. ft. frame dwelling

UNIT COST: \$7,100/acre – land  
\$28.20/sq.ft. - improvements

CONSIDERATION: \$81,000

COMMENTS: Property proposed for acquisition is needed for inclusion in Mayo River State Park pursuant to the master plan. Proposed acquisition will prevent further development and help protect water quality of the Mayo River. The property has  $\pm$  138 feet of river frontage. Mayo River State Park currently consists of 1,690 acres out of a planned 4,500 acres. The Piedmont Land Conservancy will be reimbursed for direct expenses and interest associated with this transaction. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 10

GRANTOR: Robert H. Washburn and Anne P. Washburn

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

LOCATION: Proctor Road, Chimney Rock Township, Rutherford County

AREA:  $\pm 174$  acres (subject to survey)

UNIT COST: \$18,821/acre

CONSIDERATION:  $\pm \$3,275,000$  (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in Chimney Rock State Park pursuant to the master plan. Acquisition of this property is of high priority due to the potential for future residential development. Chimney Rock State Park currently consists of 3,299 acres out of a planned 12,000 acres. The Foothills Conservancy of North Carolina (FCNC) will be reimbursed for overhead associated with this transaction. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$1,775,000) and Natural Heritage Trust Fund (\$1,500,000).

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: The North Carolina Coastal Federation

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

LOCATION: East of NCSR 1434, lying on the west bank of the White Oak River, Onslow  
County

AREA: ±790 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the game land program and will be utilized to protect and enhance important water quality, wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The NC Coastal Federation acquired the property with funds from the Clean Water Management Trust Fund and the U.S. Fish and Wildlife Service. As a condition of the funding, the property will be managed under a forest stewardship plan.

### ITEM 12

GRANTOR: Billy G. Dillon and wife, Jeanette C. Dillon

GRANTEE: State of NC, Department of Transportation, Division of Highways

LOCATION: 4731 Sandy Camp Road, High Point, Guilford County

AREA: ±2 acres

UNIT COST: \$45,000/acre

CONSIDERATION: \$90,000

COMMENTS: Property proposed for acquisition is contiguous with the Sandy Ridge Maintenance Yard and will be utilized in a capital improvement expansion project. Funding for this acquisition is provided by the Department of Transportation.

## **DISPOSITION BY DEED**

### ITEM 13

GRANTOR: State of NC, Department of Transportation, Division of Highways

GRANTEE: Arley A. Day

LOCATION: 1726 Joe Brown Road, Chadbourn, Columbus County

AREA: 36,154 sq. ft. or  $\pm 0.83$  acres improved with a single family dwelling  
containing 1,266 sq. ft. constructed circa 1968

UNIT COST: \$0.41/sq. ft. – land  
\$16.19/sq. ft. – improvements

CONSIDERATION: \$35,500

COMMENTS: Property proposed for disposition is no longer needed by the Department of Transportation. The proposed disposition is made in accordance with the procedures of an upset bid process. Proceeds retained by the Department of Transportation.

### ITEM 14

GRANTOR: State of NC, Department of Transportation, Division of Highways

GRANTEE: Ernest M. Arnot

LOCATION: East Avenue, Henderson, Vance County

AREA: 48,352 sq. ft. or  $\pm 1.11$  acres improved with a brick structure containing 1,100 sq. ft. constructed circa 1947

UNIT COST: \$0.38/sq. ft. – land  
\$6.00/sq. ft. – improvements

CONSIDERATION: \$25,000

COMMENTS: Property proposed for disposition is no longer needed by the Department of Transportation. The proposed disposition is made in accordance with the procedures of upset bid. Proceeds retained by the Department of Transportation.

## **OTHER MATTERS**

### ITEM 15

At the request of the Department of Environment and Natural Resources, Wildlife Resources Commission (WRC), authorization is requested to affect a land exchange between the State and NC Buffalo Mountain Homeowners Association (Association), Toby Kaye-President. In 2003, the State acquired  $\pm 5,648.3$  acres for the Buffalo Cove Game Land. A portion of the property ( $\pm 68.6$  acres) is subject to Buffalo Mountain Homeowners Association by-laws. The primary purpose of the Association is to collect annual dues from its members to provide a fund for the maintenance and upkeep of Buffalo Mountain Road. The Association proposes to convey to the State in fee simple, free from the Association by-laws, six tracts of land totaling  $\pm 25.09$  acres valued at \$108,500.00 and release an additional  $\pm 29.82$  acres from their by-laws. Currently, annual dues to the Association are \$1,750.00. In return, the State would convey to the Association, six tracts of land totaling  $\pm 37$  acres valued at \$154,100.00. This exchange will release the WRC from any further obligations to the Association by-laws. The State will receive the benefit of additional riparian buffers along Buffalo Creek and eliminate private in holdings at the  $\pm 6,575$  acre Buffalo Cove Game Land.