

North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary


Tim Walton
Director

Roy Cooper, Governor

August 31, 2017

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: Tim Walton 
Director

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

TW/tm

Cc: Machelle Sanders, Secretary
Mark Edwards, Deputy Secretary
Fiscal Research Division

**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

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

1. The Nature Conservancy (AGRICULTURE) Bladen County
2. The Conservation Fund (DEQ-WILDLIFE) McDowell County
3. The Conservation Fund (DEQ-WILDLIFE) Rutherford County
4. United States of America (DNCR-PARKS) Ashe County
5. The Conservation Fund (DNCR-PARKS) Burke County
6. Foothills Conservancy of North Carolina, Inc. (DNCR-PARKS) Burke County
7. 130 of Chatham, LLC (DNCR-PARKS) Watauga County
8. East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County
9. Core Campus Investment Partners, LLC (NCSU) Wake County

**OTHER MATTERS: The following item is reported pursuant to
NCGS 146-22**

10. Columbia Development Group, LLC (ADMINISTRATION) Wake County

ACQUISITION BY DEED

ITEM 1

GRANTOR: The Nature Conservancy

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

LOCATION: Salters Lake Trail, Bladen Lakes State Forest, Bladen County

AREA: ± 77.34 acres

UNIT COST: \$900/acre

CONSIDERATION: \$70,000

COMMENTS: State Forest Addition. Property proposed for acquisition is for inclusion in Bladen Lakes State Forest. The property is adjacent to the state forest and will improve management ability for the NC Forest Service. Acquisition funds are from receipts generated from the sale of timber and pine straw.

ITEM 2

GRANTOR: The Conservation Fund

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

LOCATION: off NC 226 and US 64, Dysartsville Township, South Mountains Game
Land, McDowell County

AREA: ± 234.17 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is needed for inclusion in South Mountains Game Land. Acquisition will provide a new public access to several areas where access has not been available. The acquisition will also provide public recreational opportunities such as hunting and hiking.

ACQUISITION BY DEED

ITEM 3

GRANTOR: The Conservation Fund

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

LOCATION: NC 226 and South Mountains Game Land, Golden Valley Township,
Rutherford County

AREA: ±231.83 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is needed for inclusion in South Mountains Game Land. Acquisition will provide additional public access. The acquisition will also provide public recreational opportunities such as hunting and hiking.

ITEM 4

GRANTOR: United States of America, Department of Justice,
U.S. Marshals Service

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

LOCATION: Candle Street, West Jefferson Township, Ashe County

AREA: ±7 acres

UNIT COST: \$5,000/acre

CONSIDERATION: ±\$35,000

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Mount Jefferson State Natural Area. Acquisition of this property protects natural and scenic resources along the western side of Mount Jefferson. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act.

ACQUISITION BY DEED

ITEM 5

GRANTOR: The Conservation Fund

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

LOCATION: off Burkemont Road, Morganton & Upper Fork Townships, Burke County

AREA: ±435 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in South Mountains State Park. Acquisition of this property will provide protection of natural resources and water quality in the Hipp Creek section of the park. The Conservation Fund received funds from the National Fish & Wildlife Foundation (NFWF), and as a condition of the grant, the deed will include a notice disclosing the funding source and provisions should any portion of the property be sold.

ITEM 6

GRANTOR: Foothills Conservancy of North Carolina, Inc.

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

LOCATION: off Burkemont Road, Morganton & Upper Fork Townships, Burke County

AREA: ±357 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in South Mountains State Park. Acquisition of this property will provide protection of natural resources and water quality in the Hipp Creek section of the park. Foothills Conservancy received funds from the Clean Water Management Trust Fund (CWMTF) for this project.

ACQUISITION BY DEED

ITEM 7

GRANTOR: 130 of Chatham, LLC
Timothy D. Sweeney, Managing Member

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

LOCATION: Wild Turkey Lane, Laurel Creek Township, Watauga County

AREA: Eleven contiguous tracts totaling ± 174.79 acres

UNIT COST: $\pm \$5,745/\text{acre}$

CONSIDERATION: \$1,004,262

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Beech Creek Bog State Natural Area. Acquisition of this property provides protection of natural resources and water quality along Beech Creek, and protects the habitat of the Virginia Big-Eared Bat, a Federally endangered species. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act (\$402,131), from the Clean Water Management Trust Fund (\$402,131), and from a Federal Recovery Land Acquisition (RLA) grant (\$200,000).

ITEM 8

GRANTOR: East Carolina University Real Estate Foundation, Inc.
Christopher M. Dyba, President

GRANTEE: State of NC, East Carolina University

LOCATION: East Belvoir Road, Greenville, Pitt County

AREA: ± 6.71 acres

UNIT COST: \$24,590/acre

CONSIDERATION: \$165,000

COMMENTS: Campus Expansion. Property proposed for acquisition will be used by the Department of Biology for a new greenhouse facility. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by auxiliary overhead receipt funds.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Core Campus Investment Partners, LLC
Manager, Marc Lifshin

GRANTEE: State of NC, North Carolina State University

LOCATION: 8 Ferndell Lane, Raleigh, Wake County

AREA: ±8,276 sq. ft. or ±0.19 acre improved with a 2-story building containing
±3,171 heated sq. ft., built in 1912

CONSIDERATION: \$902,000

COMMENTS: Exchange Property. At the request of North Carolina State University (NCSU), on September 1, 2015, the Council of State approved a land exchange between the State and Reedy Creek Investments LLC, (a subsidiary of SAS Institute) (RCI). In accordance with this previously approved transaction, RCI is to acquire various parcels of combined equal or greater value in various locations (to be identified by NCSU) and to subsequently convey each parcel to the State subject to individual approvals by the Governor and Council of State. In exchange and upon the transfer to the State of property of sufficient aggregate value, the State will convey ±80 acres located on Trinity and Trenton Roads, Raleigh, Wake County, valued at \$11,660,000. The State, NCSU, will also lease the ±80-acre tract for a period of ten years at no cost. Property proposed for acquisition is the fifth of the proposed exchange properties. Funding for acquisition provided by RCI. The improvements will be severed and the site utilized for campus expansion.

OTHER MATTERS

ITEM 10

On August 4, 2015, the Governor and Council of State approved the disposition by deed of ±95 acres, located at Cary Towne Center Blvd., Cary, Wake County to Columbia Development Group, LLC (CDG) in the amount of \$21,150,000. On July 11, 2017, the Council of State authorized ±89 acres for re-zoning into the Town of Cary's Mixed Use District upon the closing and sale of the property, and conveyance to CDG. Also, reported to the Council of State was the contract amendment to delete a ±6-acre isolated parcel on the south side of Cary Towne Blvd with no reduction in sales price, and due to delays in the rezoning process, amend the closing date to December 31, 2018. The sale is contingent upon re-zoning for mixed-use development and site plan approval. It has become apparent that Trinity Road will need to connect from Cary Towne Blvd to Chatham Street. In furtherance of the sale, the Department of Administration requests authorization without further approval by the Council of State for disposition of a 60-foot wide right-of-way (approximately 4.7 acres), necessary temporary construction, permanent and/or temporary drainage and slope easements to extend Trinity Road to Chatham Street through the Wake-Med Soccer Park for construction of the road at no cost to the State. The proposed extension of Trinity Road will be near the eastern edge of the property and align with the existing Trinity Road to the north. Upon completion, the road will be dedicated to the Town of Cary or the N.C. Department of Transportation. The WakeMed Soccer Park is State-owned property which is leased to the Town of Cary. Authorization is also requested to amend the soccer park lease to remove the right-of-way area from the lease. The extension of Trinity Road through the Soccer Park will enhance property value and benefit the public.