



Department of Transformation and Shared Services

Governor Asa Hutchinson

Secretary Mitch Rouse

Director Anne Laidlaw

MEMORANDUM

TO: Arkansas Legislative Council
Marty Garrity, Director, Bureau of Legislative Research

FROM: Anne W. Laidlaw, Director *AWL*

RE: Quarterly Report – State Owned Real Property Transactions

DATE: October 6, 2022

Cc: Governor Asa Hutchinson
Mitch Rouse, TSS Director

Pursuant to Arkansas Code Annotated § 22-6-117, please find enclosed the documents which outline the Division of Building Authority's activities for the period beginning July 1, 2022 and ending on September 30, 2022 which relate to the Division's leasing of State owned real property to non-state entities and any transfer of DBA's property to non-state entities. Should you have any questions please do not hesitate to contact me.

**TSS - Division of Building Authority
Report of State Conveyances**

*Real Property and Natural Resources owned by the State conveyed for the period
July 1, 2022 through September 30, 2022*

Lease Number: N9030
Lessor Name: SeArk College
Lessee Name: Southeast Arkansas Behavioral Healthcare System, Inc.
Start Date: 7/1/2022 **Sq Ft:**
End Date: 6/30/2023 **RateSF:**
Original Date of Conveyance: 7/1/1986 **Annual Rent** \$0.00
Property Name:
Address: Lots 9 and 10 at Fir Street and Harding Drainage District
City: Pine Bluff
County Name: Jefferson
Other: One (1) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9071
Lessor Name: DHS - Division of Aging, Adult and Behavioral Health Services
Lessee Name: Birch Tree Communities, Inc.
Start Date: 1/1/2023 **Sq Ft:** 21431
End Date: 12/31/2023 **RateSF:**
Original Date of Conveyance: 7/1/1997 **Annual Rent** \$1.00
Property Name: Arkansas Health Center
Address: 6701 Highway 67, Building #4, and Cottages 24, 25, 26, & 27
City: Benton
County Name: Saline
Other: One (1) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9167
Lessor Name: University of Central Arkansas
Lessee Name: SBA Towers II, LLC, a Florida Limited Liability Company
Start Date: 11/1/2022 **Sq Ft:**
End Date: 10/31/2027 **RateSF:**
Original Date of Conveyance: 11/1/2002 **Annual Rent** \$14,400.00
Property Name: UCA Campus - near baseball field
Address: UCA Campus
City: Conway
County Name: Faulkner
Other: Five year Automatic Tower Lease Renewal with eighty percent (80%) rent increase. Six (6) five-year automatic options remain, each with a fifteen

Lease Number: N9199
Lessor Name: ADC - Division of Correction
Lessee Name: City of Calico Rock, Arkansas
Start Date: 5/1/2022 **Sq Ft:**
End Date: 4/30/2072 **RateSF:**
Original Date of Conveyance: 11/1/2004 **Annual Rent** \$1.00
Property Name: Calico Rock - IZARD County Airport
Address: IZARD County Airport
City: Calico Rock
County Name: IZARD
Other: Amendment to extend the term of the Lease at IZARD County Airport by fifty (50) years with no other changes.

Lease Number: N9202
Lessor Name: ADPHT - Division of Heritage
Lessee Name: County of Pulaski, Arkansas
Start Date: 4/1/2019 **Sq Ft:** 4970
End Date: 12/31/2023 **RateSF:** \$5.90
Original Date of Conveyance: 6/24/2011 **Annual Rent** \$29,323.00
Property Name: Former Clinton Archive Building
Address: 1000 LaHarpe
City: Little Rock
County Name: Pulaski
Other: One (1) year Storage Space and Automobile Parking Space Lease Renewal with a correction in square footage effective 4/1/19 and a corresponding

Lease Number: N9264
Lessor Name: ADC - Division of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District, Inc.
Start Date: 7/1/2022 **Sq Ft:** 1036
End Date: 6/30/2024 **RateSF:** \$11.73
Original Date of Conveyance: 5/1/2010 **Annual Rent** \$12,152.28
Property Name: Frisco Station Mall
Address: 100 North Dixieland Road
City: Rogers
County Name: Benton
Other: Two (2) year Sublease Renewal with change in Sublessor name.

Lease Number: N9285
Lessor Name: Arkansas Northeastern College
Lessee Name: Butler Planting Company
Start Date: 1/1/2023 **Sq Ft:** 0
End Date: 12/31/2024 **RateSF:** \$0.00
Original Date of Conveyance: 1/1/2012 **Annual Rent** \$1,000.00
Property Name: Ten (10) Acres of Farm Land
Address:
City: Osceola
County Name: Mississippi
Other: Two (2) year Land Lease Renewal with no other changes.

Lease Number: N9286
Lessor Name: Arkansas Northeastern College
Lessee Name: Darryl Young Farms
Start Date: 1/1/2023 **Sq Ft:**
End Date: 12/31/2024 **RateSF:**
Original Date of Conveyance: 1/1/2012 **Annual Rent** \$3,150.00
Property Name: 35 acres of farm land
Address:
City: Blytheville
County Name: Mississippi
Other: Two (2) year Lease Renewal with no other changes.

Lease Number: N6122
Lessor Name: University of Arkansas - Fayetteville
Lessee Name: New Cingular Wireless PCS, LLC
Start Date: 2/1/2024 **Sq Ft:**
End Date: 1/31/2029 **RateSF:**
Original Date of Conveyance: 2/15/1999 **Annual Rent** \$48,000.00
Property Name: Hotz Hall
Address: 1195 West Cleveland Street
City: Fayetteville
County Name: Washington
Other: Renewal Amendment to extend the Lease with five (5) additional five-year automatic renewal options each with a fifteen percent (15%) rent increase.

Lease Number: N9195
Lessor Name: University of Arkansas - Fayetteville
Lessee Name: New Cingular Wireless PCS, LLC
Start Date: 7/1/2024 **Sq Ft:**
End Date: 6/30/2029 **RateSF:**
Original Date of Conveyance: 7/1/2004 **Annual Rent** \$48,000.00
Property Name: Yocum Hall
Address: 155 North Ozark Drive
City: Fayetteville
County Name: Washington
Other: Renewal Amendment to extend the Lease with five (5) additional five-year automatic renewal options each with a fifteen percent (15%) rent increase.

Lease Number: N9391
Lessor Name: Commerce - Division of Workforce Services
Lessee Name: Workforce Development Board of Eastern Arkansas, Inc.
Start Date: 7/1/2022 **Sq Ft:** 1302
End Date: 6/30/2023 **RateSF:** \$12.75
Original Date of Conveyance: 7/1/2019 **Annual Rent** \$16,600.56
Property Name:
Address: 2003 West Broadway Avenue
City: West Memphis
County Name: Crittenden
Other: One (1) year Sublease Renewal with a change in square footage and corresponding adjustment in rent.

Lease Number: N9411
Lessor Name: TSS - Division of Building Authority
Lessee Name: Horne LLP
Start Date: 11/1/2022 **Sq Ft:** 3236
End Date: 6/30/2023 **RateSF:** \$17.00
Original Date of Conveyance: 7/1/2021 **Annual Rent** \$55,011.96
Property Name: Commerce Building
Address: 1 Commerce Way
City: Little Rock
County Name: Pulaski
Other: Change Amendment to remove suite 42ST19 from the Lease and to adjust rent and square footage accordingly.

Lease Number: N9426
Lessor Name: Henderson State University
Lessee Name: The Four Goodmans, Inc.
Start Date: 8/1/2022 **Sq Ft:** 9000
End Date: 7/31/2029 **RateSF:**
Original Date of Conveyance: 8/1/2022 **Annual Rent** \$1.00
Property Name: Captain Henderson House
Address: 349 North 10th Street
City: Arkadelphia
County Name: Clark
Other: New seven (7) year Public Advantage Lease for the purpose of running a bed and breakfast. See Exhibit A for Revenue Sharing and Maintenance

Lease Number: N9427
Lessor Name: TSS - Division of Building Authority
Lessee Name: City of Little Rock
Start Date: 9/15/2022 **Sq Ft:** 898
End Date: 8/31/2023 **RateSF:** \$0.00
Original Date of Conveyance: 9/15/2022 **Annual Rent** \$10.00
Property Name: Main Street Mall
Address: 101 East Capitol Avenue
City: Little Rock
County Name: Pulaski
Other: New one (1) year Pubic Advantage Lease at Main Street Mall for use as a Little Rock Police Department substation.

Lease Number: N9423
Lessor Name: ADC - Division of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District
Start Date: 3/1/2022 **Sq Ft:** 1994.43
End Date: 2/28/2023 **RateSF:** \$17.00
Original Date of Conveyance: 3/1/2022 **Annual Rent** \$33,905.28
Property Name:
Address: 2153 East Joyce Blvd. 2nd floor
City: Fayetteville
County Name: Washington
Other: New one (1) year Sublease to Northwest Arkansas Economic Development District in Fayetteville.

Lease Number: N9422
Lessor Name: National Park College
Lessee Name: CHI St. Vincent Medical Group Hot Springs
Start Date: 9/1/2022 **Sq Ft:** 935
End Date: 8/31/2025 **RateSF:** \$10.01
Original Date of Conveyance: 9/1/2022 **Annual Rent** \$9,360.00
Property Name:

Address: 101 College Drive
City: Hot Springs
County Name: Garland
Other: New three (3) year Lease of exam rooms and office space on the National Park College Campus.

Lease Number: N9420
Lessor Name: Arkansas Tech University
Lessee Name: County of Pope, Arkansas
Start Date: 7/1/2022 **Sq Ft:**
End Date: 6/30/2042 **RateSF:**
Original Date of Conveyance: 7/1/2022 **Annual Rent** \$1.00
Property Name:

Address: Approx. 4.29 acres of land
City: Russellville
County Name: Pope
Other: Twenty (20) year Public Advantage Lease in Russellville. Lessee to construct, operate, and maintain an Emergency Medical Services (EMS)