



**I.13(b)**

**Department of Transformation and Shared Services**

Governor Sarah Huckabee Sanders

Secretary Leslie Fiskien

Director Anne Laidlaw

## Memorandum

**To:** Arkansas Legislative Council  
Marty Garrity, Director, Bureau of Legislative Research

**From:** Anne W. Laidlaw, DBA Director *awl*

**CC:** Leslie Fiskien, TSS Secretary

**Date:** October 6, 2023

**Subject:** Quarterly Report – State Owned Real Property Transactions

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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, 2023 and ending on September 30, 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  
July 1, 2023 through September 30, 2023.*

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**Lease Number:** N9071  
**Lessor Name:** DHS - Division of Aging, Adult and Behavioral Health Services  
**Lessee Name:** Birch Tree Communities, Inc.  
**Start Date:** 1/1/2024 **Sq Ft:** 21431  
**End Date:** 12/31/2024 **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.

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**Lease Number:** N9242  
**Lessor Name:** Arkansas Department of Parks and Tourism - State Parks Division  
**Lessee Name:** Colt Bartholomew  
**Start Date:** 7/1/2023 **Sq Ft:**  
**End Date:** 12/31/2026 **RateSF:**  
**Original Date of Conveyance:** 7/1/2008 **Annual Rent** \$14,567.00  
**Property Name:** Approximately 131 acres of pastureland located in the Park.  
**Address:** Prairie Grove Battlefield State Park  
**City:** Prairie Grove  
**County Name:** Washington  
**Other:** Three (3) year Lease Renewal for pastureland won through public bid. New Lessee's winning bid is \$14,567.00 per year.

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**Lease Number:** N9302  
**Lessor Name:** DHS - Division of Developmental Disabilities Services  
**Lessee Name:** City of Conway, Arkansas  
**Start Date:** 3/1/2020 **Sq Ft:**  
**End Date:** 2/28/2063 **RateSF:**  
**Original Date of Conveyance:** 3/1/2013 **Annual Rent** \$1.00  
**Property Name:** Don Owens Sports Complex and Curtis Walker Park  
**Address:** 10 Lower Ridge Road and 1700 Museum Road  
**City:** Conway  
**County Name:** Faulkner  
**Other:** Change Amendment to add requested language to Special Provisions 10(f). Residents will have access to fully handicapped accessible areas.

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**Lease Number:** N9353  
**Lessor Name:** South Arkansas Community College  
**Lessee Name:** Abundant Life Family Worship Center (of El Dorado) D/B/A Abundant  
**Start Date:** 8/1/2023 **Sq Ft:** 0  
**End Date:** 7/31/2024 **RateSF:** \$0.00  
**Original Date of Conveyance:** 8/15/2018 **Annual Rent** \$1.00  
**Property Name:** Parking Lot  
**Address:** Southeast Corner of Block and Hardy Streets  
**City:** El Dorado  
**County Name:** Union  
**Other:** One (1) year Public Advantage Lease Renewal with no other changes.

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**Lease Number:** N9391  
**Lessor Name:** Commerce - Division of Workforce Services  
**Lessee Name:** Workforce Development Board of Eastern Arkansas, Inc.  
**Start Date:** 7/1/2023 **Sq Ft:** 131  
**End Date:** 6/30/2025 **RateSF:** \$12.75  
**Original Date of Conveyance:** 7/1/2019 **Annual Rent** \$1,670.25  
**Property Name:**  
**Address:** 2003 West Broadway Avenue  
**City:** West Memphis  
**County Name:** Crittenden  
**Other:** Two (2) year Sublease Renewal with a change in square footage and corresponding adjustment in rent.



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**Lease Number:** N9397  
**Lessor Name:** DHS - Division of Youth Services  
**Lessee Name:** Rite of Passage, Inc.  
**Start Date:** 7/1/2023 **Sq Ft:** 83409  
**End Date:** 6/30/2025 **RateSF:**  
**Original Date of Conveyance:** 7/1/2019 **Annual Rent** \$1.00  
**Property Name:** Mansfield Youth Academy  
**Address:** 36 Johnnie Cake Point  
**City:** Mansfield  
**County Name:** Sebastian  
**Other:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number:** N9400  
**Lessor Name:** DHS - Division of Youth Services  
**Lessee Name:** Rite of Passage, Inc.  
**Start Date:** 7/1/2023 **Sq Ft:** 30940  
**End Date:** 6/30/2025 **RateSF:**  
**Original Date of Conveyance:** 7/1/2019 **Annual Rent** \$1.00  
**Property Name:** Dermott Youth Academy  
**Address:** 878 East Gaines Street  
**City:** Dermott  
**County Name:** Chicot  
**Other:** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number:** N9399  
**Lessor Name:** DHS - Division of Youth Services  
**Lessee Name:** Rite of Passage, Inc.  
**Start Date:** 7/1/2023 **Sq Ft:** 19376  
**End Date:** 6/30/2025 **RateSF:**  
**Original Date of Conveyance:** 7/1/2019 **Annual Rent** \$1.00  
**Property Name:** Harrisburg Youth Academy  
**Address:** Wilderness Camp Highway 1 - 1800 Pine Grove Lane  
**City:** Harrisburg  
**County Name:** Poinsett  
**Other:** Two (2) year Public Advantage Sublease Renewal with no other changes.

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**Lease Number:** N9427  
**Lessor Name:** TSS - Division of Building Authority  
**Lessee Name:** City of Little Rock  
**Start Date:** 9/1/2023 **Sq Ft:** 898  
**End Date:** 8/31/2024 **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:** One (1) year Pubic Advantage Lease Renewal with no other changes.

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**Lease Number:** N9428  
**Lessor Name:** UAMS - Center for Health Improvement  
**Lessee Name:** Association of Arkansas Counties  
**Start Date:** 7/1/2023 **Sq Ft:** 240  
**End Date:** 6/30/2024 **RateSF:**  
**Original Date of Conveyance:** 10/1/2022 **Annual Rent** \$21,090.00  
**Property Name:** Victory Building  
**Address:** 1401 West Capitol Avenue  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** One (1) year Lease Renewal with no other changes.