



North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary

Tim Walton
Director

Roy Cooper, Governor

July 31, 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 and consultation.

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. Conserving Carolina (AGRICULTURE) Henderson & Transylvania Counties
2. Justin & Carole Cummins (DNCR-PARKS) Ashe County
3. North Carolina Coastal Land Trust (DNCR-PARKS) Bertie County
4. Town of Hillsborough (DNCR-PARKS) Orange County
5. The Conservation Fund (DNCR-PARKS) Yancey County
6. Debra Baier (NCSU) Wake County

DISPOSITION BY DEED: The following item is for consultation pursuant to NCGS §146-27

7. G. L. Wilson Building Company (AGRICULTURE) Iredell County

DISPOSITION BY LEASE: The following item is reported pursuant to NCGS §146-29

8. The City of Raleigh (AGRICULTURE) Wake County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Conserving Carolina

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

LOCATION: Green River Road, Hendersonville, Henderson and
Transylvania Counties

AREA: ±400 acres

CONSIDERATION: Gift

COMMENTS: State Forest Expansion. Property proposed for acquisition is for inclusion in the DuPont Recreational State Forest. Acquisition of this property will improve management ability for the NC Forest Service as well as protecting high-quality waters including a mountain bog.

ITEM 2

GRANTOR: Justin Cummins, and wife, Carole Cummins

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

LOCATION: Peak Road, North Fork Township, Ashe County

AREA: 21.46 acres

UNIT COST: ±\$6,500/acre

CONSIDERATION: \$139,500

COMMENTS: State Natural Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property protects natural and scenic resources in The Peak Significant Natural Heritage Area. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act.

ACQUISITION BY DEED

ITEM 3

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: Bal Gra Road, Whites Township, Bertie County

AREA: Two contiguous tracts totaling ±994.91 acres

UNIT COST: ±\$879.48/acre

CONSIDERATION: \$875,000

COMMENTS: New State Natural Area. Property proposed for acquisition is for the establishment of Salmon Creek State Natural Area. Acquisition of this property will protect natural, historic, and archaeological resources, and water quality along Salmon Creek. In addition to private donations, the North Carolina Coastal Land Trust acquired the property utilizing grants provided by the US Air Force Readiness and Environmental Protection Integration program, the North American Wetlands Conservation Act, the Clean Water Management Trust Fund, and the NC Attorney General's Environmental Enhancement Grant program. As a condition of these grants, the property will be conveyed subject to a restrictive easement that provides perpetual conservation of the property. Funding for the State's acquisition will be provided by the Parks and Recreation Trust Fund.

ITEM 4

GRANTOR: Town of Hillsborough

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

LOCATION: Eno Mountain Road, Hillsborough Township, Orange County

AREA: Tract 1: 27.94 acres
Tract 2: 0.48 acre

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Occoneechee Mountain State Natural Area. Acquisition of this property protects water quality along the Eno River and eliminates an inholding.

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: NC Highway 197, Pensacola Township, Yancey County

AREA: ±1,961 acres

UNIT COST: ±\$407.96/acre

CONSIDERATION: \$800,000

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 was awarded two grants from the Clean Water Management Trust Fund totaling \$2,400,000 which represents approximately 34.7% of the funds needed for their acquisition of this property (\$6.9m). Funding for the State's acquisition of the property will be provided by the Parks and Recreation Trust Fund (\$460,000) and the Federal Land and Water Conservation Fund (\$340,000). The transaction is a bargain sale.

ITEM 6

GRANTOR: Dedra Baier, Trustee under will of Clyde E. Croom

GRANTEE: State of NC, North Carolina State University

LOCATION: 11 Enterprise Street, Raleigh, Wake County

AREA: ±16,552 sq. ft. or ±0.37 acre improved with a two-story frame house
containing ±2,661 sq. ft., built in 1924

CONSIDERATION: \$1,676,188.80

COMMENTS: Campus Expansion. Property proposed for acquisition is a part of a land exchange approved by the Governor and Council of State on September 1, 2015, between the State and Reedy Creek Investment LLC, (a subsidiary of SAS Institute) (RCI). In accordance with this previously approved transaction, RCI is to provide the necessary funds to acquire various parcels of combined equal or greater value in various locations (to be identified by North Carolina State University) subject to individual approvals by the Governor and Council of State. The property is being acquired subject to a residential lease which expires on December 31, 2018. Funding for this acquisition is provided by RCI. The property is listed in the National Register of Historic Places as a contributing building and the University is in consultation with the State Historic Preservation Office pursuant to §121-12(a).

DISPOSITION BY DEED

ITEM 7

GRANTOR: State of NC, Department of Agriculture and Consumer Services
Markets Division

GRANTEE: G. L. Wilson Building Company

LOCATION: Livestock Show and Sell Facility, Bristol Drive, Statesville
Iredell County

AREA: ±46.25 acres unimproved

CONSIDERATION: \$650,000

COMMENTS: Surplus Property. Property proposed for disposition was originally acquired in 1998 to be utilized for the construction of a livestock show and sale facility, however, funding was not secured for development of the property. Therefore, the property has been declared surplus by the Department of Agriculture and Consumer Services.

DISPOSITION BY LEASE

ITEM 8

LESSOR: State of NC, Department of Agriculture and Consumer Services,

LESSEE: The City of Raleigh
Ruffin Hall, City Manager

LOCATION: State Farmers Market, 1201 Agriculture Street, Raleigh, Wake County

TERM: Three years effective July 1, 2018 or possession

AREA: ±924 sq. ft. (42' x 22')

RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease for the installation of a bikeshare station which includes 16 bicycle docks and a payment kiosk. The proposed station will be set on a concrete slab foundation. This would be part of a 30-station system the City of Raleigh is planning to install in various locations within Raleigh. All construction and operating expenses including maintenance, utilities and staffing will be paid by the City.