




Pat McCrory  
*Governor*

Kathryn Johnston  
*Secretary*

May 31, 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: Kathryn Johnston   
Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

KJ/

Cc: Fiscal Research Division



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## **GOVERNMENTAL OPERATIONS AGENDA INDEX**

May 31, 2016

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

1. Department of Environmental Quality (ADMINISTRATION) Brunswick County
2. Department of Environmental Quality, Hyde County

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

3. Keith D. Walvoord & Kim K. Walvoord (AGRICULTURE) Transylvania County
4. The Conservation Fund (AGRICULTURE) Transylvania County
5. The Conservation Fund (AGRICULTURE) Transylvania County
6. Blue Ridge Conservancy (AGRICULTURE) Watauga County
7. Charles F. Hyatt (DEQ-WILDLIFE) Brunswick County
8. The Conservation Fund (DEQ-WILDLIFE) Haywood County
9. Town of Cary (DEQ-WILDLIFE) Wake County
10. The Heirs of Dayle N. Lipe (DNCR-PARKS) Ashe County
11. Heirs of S. Gray Scott (DNCR-PARKS) Surry County
12. Heirs of Sarah E. Miller (DNCR-PARKS) Watauga County
13. James D. Main Heirs & Blue Ridge Conservancy (DNCR-PARKS) Watauga County
14. The Conservation Fund (DNCR-PARKS) Yancey County
15. East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County
16. Charles Sims Trust (NCA&TSU) Guilford County
17. Charles Sims Trust (NCA&TSU) Guilford County
18. Charles Sims Trust (NCA&TSU) Guilford County
19. Benjamin Newhouse & Jeanette Newhouse (NCCU) Durham County

**DISPOSITION BY DEED: The following item is for consultation pursuant to  
NCGS 146-29.1**

20. TAJ Properties, LLC (ADMINISTRATION) Wake County

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

21. DELTA ZETA National Housing Corporation (NCSU) Wake County

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

22. North Carolina Mental Health Consumers' Organization (DHHS) Wake County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Administration

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

LOCATION: West side of NC Highway 904 Bridge over the Intracoastal Waterway,  
Ocean Isle Beach, Brunswick County

AREA:  $\pm 3.2$  acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is needed for the construction of a floating dock to enhance the flow of boater traffic at the Ocean Isle Beach Boating Access located on adjacent property east of Highway 904.

### ITEM 2

GRANTOR: State of NC, Department of Environmental Quality,  
Division of Marine Fisheries

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

LOCATION: Swan Quarter Boating Access Area, Oyster Creek Street, Swan Quarter,  
Hyde County

AREA: Two contiguous parcels totaling  $\pm 17.17$  acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is contiguous to the WRC's Swan Quarter Boating Access Area. A portion of this site will be utilized as additional parking. The remaining acreage will be utilized for future development.

## **ACQUISITION BY DEED**

ITEM 3

GRANTOR: Keith D. Walvoord and wife, Kim K. Walvoord

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
Plant Industry Division

LOCATION: Stone's Lake Road, Cedar Mountain, Transylvania County

AREA: ±10.59 acres

UNIT COST: \$21,718/acre

CONSIDERATION: \$230,000

COMMENTS: Plant Industry Acquisition. Property proposed for acquisition is for the protection of a rare plant site which contains several endangered and/or threatened plant species which include the Bog Rose (endangered), Cuthbert's Turtlehead (threatened), Robin Runaway (endangered), Mountain Sweet Pitcher Plant (endangered), and Swamp Pink (threatened). Funding for this acquisition is provided by a grant from the Clean Water Management Trust Fund.

## **ACQUISITION BY DEED**

ITEM 4

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
North Carolina Forest Service

LOCATION: South of Rosman and Brevard, Eastatoe, Transylvania County

AREA:  $\pm 700$  acres (subject to survey)

UNIT COST: \$4,000/acre

CONSIDERATION:  $\pm \$2,800,000$  (subject to survey)

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is a portion of an 8,000-acre tract of land known as Headwaters, located in the Blue Ridge Mountains between Gorges State Park and Dupont State Forest. Funding for this acquisition is provided by the United States Department of Agriculture (USDA) Forest Legacy Program (\$2,350,000) and The Conservation Fund (\$450,000). The property will be acquired subject to restrictive covenants consistent with requirements of the USDA Forest Legacy Program, which protects working forests, water quality, provide habitat, forest products, opportunities for recreation and other public benefits. The covenants prohibit the disposition of any interest in the property without reimbursing the United States the market value of the land at the time of disposal. The NC Forest Service will manage this site as a working stewardship forest and will enroll the property in the game land program.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
North Carolina Forest Service

LOCATION: South of Rosman and Brevard, Eastatoe, Transylvania County

AREA: ±514 acres

CONSIDERATION: Gift

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is a portion of an 8,000-acre tract of land known as Headwaters, located in the Blue Ridge Mountains between Gorges State Park and Dupont State Forest. Acquisition of this property will ensure the protection of high quality mountain habitat. The NC Forest Service will manage this site as a working stewardship forest and will enroll the property in the game land program.

### ITEM 6

GRANTOR: Blue Ridge Conservancy

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

LOCATION: Replogle Drive, Meat Camp Township, Watauga County

AREA: ±30.004 acres

CONSIDERATION: Gift

COMMENTS: Plant Preserve Addition. Property proposed for acquisition is needed for inclusion into the Tater Hill Plant Protection Preserve. Acquisition of this property is crucial to protecting an identified Natural Heritage area containing state and federally endangered plant populations. The site contains federally listed endangered plant species, and several other rare plant species. The North Carolina Plant Conservation Program will use this site for educational purposes, passive recreation, and ecological research and restoration. Blue Ridge Conservancy was awarded a grant in 2015 from the Clean Water Management Trust Fund for the acquisition of this property

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Charles F. Hyatt

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

LOCATION: 309 Little Macedonia Road NW (SR 1343), Lockwood Folly Township,  
Brunswick County

AREA: ±264.13 acres

UNIT COST: \$1,987.66/acre

CONSIDERATION: \$525,000

COMMENTS: WRC Depot Site. Property proposed for acquisition will be incorporated into the Green Swamp Game Land. A portion of this site will be utilized for the construction of a depot facility. Funding is provided by Pittman Roberson Land Acquisition Grant (\$393,750) and the Wildlife Endowment Fund (\$131,250).

### ITEM 8

GRANTOR: The Conservation Fund

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

LOCATION: off of Black Camp Gap Road, Ivy Hill Township, Haywood County

AREA: ±409 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition will be an addition to a new game land being established for elk hunting. In March 2016, the State acquired a ±561-acre tract for this purpose. In addition to the wildlife recreational opportunities, acquisition of this property will also preserve and protect riparian forest, headwater streams and habitat.

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: Town of Cary

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

LOCATION: Olive Chapel Road and the American Tobacco Trail, Wake County

AREA: ±3.5 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition will be incorporated into the Jordan Game Land. Acquisition of this property will also provide a buffer for the American Tobacco Trail.

### ITEM 10

GRANTOR: The Heirs of Dayle N. Lipe

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

LOCATION: off Weaver Road, Chestnut Hill Township, Ashe County

AREA: ±22 acres improved with a single-family dwelling totaling 1,882 sq. ft.  
constructed in 1950

UNIT COST: ±\$9,120/acre – land  
±\$11.95/sq. ft. – improvements

CONSIDERATION: \$223,500 land and improvements

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion into New River State Park. Acquisition of this property eliminates an inholding within the park, and protects water quality along the New River. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Heirs of S. Gray Scott

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

LOCATION: John Mickles Road, Shoals Township, Surry County

AREA: ±136.53 acres

UNIT COST: \$4,600/acre

CONSIDERATION: ±\$628,038

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion into Pilot Mountain State Park. Acquisition of this property provides protection of water quality along the Ararat and Yadkin Rivers. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$445,907) and the Federal Land and Water Conservation Fund (\$182,131).

### ITEM 12

GRANTOR: Heirs of Sarah E. Miller

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

LOCATION: Meat Camp Road, Meat Camp Township, Watauga County

AREA: ±106 acres

UNIT COST: \$6,000/acre

CONSIDERATION: ±\$636,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion into Elk Knob State Park. Acquisition of this property provides protection of natural and scenic resources along Elk Knob and Snake Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$115,691), Federal Land and Water Conservation Funds (\$245,309), and the Clean Water Management Trust Fund (\$275,000).

## **ACQUISITION BY DEED**

### ITEM 13

GRANTORS: James David Main Heirs & Blue Ridge Conservancy

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

LOCATION: Meat Camp Road, North Fork Township, Watauga County

AREA: ±40.3 acres

UNIT COST: ±\$9,000/acre

CONSIDERATION: \$363,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion into Elk Knob State Park. Acquisition of this property provides protection of natural resources and water quality along Main Branch. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$122,000), the Parks and Recreation Trust Fund (\$59,500) and by private funds (\$181,500). As a condition of the private donation partially funding this acquisition, Blue Ridge Conservancy will retain a reversionary interest in ±20.15 acres, should that portion of the property cease to be used by the State for outdoor recreation purposes.

### ITEM 14

GRANTOR: The Conservation Fund

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

LOCATION: NC Highway 197, Pensacola Township, Yancey County

AREA: ±783 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Mount Mitchell State Park. Acquisition of this property provides protection of natural resources and water quality in the Cane River. The Conservation Fund (TCF) was awarded a grant in 2014 from the Clean Water Management Trust Fund for approximately 7% of the funds needed for the acquisition of this property, with the balance being private donations. Acquisition of this property will be subject to an existing lease agreement with Yancey County for the operation of a solid waste site on ±1.1 acres. In addition, as a condition of the participation from the private donors, TCF will convey the property subject to deed restrictions that require the balance of the property be used solely for outdoor recreation & conservation purposes.

## ACQUISITION BY DEED

### ITEM 15

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

GRANTEE: State of NC, East Carolina University

LOCATION: Fieldside Street, Greenville, Pitt County

AREA: Four contiguous parcels consisting of  $\pm 1.64$  acres. Each parcel is improved with a single family dwelling as described below:  
1 - containing 2,079 sq. ft. constructed in 1963  
2 - containing 2,500 sq. ft. constructed in 1961  
3 - containing 1,906 sq. ft. constructed in 1964  
4 - containing 1,705 sq. ft. constructed in 1963

CONSIDERATION: \$1,101,292

COMMENTS: Campus Expansion. Properties proposed for acquisition are contiguous to Dowdy Ficklen Stadium and are needed to accommodate a stadium expansion project. The grantor will be reimbursed for direct expenses associated with this acquisition. The improvements will be severed and the site utilized for the expansion of Dowdy Ficklen Stadium. Funding for this acquisition is provided by auxiliary overhead receipt funds.

### ITEM 16

GRANTOR: Charles Sims Trust

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

LOCATION: 1108 Salem Street, Greensboro, Guilford County

AREA:  $\pm 6,615$  sq. ft. or 0.15 acre improved with a single family dwelling containing 972 sq. ft.

UNIT COST: \$1.21/sq. ft. — land  
\$42.18/sq. ft. — improvements

CONSIDERATION: \$49,000

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

## **ACQUISITION BY DEED**

ITEM 17

GRANTOR: Charles Sims Trust

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

LOCATION: 1110 Salem Street. Greensboro, Guilford County

AREA: ±6,615 sq. ft. or 0.15 acre improved with a single family dwelling  
containing 972 sq. ft.

UNIT COST: \$1.21/sq. ft. – land  
\$42.18/sq. ft. – improvements

CONSIDERATION: \$49,000

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

## **ACQUISITION BY DEED**

### ITEM 18

GRANTOR: Charles Sims Trust

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

LOCATION: 1200 Salem Street, Greensboro, Guilford County

AREA: ±6,615 sq. ft. or 0.15 acre improved with a single family dwelling  
containing 863 sq. ft.

UNIT COST: \$1.21/sq. ft. – land  
\$45.19/sq. ft. – improvements

CONSIDERATION: \$47,000

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

### ITEM 19

GRANTOR: Benjamin Newhouse and wife, Jeanette Newhouse

GRANTEE: State of NC, North Carolina Central University

LOCATION: 817 E. Lawson Street, Durham, Durham County

AREA: ±33,541 sq. ft. or 0.77 acre improved with a single family dwelling  
containing ±3,232 sq. ft. constructed in 1960

UNIT COST: \$0.74/ sq. ft. – land  
\$85.08/sq. ft. – improvements

CONSIDERATION: \$300,000

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

**DISPOSITION BY DEED**

ITEM 20

GRANTOR: State of NC, Department of Administration

GRANTEE: TAJ Properties, LLC  
Todd A. Jones, Manager

LOCATION: The Heartt House, 421 North Blount Street, Raleigh, Wake County

AREA: ±0.25 acre (subject to survey) improved with a ±6,778 sq. ft. two-story  
frame house, built circa 1879

CONSIDERATION: \$750,000

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" and subject to preservation covenants.

**DISPOSITION BY LEASE**

ITEM 21

LESSOR: State of NC, North Carolina State University

LESSEE: DELTA ZETA National Housing Corporation  
Michelle A. Smith, President

LOCATION: Lot 19, Phase 2, Greek Village, South Campus, Raleigh,  
Wake County

TERM: Forty years effective July 1, 2016 or possession with one 40-year renewal  
option

AREA: ±14,366.97/sq. ft. – land

RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease for the construction of a Greek House. Lessee will construct the house and parking lot, maintain the building, pay all utilities and their portion of the infrastructure fees.

**DISPOSITION BY SUBLEASE**

ITEM 22

SUBLESSOR: State of NC, Department of Health and Human Services,  
Division of Mental Health

SUBLESSEE: North Carolina Mental Health Consumers' Organization, a 501 (3) non-  
profit corporation  
Roger Hyman, President

LOCATION: 916 Richardson Drive, Dorothea Dix Campus, Raleigh, Wake County

TERM: One year effective July 1, 2016 or possession with two 1-year renewals

AREA: ±1,442 sq. ft. residential dwelling

UNIT COST: \$1.00 for the term

COMMENTS: Renewal Lease. This non-profit uses the residence for their advocacy and support activities for adults with mental illness. Lessee pays utilities, telephone service, and maintenance. Lessor provides non-routine maintenance.