

January 29, 2016

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Tim Moore, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission on Governmental Operations

FROM: Bill Daughtride, Jr. *BDJ*
Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

BD/

Cc: Fiscal Research Division



GOVERNMENTAL OPERATIONS AGENDA INDEX

January 29, 2016

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

1. Department of Agriculture and Consumer Services (DHHS) Wayne County
2. Department of Health and Human Services (PUBLIC SAFETY) Granville County
3. Department of Military and Veterans Affairs (ADMINISTRATION) Buncombe County

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

4. North Carolina Coastal Land Trust (DEQ-WILDLIFE) Carteret County
5. The Conservation Fund (DEQ-WILDLIFE) Haywood County
6. The Trust for Public Land (DNCR-PARKS) Robeson County
7. ARHS Properties, Inc. (ASU) Watauga County
8. Clifton Brown (NCA&TSU) Guilford County

**DISPOSITION BY DEED: The following items for consultation pursuant to
NCGS 146-27**

9. North Carolina Association of Realtors, Inc. (ADMINISTRATION) Wake County
10. Ralph LaRosa & Joseli G. LaRosa (ADMINISTRATION) Wake County

**DISPOSITION BY LEASE: The following item is reported pursuant to
NCGS 146-29.1**

11. Wilbar Volunteer Fire Department, Inc. (PUBLIC SAFETY) Wilkes County

**DISPOSITION BY SUBLEASE: The following item is reported pursuant to
NCGS 146-29.1**

12. County of Burke (PUBLIC SAFETY) McDowell County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Health and Human Services

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

LOCATION: O'Berry Neuro-Medical Treatment Center, Goldsboro, Wayne County

AREA: ±0.1 acre improved with a Booster Pump Station consisting of ±164 sq. ft.

CONSIDERATION: N/A

COMMENTS: Reallocation. Property proposed for reallocation includes a structure utilized by the Department of Agriculture and Consumer Services to provide electrical service for a food safety/air sampling project at the Cherry Research Farm.

ITEM 2

GRANTOR: State of NC, Department of Public Safety

GRANTEE: State of NC, Department of Health and Human Services

LOCATION: E Street, Butner, Granville County

AREA: ±2.77 acres improved with three buildings,
Dorm "B" containing 6,732 sq. ft.
Dorm "C" containing 6,732 sq. ft.
Dorm "E" containing 6,485 sq. ft.

CONSIDERATION: N/A

COMMENTS: Reallocation. Property proposed for allocation is part of the Department of Health and Human Services (DHHS) Butner Town Complex. In 2003, the subject property and associated buildings were reallocated to the Department of Public Safety (DPS) for use as a Juvenile Justice Training Center. The DPS no longer needs the property and the DHHS requests the property be reallocated back to them for their use.

ALLOCATION

ITEM 3

GRANTOR: State of NC, Department of Administration

GRANTEE: State of NC, Department of Military and Veterans Affairs

LOCATION: Lake Eden Road, Black Mountain, Buncombe County

AREA: ±3.9 acres

CONSIDERATION: N/A

COMMENTS: Reallocation. Property proposed for reallocation is contiguous to the new Veterans Affairs Retirement Home and is currently utilized for accessing the Home. In addition to the entrance way, this expansion of property will also provide an area for resident activities.

ACQUISITION BY DEED

ITEM 4

GRANTOR: North Carolina Coastal Land Trust

GRANTEE: State of NC, Department of Environmental Quality,
Division of Wildlife Resources Commission

LOCATION: Brown's Island Tract 2, Carteret County

AREA: ±84 acres

CONSIDERATION: Gift

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

ITEM 5

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Environmental Quality,
Division of Wildlife Resources Commission

LOCATION: Off of Sheepback Mountain Road, Ivy Hill Township, Haywood County

AREA: ±561.45 acres

UNIT COST: ±\$855/acre

CONSIDERATION: \$480,000

COMMENTS: Game Land Addition. Property proposed for acquisition will be established as a new game land for elk hunting. In addition, the NC Natural Heritage Program considers the property a significant natural heritage area. The proposed transaction is a bargain sale. Funding for this acquisition is provided by a Pittman Robertson Land Acquisition Grant.

ACQUISITION BY DEED

ITEM 6

GRANTOR: The Trust for Public Land

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

LOCATION: off Ann Road, Orrum and Sterlings Townships, Robeson County

AREA: $\pm 1,050.39$ acres

UNIT COST: $\pm \$1,047.23/\text{acre}$

CONSIDERATION: \$1,100,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lumber River State Park. Acquisition of this property provides protection of natural resources and water quality along the Lumber River. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$360,000), the Clean Water Management Trust Fund (\$400,000) and the Federal Land and Water Conservation Fund (\$340,000).

ITEM 7

GRANTOR: ARHS Properties, Inc.
Richard G. Sparks, Registered Agent

GRANTEE: State of NC, Appalachian State University (ASU)

LOCATION: Deerfield and State Farm Roads, Boone, Watauga County

AREA: ± 8.98 acres

CONSIDERATION: Gift

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to the Watauga Medical Center. ASU plans to use the site for the construction of their College of Health Sciences facility. The proposed acquisition will be subject to restrictions and ASU obtaining sufficient funds to complete construction of the proposed facility in accordance with Session Law 2015-280. Upon completion of the facility, the grantor has requested the right to lease any then-vacant portion of any existing buildings, not to exceed ten percent (10%) of the gross usable square footage of all buildings. Acquisition of this site will be beneficial to both Appalachian Regional Healthcare System (ARHS) and the University.

ACQUISITION BY DEED

ITEM 8

GRANTOR: Clifton Brown

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

LOCATION: 1100 Salem Street, Greensboro, Guilford County

AREA: ±6,633 sq. ft. or 0.15 acre improved with a single family dwelling
containing 1,024 sq. ft.

UNIT COST: \$1.21/sq. ft. – land
\$36.13/sq. ft. – improvements

CONSIDERATION: \$45,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with their master plan. Funding for this acquisition is provided by Title III Education Funds.

DISPOSITION BY DEED

ITEM 9

GRANTOR: State of NC, Department of Administration

GRANTEE: North Carolina Association of Realtors, Inc.
Andrea L. Bushnell, Chief Executive Officer

LOCATION: The Heck-Andrews House, 309 North Blount Street, Raleigh, Wake County

AREA: ±17,424 sq. ft. or ±0.40 acre improved with a ±6,710 sq. ft.
2½ story frame house, built circa 1870

CONSIDERATION: \$1,500,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed “as is, where is, with all faults” subject to preservation covenants. The above consideration is based upon a negotiated sale.

ITEM 10

GRANTOR: State of NC, Department of Administration

GRANTEE: Ralph LaRosa and wife, Joseli Gershman LaRosa

LOCATION: The Cambridge House, 407 North Person Street, Raleigh, Wake County

AREA: ±8,425 sq. ft. or ±0.193 acre improved with a ±3,224 sq. ft. 1½ story
frame house, built circa 1902

CONSIDERATION: \$350,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed “as is, where is, with all faults” subject to preservation covenants. The above consideration is based upon a negotiated sale.

DISPOSITION BY LEASE

ITEM 11

LESSOR: State of NC, Department of Public Safety, Division of Law Enforcement,
State Highway Patrol

LESSEE: Wilbar Volunteer Fire Department, Inc.

LOCATION: Rendezvous Mountain Tower, 585 Wyatt Road, Millers Creek, Wilkes
County

TERM: Twenty years effective June 1, 2016 or possession

AREA: Tower space

RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease for tower space to install supporting communications
equipment.

DISPOSITION BY SUBLEASE

ITEM 12

SUBLESSOR: State of NC, Department of Public Safety, Division of Law Enforcement,
State Highway Patrol

SUBLESSEE: County of Burke

LOCATION: Dobson Knob Tower, 2860 Old NC 106, Nebo, McDowell County

TERM: Twenty-five years nine months effective March 1, 2016 or possession

AREA: Tower and building space

RENTAL: \$1.00 for the term

COMMENTS: New Sublease. New sublease to install communications equipment on the
tower and in the equipment building.