

From: Geric Smith

Sent: Wednesday, March 17, 2021 11:04 AM

To: Adams, David A CIV USARMY CELRN (USA) <David.A.ADAMS@usace.army.mil>; Anderson Clark; Evans, Erin (Council Member) <erin.evans@nashville.gov>; dsjernigan@comcast.net; Congressman Jim Cooper <Rep.Jim.Cooper@mail.house.gov>

Subject: [Non-DoD Source] Fwd: Cooks Recreation Area

Mr. Adams,

I am writing on behalf of my neighbors and those long since past from this life. I share the same concerns for the traffic, environment, and increased public safety issues as the others but my main point of contention is the Corps being able to sell or lease seized property after eminent domain was justified in taking all of the property around Percy Priest Lake. This will only open the door for the feds and Metro to both work out a win-win for them in doing this to prime lakefront property for quick money in both fees and property taxes. This land is worth way more now than in 1965/66/67 and those on the private side and cashed strapped Metro Nashville see an opportunity to jump. I would be prepared to file a federal lawsuit based upon the basis of seizure being violated and the breach of contract with the taxpayer over its use. I have sent the email below to all local / state politicians as well as Congressman Cooper. These actions will only open the door for future money grabs by the federal government. Feel free to call me with any questions about my stance. Name and number is below.

I was sent this today and wondered what you knew about it. It has not been very publicized and I have a perspective on this not thought about some 50 plus years later. It is a legal matter that families at Land Between the Lakes and other TVA properties in East TN undertook. These private properties were taken years ago by eminent domain to ensure flood control and recreation for the public at the tax payer expense. Now it is a money grab which violated many of those buyout contracts and the reasoning of seizure. There are many cases documented that those families removed were able to recoup that property or receive financial compensation in the 90's and 2000's due to a breach of contract.

My father and grandfather always told me this would happen as nearly 700 acres was seized by the US Gov't to save Nashville from flooding from them in 1966/67. Buy cheap and sell high should not be what our government does to private citizens. My father told me

his mother never got over it as she passed in 1973 at age 52 broken hearted over losing the majority of the farm.

The house my mother lives in and I grew up had to be moved from the cable crossing island at Seven Points. The property where I live now both homes moved and all that is left on this side in Davidson County.

Please call me to discuss as I will help fight this as there is a legal precedent throughout the country versus the US Army Corps and TVA and the Bureau of Land Management. They are basically thieves. Be nice to have a public hearing or does Metro not have to approve any infrastructure to the roads effected. Please call me.

Thanks,  
Geric Smith

On Mar 18, 2021, at 1:25 PM, Adams, David A CIV USARMY CELRN (USA)  
<David.A.ADAMS@usace.army.mil> wrote:

Mr. Smith,

I am writing to let you know that we received your email and it has been presented to our environmental team. We understand that the acquisition of lands under Federal law to construct J. Percy Priest was difficult for many residents and land owners. So we share your passion for fully executing the Congressionally authorized project purposes of J. Percy Priest, which include recreation, flood control and hydroelectric power production. With this effort, we are taking the initial steps to assess if there is private sector interest in leasing the Cook Recreation Area to operate and maintain the existing multi-use recreation area, and restore and operate a campground that was closed in 2004. Lease agreements do not convey, transfer or sell federal lands and any potential agreement would not open the door to an additional marina or water park, or be subject to residential or industrial development. A successful partnership would offer the public an enhanced outdoor recreation experience that fully utilizes the existing area while maintaining high-quality recreational opportunities consistent with the Recreation mission.

Again, thanks so much for your input and comments.

Sincerely,

David Adams  
Biologist, Environmental Section  
Project Planning Branch  
U.S. Army Corps of Engineers  
Nashville District  
(615) 736-7850

From: Geric Smith  
Sent: Thursday, March 18, 2021 3:23 PM  
To: Adams, David A CIV USARMY CELRN (USA) <David.A.ADAMS@usace.army.mil>  
Subject: Re: [Non-DoD Source] Fwd: Cooks Recreation Area

Thank you Mr. Adams for the response. One question , how does the Corps operate Seven Points campground and always have a waiting list but cannot figure out how to make it work at the Cooks Rec Area ? Also I know TWRA leases most of all the public hunting on the Corps property does any of that 200 plus acres fall into that category?

Thanks,  
Geric Smith

From: Adams, David A CIV USARMY CELRN (USA) <david.a.adams@usace.army.mil>  
To: Geric Smith  
Sent: Friday, March 19, 2021, 09:37:01 AM CDT  
Subject: RE: [Non-DoD Source] Fwd: Cooks Recreation Area

Good Morning, Mr. Smith,

I am writing to let you know that we received your email and it has been presented to our environmental team. Again, we appreciate your interest in this matter and your questions. We believe the area demand for camping is outpacing the capacity of Seven Points, and we affirm that public lands owned by the federal government are exempt from local property taxes. Seven Points Recreation Area is a multi-purpose day use area with an adjoining Campground. The day use area receives high usage during the summer and the campground utilization ranks at the top amongst all Corps of Engineers operated campgrounds. It's not

uncommon for the campground to be 100% occupied and for customers to be referred to campgrounds on other nearby Corps projects, or to nearby municipal or privately owned campgrounds. User Fees collected from the public associated with camping, boat launching and beach use are deposited into a special account in the U.S. Treasury, and these funds only become available upon further federal appropriations from Congress. We do not retain these fees as revenue or agency profit.

Thanks so much for your input and questions.

David Adams

Bell, Frederick B CIV USARMY CELRN (USA) <frederick.b.bell@usace.army.mil>  
To: Geric Smith  
Fri, Mar 19 at 1:07 PM

Good Afternoon, Mr. Smith,

In addition to Mr. Adam's response below, I would like to answer your follow up questions. The Cook Recreation campground closed in 2004 due to low utilization and the need for costly upgrades to facilities. It was an effort to protect the taxpayer's investment in recreation infrastructure and to allow for an increase in the levels of service at the most highly used areas on the lake. So with this effort, we are assessing if there is non-public interest in leveraging private-sector financial resources to offer the public an enhanced outdoor recreation experience that fully utilizes the existing area. The Tennessee Wildlife Resources Agency (TWRA) has a license for the active management of habitat and fishing and hunting on designated lands on J. Percy Priest Lake. However, Cook Recreation Area is not under the administrative jurisdiction of the license.

Again, thanks so much for your input and questions.

Freddie Bell  
Operations Manager  
Nashville Area Lakes  
USACE, Nashville District