



North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary

Tim Walton
Director

Roy Cooper, Governor

June 29, 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

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

1. The Conservation Fund (DNCR-ARCHIVES) Dare County
2. Blue Diamond Investment Company, LLC (DMVA) Forsyth County
3. Piedmont Land Conservancy (DNCR-ARCHIVES) Forsyth County
4. Blue Ridge Conservancy (DNCR-PARKS) Watauga County
5. Johnetta P. Dixon (NCCU) Durham County
6. Faye Ellen Ray (NCCU) Durham County

ACQUISITION BY DEED

ITEM 1

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Natural and Cultural Resources,
Archives and History

LOCATION: Pearce Tract, Old North Highway 64/264, Dare County

AREA: ±20.48 acres

CONSIDERATION: Gift

COMMENTS: Historic Site Addition. Property proposed for acquisition is adjacent to the Fort Raleigh National Historic Site. This acquisition will protect the site from incompatible development that would diminish the site of the first English efforts to colonize (late 1500s) in North America. The acquisition likewise preserves and protects the land related to these settlement sites, representing the very origins of North Carolina. Permission is also requested for the National Park Service to manage the land under a future Memorandum of Agreement with the State through the Department of Natural and Cultural Resources. The Conservation Fund acquired this property in part utilizing a grant from the Clean Water Management Trust Fund in the amount of \$353,500.

ITEM 2

GRANTOR: Blue Diamond Investment Company, LLC
Derrick L. Davis, Manager

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

LOCATION: Kernersville Medical Parkway, Kernersville, Forsyth County

AREA: ±19.5 acres

UNIT COST: \$175,000/acre

CONSIDERATION: ±\$3,412,500

COMMENTS: New Veterans Nursing Home. Property proposed for acquisition will be utilized in the construction of a new State Veterans Nursing Home. Authorization is also requested without further approval by the Council of State for the Department of Administration to grant all utility easements (water, sewer, gas, electrical, etc.), and any access easements necessary for construction of the new building. The proposed transaction is a bargain sale. Funding for the acquisition is provided by the State Veterans Nursing Home Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Piedmont Land Conservancy

GRANTEE: State of NC, Department of Natural and Cultural Resources,
Archives and History

LOCATION: North Tract, Bethania, Forsyth County

AREA: ±12.51 acres

CONSIDERATION: Gift

COMMENTS: Historic Site Addition. Property proposed for acquisition is for inclusion in Historical Bethania. The Bethania National Historic Landmark Area is the only remaining example of a European style “open field” agricultural village in North Carolina. The Moravian Church founded this area in 1759. Due to its location, the landscape features that give Bethania its unique identity are threatened by development. This tract will be added to and managed under an existing Memorandum of Agreement between the State and the Town of Bethania.

ITEM 4

GRANTOR: Blue Ridge Conservancy

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

LOCATION: Rime Forest Road, Watauga Township, Watauga County

AREA: ±211.895 acres

UNIT COST: ±\$8,906/acre

CONSIDERATION: \$1,887,160

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Grandfather Mountain State Park. Acquisition of this property protects natural and scenic resources along the northern face of Grandfather Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$740,220) and the Clean Water Management Trust Fund (\$1,146,940).

ACQUISITION BY DEED

ITEM 5

GRANTOR: Johnetta P. Dixon

GRANTEE: State of NC, North Carolina Central University

LOCATION: 527 Cecil Street, Durham, Durham County

AREA: ±12,632 sq. ft. or 0.28 acre improved with a single-family dwelling
containing 1,423 sq. ft. constructed in 1959

UNIT COST: \$1.58/sq. ft.– land
\$66.76/sq. ft. – improvements

CONSIDERATION: \$115,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to NCCU campus and is needed for future expansion in accordance with the campus master plan. The dwelling will be severed from the land and demolished by the contractor. The site will be utilized for the construction of a new student union building. Funding for this acquisition is provided by auxiliary overhead receipt funds.

ITEM 6

GRANTOR: Faye Ellen Ray

GRANTEE: State of NC, North Carolina Central University

LOCATION: 523 Cecil Street, Durham, Durham County

AREA: ±6,098 sq. ft. or 0.14 acre improved with a single-family dwelling
containing 1,088 sq. ft. constructed in 1959

UNIT COST: \$2.78/sq. ft.– land
\$72.61/sq. ft. – improvements

CONSIDERATION: \$96,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to campus and is needed for future expansion in accordance with the campus master plan. The improvements will be severed and the site utilized for the construction of a new student union building. Funding for this acquisition is provided by auxiliary overhead receipts.