



North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary

Tim Walton
Director

Roy Cooper, Governor

April 30, 2018

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 *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

April 30, 2018

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

1. North Carolina Coastal Land Trust (DEQ-WILDLIFE) Columbus County
2. Department of Transportation (DNCR-PARKS) Cumberland County

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

3. Anderson Real Estate #4, LLC (DNCR-PARKS) Wake County
4. SECU Family House (UNC-CH) Orange County

ACQUISITION BY DEED

ITEM 1

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: NC Highway 130, Waccamaw River, Lees Township,
Columbus County

AREA: $\pm 1,009.49$ acres

UNIT COST: $\pm \$990/\text{acre}$

CONSIDERATION: \$1,000,000

COMMENTS: Game Land addition. Property proposed for acquisition is needed for inclusion in the Columbus County Game Land. These lands support habitat and species of reptiles, amphibians, birds and mammals. Acquisition of this property will also provide additional public fishing and hunting areas. Funding provided by a U.S. National Coastal Wetland Conservation Grant. The proposed transaction is a bargain sale.

ITEM 2

GRANTOR: State of NC, Department of Transportation

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

LOCATION: Johnson Farm Road, Manchester & Carvers Creek Townships, Cumberland County

AREA: Tract 1: ± 20.88 acres
Tract 2: ± 54.12 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Properties proposed for acquisition are for inclusion in Carvers Creek State Park. Acquisition of these tracts will protect natural resources and add additional habitat for the Federally Endangered Red Cockaded Woodpecker.

OTHER MATTERS

ITEM 3

Land Exchange. In April 1943, the State of North Carolina acquired ±4,983 acres from the US Department of Interior for the establishment of what is now William B. Umstead State Park (currently ±5,500 acres). A ±23.09-acre portion of the property is separated from the rest of the Park on the north by US Highway 70 (Glenwood Avenue). This ±23.09-acre parcel consists of a ±22.93-acre parcel acquired in the original 1943 acquisition and a contiguous ±0.16-acre parcel acquired in 2008 from The SBJ Growth, LP. The ±22.93-acre parcel was removed from the State Nature and Historic Preserve by Chapter 450, Section 1 of the 1985 Session Laws, which requires that the property be exchanged or sold for other property to be used to expand Umstead State Park and for no other purpose. The Department of Natural and Cultural Resources intends to also have the ±0.16-acre parcel removed from the State Nature and Historic Preserve.

Anderson Real Estate #4, LLC and its affiliates (Anderson), owns property adjacent to the Park's current entrance on Glenwood Avenue and wishes to exchange ±13.14 acres of their property for the state-owned ±23.09-acre parcel north of Glenwood Avenue.

Acquisition of the ±13.14-acre parcel will provide additional natural resources and will allow the Park entrance to be moved to a signalized intersection, alleviating safety concerns. In addition to the conveyance of the ±13.14-acre parcel to the State, Anderson's consideration will include: i) the payment of \$2,000,000, which will be used to purchase additional property at Umstead State Park; ii) all costs associated with the construction of "Triangle Drive", that will serve both the State and Anderson; and iii) all costs for the demolition and removal of a ±25,500 sq. ft. building currently situated on the ±13.14-acre parcel.

The proposed transaction is conditioned upon the City of Raleigh approving Anderson's rezoning application and development site plan. Therefore, subject to approval by the General Assembly of the removal of the ±0.16-acre parcel from the State Nature and Historic Preserve, authorization is requested to convey ±23.09 acres to Anderson in exchange for ±13.14 acres plus the additional consideration set forth above. Authorization is also requested to include the ±23.09-acre state-owned parcel in Anderson's rezoning application and site plan approval request to the City of Raleigh prior to conveyance to Anderson. Anderson is seeking to have the ±23.09-acre parcel included in Raleigh's IX-3-PK-CU zoning district (Industrial Mixed Use, 3 stories max, parkway frontage, conditional use). The inclusion of the ±23.09-acre parcel in the rezoning application may be conditioned on the new zoning designation only being effective if the property closes.

ITEM 4

Lease Amendment. On August 3, 2004, the Governor and Council of State approved a 25-year disposition lease with SECU Family House at UNC Hospitals, a non-profit corporation, for a ±5.85 acre parcel to allow for construction and operation of affordable family accommodations for patients receiving treatment at UNC Hospitals. The University of North Carolina at Chapel Hill has requested a lease amendment to include an adjacent ±3.6 acre tract for a 36 room expansion at the facility and extension of the term by five years to May 31, 2036, with no renewal options. The Lessee is to be responsible for all costs of construction, maintenance and operation of the expanded facility. With the approval of the Council of State, the lease will be amended to reflect this change. All other terms and conditions will remain the same.