



H.7(b)

Asa Hutchinson
Governor
Stacy Hurst
Secretary

August 1, 2022

Marty Garrity, Director
Bureau of Legislative Research
Executive Secretary, Arkansas Legislative Council
Arkansas State Capitol, Room 315
Little Rock, AR 72201

RE: ALC State Park Property Acquisition

Dear Ms. Garrity:

The Arkansas Department of Parks, Heritage, and Tourism, State Parks Division (ASP) seeks acquisition of select properties to protect and preserve natural, cultural, and historic resources and provide additional recreational and educational opportunities for park visitors. The following is a brief description of the proposed acquisition. Additional details are provided in the attached documents. Grant funding allocations will be utilized to acquire this priority property.

- **Mount Nebo State Park:** ASP proposes to settle a claim of dual ownership of the approximately 100 acres ± described as Lot 2 of the NW $\frac{1}{4}$; and proposes acquisition of approximately 46.77 acres ± described as the West $\frac{1}{2}$ of Lot 1 of the NW $\frac{1}{4}$ all within Section 5, Township 6 North, Range 21 West, Yell County, Arkansas, contiguous to the existing Mount Nebo State Park boundaries.

In accordance with A.C.A. § 22-4-106, I am respectfully requesting the favorable advice of the Arkansas Legislative Council to complete this real property acquisition. Initial approval of the acquisition was granted by the State Parks, Recreation, and Travel Commission on March 17, 2022. Favorable advice from Governor Hutchinson was received on April 28, 2022, and favorable advice from the Department of Finance and Administration was received on July 28, 2022 (enclosed). I ask that you place our request on the agenda for the upcoming meeting of the Legislative Council on August 26, 2022. If you or your staff have any questions or need further information, please contact me at 501-324-9162. Thank you for your consideration.

Sincerely,


Stacy Hurst
Secretary

ALC State Park Property Acquisition
August 1, 2022
Page 2 of 2

Enclosures: Governor Hutchinson Favorable Advice e-mail
Dept. of Finance & Administration Favorable Advice e-mail
Mount Nebo State Park Nathan George Acquisition – Purpose & Summary
Mount Nebo State Park Nathan George Acquisition – Map

cc: Senator Terry Rice, Co-Chair, Arkansas Legislative Council
Representative Jeff Wardlaw, Co-Chair, Arkansas Legislative Council
Shea Lewis, State Parks Director (w/encl.)
Jeff King, State Parks Deputy Director (w/encl.)
Caleb Osborne, ADPHT Chief of Staff (w/encl.)
Leslie Fiskens, ADPHT Chief of Legislative Affairs (w/encl.)
Melinda Miller, State Parks Real Estate Officer (w/encl.)

Mount Nebo State Park – Proposed Acquisition Purpose & Summary

Property Description:

The subject property is described as Lot 2 of the NW ¼; and the West ½ of Lot 1 of the NW ¼ all within Section 5, Township 6 North, Range 21 West, Yell County, Arkansas, contiguous to the existing Mount Nebo State Park boundaries.

Estimated acreage is approximately 146.77 acres, subject to a certified land survey.

Purpose:

Since 1998, Arkansas State Parks (ASP) has made several attempts to acquire property owned by Nathan George located on Mount Nebo. The property is contiguous with the park boundary and contains historic, cultural, and recreational resources, including CCC era remnants of campsites, parking areas, and rockwork infrastructure, as well as a 0.26-mile section of the Mount Nebo Bench Trail.

Previous requests for acquisition of the Nathan George property were brought before the State Parks, Recreation, and Travel Commission in 2001 and 2005. Final A.C.A. §22-4-106 approval for the acquisition of 80 acres was granted in October 2011, however, attempts to purchase or exchange all or portions of the George property remained unsuccessful.

In June 2019, Mr. George notified ASP of his desire to sell the full 146.77-acre property. In 2020, extensive research revealed title discrepancies, resulting in a “dual claim” to approximately 100 acres owned by both Mr. George and the State of Arkansas. Knowledge of this discrepancy, coupled with the opportunity to preserve and protect existing historic, cultural, and recreational resources, has prompted this request for the acquisition of the title holdings and real property owned by Mr. George.

Estimated cost:

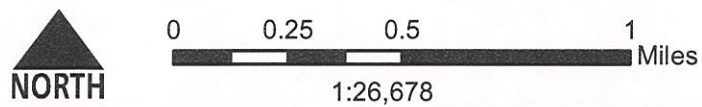
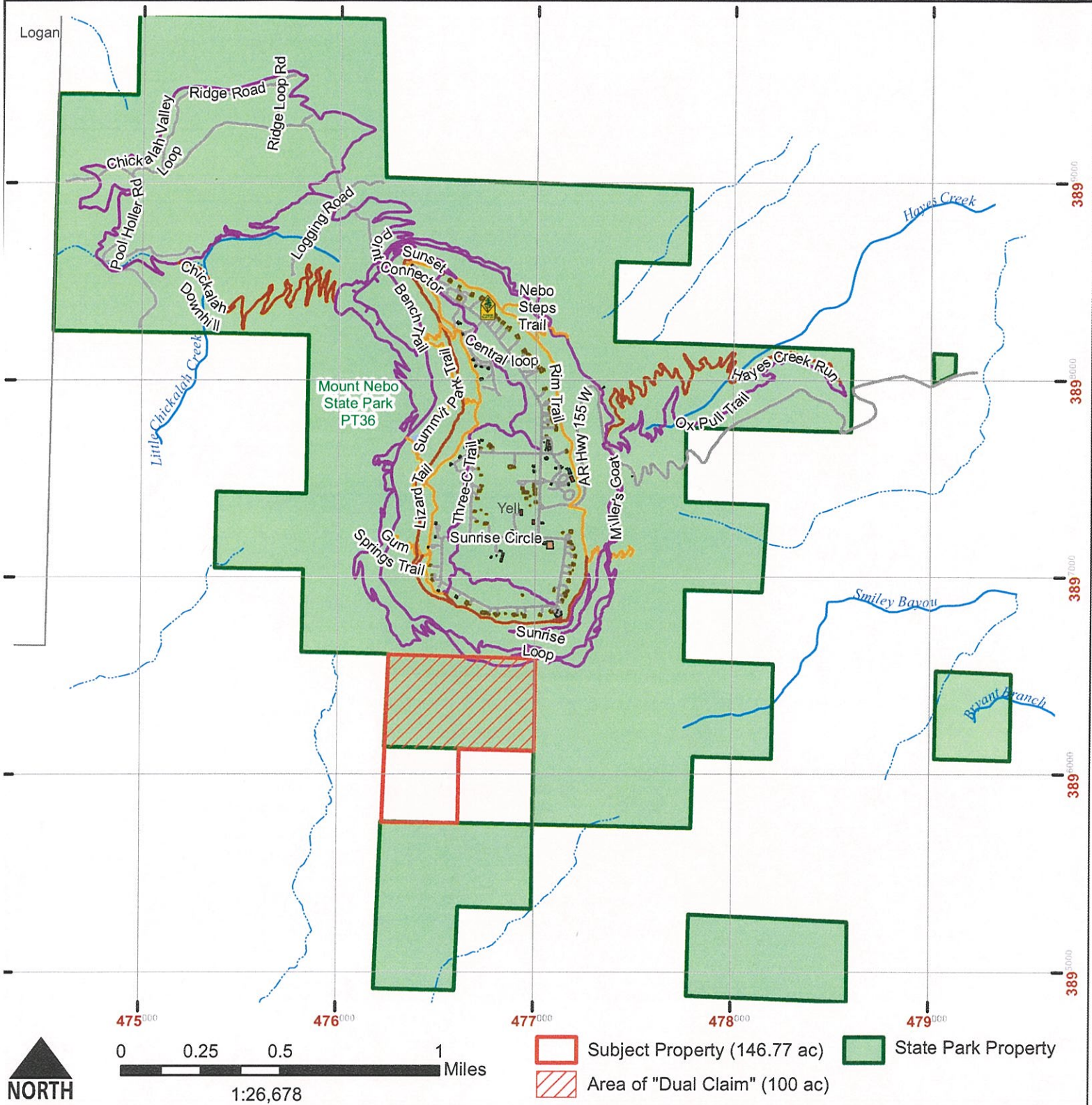
A recent appraisal report was conducted by Ferstl Valuation Services in October 2021 and valued the whole 146.77 acre property at \$220,000.00. Nathan George, through his Real Estate Broker, Bill Strait, has communicated that they will settle and sell the whole 146.77-acre property to the Arkansas Department of Parks, Heritage, and Tourism, State Park Division for a sum of \$182,500.00. Funding for the acquisition will come from the Division’s FY 22 grant allocation from the Arkansas Natural and Cultural Resources Council.

Location Map:

See attachment.



Proposed Property Acquisition



- Subject Property (146.77 ac)
- Area of "Dual Claim" (100 ac)
- State Park Property

Agency Name Arkansas Department of Parks, Heritage, & Tourism One Capitol Mall - Little Rock, AR 72201	
Location Mount Nebo State Park	
City Dardanelle	Description Proposed acquisition of the 146.77-ac George Property
County Yell	

Notice of Intent:
 This map has been created by the Arkansas Department of Parks, Heritage and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks. Unauthorized use is prohibited.

Date of Map Production:
 10/14/2021



Melinda Miller (ADPT)

From: Jeff King
Sent: Thursday, April 28, 2022 3:24 PM
To: Melinda Miller (ADPT)
Cc: Darin Mitchell; Christopher Myers (ADPT); Shea Lewis
Subject: FW: State Parks Property Acquisition Approval

Melinda,

See below and print/save for our real estate records related to the Nathan George property acquisition.

Proceed with drafting a letter for Secretary Hurst's signature for review by DFA. I'll proof this document prior to us sending to Secretary Hurst.

Thanks---Jeff

JEFF KING
Deputy Director

Division of Arkansas State Parks
One Capitol Mall, Suite 4B.210
Little Rock, AR 72201
jeff.king@arkansas.gov
p: 501.682.7774 | f: 501.682.1199

ArkansasStateParks.com



From: Stacy Hurst <Stacy.Hurst@arkansas.gov>
Sent: Thursday, April 28, 2022 3:12 PM
To: Shea Lewis <shea.lewis@arkansas.gov>
Cc: Jeff King <jeff.king@arkansas.gov>
Subject: FW: State Parks Property Acquisition Approval

In case you haven't received.



STACY HURST
SECRETARY
STATE HISTORIC PRESERVATION OFFICER

Arkansas Department of Parks, Heritage and Tourism
1100 North Street
Little Rock, AR 72201
stacy.hurst@arkansas.gov
p: 501.324.9155 | f: 501.324.9575

ARKANSAS.GOV

From: Chris Fletcher <chris.fletcher@governor.arkansas.gov>
Sent: Thursday, April 28, 2022 9:31 AM
To: Elaine Lienhart <Elaine.Lienhart@arkansas.gov>; Caleb Osborne (DAH) <Caleb.Osborne@arkansas.gov>
Cc: Stacy Hurst <Stacy.Hurst@arkansas.gov>; Jim Andrews <Jim.Andrews@arkansas.gov>; Leslie Fiskin <leslie.fiskin@arkansas.gov>
Subject: State Parks Property Acquisition Approval

Good Morning, Elaine,

The Governor has reviewed and approved the proposed Mount Nebo State Park property acquisition. Please consider this email clearance to proceed with this transaction at your leisure. I'm happy to answer any questions that might come up!

Sincerely,
Chris

Chris Fletcher
Director of Policy and Agency Affairs
Office of Governor Asa Hutchinson
Office: (501)-683-6401
Cell: (870)-656-1500

Melinda Miller (ADPT)

From: Jeff King
Sent: Monday, August 1, 2022 12:17 PM
To: Melinda Miller (ADPT)
Cc: Darin Mitchell; Christopher Myers (ADPT); Shea Lewis
Subject: FW: Acquisition at Mount Nebo State Park

Melinda,

Please see below and save to the Real Estate files for this property (George Property – 2022).

Also, prepare the letter request for review by the Arkansas Legislative Council for signature by Secretary Hurst (I would like to review the final draft).

Let me know of any questions.

Thanks---Jeff

JEFF KING
Deputy Director

Division of Arkansas State Parks
One Capitol Mall, Suite 4B.210
Little Rock, AR 72201
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From: Shea Lewis <shea.lewis@arkansas.gov>
Sent: Monday, August 1, 2022 11:53 AM
To: Jeff King <jeff.king@arkansas.gov>
Subject: FW: Acquisition at Mount Nebo State Park

FYI...

SHEA LEWIS
Director

Division of Arkansas State Parks
One Capitol Mall
Little Rock, AR 72201
shea.lewis@arkansas.gov
p: 501.682.6925 | c: 501.837.3071



From: Alan McVey <Alan.McVey@dfa.arkansas.gov>

Sent: Monday, August 1, 2022 10:31 AM

To: Stacy Hurst <stacy.hurst@arkansas.gov>

Cc: Leslie Fisken <Leslie.Fisken@arkansas.gov>; Caleb Osborne (DAH) <caleb.osborne@arkansas.gov>; Shea Lewis <Shea.Lewis@arkansas.gov>; Bailey Gibbs <Bailey.Gibbs@dfa.arkansas.gov>

Subject: Acquisition at Mount Nebo State Park

You don't often get email from alan.mcvey@dfa.arkansas.gov. [Learn why this is important](#)

Secretary Hurst,

Thank you for the correspondence dated July 28, 2022 regarding acquisition at Mount Nebo State Park. Following a review of the information provided, Secretary Larry Walther provides favorable advice to move forward with completion of the acquisition. Please do not hesitate to contact me if the Department of Finance & Administration can be of any further assistance.

Respectfully,
Alan



Alan McVey

Arkansas Department of Finance and Administration

Chief of Staff and Chief Fiscal Officer

Office: 501-682-8064

Alan.mcvey@dfa.arkansas.gov

www.dfa.arkansas.gov