



STATE OF NORTH CAROLINA
OFFICE OF STATE BUDGET AND MANAGEMENT



JOSH STEIN
GOVERNOR

KRISTIN WALKER
STATE BUDGET DIRECTOR

November 20, 2025

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

FROM: Kristin Walker *Kristin Walker*

SUBJECT: Council of State Meeting Cancellation

The Council of State meeting scheduled for December 2, 2025 has been cancelled. The next regularly scheduled meeting will be held at 9:00 a.m. on Tuesday, January 6, 2026 in the DOT Board Room (#150) of the Transportation Building, 1 South Wilmington Street, Raleigh.

To provide ample time for the members to review the requests being made of the Council of State and to prepare appropriate supporting materials, we ask that all requests for Council of State action for the January meeting be submitted to the Office of State Budget and Management (OSBM) no later than Friday, December 19, 2025. Should you have questions, please contact Mary Grace Corr by email to marygrace.corr@osbm.nc.gov or by phone to (984) 236-0601.

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

January 6, 2026

Transportation Building
1 South Wilmington Street, Raleigh
DOT Board Room, Room 150

Webex public link for guests wishing to participate virtually- <https://bit.ly/Jan2026COS>

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January 6, 2026

MEMORANDUM

To: The Council of State

From: Bradford Briner
State Treasurer

Subject: Current STIF crediting interest rate and report on the earnings credited to the General Fund and Highway Trust Fund for the periods indicated.

Short-Term Investment Fund (STIF)	<u>Current Month (Oct)</u>
Annualized Net Cash Return	4.37%

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

	<u>General</u> <u>Fund</u>	<u>Highway</u> <u>Trust Fund</u>
November 2025		
Credits	\$44,850,120	\$8,695,734
2025-26 Fiscal		
Y-T-D Credits	\$222,331,907	\$44,000,290
2024-25 Fiscal		
Y-T-D Credits	\$332,278,722	\$56,803,277

Fund earnings and STIF Annualized Net Cash Return provided by DST Financial Operations Division.

Note the Highway Fund was removed because the accounts have moved under the Highway Trust Fund. If the Highway Fund earns interest again it will be presented.

FIRE INSURANCE MATTERS
FUND CONDITION REPORT

State Property Fire Insurance Fund
Fund Condition January Council of State
(Cumulative Since July 1, 2025 as of October 31, 2025)

Beginning Balance	7/1/2025	43,056,566.01
Premium Received		21,684,919.00
Legislative Funding		0.00
Reinsurance Reimbursement		0.00
Interest Income		651,553.29
Unrealized Gain - Sale of Investments		0.00
Disaster Reimbursement		0.00
Total Revenue		22,336,472.29
Losses Paid (Fund)		9,327,955.86
Losses Paid (Reinsurer)		0.00
Return of Expenditure		0.00
Reinsurance Premium Paid		0.00
Realized Loss - Sale of Investments		0.00
Administrative Expenses		1,015,496.04
Total Expenditures		10,343,451.90
Fund Balance	10/31/2025	55,049,586.40

FIRE INSURANCE MATTERS
PROPERTY INSURANCE LOSSES

November 2025

Office of State Fire Marshal Requests permission to pay the following loss(es) from the State Property Fire Insurance Fund:

NCSU

Location of Loss:	Lake Wheeler Shed #186
Cause of Loss:	Fire
Coverage Type:	All-Risk Special Form
Date of Loss:	05/27/2025
Loss Number:	20250017-60005003
Amount of Loss:	\$39,117.00

DAC

Location of Loss:	Caldwell Correctional Ctr #4
Cause of Loss:	Fire
Coverage Type:	Fire & Lightning
Date of Loss:	8/31/2025
Loss Number:	20250018-82601000
Amount of Loss:	\$88,827.19

BOARD OF TRANSPORTATION
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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 North Carolina Department of Transportation

GRANTEE: Hanah Elferyhy & Abdelillah Lahrech

LOCATION: Greensboro-High Point Road
Guilford County

AREA: 0.710 Acres

CONSIDERATION: \$235,000.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2412B in Guilford County for 40,000.00 in 2006. The current appraised value of this residue property is \$255,000.00. The Grantees, Hanah Elferyhy & Abdelillah Lahrech, the highest bidders after auctioneer advertisement, have agreed to pay the Department the high bid amount of \$255,000.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

ITEM 2

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Equity Trust Company, Custodian FBO Jacqueline M McClain, IRA

LOCATION: Guilford College Road
Guilford County

AREA: 0.380 Acres

CONSIDERATION: \$10,800.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2524AA in Guilford County for \$1,500.00 in 1997. The current appraised value of this residue property is \$10,800.00. The Grantee, Equity Trust Company, Custodian FBO Jacqueline M McClain, IRA, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$10,800.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

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 North Carolina Department of Transportation

GRANTEE: Greenwood Management LLC

LOCATION: Winston Salem Northern Beltway
Forsyth County

AREA: 0.410 Acres

CONSIDERATION: \$11,823.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579B in Forsyth County for \$16,000.00 in 2014. The current appraised value of this residue property is \$2,760.00. The Grantee(s), Greenwood Management LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$11,823.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

ITEM 4

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: AUTOMOTIVE ADDITIONS, INC

LOCATION: Winston-Salem Northern Beltway
Forsyth County

AREA: 1.011 Acres

CONSIDERATION: \$39,184.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579DEF in Forsyth County for \$171,450.00 in 2023 inclusive of Map Act Damages. The current appraised value of this residue property is \$15,000.00. The Grantee, AUTOMOTIVE ADDITIONS, INC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$39,184.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

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 North Carolina Department of Transportation

GRANTEES: Beverlee Spencer & Jon Spencer

LOCATION: Winston-Salem Northern Beltway
Forsyth County

AREA: 0.264 Acres

CONSIDERATION: \$18,900.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579DEF in Forsyth County for \$1,075.00 in 2020. The current appraised value of this residue property is \$18,000.00. The Grantees, Beverlee Spencer & Jon Spencer, the highest bidders after auctioneer advertisement, have agreed to pay the Department the high bid amount of \$18,900.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

ITEM 6

GRANTOR: State of North Carolina Department of Transportation

GRANTEES: James C. Byers, II & Shameka H. Byers

LOCATION: Winston-Salem Northern Beltway
Forsyth County

AREA: 0.784 Acres

CONSIDERATION: \$25,661.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579DEF in Forsyth County for \$65,000.00 between 2018 and 2019 inclusive of Map Act Damages. The current appraised value of this residue property is \$18,500.00. The Grantees, James C. Byers, II & Shameka H. Byers, the highest bidders after auctioneer advertisement, have agreed to pay the Department the high bid amount of \$25,661.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

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 North Carolina Department of Transportation

GRANTEE: Victor Kung

LOCATION: Winston-Salem Northern Beltway
Forsyth County

AREA: 0.548 Acres

CONSIDERATION: \$12,000.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579DEF in Forsyth County for \$8,875.00 in 2020. The current appraised value of this residue property is \$12,000.00. The Grantee, Victor Kung, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$12,000.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

ITEM 8

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: ScottnRe Properties, LLC

LOCATION: Winston-Salem Northern Beltway
Forsyth County

AREA: 0.263 Acres

CONSIDERATION: \$13,150.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project U-2579DEF in Forsyth County for \$10.00 in 2019. The current appraised value of this residue property is \$13,150.00. The Grantee, ScottnRe Properties, LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$13,150.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

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

ITEM 9

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Joseph Keller

LOCATION: I-85
Cabarrus County

AREA: 0.314 Acres

CONSIDERATION: \$45,700.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project I-3802A in Cabarrus County for \$10,00.00 in 2016. The current appraised value of this residue property is \$35,000.00. The Grantee, Joseph Keller, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$45,700.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

ITEM 10

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Ray Lynn Properties LLC

LOCATION: NC-24/27
Stanly County

AREA: 1.625 Acres

CONSIDERATION: \$74,505.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-2530B in Stanly County for \$1,350.00 in 2018. The current appraised value of this residue property is \$21,000.00. The Grantee, Ray Lynn Properties LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$74,505.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

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

ITEM 11

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Stinson Hartis Partners, LLC

LOCATION: Monroe Bypass
Union County

AREA: 0.893 Acres

CONSIDERATION: \$240,549.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-3329/2559 in Union County for \$10,000.00 in 2012. The current appraised value of this residue property is \$30,000.00. The Grantee, Stinson Hartis Partners, LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$240,549.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

ITEM 12

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Stinson Hartis Partners, LLC

LOCATION: Monroe Bypass
Union County

AREA: 9.616 Acres

CONSIDERATION: \$946,123.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-3329/2559 in Union County for \$200,000.00 in 2012. The current appraised value of this residue property is \$198,750.00. The Grantee, Stinson Hartis Partners, LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$946,123.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

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

ITEM 13

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Happy Ass Graphics LLC

LOCATION: NC-268
Wilkes County

AREA: 0.521 Acres

CONSIDERATION: \$20,700.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-2603 in Wilkes County for \$6,375.00 in 2015. The current appraised value of this residue property is \$23,000.00. The Grantee, Happy Ass Graphics LLC, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$20,700.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

ITEM 14

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Samuel Sydorskyy

LOCATION: I-26
Buncombe County

AREA: 0.237 Acres

CONSIDERATION: \$33,600.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project I-5504 in Buncombe County for \$11,950.00 in 2017. The current appraised value of this residue property is \$17,500.00. The Grantee, Samuel Sydorskyy, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$33,600.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

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

ITEM 15

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Erik Douglas

LOCATION: US-74
Buncombe County

AREA: 0.460 Acres

CONSIDERATION: \$10,184.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-2306A in Buncombe County for \$43,900.00 in 1996 inclusive of damages. The current appraised value of this residue property is \$5,000.00. The Grantee, Erik Douglas, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$10,184.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

ITEM 16

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Erik Douglas

LOCATION: US-74
Buncombe County

AREA: 0.370 Acres

CONSIDERATION: \$10,184.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-2306A in Buncombe County for \$375.00 in 1996. The current appraised value of this residue property is \$5,000.00. The Grantee, Erik Douglas, the highest bidder after auctioneer advertisement, has agreed to pay the Department the high bid amount of \$10,184.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

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

ITEM 17

GRANTOR: State of North Carolina Department of Transportation

GRANTEES: Francisco Henning Gomes and Wife, Dabney Staub Gomes

LOCATION: HWY-694
Buncombe County

AREA: 0.340 Acres

CONSIDERATION: \$47,895.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project HWY-694 in Buncombe County for \$10.00 in 2007. The current appraised value of this residue property is \$25,000.00. The Grantees, Francisco Henning Gomes and Wife, Dabney Staub Gomes, have agreed to pay the Department the high bid amount of \$47,895.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on December 4, 2025.

SALE OF RESIDUE TO HIGHEST BIDDER AFTER PUBLIC ADVERTISEMENT

ITEM 1

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: RXR Len Apex Owner LLC

LOCATION: NC-55 Bypass
Wake County

AREA: 0.480 Acres

CONSIDERATION: \$29,000.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired this residue during the construction of Highway Project R-2541 in Wake County for \$6,245.00 in 1998. The current appraised value of this residue property is \$29,000.00. The Grantee, RXR Len Apex Owner LLC, the highest bidder after public advertisement, has agreed to pay the Department the high bid amount of \$29,000.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

BOARD OF TRANSPORTATION RIGHT OF WAY MATTERS (Continued)
SALE OF SURPLUS RIGHT OF WAY TO ADJACENT OWNERS

ITEM 1

GRANTOR: State of North Carolina Department of Transportation

GRANTEE: Metrolina Properties Limited Partnership

LOCATION: I-485 (Charlotte Outer Loop)
Mecklenburg County

AREA: 0.329 Acres

CONSIDERATION: \$66,150.00

COMMISSION: Buyer's Premium

COMMENTS: The Department acquired these Highway Right of Way properties during the construction of Highway Project R-2248D in Mecklenburg County for \$12,150.00 in 2001-2003. The current appraised value of these surplus properties is \$66,150.00. The Grantee, Metrolina Properties Limited Partnership, has agreed to purchase the surplus 0.329 acres from the Department for its appraised value of \$66,150.00. The Secretary of Transportation approved this conveyance with the concurrence of the Board of Transportation in a resolution adopted on November 6, 2025.

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COUNCIL OF STATE
STATE PROPERTY INDEX

January 2026

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STATE PROPERTY MATTERS
ACQUISITION BY DEED

ITEM 1

GRANTOR: Foothills Conservancy of North Carolina, Inc.

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

LOCATION: off NC 1117, Spruce Pine, Caldwell County

AREA: ±275.5 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in Buffalo Cove Game Land. Acquisition of this property will provide additional public access to the Game Land. Foothills Conservancy received a grant from the NC Land and Water Fund for their purchase of the property. 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: Blue Ridge Conservancy

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

LOCATION: off EZ Sexton Road, Jefferson and West Jefferson Townships, Ashe
County

AREA: 59.87 acres

UNIT COST: \$10,000/acre

CONSIDERATION: \$598,700

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Mount Jefferson State Natural Area. Acquisition of this property will protect natural resources and views along the eastern face of Mount Jefferson. Funding for this acquisition is provided by the Parks and Recreation Trust 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 3

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: off Davis Creek Road, Upper Hominy Township, Buncombe County

AREA: 5.62 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pisgah View State Park. Acquisition of the property provides protection of natural resources and water quality along South Hominy Creek. 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 4

GRANTOR: Ernestine Medford

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

LOCATION: off Old Henderson Road, Beaverdam Township, Haywood County and
Upper Hominy Township, Buncombe County

AREA: 125.79 acres

UNIT COST: \$6,000/acre

CONSIDERATION: \$754,740

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pisgah View State Park. Acquisition of this property will protect the headwaters of Warren Creek. Funding for this acquisition is provided by the Parks and Recreation Trust 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 5

GRANTOR: Otey Homes and Land LLC, Karen A Otey, President, and
The Kevin C. Otey Family Trust, Kevin Otey, Trustee

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

LOCATION: Elmsford Road, Center Grove Township, Guilford County

AREA: 47.037 acres

UNIT COST: ±\$46,771.69/acre

CONSIDERATION: \$2,200,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Haw River State Park. Acquisition of this property will protect water quality along the Haw River and will provide public access to this section of the park. Funding for this acquisition is provided by the Parks and Recreation Trust 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 6

GRANTOR: CHALYBEATE PROPERTIES LLC
Meredith S. Senter, Jr., Member/Manager

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

LOCATION: off Cokesbury Road, Buckhorn Township, Harnett County

AREA: ±334.81 acres

UNIT COST: \$23,400/acre

CONSIDERATION: ±\$7,834,554

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Raven Rock State Park. Acquisition of this property provides protection of natural resources and water quality along Avents Creek. Funding for this acquisition is provided by the North Carolina Land and Water Fund (\$1,883,306), the Parks and Recreation Trust Fund (\$2,184,636) and the federal Land and Water Conservation Fund (\$3,766,612).

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

ITEM 6 (Continued)

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: Helen G. Nelon

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

LOCATION: off Nelons Road, Chimney Rock Township, Rutherford County

AREA: Four contiguous parcels totaling ±93.10 acres

UNIT COST: ±\$5,218.69/acre

CONSIDERATION: \$485,860

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property will protect natural resources along the Cane Creek Mountain section of the park. Funding for this acquisition is provided by the Parks and Recreation Trust 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.

ACQUISITION BY LEASE

ITEM 1

LESSOR: Corporate Drive Real Estate Investments, LLC
Christopher Fletcher – Manager

LESSEE: State of North Carolina, Department of Health and Human Services,
Division of Employment and Independence for People with Disabilities

LOCATION: 289 Corporate Drive, Lumberton, Robeson County

TERM: Ten years, effective February 1, 2026, or possession with two 10-year
renewal option

AREA: ±5,255 sq. ft. of office space

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

ITEM 1 (Continued)

UNIT COST: \$21.69/sq. ft. (average) including parking
\$22.78/sq. ft. (average) – 1st renewal option
\$23.92/sq. ft. (average) – 2nd renewal option

ANNUAL RENTAL: \$114,000.00 (average) – initial term
\$119,700.00 (average) – 1st renewal option
\$125,685.00 (average) – 2nd renewal option

COMMENTS: New Reduction Lease. New lease to replace an expiring lease for 11,000 sq. ft. at an average annual rate of \$220,000 or \$20.00/sq. ft., including parking. Lowest of seven proposals received through advertising with moving costs considered. Space accessible to the disabled. 30% State Funds and 70% Federal Funds.

ITEM 2

LESSOR: Hammond Road Properties East, LLC

LESSEE: State of North Carolina, Department of Public Safety,
Division of Juvenile Justice

LOCATION: 3040 Hammond Business Place, Raleigh, NC 27610

TERM: Ten years effective January 1, 2026, or possession with three 3-year renewal options

AREA: ±9,643 sq. ft. of office space

UNIT COST: \$26.28/sq. ft. (average) – including parking
\$30.44/sq. ft. (average) – 1st renewal option
\$33.26/sq. ft. (average) – 2nd renewal option
\$36.34/sq. ft. (average) – 3rd renewal option

ANNUAL RENTAL: \$253,411.58 (average) – initial term
\$293,512.01 (average) – 1st renewal option
\$320,728.50 (average) – 2nd renewal option
\$350,468.69 (average) – 3rd renewal option

COMMENTS: New Expansion Lease. New expansion lease to house the Division of Juvenile Justice. The space is located in Hammond Place office complex where the Department of Public Safety has a significant presence. The agency occupies several buildings in this office complex. This lease was not advertised due to its unique location G.S. §146-32. Space is accessible to the disabled. 100% State Funds.

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

ITEM 3

LESSOR: RALEIGH NC II SGF, LLC
Boyd Watterson Asset Management, LLC – Manager

LESSEE: State of North Carolina, State Bureau of investigation

LOCATION: 1705 Tryon Park Drive, Raleigh, Wake County

TERM: Ten years effective March 1, 2026, or possession with two 5-year renewal options

AREA: ±28,350 sq. ft. of office space

UNIT COST: \$21.78/sq. ft. (average) – initial term including parking
\$27.11/sq. ft. (average) – 1st renewal option
\$31.43/sq. ft. (average) – 2nd renewal option

ANNUAL RENTAL: \$617,502 (average) – initial term
\$723,901 (average) – 1st renewal option
\$891,084 (average) – 2nd renewal option

COMMENTS: New Lease. New lease replacing an expired 5-year lease for 28,350 sq. ft. at an average annual rental of \$453,196 or \$15.99 sq. ft. including parking. This lease was not advertised pursuant to G.S. §146-32 (3)c. The facility is a unique location. Space accessible to the disabled. 100% State Funds.

ITEM 4

LESSOR: Eutaw Village Shopping LLC
Zachary Fisher – Managing Member

LESSEE: State of North Carolina, Department of Transportation,
Division of Motor Vehicles

LOCATION: 831 Elm Street, Fayetteville, Cumberland County

TERM: Five years effective January 6, 2025, or possession with one 5-year renewal option

AREA: ±2,893 sq. ft. of office space

UNIT COST: \$25.48/sq. ft. (average) – including utilities, janitorial, water/sewer and parking
\$29.73/sq. ft. (average) renewal option

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

ITEM 4 (Continued)

ANNUAL RENTAL: \$73,724.78 (average)
\$86,012.25 (average) renewal option

COMMENTS: New Lease. New lease replacing an expiring 10-year lease for ±2,709 sq. ft. of office space with annual rental of \$51,362.64 or \$18.96/sq. ft. including parking. Utilities and janitorial services at the new location are capped at \$2.70/sq. ft. and \$2.50/sq. ft. respectively. One proposal was received through advertisement. Space accessible to the disabled. 100% State Funds.

DISPOSITION BY DEED

ITEM 1

GRANTOR: State of North Carolina, Winston-Salem State University

GRANTEE: Margaret McCall Reece and John Edgar Reece, III

LOCATION: Chancellor's Residence, 5005 Marble Rd., Winston-Salem, Forsyth County

AREA: ±0.85 acre improved with ±5,300 sq. ft. single-family dwelling

CONSIDERATION: \$940,000

COMMENTS: Surplus Property. Property proposed for disposition is no longer utilized and has been declared surplus by the agency. The property will be conveyed as-is, by non-warranty deed. This item was reported to the Joint Legislative Commission on Governmental Operations.

STATE PROPERTY MATTERS (Continued)
DISPOSITION BY EASEMENT

ITEM 1

GRANTOR: State of North Carolina, Department of Administration

GRANTEE: City of Lumberton

LOCATION: Lumber River near Carthage Road and Interstate 95, Lumberton,
Robeson County

EASEMENT AREA: ±1,438 sq. ft. (±0.03 acre)

CONSIDERATION: \$250

COMMENTS: Subaqueous Easement. Proposed easement is needed for installation of a water line to transport water from two newly constructed wells on the northern side of the river to the City's treatment plant located on the south side of the river.

ITEM 2

GRANTOR: State of North Carolina, Department of Agriculture and Consumer
Services, Research Stations

GRANTEE: Blue Ridge Electric Membership Corporation

LOCATION: 8004 NC Highway 88E, Laurel Springs, Ashe County

EASEMENT AREA: ±12,000 sq. ft. (±0.28 acre)

CONSIDERATION: Benefit

COMMENTS: Utility Easement. Proposed variable width easement is needed to extend existing electrical services at the Upper Mountain Research Station. This easement will provide electricity to the new Seed Center building. This extension ensures reliable utility access to the facility.

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

ITEM 3

GRANTOR: State of North Carolina, Department of Agriculture and Consumer Services, NC Forest Service

GRANTEE: Lloyd R. Walker and spouse, Dianne C. Walker

LOCATION: Bladen Lakes State Forest, Off of Norris Road, Garland, Bladen County

EASEMENT AREA: 30' x ±1050' or ±31,500 sq. ft. (±0.72 acre)

CONSIDERATION: Benefit

COMMENTS: Access Easement. Proposed easement is needed to provide access to the Grantee's adjacent landlocked property. The proposed easement will also benefit the NC Forest Service by providing improved access to an existing long-leaf pine stand for future thinning and identification purposes. The Grantee will be responsible for all expenses, improvements, and future maintenance of the easement area.

ITEM 4

GRANTOR: State of North Carolina, Department of Public Safety, Division of Juvenile Justice and Delinquency Prevention

GRANTEE: Duke Energy Progress, LLC

LOCATION: 3830 Juvenile Center Road, Castle Hayne, New Hanover County

EASEMENT AREA: ±5,263 sq. ft. (±0.12 acre)

CONSIDERATION: Benefit

COMMENTS: Utility Easement. Proposed easement is needed for the installation and maintenance of a new pole, service line and appurtenant equipment to provide improved energy service.

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

ITEM 5

GRANTOR: State of North Carolina, North Carolina State University

GRANTEE: PUBLIC SERVICE COMPANY OF NORTH CAROLINA,
INCORPORATED dba ENBRIDGE GAS NORTH CAROLINA

LOCATION: 4620 Lake Wheeler Road, Raleigh, Wake County

EASEMENT AREA: 10' x ±1,203' or ±12,030 sq. ft. (±0.28 acre)

CONSIDERATION: Benefit

COMMENTS: Utility Easement. Proposed easement is needed to connect an existing gas line across Lake Wheeler Road to the Education Center at Yates Mill Park. This project will provide reliable utility service to the Yates Mill Park Education Center, supporting current and future facility operations.

ITEM 6

GRANTOR: State of North Carolina, University of North Carolina at Charlotte

GRANTEE: City of Charlotte

LOCATION: Near 9000 Robert D Snyder Road, Charlotte, Mecklenburg County

EASEMENT AREA: Permanent Drainage Easement: ±117,974 sq. ft. (±2.70 acre)
Permanent Access Easement: ±24,635 sq. ft. (±0.56 acre)
Temporary Construction Easement: ±7,123 sq. ft. (±0.16 acre)

CONSIDERATION: Benefit

COMMENTS: Easements. Proposed easements are needed for the repair, access, drainage and maintenance of the University Pond dam that is failing and to meet federal requirements. The temporary construction easement will terminate upon completion of the project.

STATE PROPERTY MATTERS (Continued)
SEVERANCE

ITEM 1

PROPOSED ACTION: Severance of timber

DEPARTMENT/AGENCY: State of North Carolina, Department of Agriculture and Consumer Services, Plant Industry

LOCATION: Eastwood Plant Conservation Preserve, West End, Moore County

AREA: ±109 acres

COMMENTS: Approval is requested for thinning of approximately 109 acres of timber. Severance of the timber will allow for an increase in residual stand growth and accelerate the production of high-quality forest products. Severance will be completed by a contractor.

ITEM 2

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of North Carolina, Department of Transportation, Division of Highways, Maintenance

LOCATION: 30 Baker Creek Road, Burnsville, Yancey County

STRUCTURE: Maintenance Storage Building #2, built in 1954, containing ±4,000 sq. ft., Complex #100-2, Asset #2

COMMENTS: This structure is in poor condition and is beyond repair. The site will be used for construction of a new maintenance office building to replace the office building destroyed by Hurricane Helene. Demolition will be handled by a contractor.

ITEM 3

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of North Carolina, North Carolina State University

LOCATION: 705 Barbour Drive, Raleigh, Wake County

STRUCTURE: Spring Hill House Storage Building (755B), built in 1850, containing 120 sq. ft., Complex #92-76, Asset #25

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

STATE PROPERTY MATTERS (Continued)
SEVERANCE (Continued)

ITEM 4

PROPOSED ACTION: Severance by demolition

DEPARTMENT/AGENCY: State of North Carolina, University of North Carolina Asheville

LOCATION: 456 Merrimon Ave, Asheville, Buncombe County

STRUCTURES: 1) Storage Shed, year built unknown, containing ±220 sq. ft., Complex #11-14-79
2) Carriage House, year built unknown, ±675 sq. ft., Complex #11-14-80
3) Servant's Quarters, year built unknown, ±304 sq. ft., Complex #11-14-81
4) Apple Shed, year built unknown, ±192 sq. ft., Complex #11-14-82

COMMENTS: These structures are in poor condition and no longer serve a useful purpose. Demolition will be handled by a contractor.

OTHER MATTERS

ITEM 1

Lease Revision. On November 14, 2023, the Governor and Council of State approved a five-year acquisition lease with two 5-year renewal options for ±8,000/sq. ft. of office space at 3391 Fayetteville Road, Raeford, Hoke County, on behalf of the Department of Adult Correction, Division of Prisons South Central Regional Office from A&M Rental Property Inc. The average annual rental is \$254,839 or \$31.85/sq. ft. for the initial term and \$295,427 or \$36.93/sq. ft. and \$363,021 or \$45.38/sq. ft. respectively for the first and second renewal terms.

The agency has determined that it needs an additional 1,015 square feet of storage space to support equipment needs bringing the total to ±9,015 sq. ft. With additional space, the average annual rental for the initial term will \$290,839 or \$32.26/sq. ft. and \$331,428 or \$36.76/sq. ft. and \$399,022 or \$44.26/sq. ft. respectively for the first and second renewal terms.

All other terms and conditions of the lease will remain the same. With the approval of the Council of State, the lease will be amended to reflect this change.

ITEM 2

The North Carolina Department of Natural and Cultural Resources is currently constructing a new building at the NC Maritime Museum off W. Beaufort Road, Beaufort in Carteret County. It has become apparent that this construction project will require several existing utility easements to be relocated, changed, or terminated, and that several new utility, right-of-way or other easements may be required. Therefore, the Department of Administration is requesting authorization to grant, accept, terminate, change or relocate easements within this project area on an as-needed basis without the individual approval of the Council of State, all to support and expedite this project.

STATE PROPERTY MATTERS (Continued)
OTHER MATTERS (Continued)

ITEM 3

Land Exchange. In May 2020, on behalf of the Department of Natural and Cultural Resources, State Historic Sites, the State acquired a 0.24-acre (10,454 sq. ft.) parcel containing the Golden and Ruth Frinks House located at 122 W. Peterson Street, Edenton, Chowan County. Because the Frinks House sits very close to the property lines, necessary maintenance and repairs are hindered. To accommodate future maintenance and repairs, the State proposes a land exchange with the adjacent property owner, Town of Edenton. The State will convey to the Town a 3,378 sq. ft. portion of the 122 W. Peterson Street parcel and in exchange, the Town will convey to the State a 5,160 sq. ft. portion of their adjacent parcel also located on W. Peterson Street. As part of this exchange, the State will compensate the Town \$4,675.00 in consideration of the additional 1,782 sq. ft. the State will acquire. Therefore, authorization is requested to acquire the 5,160 sq. ft. parcel and, in exchange, to convey to the Town the 3,378 sq. ft. of State-owned land along with the stated consideration. This item was reported to the Joint Legislative Commission on Governmental Operations.

ITEM 4

Lease Amendment. On September 30, 2025, the Governor and the Council of State approved a 10-year acquisition lease with two 5-year renewal options for 89,344/ sq. ft. of office, data center and laboratory space at 8510 Colonnade Center Drive, Raleigh, Wake County on behalf of the North Carolina Education Lottery from REVA Raleigh Colonnade, LLC. The average annual rental during the initial term is \$3,140,441.60 or an average of \$35.15/sq. ft. full service. The average annual rental for the renewal terms is \$3,891,824.64 or an average of \$43.56/sq. ft. and \$4,511,872.00 or an average of \$50.50/sq. ft. full service respectively. With recent legislative approval the lottery has added new gaming lines and now requires an additional 32,987 sq. ft. of space bringing the total space to 122,331 sq. ft. in the same building at the same rates per square foot to support their businesses. With additional space, the new average annual rental for the initial term will be \$4,299,935. The average annual rental for the renewal terms will be \$5,328,738 and \$6,177,716 respectively.

All other terms and conditions of the lease will remain the same. With the approval of the Council of State, the lease will be amended to reflect these changes.

ITEM 5

Land Exchange. North Carolina State University requests approval of a land exchange between the State and the Board of Trustees of the Endowment Fund of North Carolina State University (Endowment Fund). The State will convey to the Endowment Fund two parcels totaling ±0.84-acre located at 207 Oberlin Road and 8 Ferndell Lane, Raleigh, Wake County. In exchange, the Endowment Fund will convey to the State two parcels totaling ±0.82-acre located at 0 Maiden Lane, and 2209 Hope Street, Raleigh, Wake County. The exchange of these properties would complete block assemblages with adjacent parcels already owned by the State, thereby simplifying the administration of both current and prospective uses, creating opportunities for future development, and enhancing the overall land value. This item was reported to the Joint Legislative Commission on Governmental Operations.

NORTH CAROLINA STATE PORTS AUTHORITY MATTERS
DISPOSITION BY LEASE

ITEM 1

LESSOR: North Carolina State Ports Authority

LESSEE: Southeast Crescent Shipping Company

LOCATION: Port of Wilmington, New Hanover County

AREA: Cargo Storage Building 1 (C-1), 262,000 square feet within C-1 and 1.2 acres of laydown area adjacent to C-1

TERM: Two (2) years with no options to renew

CONSIDERATION: \$912,600.00 annual with an annual escalation of three (3) percent

COMMENTS: Southeast Crescent Shipping Company handles warehouses, transports, transfers, and distributes a variety of dry bulk cargo in support of its customers.

ITEM 2

LESSOR: North Carolina State Ports Authority

LESSEE: Southeast Crescent Shipping Company

LOCATION: Port of Wilmington, New Hanover County

AREA: Warehouse 5 (W-5), 96,716 square feet within W-5 and 0.65 acres of laydown area adjacent to W-5

TERM: Two (2) years with no options to renew

CONSIDERATION: \$364,506.00 annual with an annual escalation of three (3) percent

COMMENTS: Southeast Crescent Shipping Company handles warehouses, transports, transfers, and distributes a variety of dry bulk cargo in support of its customers.

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OTHER DISCUSSION

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