



STATE OF TENNESSEE
Department of Environment and Conservation
Tennessee State Parks
William R. Snodgrass TN Tower
312 Rosa L. Parks Ave. 2nd Floor, Nashville, TN 37243
TENNESSEE HERITAGE CONSERVATION TRUST FUND
APPLICATION

This page **MUST** be completed for all applications.

Project Title: Gibbs Property Purchase by The City of Kingsport (Bays Mountain Park)

County: Hawkins City: Rogersville

Current Owners: Glenda and Elbert Gibbs Acres: 38.68

Proposed Management: City of Kingsport/Bays Mtn. Park

Has the proposed management agency been contacted?* Yes No

**Signature of proposed managing agency required below.*

Amount Requested \$105,000

Applicant Organization: Bays Mountain Park & Planetarium

Contact Name: Megan Krager

NOTE: The contact name should be the project manager/authorized representative. Only one project manager acts as the point of contact.

Address: 853 Bays Mtn. Park Rd, Kingsport, TN 37660

Phone #: 423-229-9447

Fax #: 423-224-2589

E-Mail: megankrager@kingsportnt.gov

Signature: _____
Applicant Contact

Date: _____

Signature: _____
Director, Commissioner, Department Head of Managing Agency

Date: _____

1. Application Date Dec. 20, 2024

2. Applicant Information

Primary Applicant Bays Mountain Park, City of Kingsport

Contact Name/Title Megan Krager Park Manager

Address 853 Bays Mtn. Park Rd

Phone 423-229-9447 Fax E-mail megankrager@kingsporttn.gov

- Non-Profit Land/Water Conservation Organization Municipality/County Government
 Other Non-Governmental Organization State of Tennessee Agency

Organization/State Agency Name

Secondary Applicant
(if applicable)

Contact Name/Title

Address

Phone Fax E-mail

- Non-Profit Land/Water Conservation Organization Municipality/County Government
 Other Non-Governmental Organization State of Tennessee Agency

Organization/State Agency Name

3. Project Classification

- Is the project available for immediate acquisition? Yes No
How would you classify the risk of loss? High Medium Low

Briefly Explain risk of loss (Maximum of 50 words)

Failure to acquire the Gibbs property risks habitat destruction, watershed degradation, and loss of a key section of the Laurel Run Watershed. This would limit conservation efforts, recreational opportunities, and educational programming, while perpetuating access challenges for park operations and rescue efforts, undermining Bays Mountain Park's mission of long-term preservation.

3. Project Classification (cont.)

Is land owner a willing seller? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> If yes - Applicant has contacted seller

4. Project Summary

Project Title/Name	Gibbs Property Purchase by The City of Kingsport (Bays Mountain Park)
Project Site Location	County <u>Hawkins</u> Municipality _____
Brief Project Summary (200 words or less)	<p>The City of Kingsport has the opportunity to acquire the 38.68-acre Gibbs property at the western edge of Bays Mountain Park in Hawkins County. This acquisition would complete the preservation of the Laurel Run Watershed, a critical tributary of the Holston River, and safeguard its scenic, ecological, and recreational value. The property features sections of Laurel Run Creek and a wide waterfall. Adding a fifth and larger waterfall to the park and expanding opportunities for guided hikes and recreation.</p> <p>There is no vehicle access at the western end of Bays Mountain Park. This does not allow for access in the event of a rescue or other emergency.</p>
Directions (for best access)	863 Bays Mtn Rd, Rogersville TN 37857
Existing Habitat	Mesic Hardwood Forest
Sensitive Lands Conditions	One of the last large, wooded parcels of the Laurel Run Watershed.
Total Acreage Amount (identified on plans, maps)	38.68 acres; plat map attached
Current Owner(s) Name	Glenda and Elbert Gibbs; Wife passed and Next-to-kin is daughter Kerry Deal
Current Address	263 Bays Mtn. Road, Rogersville, TN 37857
Current Phone	_____
Estimated Market or Tax Value \$	\$315,000

5. Project Budget/Funding

Estimated Project Costs

Enter an amount on each line and round to the nearest hundred.

a. Land purchase price (estimated or actual)	\$315,000
b. Acquisition costs (estimated or actual) Cost of certified survey(s), appraisal(s), appraisal review(s), title report(s), title insurance premium(s), environmental audit(s) and applicant's acquisition agent(s) fees or commission	\$600
c. Total Project Costs [Add a. and b.]	

Proposed Project Funding

a. THCTF grant award amount	\$105,000
b. Other funding sources	\$210,000
c. Total Project Costs (Add a. and b.)	\$315,000

Source of Other Funds (if joint)

<input type="checkbox"/> Trust	<input type="checkbox"/> Endowment	<input type="checkbox"/> Federal Appropriation
<input type="checkbox"/> Grants	<input type="checkbox"/> Private Business	<input type="checkbox"/> Foundation
<input type="checkbox"/> Bonds	<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Other

Tax Parcel(s) Number(s) (County Map) 072.00

Type of Acquisition

<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Donation
<input type="checkbox"/> Conservation Easement	<input type="checkbox"/> Combination

5a. Pre-Acquired Parcels

The entire project site or a portion of the site has been pre-acquired by the applicant through a voluntarily-negotiated transactions within 24 months prior to the application deadline. Please identify the previous owner's name(s), parcel tax identification number(s), and the closing date(s) of each pre-acquired parcel. NOTE: Funding is not guaranteed until official notification. All acquisitions prior to official notification are at the risk of the applicant.

(Boundary maps should clearly identify these parcels.)

Owner's Name	Parcel Tax ID Numbers	Date of Closing
_____	_____	_____
_____	_____	_____
_____	_____	_____

The use of condemnation or the threat of condemnation is not considered a voluntarily-negotiated transaction and parcels acquired under these conditions do not qualify for acquisition or reimbursement under this program.

5b. Grant Funded Acquisition - (THCTF conducts the entire acquisition)

The entire project site will be acquired by the THCTFBD (or a joint venture) through a voluntarily-negotiated transaction. Identify the current owner's name(s), parcel tax identification number(s), for each parcel.
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6. Land Management

Who will be responsible for managing/monitoring the site?

State Joint Local Government

Identify Joint Partner City of Kingsport/Bays Mtn. Park

Applicant has contacted state agency and discussed management opportunities. Yes No



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7. Maps

A general location map along with boundary and/or topo map should be attached if available.

8. Current primary use of land:

- | | |
|---|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Cultural |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Historical |
| <input type="checkbox"/> Mining | <input type="checkbox"/> Archaeological |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Recreational / Park land |
| <input type="checkbox"/> Trails (Foot and/or OHV) | <input checked="" type="checkbox"/> Other |

9. Future Intended use of the land?

Briefly Describe (Maximum of 50 words.)

If purchased, the Gibbs property will enhance Bays Mountain Park with new trails, backcountry camping, and expanded educational programs. It will improve access for rescues, support biodiversity research, and offer guided hikes, including a new waterfall feature while preserving the Laurel Run Watershed for future generations.

PROJECT SUMMARY (Maximum - two (2) pages)

Points will be awarded according to the scale: Partial points: 1-10; Maximum points: 20

Provide a discussion of the purposes of the acquisition, existing and future uses, existing and proposed physical improvements, natural and historic resources, and resource protection and enhancement activities.

Is this a partnership application between two or more agencies or nonprofit conservation organizations? If yes, please describe or list partners here.

Note: All HCTF funded projects are to be protected in perpetuity through deed restrictions or covenants whether by fee simple purchase, conservation easements or other similar means. It is necessary to share in the application that this will happen and in what manner.

Please specify the following in your narrative:

1. How the project fits into existing local and/or regional planning efforts
2. The intended use of the property
3. The intended ultimate owner of the property
4. The entity that will be responsible for managing the property and how this property fits in with their current agency priorities and/or management plans. If a management plan exists for this proposed acquisition, please refer to the specific document in your narrative.
5. The funding source for the cost of ongoing management
6. Description of adjacent property/boundaries
7. Is the project in an identified priority area by the "Tennessee Heritage Conservation Trust Fund Act" (<http://tennessee.gov/twra/thcp.html>)

PROJECT EVALUATION CRITERIA

The outcome from the Review Committee will be a ranked and prioritized list of projects for submission to the Heritage Conservation Trust Fund Board for consideration of funding. Its objectives are to:

- Provide a clear and defensible ranking process that can be articulated easily to program participants and partners; and
- Ensure fair, equitable and thorough review of all projects by the review committee.

CORE CRITERIA [1-4]

1. Tennessee Heritage Conservation Trust Fund (HCTF) Goals

Note: Provide a response that outlines your project's consistency with the mission and purpose of the Tennessee Heritage Conservation Trust Fund. Limit your written response to no more than 1 page.

Points will be awarded according to the scale: Partial points: 1-10; Maximum points: 20.

Mission: The Tennessee Heritage Conservation Trust Fund seeks to protect significant natural areas in Tennessee by strategically partnering with landowners, government agencies, non-profit organizations, for-profit companies and others.

Purpose: To assist the state in permanently conserving and preserving tracts of land within the state of Tennessee for the purposes of promoting tourism and recreation, including outdoor activities such as hunting, fishing, equestrian activities and hiking; protecting, conserving and restoring the state's physical, cultural, archeological, historical and environmental resources; and preserving working landscapes.

2. Importance

This section includes the environmental, social, and economic public benefits gained from the protection and management of the property. More points will be given to projects that demonstrate multiple public benefits. This criterion reflects the ecological assets and the economic and social values conserved by the project and the scale of people's interest in its protection. It is meant to assess the attributes to be conserved and who is receiving those benefits.

Note: Check the appropriate attributes and provide a response to each of the following criteria that apply to the project. Limit your written responses to no more than 1 page. Points will be awarded according to the scale provided.

- Outstanding/Exceptional value - 21-30 points - The project's attributes are of national, multi-state, state and local interest;
- Very Good - 11-20 points - The project's attributes are of state/local interest only;
- Medium / Average - 1-10 points - The project's attributes are of local interest only; or
- Low - 0 points - The project's attributes are unclear or unspecified.

Threatened or Endangered Species Habitat - The site has known individuals and/or habitat for federally designated rare, threatened or endangered plants and animals. In most cases, federally listed species will be given more consideration than state-only listed species.

Fish, Wildlife, Plants, and Unique Forest Communities - The site contains unique forest communities and/or important fish or wildlife habitat as specified by a wildlife conservation plan or strategy.

Water Supply Protection - Contiguous riparian area, forested wetlands, shorelines, river systems, sensitive watershed lands, buffer to public drinking water supply or an aquifer recharge area.

Public Access - The property has full or limited access, and may include specific use restrictions.

Scenic - The site is located within a viewshed of a formally designated scenic feature or area (such as trail, river, or highway).

Historic/Cultural/Archaeological - Formally documented cultural, historical or archaeological features are located on site.

Mitigation of Environmental Issues - The acquisition of property will assist in resolving current environmental issues that exist on site.

3. Threatened

This section estimates the likelihood for conversion, transfer or change of use of the property and your narrative should consider the following:

- The degree of legal protections that currently exists on the property (e.g. current zoning or existing easements) and if these protections remove the threat of conversion.
- Landowner's circumstances (e.g. good land steward interested in conserving land, property held in an estate, aging landowner and future use of property by heirs is uncertain, property is up for sale or has a sale pending, landowner has received purchase offers, public or other in holdings, etc.)
- Adjacent land use changes (rate of development growth and conversion, rate of population growth, rate of change in ownership, etc).
- Type of land (i.e. sensitive forest lands, farm land, etc.)

Note: Check the appropriate situation that currently exists with this project and provide a response. Limit your written response to no more than 1 page. Points will be awarded according to the scale provided.

Conversion/Transfer/Change of use is:

- Imminent/Likely** - Circumstances indicate conversion may occur soon (0-3 years) or in the somewhatdistant future: land has a subdivision plan, landowner has received offers from developers, landowner has sold off subdivisions of the property, land is located in a rapidly developing area, landowner(s) are aged or nearby comparable land has been recently sold for development. 16-30 points
- Possible** - Circumstances indicate conversion could occur within 10 years: Land is in an attractive location for development such as waterfront or an outdoor recreation area. 1-15 points
- Unlikely any time soon** (beyond 10 years) - 0 points

NOTE: If property has been acquired by a third party at the request of the state, threatened will be evaluated based on the situation prior to the third party acquisition.

4. Strategic

This section reflects the project's relevance or relationship to conservation efforts on a broader perspective. The project fits within a larger conservation plan, strategy, or initiative as designated by either a government or non-governmental entity and is strategically linked to enhance previous conservation investments and/or ensure acquisition of natural areas or open space through public acquisition (either Trust Fund or other investments).

Note: Check the appropriate strategic direction for your project and provide a response. Limit your written response to no more than 3 pages (max). For the criteria that are furthered by a specific planning document cite no more than five (5) relevant objectives or policies in your response. Points will be awarded according to the scale provided.

- 1. A key property in a formally developed national or multi-state conservation effort, formally developed state plan/strategy and local conservation plans. 21-30 points
- 2. A key property in a formally developed state plan or focused protection strategy only. 11-20 points
- 3. Project only leads to additional conservation action locally. 1-10 points
- 4. An isolated tract with no known connection at this time. 0 points

4. a.) - **Additional attachment:**

Map(s) which illustrate the strategic components of the property
(Please check here if specific maps are attached to support this section)

4. b.) **Bonus Points:**

5 points possible

Has this project been scored previously in another funding/grant program? If YES, please give specific date, program, score and result of the application below.

ADDITIONAL CRITERIA

1. Budget/Funding Information

Scores in this section will be based on a % of your project that will be utilizing HCTF dollars. The lower the % (which shows greater leveraging of funds), the higher the score: 100%-50% = (Low)1-10 points; 49%-25% = (Medium) 11-20; 24%-below = (High) 30 points maximum.

Applicant must attach a one-page description of the proposed project funding detailing:

- existing or future cash from the applicant
- the source of all funding partners (including all other sources whose funds have been requested)
- description of the details of any donation, if applicable
- value of real property owned by the applicant in a qualified pre-acquisition
- description of any other sources of funding including federal, state, municipal or nonprofit organizations

Example:

Source of Funds	Amount	Status of Funds
Duke Foundation	\$100,000	In hand
Private Donors	\$ 50,000	Pledged
HCTF	\$ 25,000	Requested
Total	\$175,000	

2. Applicant Financial Information

As per the THCTF Act, any entity applying for a grant or loan from the trust fund to acquire an interest in real property shall provide a copy of the organization's most recent audited annual financial statements. Such statements must have been prepared within two (2) years of the date of this grant application.

Attached

Resources

<http://www.state.tn.us/environment/>

- 2003-2008 Tennessee State Recreation Plan
- 2001 Greenways and Trails Plan
- The Cumberland Plateau National Heritage Corridor Feasibility Study
- Southern Appalachian Greenways Alliance (SAGA) Plan
- State Assessment of Land Needs

Contact additional state agencies and non-profit conservation organizations or land trusts for additional planning documents or reference materials.

<http://www.tnwf.org/>

<http://www.nature.org/tennessee/>

<http://www.state.tn.us/twra/>

www.lta.org (Land Trust Alliance)

Mail, Fax or E-mail completed application to:

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