

**Board of Education Meeting Special Called**  
**March 15, 2023 6:00 PM**  
Central Services Board Room

1. Call to Order - Ms. Teresa Boston
2. Moment of Silence/Pledge of Allegiance - Ms. Teresa Boston
3. Roll Call
4. \*Approval of Agenda
5. \*JUUL Litigation
6. \*TDOT Bid for Property
7. Old Business
8. Adjournment

**(\* Indicates Board Approval Required)**

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March 15, 2023 at 6:00 PM - Board of Education Meeting Special Called

1. Call to Order

**Speaker(s):** - Ms. Teresa Boston

**Agenda Item Type:** Procedural Item

2. Moment of Silence/Pledge of Allegiance

**Speaker(s):** - Ms. Teresa Boston

**Agenda Item Type:** Procedural Item

3. Roll Call

**Agenda Item Type:** Procedural Item

4. \*Approval of Agenda

**Agenda Item Type:** Action Item

5. \*JUUL Litigation

**Agenda Item Type:** Action Item

6. \*TDOT Bid for Property

**Agenda Item Type:** Action Item

**Attachments:** (2)

- [Property Map](#)
- [TDOT Bid for Property](#)

7. Old Business

**Agenda Item Type:** Action Item

8. Adjournment

**Agenda Item Type:** Action Item

**Comments:**

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**William Stepp**  
**Director of Schools**

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**Teresa Boston**  
**Chairperson of the Board**

Comment I, Tabitha Webb hereby certify that I reported the foregoing minutes and that I delivered said minutes to the office of the Director of Schools on XXX.

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**Tabitha Webb**  
**Board of Education Recorder**



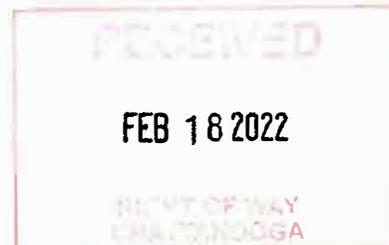
# APPRAISAL REPORT

## TENNESSEE DEPARTMENT OF TRANSPORTATION

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

**1. Name, Address & Telephone Numbers:**

**(A) Owner:** Cumberland County Board of Education      **(B) Tenant:** N/A  
368 Fourth Street  
Crossville, TN 38555  
Contact No. – (931) 484-6135



**(C) Address and/or location of subject:**

Highway 127 N  
Crossville, TN 38571

Property located along the east side of Highway 127 N, ±1,000' south of Beaty Road. Additionally, it is located in the northeast quadrant of Highway 127 N and Brandenburg Lane. Brandenburg Lane is a private drive.

**2. Detail description of entire tract:**

The subject of this appraisal consists of a vacant parcel containing 0.562 acres. It is rectangular in shape, situated slightly below the grade of Highway 127 N, and exhibits gently rolling topography that is heavily wooded. Road frontage consists of 100' along the east side of Highway 127 N. Depth of the property ranges from 249.99' along its northern boundary to 250.81' along its southern boundary. Dimensions of the property are as follows: 100' x 249.99' x 99.89' x 250.81'. The property was previously improved with a building that was utilized as a community center (Structure No. 1). Some of the remnants of the improvements remain but are dilapidated and are labeled as abandoned on the right-of-way plans.

This report reflects a Formal Appraisal. Per TDOT guidelines, a complete before and after appraisal of the entire tract including all land and improvements, considering damages and benefits to the remainder where applicable must be developed. As stated, the structure located on the property that was former utilized as a community center is in severe disrepair and not considered to provided contributory value to the property. As such, only land value has been addressed herein.



3. **(A) Tax Map and Parcel No.** 010-006.01      **(B) Is Subject in a FEMA Flood Hazard Area?** Yes  No

If yes, Show FEMA Map/Zone No. \_\_\_\_\_

4. **Interest Acq.:** Fee  Drainage Esm't.  Construction Esm't.  Slope Esm't.  Other: \_\_\_\_\_

5. **Acquisition:** Total  Partial

6. **Type of Appraisal:** Formal  Formal Part-Affected

**Intended Use of Report** – This “Formal” appraisal of a 100% ownership position is intended for the sole purpose of assisting the Tennessee Department of Transportation in the acquisition of land for right-of-way purposes. This assignment is of the entire subject property and will include the valuation of all subject improvements.

This is an Appraisal Report, which is intended to comply with Standard Rule 2-2(a). As such, it presents summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

**7. Detail Description of land acquired:**

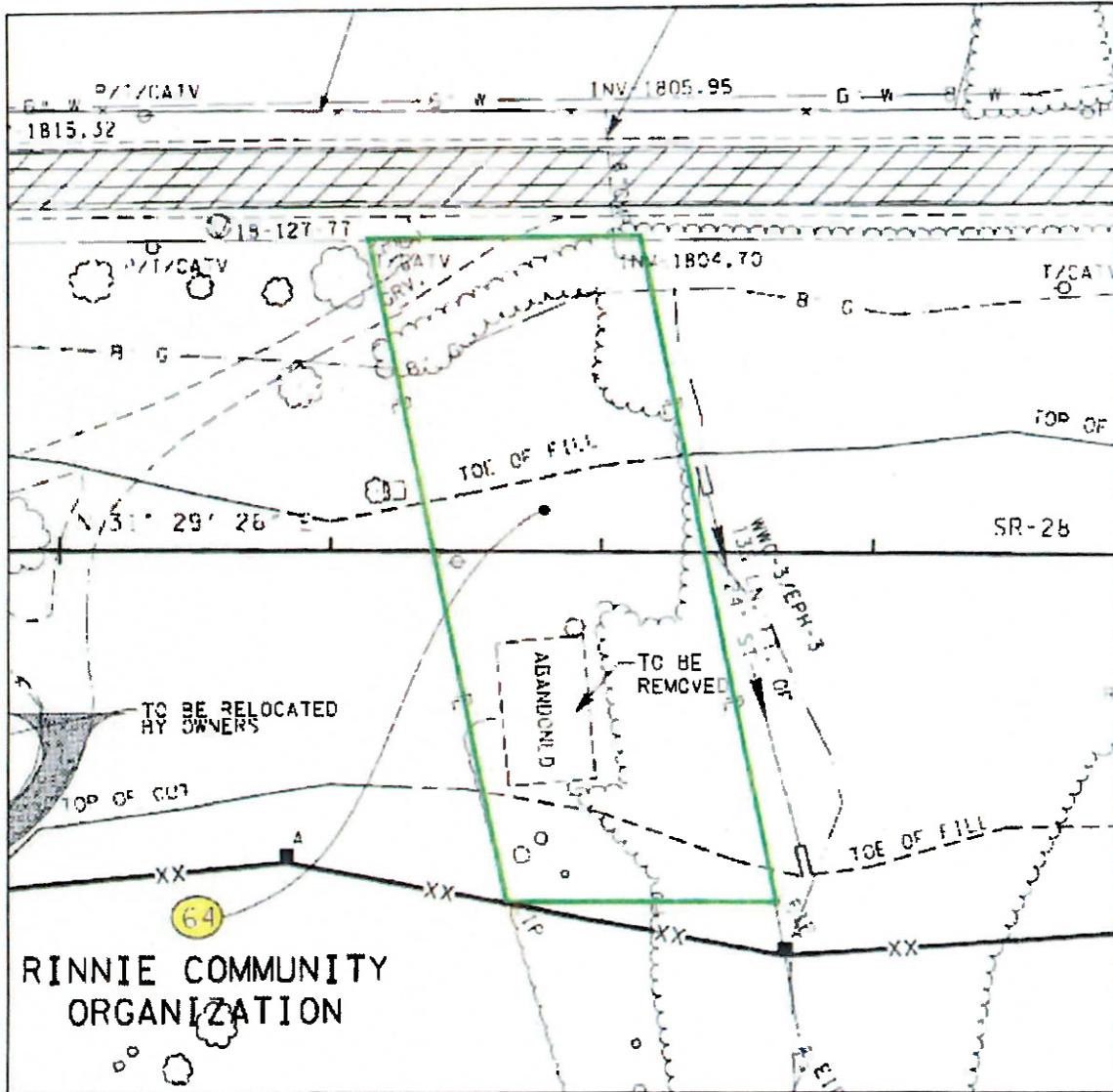
The TDOT right-of-way plans indicate a proposed fee acquisition of 0.562 acre. This is a total take. Please refer to Item 2 for a description of the acquisition area.

State Project No. 18008-227-14      County Cumberland      Tract No. 64  
Federal Project No. HPP/NH-28(37)      Name of Appraiser Nelson Pratt, MAI (C.G.-2754)

ADDITIONAL COMMENTS

7. Detail Description of land acquired: Continued from previous page.

TDOT R.O.W. Plans – Tract 64



Excerpt from Right-of-Way Plans depicting acquisition areas.

- Green – Existing property line

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

Sale Date	Grantor	Grantee	Book / Page	Verified Consideration	How Sale Amount Verified
10/16/19	Rinnie Community Organization	Cumberland County Board of Education	1561 / 2228	\$0	Deed Affidavit
Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage	
Vacant (Abandoned Building)	None	E, W, T	Paved Road	0.562 Acre	

The Cumberland County Board of Education acquired the subject property via court order on October 16, 2019. This transaction is recorded in the Cumberland County Register of Deeds Office in Book 1561, Page 2228.

**State of Tennessee Department of Transportation  
Approved Offer Compensation**

ROW FORM-2  
Revision 11-05-2014

STATE PROJ. #: 18008-2227-14

COUNTY/S Cumberland

FED PROJ. #: HPP/NH-28(37)

FIELD OFFICE: Region 2

PIN #: 100260.04

FORM 2 DATE: 2/7/2023

TAX MAP/PARCEL NO: 010/006.01

TRACT #: 64

OWNERS: CUMBERLAND COUNTY BOARD OF EDUCATION

**SUMMARY OF REPORTS**

COMPLETED BY	APPRAISER'S NAME	APPRAISAL AMOUNT	EFFECTIVE DATE	TYPE REPORT
Mila Williams	Nelson Pratt	\$6,744.00	02/17/2022	Formal

**APPROVED ACQUISITION AREAS/COMPENSATION**

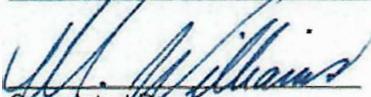
INTERESTS ACQUIRED	ORIGINAL ACQUISITION AREAS	ORIGINAL APPROVED COMP.	REVISED ACQUISITION AREAS	REVISED APPROVED COMPENSATION	ALTERNATE ACQUISITIONS AREAS	ALTERNATE APPROVED COMP.
LAND (FEE SIMPLE)	0.562 Ac	\$10,000.00				
PDE		\$0.00				
SLOPE EASEMENT		\$0.00				
TCE		\$0.00				
AIR RIGHTS		\$0.00				
ACCESS CONTROL		\$0.00				
AVIGATION		\$0.00				
SPECIAL		\$0.00				
(LAND OWNER) IMPROVEMENTS		\$0.00				
(OWNER) DAMAGES/BENEFITS		\$0.00				
APPROVED OFFER AMOUNT		\$10,000.00				
UTILITY ADJUSTMENT		\$0.00				
(OWNER) TOTAL		\$10,000.00				
TENANT IMPROVEMENTS TOTAL		\$0.00				
<b>FORM 2 GRAND TOTAL</b>		<b>\$10,000.00</b>				

ORIGINAL AREA SUMMARY			ALTERNATE AREA SUMMARY		
ORIGINAL AREA BEFORE	ORIGINAL AREA ACQUIRED	ORIGINAL AREA AFTER	ALTERNATE AREA ACQUIRED		ALTERNATE AFTER AREA ACQUISITION
0.562 Ac.	0.562 Ac.	0.000 Ac.			

**COMMENTS TO NEGOTIATOR**

The appraisers have generally presented complete and adequate information relevant to the market data. The selection of comparable data and analysis appears reasonable. The amount due owner is for the entire tract.

At the time of the inspection, the subject tract was exempt from assessment for the 2021 tax year. In keeping with TDOT policy COP 18-05, reviewer has adjusted amount due owner to reflect the subject's assessed value for the 2022 tax year.

  
Completed By

\_\_\_\_\_  
Agency Staff Approval (If Consultant)

**State of Tennessee Department of Transportation  
Offer to Acquire Real Property**

ROW FORM-17B  
Revision 11-26-2013

STATE PROJ. #: 18008-2227-14

COUNTY/S Cumberland

FED PROJ. #: HPP/NH-28(37)

TRACT #: 64

PIN #: 100260.04

NEGOTIATOR: Andrew Waddell

OWNER: CUMBERLAND COUNTY BOARD OF EDUCATION

DATE PRINTED: FEBRUARY 16, 2023

The following offer is not less than the approved appraisal of the fair market value of the property including, where applicable, damages to the remainder.

This offer does  does not  include payment for the purchase of one or more uneconomic remainders.

	A IMPROVEMENTS ACQUIRED	B IMPROVEMENTS RETAINED
LAND (FEE SIMPLE )	\$10,000.00	SAME AS A
PDE	\$0.00	SAME AS A
AIR RIGHTS	\$0.00	SAME AS A
AVIGATION EASEMENT	\$0.00	SAME AS A
ACCESS CONTROL	\$0.00	SAME AS A
IMPROVEMENTS	\$0.00	\$0.00
DAMAGES	\$0.00	SAME AS A
SPECIAL BENEFITS	\$0.00	\$0.00
SLOPE EASEMENT	\$0.00	SAME AS A
TCE	\$0.00	SAME AS A
APPROVED COMPENSATION	\$10,000.00	\$0.00
UTILITY ADJUSTMENT	\$0.00	SAME AS A
OTHER	\$0.00	SAME AS A
GRAND TOTAL	\$10,000.00	\$0.00

RESIDENTIAL RELOCATION  (See RA Form 109)  
BUSINESS RELOCATION  (See RA Form 116)

This offer includes payment for the following improvements:

This offer does not include payment for the following improvements as they are owned by others:

The original of this form was mailed to William Stepp on, 02/16/2023

Via FedEx Tracking #: 8165 9679 7492

who had or were furnished a copy of the Acquisition Brochure.

02/16/2023

Date

Andrew Waddell

Negotiator Signature