

Texas General Land Office

George P. Bush, Commissioner



STATE AGENCY PROPERTY

RECOMMENDED
TRANSACTIONS

Report to the Governor

MAY 2018



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RECOMMENDED TRANSACTIONS

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TEXAS GENERAL LAND OFFICE

GEORGE P. BUSH, COMMISSIONER

INTRODUCTION

SB 1262 Summary

Texas Natural Resources Code, Chapter 31, Subchapter E, [Senate Bill 1262, 74th Texas Legislature, 1995] amended two years of previous law related to the reporting and disposition of state agency land. The amendments established a more streamlined process for disposing of unused or underused agency land by defining a reporting and review sequence between the Land Commissioner and the Governor.

Under this process, the Asset Management Division of the General Land Office provides the Governor with a list of state agency properties that have been identified as unused or underused and a set of recommended real estate transactions. The Governor has 90 days to approve or disapprove the recommendations, after which time the Land Commissioner is authorized to conduct the approved transactions.

The statute freezes the ability of land-owning state agencies to change the use or dispose of properties that have recommended transactions, from the time the list is provided to the Governor to a date two years after the recommendation is approved by the Governor. Agencies have the opportunity to submit to the Governor development plans for the future use of the property within 60 days of the listing date, for the purpose of providing information on which to base a decision regarding the recommendations.

The General Land Office may deduct expenses from transaction proceeds. Proceeds are dispersed, as appropriate, to either the Texas Capital Trust Fund, the State Treasury to the credit of the affected agency, or as otherwise directed by the Legislative Budget Board.

INTRODUCTION (CONTINUED)

The Report to the Governor

The report to the Governor contains 1) a list of sites that have recommendations for real estate transactions, 2) a set of property descriptions and recommendations for transactions (a separate page for each property), and 3) a list of all state agency properties that have thus far been identified as unused or underused by the Asset Management Division in the most current periodic review of agency land as per the process set forth in Texas Natural Resources Code, Section 31.1571, et. seq. (Exhibit A).

Recommended Transactions

Recommended transactions, in all cases, identify disposition options such as lease, sell or trade. In some cases recommendations are accompanied by specific language that defines issues that must be dealt with prior to a transaction. In these cases, the narrative is considered an essential element of the recommendation.

Table of Contents

Introduction

I. Properties Recommended

A.	Texas Department of Public Safety	2
	Marion County Cabin.....	3
	Paris Area Office.....	4
B.	Texas Health and Human Services Commission	5
	San Angelo State Supported Living Center.....	6

II. Appendix

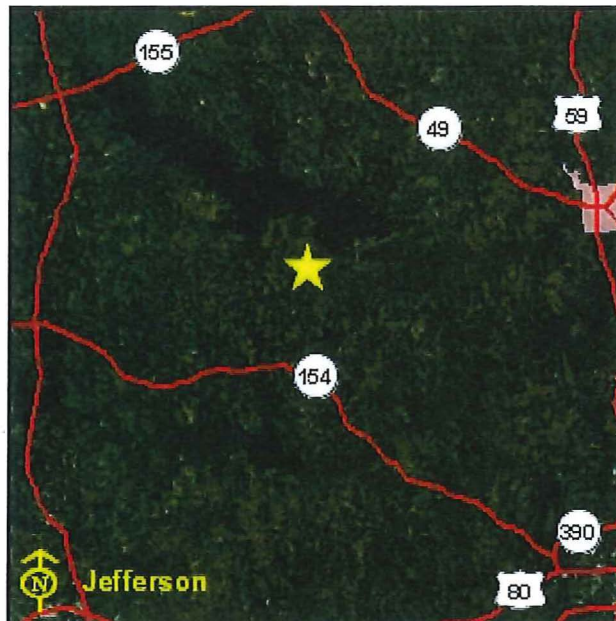
	Exhibit A - Unused or Underused State Property Table.....	7
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Properties Recommended

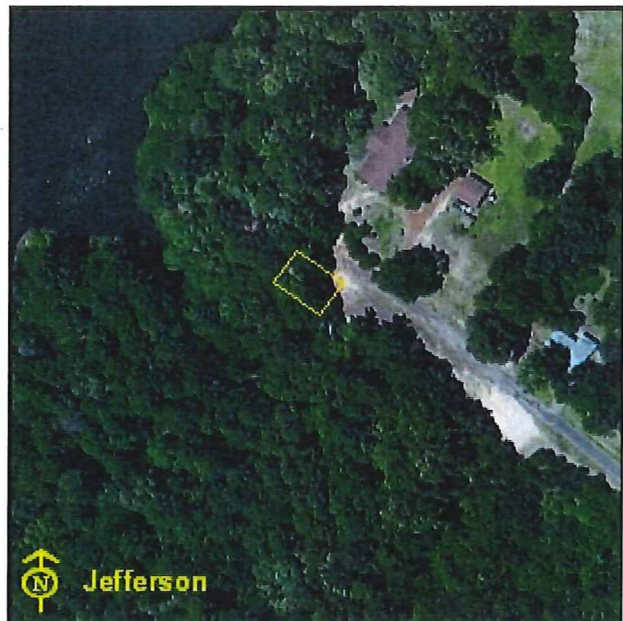
**Texas Department of
Public Safety**

Marion County Cabin
Texas Department of Public Safety

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 0.55

GLO ID#: 2606

Acres Recommended: 0.55

Location:Driftwood Cove, Jefferson, Marion County

Current Use:Vacant Cabin

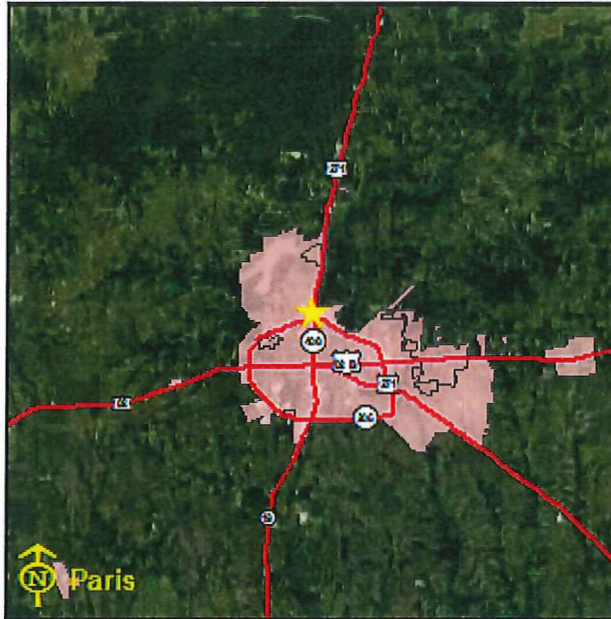
Appraiser's Highest and Best Use:DPS Fishing Cabin

The Texas Department of Public Safety does not utilize this property. It is located on the south side of Driftwood Cove in Jefferson. The site is improved with one cabin and a storage building. The surrounding land uses include vacant land and recreational developments.

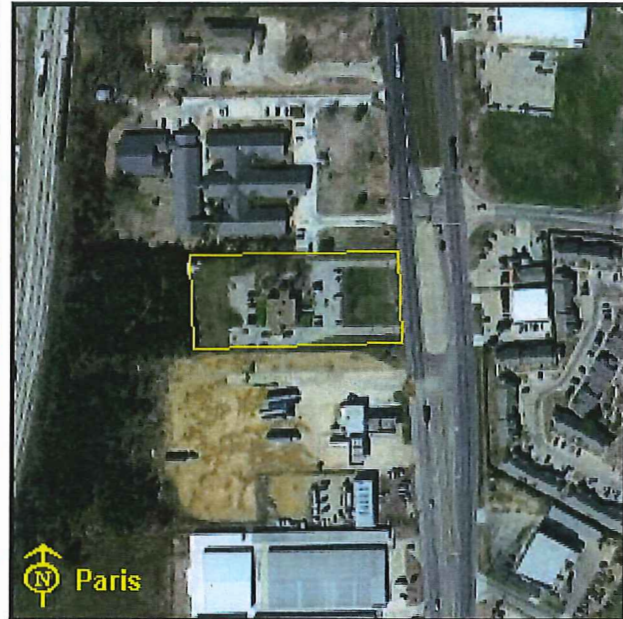
This underutilized property will be sold.

**Paris Area Office
Texas Department of Public Safety**

GLO Recommendation:



Location Map



Aerial Photo

Total Acres: 2.00

GLO ID#: 1755

Acres Recommended: 2.00

Location:2885 North Main, Paris, Lamar County

Current Use:DPS Area Office

Appraiser's Highest and Best Use:DPS Area Office

This Texas Department of Public Safety site was used as an area office. Located on North Main in Paris, the site is improved with one building. The surrounding land uses include a nursing home/assisted living center, doctors offices, an electronics store, restaurants, convenience stores, a Campbell Soup Processing Plant, and North Lamar Schools.

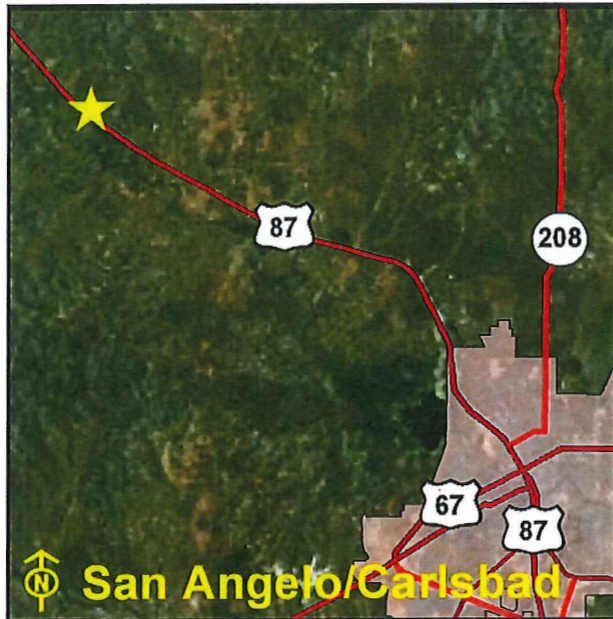
The property is underutilized and will be sold.

**Health and Human
Services Commission**

**San Angelo State Supported Living Center
Texas Health and Human Services Commission**

GLO Recommendation:

Dispose of the unused 0.32 acres (Parcel B).



Location Map



Aerial Photo

Total Acres: 1,030.98

GLO ID#: 767

Acres Recommended: 0.32

Location:US HWY 87 North, Carlsbad, Tom Green County

Current Use:State Supported Living Center

Appraiser's Highest and Best Use:State Supported Living Center/Residential

The Texas Health and Human Services Commission utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. Located along both sides of U.S. Highway 87 in Carlsbad, the site is improved with 80 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential and recreational developments. Currently, there is a surface lease of approximately 935 acres (Parcel A) with the occupied living center on 95.99 acres (Parcel A). There are two town lots of 0.32 acres (Parcel B) that previously housed a water storage tank and pump house that are no longer required for facility operations.

The appraisal indicates the highest and best use is for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2013, 2014 and 2016 Governor's Report and was not disapproved.

Appendix

Exhibit A

Unused or Underused State Property as Reported in Previous General Land Office Evaluation Reports May 2018

Agency Name	Site Name	GLO ID#	City	County	Total Acres	Unused Acres	Yr Gov Approved
Texas Department of Public Safety Marion County Cabin Paris Area Office		2606	Jefferson	Marion	0.55	0.55	
		1755	Paris	Lamar	2.00	2.00	
					<u>Total:</u>	2.55	
	2						
Texas Health and Human Services Commission *San Angelo State Supported Living Center		767	Carlsbad	Tom Green	1,030.98	0.32	2016, 2014, 2013, 2009
					<u>Total:</u>	0.32	
	1						
	3				<u>Grand Total:</u>	2.87	

** Previously Approved for Sale or Lease by the Governor*