




Pat McCrory
Governor

Kathryn Johnston
Secretary

July 15, 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



State of North Carolina | Administration
1301 Mail Service Center | 116 W. Jones Street | Raleigh, NC 27699-1301
Kathryn.Johnston@doa.nc.gov 919 807 2425 T | 919 733 9571 F

GOVERNMENTAL OPERATIONS AGENDA INDEX

July 15, 2016

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

1. Ronnie L. Jones, Donna G. Jones, Roger D. Cook, Margaret L. Cook & Norman J. Ford (AGRICULTURE) Ashe County
2. North Carolina Coastal Land Trust (DEQ-WILDLIFE) Bladen County
3. Foothills Conservancy of North Carolina, Inc. (DEQ-WILDLIFE) Burke County
4. Southern Appalachian Highlands Conservancy (DEQ-WILDLIFE) Haywood County
5. Albert Benjamin Ward (DEQ-WILDLIFE) Tyrrell County
6. Anne B. Ward (DEQ-WILDLIFE) Tyrrell County
7. Blue Ridge Conservancy (DNCR-PARKS) Alleghany County
8. Dawn Halsey (DNCR-PARKS) Alleghany County
9. Timothy Mimbs, Charles Mimbs, Alyssa Royall, Andy Royall, Candice Wagner and Spencer Wagner (DNCR-PARKS) Alleghany County
10. Carl Phillips & Helen Phillips (DNCR-PARKS) Ashe County
11. Linda R. Walker (DNCR-PARKS) Rockingham County
12. Hensel J. Wallace & Betty J. Wallace (DNCR-PARKS) Watauga County

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

13. County of Gaston (DHHS) Gaston County

DISPOSITION BY LEASE: The following items are for consultation pursuant to NCGS 146-29.1

14. The North Carolina Museum of History Associates, Inc. (DNCR) Wake County
15. Comserv Foundation Founded by Wayne Williams (DHHS) Burke County

OTHER MATTERS: The following item is for consultation pursuant to NCGS 146-22

16. CarolinaEast Medical Center (TRANSPORTATION) Craven County

ACQUISITION BY DEED

ITEM 1

GRANTORS: Ronnie L. Jones and wife, Donna G. Jones, Roger D. Cook and wife, Margaret L. Cook and Norman J. Ford

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

LOCATION: Highway 88, West Jefferson, Ashe County

AREA: ±103 acres (subject to survey)

UNIT COST: \$6,800/acre

CONSIDERATION: ±\$700,400 (subject to survey)

COMMENTS: Plant Industry Acquisition. Property proposed for acquisition is for the protection of several rare plant species including the federally endangered Heller's Blazing Star (*Liatris helleri*) and one of only three known North Carolina populations of the Allegheny Onion (*Allium allegheniense*). This property will be incorporated into the Paddy Mountain Plant Conservation Preserve. Funding for this acquisition is provided by a grant from the Clean Water Management Trust Fund.

ITEM 2

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: White Oak Road, Cape Fear River, Frenches Creek Township, Bladen County

AREA: ±174.01 acres

UNIT COST: ±\$575/acre

CONSIDERATION: \$100,000

COMMENTS: Game Land Addition. Property proposed for acquisition will be incorporated in the Cape Fear River Wetlands Game Land. Acquisition of this property will provide protection for important wildlife habitat, and provide hunting, angling, and other wildlife recreational opportunities to the public. The proposed transaction is a bargain sale. Funding for this acquisition is provided by the Wildlife Endowment Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Foothills Conservancy of North Carolina, Inc.

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

LOCATION: Highway 64, Bristol Creek, Lower Creek Township, Burke County

AREA: ±14.2 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Johns River Game Land. Acquisition of this property will provide permanent protection of bog turtle habitat and help preserve portions of the Bristol Creek watershed.

ITEM 4

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: Dix Creek Road, Pigeon Township, Cold Mountain Game Land,
Haywood County

AREA: ±160.971 acres

UNIT PRICE: ±\$2,832/acre

CONSIDERATION: \$456,000

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Cold Mountain Game Land. Acquisition of this site will provide additional wildlife recreational opportunities and protect water resources. This transaction is a bargain sale. Funding for this acquisition is provided by Pittman-Robertson Land Acquisition Grant.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Albert Benjamin Ward

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

LOCATION: Cemetery Road and SR 1209, Columbia Township, Tyrrell County

AREA: ±2.75 acres of land with a commercial building containing ±5,804 sq. ft.
constructed in 2010

UNIT COST: \$8,755/acre – land
±\$60.89/sq. ft. – improvements

CONSIDERATION: \$377,500

COMMENTS: Depot Site. Property proposed for acquisition will be established as a Wildlife Resources Commission (WRC) depot. Currently, the WRC is using limited space provided by the Department of Transportation at their Columbia Maintenance Yard. Funding for this acquisition is provided by Pittman-Robertson Land Acquisition Grant (\$283,125) and Wildlife Endowment Fund (\$94,375).

ITEM 6

GRANTOR: Anne B. Ward

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

LOCATION: SR 1209, Columbia Township, Tyrrell County

AREA: ±5.14 acres improved with a commercial building containing
±2,500 sq. ft. constructed in 2010

UNIT COST: \$3,000/acre – land
±\$32.00/sq. ft. – improvements

CONSIDERATION: \$95,000

COMMENTS: Depot Site. Property proposed for acquisition will be established as a Wildlife Resources Commission (WRC) depot. Currently, the WRC is using limited space provided by the Department of Transportation at their Columbia Maintenance Yard. Funding for this acquisition is provided by Pittman-Robertson Land Acquisition Grant (\$71,250) and Wildlife Endowment Fund (\$23,750).

ACQUISITION BY DEED

ITEM 7

GRANTOR: Blue Ridge Conservancy

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

LOCATION: off US Highway 21 S, Cherry Lane Township, Alleghany County

AREA: Two contiguous tracts totaling ± 41.8 acres

CONSIDERATION: Gift

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Bullhead Mountain State Natural Area. This is one of three properties being acquired as part of a Clean Water Management Trust Fund project. Acquisition of this property provides protection of natural and scenic resources at Bullhead Mountain State Natural Area.

ITEM 8

GRANTOR: Dawn Halsey

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

LOCATION: off US Highway 21 S, Cherry Lane Township, Alleghany County

AREA: ± 25.06 acres

UNIT COST: $\pm \$4,900/\text{acre}$

CONSIDERATION: \$123,000

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Bullhead Mountain State Natural Area. This is one of three properties being acquired as part of a Clean Water Management Trust Fund project. Acquisition of this property provides protection of natural and scenic resources at Bullhead Mountain State Natural Area. This property is being acquired subject to a conservation easement held by Blue Ridge Conservancy. Funding for this acquisition is provided by the Clean Water Management Trust Fund.

ACQUISITION BY DEED

ITEM 9

GRANTORS: Timothy Mimbs, Charles Mimbs, Alyssa Royall, and husband, Andy Royall, and Candice Wagner, and husband, Spencer Wagner

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

LOCATION: US Highway 21 S, Cherry Lane Township, Alleghany County

AREA: ±10.0 acres improved with two storage buildings totaling 7,685 sq. ft.

CONSIDERATION: \$120,500

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Bullhead Mountain State Natural Area. This is one of three properties being acquired as part of a Clean Water Management Trust Fund project. Acquisition of this property provides a public access point and trailhead at Bullhead Mountain State Natural Area. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$69,000) and the Parks and Recreation Trust Fund (\$51,500).

ITEM 10

GRANTOR: Carl Phillips and wife, Helen Phillips

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

LOCATION: off Tom McNeill Road, West Jefferson Township, Ashe County

AREA: 37.116 acres

UNIT COST: \$7,100/acre

CONSIDERATION: \$263,524

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Mount Jefferson State Natural Area. Acquisition of this property provides protection of natural and scenic resources along Mount Jefferson. Funding for this acquisition is provided by funds authorized in Session Law 2015-280 (Connect NC Bond Act).

ACQUISITION BY DEED

ITEM 11

GRANTOR: Linda R. Walker

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

LOCATION: Waynick Road, Simpsonville Township, Rockingham County

AREA: ±50.62 acres

UNIT COST: ±\$12,050.57/acre

CONSIDERATION: \$610,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Haw River State Park. Acquisition of this property provides protection of water quality along the Haw River. Funding for this acquisition is provided by funds authorized in Session Law 2015-280 (Connect NC Bond Act).

ITEM 12

GRANTOR: Hensel J. Wallace and wife, Betty J. Wallace

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: ±10.86 acres

UNIT COST: ±\$9,000/acre

CONSIDERATION: \$97,740

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of natural resources and water quality within the Park. Funding for this acquisition is provided by funds authorized in Session Law 2015-280 (Connect NC Bond Act).

DISPOSITION BY DEED

ITEM 13

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

GRANTEE: County of Gaston

LOCATION: 901 South New Hope Road, Gastonia, Gaston County

AREA: ±41 acres improved with 14 buildings consisting of a total
of ±86,144 sq. ft.

CONSIDERATION: Gift

COMMENTS: Property proposed for disposition will enable the grantee to pursue future capital projects which will benefit the citizens of Gaston County as well as surrounding counties. The County is currently leasing the majority of this property under a 75-year lease, and is utilizing this site to provide a variety of health and human services to its citizens. The property will be conveyed so long as it is used for county government purposes. Conveyance will be by Non-Warranty Deed subject to a reversionary interest reserved by the State.

DISPOSITION BY LEASE

ITEM 14

LESSOR: State of NC, Department of Natural and Cultural Resources,
North Carolina Museum of History

LESSEE: The North Carolina Museum of History Associates, Inc., a non-profit
corporation
Billy Wilson, Executive Director

LOCATION: Rooms 410, 415, 510, 605, 605A, 605B, 605C, 605D, 605F, NC Museum
of History Building, 5 East Edenton Street, Raleigh, Wake County

TERM: Three years effective August 1, 2016

AREA: 2,919 sq. ft. main floor gift shop area
1,912 sq. ft. second floor offices and conference room
413 sq. ft. service level storage

ANNUAL RENTAL: \$1.00

COMMENTS: Renewal Lease. Renewal lease for a gift shop, offices and storage space needed to enable the Associates, a non-profit organization, to support Museum of History programs and operations through the sale of memberships, fund raising events and profits generated from the operation of the gift shop.

ITEM 15

LESSOR: State of NC, Department of Health and Human Services, Division of
Mental Health, Development Disabilities and Substance Abuse

LESSEE: Comserv Foundation Founded by Wayne Williams, a non-profit
corporation
Dawn Kelly, CEO

LOCATION: 105 Scroggs Court, Broughton Hospital, Morganton, Burke County

TERM: Three years effective July 1, 2016

AREA: ±2,973 sq. ft. building

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: Renewal Lease. The non-profit assists persons with disabilities by expanding opportunities, independence and promoting self-determination in an inclusive environment. Lessee pays utilities, telephone service, and routine maintenance. Lessor provides non-routine maintenance.

OTHER MATTERS

ITEM 16

The Department of Transportation requests approval of a land exchange between the State and CarolinaEast Medical Center, a non-profit corporation affiliated with the County of Craven. The State will convey the current location of the Department of Motor Vehicles office located in New Bern consisting of ± 2.190 acres improved with a $\pm 5,013$ sq. ft. office building and outside metal storage building. Both structures were constructed in 1956. In exchange, CarolinaEast Medical Center will have a replacement facility constructed on ± 6.4 acres also located in New Bern. Upon completion of construction, CarolinaEast Medical Center will convey the new facility to the State. Plans and specifications for the new facility will be approved by the State Construction Office.