



North Carolina Department of Administration


Beverly Eaves Perdue, Governor
W. Britt Cobb, Jr., Secretary

State Property Office

September 25, 2009

MEMORANDUM

TO: Senator Marc Basnight, President Pro Tempore
Representative Joe Hackney, 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: Britt Cobb, Secretary
Fiscal Research Division

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116 West Jones Street
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GOVERNMENTAL OPERATIONS AGENDA INDEX

September 25, 2009

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

1. MCNC (CC&PS) Wilson County
2. PCS Phosphate, Inc. (DENR-MARINE/WILDLIFE) Beaufort County
3. Roanoke Properties Limited Partnership (DENR-WILDLIFE) Dare County
4. UNC Asheville Foundation, Inc. (UNC-A) Buncombe County
5. Capital Facilities Foundation, Inc. (UNC-G) Guilford County
6. Capital Facilities Foundation, Inc. (UNC-G) Guilford County

DISPOSITION BY LEASE: The following items are report pursuant to NCGS 146-29.1(c)

7. Town of Southern Pines (CC&PS) Moore County

ACQUISITION BY DEED

ITEM 1

GRANTOR: MCNC
Joseph Freddoso, President

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

LOCATION: Junction SR 581, Bailey, Wilson County

AREA: ± 12.229 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will enable expansion of the Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The site is improved with a ± 400 sq. ft. equipment structure and a 500' steel tower that will be acquired separately by ITS utilizing a US Department of Homeland Security grant. Currently, there are approximately 34,104 users of VIPER network from multiple state, federal, local agencies and the National Guard.

ITEM 2

GRANTOR: PCS Phosphate, Inc.

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

LOCATION: Hawkins Beach Road (NCSR 1336), Bath, Beaufort County

AREA: ± 6.04 acres

UNIT COST: \$4,167.60/acre

CONSIDERATION: \$25,172.29

COMMENTS: Property proposed for acquisition is needed to provide a public boating access area. Funding for this acquisition is provided by the Wildlife Resources Commission Boating Program Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Roanoke Properties Limited Partnership
Glenn Elliott Futrell Inc., General Partner
Glenn Futrell, President

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

LOCATION: US Hwy 64, Manteo, Dare County

AREA: ±381 acres

UNIT COST: N/A

CONSIDERATION: Donation

COMMENTS: Property proposed for acquisition will be incorporated into the Wildlife Management Program as a Conservation Area to protect water quality, important wildlife habitat, provide wildlife recreational opportunities.

ITEM 4

GRANTOR: UNC Asheville Foundation Inc.

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

LOCATION: 456 Merrimon Avenue, Asheville, Buncombe County

AREA: 9.533 acres

UNIT COST: \$314,696/acre

CONSIDERATION: \$3,000,000

COMMENTS: Property proposed acquisition is needed for the future expansion of student and faculty housing. The land was purchased by the Foundation in December 2008 to facilitate the expansion of the University in accordance with its master plan. The Foundation will be reimbursed for direct expenses incurred in their acquisition of this property. Funding for this acquisition is provided by Auxiliary Overhead Receipt funds (\$1,326,000) and using special indebtedness (COPs) authorized in Session Law 2008-107, Section 27.8(a) 15, to be repaid by appropriations from the general fund (\$1,750,000).

ACQUISITION BY DEED

ITEM 5

GRANTOR: Capital Facilities Foundation, Inc.

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

LOCATION: 1410 West Lee Street, Greensboro, Guilford County

AREA: $\pm 109,488$ sq. ft. or ± 2.5135 acres in two parcels improved with a building containing $\pm 15,328$ sq. ft. constructed in 1940

UNIT COST: \$10.05/sq. ft. – land

CONSIDERATION: \$1,100,000

COMMENTS: Property proposed for acquisition is needed for expansion in accordance with their Master Plan. This site on the southern edge of campus will be utilized as a future gateway to the campus. The improvements have no contributory value. Funding for this acquisition is provided by 2000 Higher Education Bond Funds (\$940,000) and Auxiliary Administration Fund Balance (\$160,000) (Non-State Funds).

ITEM 6

GRANTOR: Capital Facilities Foundation, Inc.

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

LOCATION: 121 McIver Street, Greensboro, Guilford County

AREA: $\pm 11,250$ sq. ft. or ± 0.258 acres improved with a two-story frame dwelling converted to multi-family use containing $\pm 4,224$ sq. ft. constructed in 1922

UNIT COST: \$8.00/sq. ft. – land
\$52.08/sq. ft. – improvements

CONSIDERATION: \$310,000

COMMENTS: Property proposed for acquisition is contiguous with campus and needed for expansion in accordance with their master plan. This site will be utilized for future academic buildings. Funding for this acquisition is provided by 2000 Higher Education Bond Funds.

DISPOSITION BY LEASE

ITEM 7

LESSOR: State of NC, Department of Crime Control and Public Safety

LESSEE: Town of Southern Pines
Michael Haney, Mayor

LOCATION: 710 W. Morganton Road, Southern Pines, Moore County

TERM: Ten years effective November 1, 2009 or possession with two 10 year renewal options

AREA: Tower Space

ANNUAL RENTAL: Benefits

COMMENTS: New lease for tower space. Part of a reciprocal agreement in which the State leases land from lessee in return for providing this tower space.