

**Department of Transformation and Shared Services**

Governor Sarah Huckabee Sanders

Secretary Joseph Wood

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:** April 7, 2023

**Cc:** Joseph Wood, TSS Secretary

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 January 1, 2023 and ending on March 31, 2023 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  
January 1, 2023 through March 31, 2023*

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**Lease Number:** N9037  
**Lessor Name:** TSS - Division of Building Authority  
**Lessee Name:** Slick's Sandwich Shops, L.L.C.  
**Start Date:** 7/1/2023                      **Sq Ft:** 1070  
**End Date:** 6/30/2025                      **RateSF:** \$16.30  
**Original Date of Conveyance:** 9/1/1993                      **Annual Rent** \$17,929.32  
**Property Name:** MainStreet Mall  
**Address:** 101 East Capitol Avenue  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** Two (2) year Lease Renewal with no other changes.

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**Lease Number:** N9192  
**Lessor Name:** ADPHT - State Parks Division  
**Lessee Name:** John Hart  
**Start Date:** 1/1/2023                      **Sq Ft:** 0  
**End Date:** 7/31/2023                      **RateSF:**  
**Original Date of Conveyance:** 1/1/2004                      **Annual Rent** \$2,801.00  
**Property Name:** Prairie Grove Battlefield State Park  
**Address:** 61.89 Acres of Pastureland  
**City:** Prairie Grove  
**County Name:** Washington  
**Other:** Seven (7) month Lease Renewal for land at Prairie Grove Battlefield State Park.

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**Lease Number:** N9221  
**Lessor Name:** **ADC - Division of Correction**  
**Lessee Name:** **Pathway to Freedom**  
**Start Date:** 7/1/2023                      **Sq Ft:** 4324  
**End Date:** 6/30/2025                      **RateSF:**  
**Original Date of Conveyance:** 7/1/2006                      **Annual Rent** \$1.00  
**Property Name:** Wrightsville Unit, BC100 & BC102  
**Address:** 8400 Highway 386  
**City:** Wrightsville  
**County Name:** Pulaski  
**Other:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number:** N9253  
**Lessor Name:** **UAMS**  
**Lessee Name:** **Washington Regional Medical Center**  
**Start Date:** 4/1/2023                      **Sq Ft:** 50.5  
**End Date:** 3/31/2024                      **RateSF:** \$15.50  
**Original Date of Conveyance:** 3/1/2009                      **Annual Rent** \$782.64  
**Property Name:** UAMS - NW  
**Address:** 1125 North College Avenue  
**City:** Fayetteville  
**County Name:** Washington  
**Other:** One (1) year Sublease Renewal with no other changes.

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**Lease Number:** N9281  
**Lessor Name:** **UAMS - Institutional Support Services**  
**Lessee Name:** **WelcomeHealth**  
**Start Date:** 1/1/2023                      **Sq Ft:** 10000  
**End Date:** 12/31/2024                      **RateSF:**  
**Original Date of Conveyance:** 7/1/2012                      **Annual Rent** \$1.00  
**Property Name:** UAMS Northwest Campus  
**Address:** 1100 North Woolsey Avenue - 2nd Floor  
**City:** Fayetteville  
**County Name:** Washington  
**Other:** One year Sublease Renewal with Sublessor, adds reimbursement for a share of maintenance/operating costs and costs for full time Maintenance

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**Lease Number:** N9304  
**Lessor Name:** University of Central Arkansas  
**Lessee Name:** City of Conway, Arkansas  
**Start Date:** 4/1/2023      *Sq Ft:*  
**End Date:** 3/31/2028      *RateSF:* \$0.00  
**Original Date of Conveyance:** 3/6/2013      *Annual Rent* \$20,000.00  
**Property Name:** Former ADEM Facility  
**Address:** 1835 South Donaghey Avenue  
**City:** Conway  
**County Name:** Faulkner  
**Other:** Lessee (City of Conway) exercising 3rd of 3 five-year Renewal Options with no other changes.

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**Lease Number:** N9367  
**Lessor Name:** Commerce - Division of Workforce Services  
**Lessee Name:** Workforce Development Board of Eastern Arkansas, Inc.  
**Start Date:** 10/1/2022      *Sq Ft:* 410  
**End Date:** 12/31/2023      *RateSF:* \$11.22  
**Original Date of Conveyance:** 1/1/2018      *Annual Rent* \$4,600.20  
**Property Name:**  
**Address:** 819 Newman Drive  
**City:** Helena  
**County Name:** Phillips  
**Other:** One (1) year Sublease Renewal with an increase in rental rate to match with Master lease.

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**Lease Number:** N9410  
**Lessor Name:** TSS - Division of Building Authority  
**Lessee Name:** FAB44 Basketball d/b/a Rock City Kitchen  
**Start Date:** 7/1/2023      *Sq Ft:* 1542  
**End Date:** 6/30/2025      *RateSF:* \$5.84  
**Original Date of Conveyance:** 10/1/2020      *Annual Rent* \$9,000.00  
**Property Name:** 1515 Building Restaurant  
**Address:** 1515 West 7th Street  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** Two (2) year Lease Renewal with no other changes.

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**Lease Number:** N9423  
**Lessor Name:** ADC - Division of Workforce Services  
**Lessee Name:** Northwest Arkansas Economic Development District  
**Start Date:** 3/1/2023                      **Sq Ft:** 1994.43  
**End Date:** 2/29/2024                      **RateSF:** \$17.17  
**Original Date of Conveyance:** 3/1/2022                      **Annual Rent** \$34,244.40  
**Property Name:**

**Address:** 2153 East Joyce Blvd. 2nd floor  
**City:** Fayetteville  
**County Name:** Washington  
**Other:** One (1) year Sublease Renewal with a one percent (1%) rent increase to match Master Lease rent.

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**Lease Number:** N9425  
**Lessor Name:** DHS-Division of Youth Services  
**Lessee Name:** Dermott Fire Department  
**Start Date:** 7/1/2022                      **Sq Ft:**  
**End Date:** 6/30/2023                      **RateSF:**  
**Original Date of Conveyance:** 8/17/2022                      **Annual Rent** \$1.00  
**Property Name:**

**Address:** 1001 Regional Road  
**City:** Dermott  
**County Name:** Chicot  
**Other:** New one (1) year Public Advantage Sublease between DHS-Division of Youth Services and Dermott Fire Department.