



**STATE OF NORTH CAROLINA
OFFICE OF STATE BUDGET AND MANAGEMENT**



Employment First State for Individuals with Disabilities

ROY COOPER
GOVERNOR

KRISTIN WALKER
STATE BUDGET DIRECTOR

TO: Department Heads and Chief Fiscal Officers
State Departments, Agencies, and Institutions

FROM: Kristin Walker *Kristin Walker*

SUBJECT: Council of State Meeting Notification

Please note the new location.

The next Council of State (COS) meeting is scheduled for 9:00 am on Tuesday, June 6, 2023. Although space is limited, members and guests are invited to attend in person at the Steve Troxler Agricultural Sciences Center at 4400 Reedy Creek Rd, Raleigh, NC 27607, A206. Guests should sign-in at the Reception Desk in the lobby upon arrival to the main entrance. For those who wish to participate virtually, please follow this link: <https://bit.ly/June2023COS>.

Thank you.

KW/mgc

COUNCIL OF STATE
ETHICS AWARENESS AND CONFLICT OF INTEREST REMINDER

In accordance with the State Government Ethics Act, it is the duty of every Council member to avoid both conflicts of interest and the appearances of conflict.

If any Council member has any known conflict of interest or is aware of facts that might create the appearance of such conflict, with respect to any matters coming before the Council today, please identify the conflict or the facts that might create the appearance of a conflict to ensure that any inappropriate participation in that matter may be avoided. If at any time, any new matter raises a conflict during the meeting, please be sure to identify it at that time.

AGENDA
COUNCIL OF STATE JUNE 6, 2023

Steve Troxler Agricultural Sciences Center
4400 Reedy Creek Rd, Raleigh, NC 27607, Training Room A206
Webex public link for guests wishing to participate virtually- <https://bit.ly/June2023COS>

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June 6, 2023

MEMORANDUM

TO: The Council of State

FROM: Dale Folwell
State Treasurer

SUBJECT: CURRENT STIF RATE AND REPORT ON THE EARNINGS CREDITED TO THE
GENERAL AND HIGHWAY FUNDS FOR THE TIME PERIODS INDICATED

Short-Term Investment Fund (STIF)
Annualized Net Cast Return

Current Month (April)
3.23%

The earnings of the Short-Term Investment Fund credited to the General Fund and Highway Funds are shown below:

	<u>General Fund</u>	<u>Highway Fund</u>	<u>Highway Trust Fund</u>	<u>Total Highway Funds</u>
May 2023 Credits	\$39,914,263	\$3,713,735	\$2,365,731	\$ 6,079,466
2022-23 Fiscal Y-T-D Credits	\$245,429,949	\$23,775,551	\$16,645,976	\$40,421,527
2021-22 Fiscal Y-T-D Credits	\$19,317,550	\$1,711,344	\$1,298,875	\$ 3,010,219

Fund earnings and STIF Return provided by NC Financial Operations Division.

State Property Fire Insurance Fund
Fund Condition - June 2023 Council of State
(Cumulative Since July 1, 2022)

Beginning Balance	7/1/2022	17,626,404.31
Premium Received		25,868,857.24
Reinsurance Reimbursement		16,570,965.61
Interest Income		249,142.40
Realized Gain - Sale of Investments		0.00
Total Income		42,688,965.25
Losses Paid (Fund)		23,227,554.98
Losses Paid (Reinsurer)		0.00
Return of Expenditure		0.00
Reinsurance Premium Paid		2,403,229.50
Realized Loss - Sale of Investments		0.00
Administrative Expenses		2,072,626.62
Total Expenses		27,703,411.10
Fund Balance	4/30/2023	32,611,958.46

PROPERTY INSURANCE LOSSES

June 6, 2023

The Department of Insurance requests permission to pay the following loss(es) from the State Property Fire Insurance Fund:

1. UNC Chapel Hill
 Location of Loss: McColl Hall
 Cause of Loss: Fire—Mini Refrigerator
 Coverage Type: All Risk Special Form
 Date of Loss: August 21, 2021
 Loss Number: 20210027-60005002
 Amount of Loss \$334,085.92

2. Department of Public Safety
 Location of Loss: Sampson C.I. Laundry
 Cause of Loss: Fire—Laundry
 Coverage Type: Fire
 Date of Loss: March 1, 2022
 Loss Number: 20220004-49004017
 Amount of Loss \$4,703,374.00

The following were paid from the State Property Fire Insurance Fund during the past month(s) under authority granted to the Fund by the Council of State on July 1, 1997. No individual payment exceeded \$10,000.

1. UNC A&T
 Location of Loss: Morrow Hall
 Cause of Loss: Fire--Candle
 Coverage Type: All-Risk Special Form
 Date of Loss: March 27, 2022
 Loss Number: 20220007-60005009
 Amount of Loss: \$5,637.26

BOARD OF TRANSPORTATION RIGHT OF WAY INDEX

SALE OF RESIDUE TO HIGHEST BIDDER VIA REAL ESTATE AGENT AND/OR AUCTIONEER

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BOARD OF TRANSPORTATION RIGHT OF WAY MATTERS
SALE OF RESIDUE TO HIGHEST BIDDER VIA REAL ESTATE AGENT AND/OR
AUCTIONEER

ITEM 1

GRANTOR: State of NC Department of Transportation

GRANTEE: Billy R. Ratledge, Trustee Ratledge Family Trust

LOCATION: Greensboro Western Loop
Guilford County

AREA: 0.500 Acres

CONSIDERATION: \$14,850.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2524BA in Guilford County for \$15,164.00 in 2000. The current appraised value of this residue property is \$16,500.00. The Grantee, Billy R. Ratledge, Trustee Ratledge Family Trust, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$14,850.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

ITEM 2

GRANTOR: State of NC Department of Transportation

GRANTEE: John M. Gathara

LOCATION: SR-2643 Union Cross Road
Forsyth County

AREA: 0.490 Acres

CONSIDERATION: \$10,900.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-4909 in Forsyth County for \$92,000.00 in 2010. The current appraised value of this residue property is \$10,900.00. The Grantee, John M. Gathara, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$10,900.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

BOARD OF TRANSPORTATION RIGHT OF WAY MATTERS (Continued)
SALE OF RESIDUE TO HIGHEST BIDDER VIA REAL ESTATE AGENT AND/OR
AUCTIONEER (Continued)

ITEM 3

GRANTOR: State of NC Department of Transportation

GRANTEE: Randy Nelson Weavil

LOCATION: Winston Salem Northern Beltway
Forsyth County

AREA: 2.460 Acres

CONSIDERATION: \$11,000.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579B in Forsyth County for \$2,626.42 in 2013. The current appraised value of this residue property is \$11,000.00. The Grantee, Randy Nelson Weavil, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$11,000.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

ITEM 4

GRANTOR: State of NC Department of Transportation

GRANTEE: Andres Lopez Islas

LOCATION: Peeler Grade Separation
Rowan County

AREA: 0.543 Acres

CONSIDERATION: \$21,000.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project P-5206A in Rowan County for \$8,750.00 in 2013. The current appraised value of this residue property is \$20,000.00. The Grantee, Andres Lopez Islas, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$21,000.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

BOARD OF TRANSPORTATION RIGHT OF WAY MATTERS (Continued)
SALE OF RESIDUE TO HIGHEST BIDDER VIA REAL ESTATE AGENT AND/OR
AUCTIONEER (Continued)

ITEM 5

GRANTOR: State of NC Department of Transportation

GRANTEE: Matthew Richard Entler

LOCATION: US-23
Madison County

AREA: 10.900 Acres

CONSIDERATION: \$37,762.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project A-0010D in Madison County for \$19,375.00 in 1997. The current appraised value of this residue property is \$19,440.00. The Grantee, Matthew Richard Entler, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$37,762.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

ITEM 6

GRANTOR: State of NC Department of Transportation

GRANTEE: Peter Blackwell

LOCATION: US-23
Madison County

AREA: 8.440 Acres

CONSIDERATION: \$27,600.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project A-0010C in Madison County for \$98,750.00 in 1997. The current appraised value of this residue property is \$22,215.00. The Grantee, Peter Blackwell, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$27,600.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

BOARD OF TRANSPORTATION RIGHT OF WAY MATTERS (Continued)
SALE OF RESIDUE TO HIGHEST BIDDER VIA REAL ESTATE AGENT AND/OR
AUCTIONEER (Continued)

ITEM 7

GRANTOR: State of NC Department of Transportation

GRANTEE: Beth-Hanan, LLC

LOCATION: US-23
Madison County

AREA: 3.210 Acres

CONSIDERATION: \$20,475.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project A-0010C in Madison County for \$7,825.00 in 1996. The current appraised value of this residue property is \$11,500.00. The Grantee, Beth-Hanan, LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$20,475.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on May 4, 2023.

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STATE PROPERTY MATTERS
ACQUISITION BY DEED

ITEM 1

GRANTOR: The Nature Conservancy

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

LOCATION: off NC Hwy 50, Holly Ridge, Onslow and Pender Counties

AREA: ±3,631 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in Holly Shelter Game Land. Grantor received partial funding for this acquisition from the North Carolina Land and Water Fund. This item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S.§146-22.

ITEM 2

GRANTOR: Ranchland Incorporated
M. David Cogburn, President

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

LOCATION: Pisgah View Ranch Road, Upper Hominy Township, Buncombe County

AREA: Tract 1: ±49.51 acres, with several improvements
Tract 2: ±60.18 acres

UNIT COST: Tract 1: \$9,924.80/acre
Tract 2: \$9,750/acre

IMPROVEMENT COST: \$2,830,000

CONSIDERATION: \$3,909,937

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pisgah View State Park. This is one phase of a multi-phase acquisition of property for the park. This property includes several improvements, including the main visitor's center for Pisgah View Ranch. Funding for this acquisition is provided by funds authorized in Session Law 2021-180 from the State Capital and Infrastructure Fund (\$3,773,724) and private funds (\$136,213). This

STATE PROPERTY MATTERS (Continued)
ACQUISITION BY DEED (Continued)

ITEM 2 (Continued)

item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S. §146-22.

ITEM 3

GRANTOR: Steven D. Cogburn

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

LOCATION: 64 Pisgah View Road, Upper Hominy Township, Buncombe County

AREA: ±42.12 acres, improved with a single-family dwelling containing
±3,404 sq. ft., built in 1977

UNIT COST: \$9,750/acre – land
\$123.97/sq. ft. – improvements

CONSIDERATION: \$832,670

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pisgah View State Park. This is one phase of a multi-phase acquisition of property for the park. Funding for this acquisition is provided by funds authorized in Session Law 2021-180 from the State Capital and Infrastructure Fund. This item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S. §146-22.

STATE PROPERTY MATTERS (Continued)
ACQUISITION BY DEED (Continued)

ITEM 4

GRANTOR: Cogburn Family Properties, LLC
M. David Cogburn, Managing Member

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

LOCATION: 267 Sam's Branch Road and Pisgah View Ranch Road, Upper Hominy
Township, Buncombe County

AREA: Tract 1: 16.18 acres, improved with a 700 sq. ft. residence built in 1983
Tract 2: 2.01 acres, unimproved

UNIT COST: Tract 1: \$9,750/acre – land
\$54.29/sq. ft. – improvements
Tract 2: \$9,924.80/acre

CONSIDERATION: \$215,704

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pisgah View State Park. This is one phase of a multi-phase acquisition of property for the park. Funding for this acquisition is provided by funds authorized in Session Law 2021-180 from the State Capital and Infrastructure Fund. This item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S.§146-22.

ITEM 5

GRANTOR: The Association for the Preservation of the Eno River Valley, Inc.

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

LOCATION: Oak Knob Court, Eno Township, Orange County

AREA: 3 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Eno River State Park. Acquisition of this property protects natural resources and increases trail connectivity in the northern section of the park. This item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S.§146-22.

STATE PROPERTY MATTERS (Continued)
ACQUISITION BY DEED (Continued)

ITEM 6

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

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

LOCATION: 405 Stewart Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with 1.5 story dwelling containing
±1,836 sq. ft., built in 1983

UNIT COST: \$1.56/sq. ft. – land
\$52.88/sq. ft. – improvements

CONSIDERATION: \$105,000

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for future expansion in accordance with the master plan. The improvements will be severed, and the site utilized for future development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition will be provided by Title III Federal Funds. This item was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S. §146-22.

ITEM 7

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

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

LOCATION: 407 Stewart Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with 1 story dwelling containing
±984 sq. ft., built in 1923

UNIT COST: \$1.56/sq. ft. – land
\$88.41/sq. ft. – improvements

CONSIDERATION: \$95,000

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for future expansion in accordance with the master plan. The improvements will be severed, and the site utilized for future development. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition will be provided by Title III Federal Funds. This item

STATE PROPERTY MATTERS (Continued)
ACQUISITION BY DEED (Continued)

ITEM 7 (Continued)

was reported to the Joint Legislative Commission on Governmental Operations. Notifications of acquisitions were made to the County and/or Municipality in accordance with G.S. §146-22.

ACQUISITION BY LEASE

ITEM 1

LESSOR: WCMC-FM, LLC
Capitol Broadcasting Company, Incorporated, Manager

LESSEE: State of NC, Department of Public Safety, State Highway Patrol

LOCATION: 1108 Bert Winston Road, Youngsville, Franklin County

TERM: Ten years effective July 1, 2023 or possession

AREA: Tower space and 300 sq. ft. of ground space

ANNUAL RENTAL: \$6,000

COMMENTS: New Lease. New lease replacing an expired lease for tower space allowing installation of upgraded microwave dish equipment for the Voice Interoperability Plan for Emergency Responders (VIPER) communications system. Exempt from advertising by G. S. §146-25.1 due to unique location.

ITEM 2

LESSOR: Endowment Fund of North Carolina State University
Elizabeth Chesnut, Manager

LESSEE: State of NC, Department of Public Safety, State Highway Patrol

LOCATION: 4451 New Bern Highway, Jacksonville, Onslow County

TERM: Ten years effective August 1, 2023 or possession with one 10-year renewal

AREA: ±6.4 acres

ANNUAL RENTAL: \$6,000

COMMENTS: New Lease. New lease replacing an expired lease for the Voice Interoperability Plan for Emergency Responders (VIPER) communications system. Exempt from advertising by G. S. §146-25.1 due to unique location.

STATE PROPERTY MATTERS (Continued)
ACQUISITION BY LEASE (Continued)

ITEM 3

LESSOR: CHAUCER INVESTMENTS LLC
Owen D. Williams, Manager

LESSEE: State of NC, Office of State Controller

LOCATION: 3514 Bush Street, Area A, Raleigh, Wake County

TERM: Two years and 2 months, effective October 1, 2024 or possession with two 5-year renewal options

AREA: ±6,659 sq. ft. of office space

UNIT COST: \$20.56/sq. ft. (average) including utilities, janitorial services water/sewer and parking
\$22.04/sq. ft. (average) – 1st renewal option
\$24.33/sq. ft. (average) – 2nd renewal option

ANNUAL RENTAL: \$136,909.04 (average)
\$146,731.40 (average) – 1st renewal option
\$162,003.32 (average) – 2nd renewal option

COMMENTS: New Lease. New lease for the realignment of State Controller operations at 3514 Bush Street. Not advertised pursuant to NCGS §146.32 (3) due to unique location of the space adjacent to another State lease occupied by the Office. Space accessible to the disabled. 100% State Funds.

ACQUISITION BY SUBLEASE

ITEM 1

SUBLESSOR: GlaxoSmithKline LLC
Massimo Paolo, Manager

SUBLESSEE: State of NC, Department of Health and Human Services,
Divisions of NCFast, Health Benefits, Information Technology

LOCATION: 65 Moore Drive, Durham, Durham County

TERM: Five years effective September 1, 2023 or possession

AREA: ±90,000 sq. ft. of office space

UNIT COST: \$18.58/sq. ft. (average) including parking, water and sewer

STATE PROPERTY MATTERS (Continued)
ACQUISITION BY SUBLEASE (Continued)

ITEM 1 (Continued)

ANNUAL RENTAL: \$1,672,020 (average)

COMMENTS: New Sublease. New sublease replacing an expired lease for 95,602 sq. ft. at an average annual rate of \$2,210,552.30 or \$23.12/sq. ft., including janitorial services and parking. Lowest of ten proposals received through advertising. Sublessor leases to the State the entire building which is 201,000 sq. ft. but the State will only pay rental for 90,000 sq. ft. Also, the State will pay the utilities proportional to the space occupied. Space to be accessible to the disabled. 34% State Funds and 66% Federal Funds.

DISPOSITION BY DEED

ITEM 1

GRANTOR: State of NC. Department of Transportation,
Division of Highways, Maintenance

GRANTEE: State of NC, Department of Transportation,
Division of Highways, Right of Way

LOCATION: 1381 Mountain Road, Hendersonville, Henderson County

EASEMENT AREA: Permanent Right of Way: ±10,018.80 sq. ft. (±0.23 acre)
Permanent Drainage/Utility Easement: ±1,873.08 sq. ft. (±0.043 acre)
Temporary Construction Easement: ±3,702.60 sq. ft. (±0.085 acre)

CONSIDERATION: \$33,900

COMMENTS: Right of Way and Easement. Property proposed for disposition is needed to accommodate a road improvement project. The temporary construction easement will terminate upon completion of the project. This item was reported to the Joint Legislative Commission on Governmental Operations.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY DEED (Continued)

ITEM 2

GRANTOR: State of NC. Department of Transportation,
Division of Motor Vehicles

GRANTEE: State of NC, Department of Transportation,
Division of Highways, Right of Way

LOCATION: Kahn Drive, Lumberton, Robeson County

EASEMENT AREA: Permanent Right of Way: $\pm 2,265.12$ sq. ft. (± 0.052 acre)
Temporary Construction Easement: $\pm 8,189.28$ sq. ft. (± 0.188 acre)

CONSIDERATION: \$30,125

COMMENTS: Right of Way and Easement. Property proposed for disposition is needed to accommodate a road improvement project. The temporary construction easement will terminate upon completion of the project. This item was reported to the Joint Legislative Commission on Governmental Operations.

ITEM 3

GRANTOR: State of NC, Department of Transportation, Division of Motor Vehicles

GRANTEE: City of Raleigh

LOCATION: 1100 New Bern Avenue, Raleigh, Wake County

AREA: $\pm 233,917$ sq. ft. or ± 5.37 acres improved with office building containing
 $\pm 185,035$ sq. ft., built in 1970

UNIT COST: $\pm \$61.00$ /sq. ft. – land
 $\pm \$30.97$ /sq. ft. – improvements

CONSIDERATION: \$20,000,000

COMMENTS: Sale of DMV Headquarters. Property proposed for disposition is the former headquarters for the NC Division of Motor Vehicles and is being sold in accordance with Session Law 2022-74. The property will be conveyed “as is, where is, with all faults”. This item was reported to the Joint Legislative Commission on Governmental Operations.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY LEASE

ITEM 1

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

LESSEE: SOUTHEASTERN EVENT SERVICES, INC.
James H. Drew, IV, President

LOCATION: 765 Boylston Highway, Fletcher, Buncombe County

TERM: Seventeen days, September 4 - 20, 2023

AREA: ±6 acres

RENTAL: The greater of forty-one (41%) percent of the gross receipts of all tickets for rides, shows, exhibits or other amusement services or attractions operated on premises during the Term; or \$125,000

COMMENTS: New Lease. New lease for the lessee to furnish rides, games, food stands, and other midway attractions for the 2023 N. C. Mountain State Fair. The rental is based upon a valuation of previous year's admissions (pre-Covid).

ITEM 2

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

LESSEE: Peaden Grill & Grocery, Inc.
Billy Peaden, President

LOCATION: Senator Bob Martin Eastern Agricultural Center, 2900 NC Hwy 125
North, Williamston, Martin County

TERM: Three years effective August 1, 2023 or possession with two 1-year renewals

AREA: ±994 sq. ft. of space in the show coliseum

ANNUAL RENTAL: \$21,000 year 1, with 2% annual increase for the term

COMMENTS: New Lease. New lease for ±994 sq. ft. of space in the show coliseum to operate a food and beverage concessionaire. Best of two proposals received through advertising.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY LEASE (Continued)

ITEM 3

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

LESSEE: Amusements of Rochester, Inc.
Leslie Powers, President

LOCATION: 4285 Trinity Road, Raleigh, Wake County

TERM: Thirty days, September 30, 2023 - October 29, 2023

AREA: ±20 acres

RENTAL: The greater of \$5.50 per paid NC State fair attendee, except senior admission ticket attendees, or \$1,000,000. Lessee may receive a deduction of \$0.15 for one or \$0.30 for two rides that are new to the N.C. State Fair.

COMMENTS: New Lease. New lease for the lessee to furnish rides, games, food stands, and other midway attractions for the 2023 N. C. State Fair. The rental is based upon a valuation of previous year's admissions (pre-Covid).

ITEM 4

LESSOR: State of NC, North Carolina State University

LESSEE: United States Department of Agriculture, Agricultural Research Service
(USDA/ARS)

LOCATION: Central Crops Research Station, 13223 US Hwy 70, Clayton,
Johnston County

TERM: Twenty years effective July 1, 2023 or possession

AREA: ±0.13 acre

ANNUAL RENTAL: \$1.00

COMMENTS: New Lease. New lease with USDA/ARS to construct an equipment storage building at the Central Crop Research Station. This item was reported to the Joint Legislative Commission on Governmental Operations.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY EASEMENT

ITEM 1

GRANTOR: State of NC, Department of Administration

GRANTEE: City of Morganton

LOCATION: Catawba River, Morganton Township, Burke County

EASEMENT AREA: $\pm 5,125$ sq. ft. (± 0.118 acre)

CONSIDERATION: \$250

COMMENTS: Subaqueous Easement. Proposed easement is needed for the subaqueous installation of a new 8-inch force main pressure pipe located at the Catawba River. This easement is needed to provide relief to the sewer system capacity issues.

ITEM 2

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

GRANTEE: State of NC, Department of Transportation,
Division of Highways, Right of Way Unit

LOCATION: off Dock Road (SR 1928), Whiteville Township, Columbus County

EASEMENT AREA: $\pm 9,350$ sq. ft. (± 0.215 acre)

CONSIDERATION: \$175

COMMENTS: Permanent Drainage Easement. Proposed easement is needed to accommodate a bridge replacement project along SR 1928.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY EASEMENT (Continued)

ITEM 3

GRANTOR: State of NC, North Carolina Central University

GRANTEE: City of Durham

LOCATION: 1707 Fayetteville Street, Durham, Durham County

EASEMENT AREA: Permanent Access Easement: ± 83 sq. ft. (± 0.002 acre)
Temporary Construction Easement: ± 363 sq. ft. (± 0.008 acre)

CONSIDERATION: \$500

COMMENTS: Access Easement: Proposed easements are needed to allow for improvements to an existing bus stop area. This improvement will provide safety and connectivity for students and residents of the city of Durham. The temporary construction easement will terminate upon completion of the project.

ITEM 4

GRANTOR: State of NC, North Carolina State University

GRANTEE: PUBLIC SERVICE COMPANY OF NORTH CAROLINA,
INCORPORATED

LOCATION: 3720 Lake Wheeler Road, Raleigh, Wake County

EASEMENT AREA: Permanent Utility Easement: $\pm 30,492$ sq. ft. (± 0.70 acre)
Temporary Construction Easement: $\pm 46,174$ sq. ft. (± 1.06 acres)

CONSIDERATION: \$76,520

COMMENTS: Utility Easement. Proposed easements are needed for the construction, installation, maintenance and operation of a natural gas pipeline and appurtenant facilities. The grantee will relocate fencing and return the property to its original condition. The temporary construction easement will terminate upon completion of the project.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY EASEMENT (Continued)

ITEM 5

GRANTOR: State of NC, University of North Carolina at Wilmington

GRANTEE: Duke Energy Progress, LLC

LOCATION: 601 S. College Road, Wilmington, New Hanover County

EASEMENT AREA: $\pm 1,600$ sq. ft. (± 0.037 acre)

CONSIDERATION: Benefit

COMMENTS: Utility Easement. Proposed easement is needed for the installation and maintenance of an electrical service line and transformer as part of the intramural fields project.

SEVERANCE

ITEM 1

PROPOSED ACTION: Severance of timber

DEPARTMENT/AGENCY: State of NC, Department of Agriculture and Consumer Services,
NC Forest Service

LOCATION: Umstead Farm Unit, 7799 Old Oxford Road, Bahama,
Granville County

AREA: ± 68.3 acres

COMMENTS: Approval is requested to sever ± 68.3 acres of Loblolly Pines. Harvest methods will include commercial thinning on ± 48.3 acres, and clear-cut thinning on ± 20 acres which will be harvested as part of a watershed study for Piedmont Prairie Research site. Severance will be handled by a contractor.

STATE PROPERTY MATTERS (Continued)
SEVERANCE (Continued)

ITEM 2

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, Department of Agriculture and Consumer Services,
NC State Fair

LOCATION: 1025 Blue Ridge Road, Raleigh, Wake County

STRUCTURE: Lunch Stands Building, built in 1930, containing $\pm 9,471$ sq. ft.,
Complex #92-2, Asset #34

COMMENTS: This structure is in poor condition and no longer serves a useful purpose.
Demolition will be handled by a contractor.

ITEM 3

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, Department of Transportation,
Division of Highways

LOCATION: 2008 W. Wilson Street, Tarboro, Edgecombe County

STRUCTURE: Maintenance Salt Storage Shed, built in 2002,
containing $\pm 2,900$ sq. ft., Complex #33-5, Asset #26

COMMENTS: This structure is in poor condition and structurally deficient. Demolition to be
handled by a contractor. The space will be utilized for a new reinforced concrete salt shed.

ITEM 4

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, Fayetteville State University

LOCATION: Murchison Road, Fayetteville, Cumberland County

STRUCTURE: Security Building #31, built in 1951, containing 2,800
sq. ft., Complex #26-7, Asset #35

COMMENTS: This structure no longer serves a useful purpose. The building will be demolished,
and the land used for construction of a new College of Education Building. Demolition will be
handled by a contractor.

STATE PROPERTY MATTERS (Continued)
SEVERANCE (Continued)

ITEM 5

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, University of North Carolina, System Office

LOCATION: 4 UNC-TV Drive, Research Triangle Park, Durham County

STRUCTURE: Former Bright Horizons Day Care, built in 1992, containing ±16,710 sq. ft., Complex #32-17, Asset #5

COMMENTS: This structure is in poor condition and is no longer in use. Renovations would be cost prohibitive. Demolition will be handled by a contractor.

ITEM 6

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, University of North Carolina at Chapel Hill

LOCATION: University Lake Road, Chapel Hill, Orange County

STRUCTURE: Swine Shelter #2, containing 640 sq. ft., Complex #68-23, Asset #5

COMMENTS: This structure is in poor condition and no longer serves a useful purpose. The structure will be replaced with a new storage unit. Demolition will be handled by a contractor.

ITEM 7

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of NC, University of North Carolina at Chapel Hill

LOCATION: 120 Medical Drive, Chapel Hill, Orange County

STRUCTURE: Carrington Hall #214, built in 1969, containing 72,610 sq. ft., Complex #68-7, Asset #194

COMMENTS: This structure is in poor condition and is no longer in use. Renovations would be cost prohibitive. The space will be utilized for construction of a new facility for the School of Nursing. Demolition will be handled by a contractor.

STATE PROPERTY MATTERS (Continued)
OTHER MATTERS

ITEM 1

Easement Amendment. On April 4, 2023, the Governor and Council of State approved a disposition by easement on behalf of the Department of Agriculture and Consumer Services and the Department of Health and Human Services to the City of Goldsboro, for a new submersible pump station and new force main at the Old Cherry Hospital Campus. Subsequent to approval, it was determined that a portion of this easement crosses the Little River which will require a subaqueous easement description to be added to the easement. Therefore, authorization is requested to proceed with the disposition by easement including the subaqueous easement.

ITEM 2

Easement Amendment. On October 26, 2004, the State acquired an 8.091-acre conservation easement on behalf of the North Carolina Clean Water Management Trust Fund (CWMTF) now known as the NC Land and Water Fund (NCLWF), from The LandTrust of Central North Carolina now known as Three Rivers Land Trust. NCLWF is requesting a partial termination of the easement to the Department of Transportation totaling 0.081-acre to accommodate a bridge maintenance project over Grants Creek, Rowan County. These easements impact 1% of the existing easement area. In addition, the Department of Transportation will require a permanent drainage easement. The Department of Transportation is responsible for payment of \$125 to the NCLWF for this release. Therefore, authorization is requested to amend the existing conservation easement to allow for these changes.

OTHER DISCUSSION

Governor allows time for each member to share updates from respective agency.