



North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary

Tim Walton
Director

Roy Cooper, Governor

October 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

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

1. Blue Ridge Conservancy (AGRICULTURE) Caldwell County
2. The Board of Trustees, Western North Carolina Conference, United Methodist Church, Inc. (DNCR-PARKS) Ashe County
3. David V. Hayden & Cassandra Hayden (DNCR-PARKS) Burke County
4. David G. Martin (DNCR-PARKS) Burke County
5. Judy Wadford Riddle (DNCR-PARKS) Dare County
6. Mary Brown Phillips (DNCR-PARKS) Iredell County
7. 130 of Chatham, LLC and 131 of Chatham, LLC (DENR-PARKS) McDowell County
8. The North Carolina A&T Real Estate Foundation, Inc. (NCA&TSU) Guilford County
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13. The North Carolina A&T Real Estate Foundation, Inc. (NCA&TSU) Guilford County

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

14. Wilkes County EMS (PUBLIC SAFETY) Wilkes County

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

15. The Foundation of the University of North Carolina at Charlotte, Inc. (UNC-C) Mecklenburg County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Blue Ridge Conservancy

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

LOCATION: South of Highway 221 off Pack Hill Road, Globe Township,
Caldwell County

AREA: ±26.47 acres

CONSIDERATION: Gift

COMMENTS: State Forest Addition. Property proposed for acquisition is contiguous to state-owned land known as Backbone Ridge State Forest, adjacent to the Pisgah National Forest. Acquisition of this site will insure the protection of additional high-quality mountain habitat and managed as part of the State Forest system.

ITEM 2

GRANTOR: The Board of Trustees, Western North Carolina Conference, United Methodist Church, Inc., a North Carolina non-profit corporation

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

LOCATION: Methodist Camp Road, Obids Township, Ashe County

AREA: ±265 acres

UNIT COST: \$6,800/acre (subject to survey)

CONSIDERATION: \$1,802,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in New River State Park. Acquisition of this property protects water quality along the New River and provides additional land for public recreational uses. Property will be received subject to an existing easement held by the NC Division of Mitigation Services (formerly NC EEP). Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$800,000), the Clean Water Management Trust Fund (\$450,500) and private funds (\$551,500).

ACQUISITION BY DEED

ITEM 3

GRANTOR: David V. Hayden, and wife, Cassandra Hayden

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

LOCATION: Off NC Highway 126, Linville Township, Burke County

AREA: ±10 acres

UNIT COST: \$4,850/acre

CONSIDERATION: \$48,500

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lake James State Park. Acquisition of this property will provide protection of natural resources in the Paddy's Creek section of the park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 4

GRANTOR: David G. Martin

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

LOCATION: NC Highway 126, Linville Township, Burke County

AREA: 12.59 acres

UNIT COST: \$4,368.55/acre

CONSIDERATION: \$55,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lake James State Park. Acquisition of this property will provide protection of natural resources in the Paddy's Creek section of the park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Judy Wadford Riddle

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

LOCATION: 118-A W. Soundside Road, Nags Head, Dare County

AREA: ±5,000 sq. ft., improved with a single-family home totaling ±1,148 sq. ft.

UNIT COST: \$17.00/sq. ft. – land
\$126.31/sq. ft. – improvements

CONSIDERATION: \$230,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Jockey's Ridge State Park. Acquisition of this property will provide protection of natural resources at Jockey's Ridge State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 6

GRANTOR: Mary Brown Phillips

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

LOCATION: 1007 E. Monbo Road, Fallstown Township, Iredell County

AREA: ±3.7 acres, improved with a single-family home totaling ±1,261 sq. ft.

UNIT COST: \$16,959.46/acre – land
\$140.56/sq. ft. – improvements

CONSIDERATION: \$240,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lake Norman State Park. Acquisition of this property will provide additional ranger housing at Lake Norman State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 7

GRANTOR: 130 of Chatham, LLC and 131 of Chatham, LLC
Timothy D. Sweeney, Manager

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

LOCATION: Marlowe Road, Higgins, Dysartville and Brackett Townships,
McDowell County

AREA: ±1,500 acres (subject to survey)

UNIT COST: \$1,565/acre

CONSIDERATION: ±\$2,347,500

COMMENTS: State Natural Area. Property proposed for acquisition is for the establishment of Bob's Creek State Natural Area. Acquisition of this property protects natural and scenic resources within the Bob's Creek Pocket Wilderness Significant Natural Heritage Area, including the northern flanks of Pogue Mountain and Huntsville Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$973,152), the Clean Water Management Trust Fund (\$1,134,000) and by a grant from the Open Space Institute (\$240,348).

ITEM 8

GRANTOR: The North Carolina A&T Real Estate Foundation, Inc.
Ralph Fennell, Executive Director

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 404 Boyd Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with a single-family dwelling containing 870 sq. ft.
built in 1931.

UNIT COST: \$2.93/sq. ft. – land
\$37.93/sq. ft. - improvements

CONSIDERATION: \$48,000

COMMENTS: Campus Expansion. Property proposed for acquisition is being acquired in accordance with the campus master plan. The improvements will be severed and the site utilized for future campus development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Title III Education Funds.

ACQUISITION BY DEED

ITEM 9

GRANTOR: The North Carolina A&T Real Estate Foundation, Inc.
Ralph Fennell, Executive Director

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 406 Boyd Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with a single-family dwelling containing 982 sq. ft.
built in 1949

UNIT COST: \$2.93/sq. ft – land
\$33.60/sq. ft. – improvements

CONSIDERATION: \$48,000

COMMENTS: Campus Expansion. Property proposed for acquisition is being acquired in accordance with the campus master plan. The improvements will be severed and the site utilized for future campus development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Title III Education Funds.

ITEM 10

GRANTOR: The North Carolina A&T Real Estate Foundation, Inc.
Ralph Fennell, Executive Director

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 407 Boyd Street, Greensboro, Guilford County

AREA: ±5,113 sq. ft. or 0.12 acre improved with a single-family dwelling containing 840 sq. ft.
built in 1957

UNIT COST: \$2.93/sq. ft. – land
\$36.90/sq. ft. - improvements

CONSIDERATION: \$46,000

COMMENTS: Campus Expansion. Property proposed for acquisition is being acquired in accordance with the campus master plan. The improvements will be severed and the site utilized for future campus development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Title III Education Funds.

ACQUISITION BY DEED

ITEM 11

GRANTOR: The North Carolina A&T Real Estate Foundation, Inc.
Ralph Fennell, Executive Director

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 411 Banks Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with a single-family dwelling containing 1,392 sq. ft. built in 1953

UNIT COST: \$2.93/sq. ft. – land
\$20.11/sq. ft. -improvements

CONSIDERATION: \$43,000

COMMENTS: Campus Expansion. Property proposed for acquisition is being acquired in accordance with the campus master plan. The improvements will be severed and the site utilized for future campus development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Title III Education Funds.

ITEM 12

GRANTOR: The North Carolina A&T Real Estate Foundation, Inc.
Ralph Fennell, Executive Director

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 1013 Bluford Street, Greensboro, Guilford County

AREA: ±6,636 sq. ft. or 0.15 acre improved with a single-family dwelling containing 1,170 sq. ft. built in 1997

UNIT COST: \$2.26/sq. ft.– land
\$47.00/sq. ft. – improvements

CONSIDERATION: \$70,000

COMMENTS: Campus Expansion. Property proposed for acquisition is being acquired in accordance with the campus master plan. The improvements will be severed and the site utilized for future campus development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Title III Education Funds.

ACQUISITION BY DEED

ITEM 13

GRANTOR: The North Carolina A&T Real Estate Foundation, Inc.
Ralph Fennell, Executive Director

GRANTEE: State of NC, North Carolina A&T State University

LOCATION: 401 Boyd Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with a single-family dwelling containing 1,098 sq. ft. built in 1923

UNIT COST: \$2.93/sq. ft – land
\$31.87/sq. ft. – improvements

CONSIDERATION: \$50,000

COMMENTS: Campus Expansion. Property proposed for acquisition is being acquired in accordance with the campus master plan. The improvements will be severed and the site utilized for future campus development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Title III Education Funds.

DISPOSITION BY LEASE

ITEM 14

LESSOR: State of NC, Department of Public Safety, Law Enforcement,
NC Highway Patrol

LESSEE: Wilkes County EMS
John Yates County Manager

LOCATION: Pores Knob, 1943 Pores Knob Road, Monrovia Falls, Wilkes County

TERM: Ten years effective November 1, 2018 or possession

AREA: Tower and equipment building space

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease for Wilkes County to place communication equipment on the State's tower and in the equipment building.

OTHER MATTERS

ITEM 15

Land Exchange. The University of North Carolina at Charlotte requests approval of an equal value land exchange between the State and The Foundation of the University of North Carolina at Charlotte, Inc. (Foundation). The State will convey to the Foundation a ± 0.76 -acre parcel adjacent to Foundation-owned property along North Tryon Street and Robert D. Snyder Road. In exchange, the Foundation will convey to the State a ± 0.76 -acre parcel at J. W. Clay Boulevard and North Tryon Street. The Foundation will utilize the property to build a full-service Marriott hotel/conference center adjacent to the Charlotte Area Transit System's light rail station. The hotel design will include a pedestrian plaza and walkway that will connect the campus to the light rail station.