



Department of Transformation and Shared Services
Governor Asa Hutchinson
Secretary Amy Fecher

December 31, 2019

The Honorable Asa Hutchinson
Governor of the State of Arkansas
500 Woodlane Street, Suite 230
Little Rock, Arkansas 72201

Re: Real Property Sale – Arkansas Department of Public Safety – Division of Arkansas State Police
900 South 48th Street, Springdale, AR

Dear Governor Hutchinson:

In accordance with Ark. Code Ann. §22-6-601(h)(2), the Governor’s approval is necessary in the above-referenced matter. The Division of Building Authority assisted the Arkansas State Police (ASP) with a Public Bid Offering for the above-mentioned property in Springdale. The property is owned by the Arkansas State Police (ASP) and housed the former Troop L Headquarters for the area. Recently, Troop L relocated to their newly-constructed facility nearby which also houses the new Northwest Arkansas Crime Lab. The referenced property was offered to the public on three (3) separate Bid Process occasions with an appraised value of \$718,000.00. On July 23, 2019, the third (3rd) Bid Process resulted in only one (1) bid at a “below appraised value” purchase price of \$500,000.00. Because the bid process allows for the State to negotiate with the highest responsible bidder for a higher price when the bid is less than appraised value, the ASP and the buyer have agreed upon a purchase price of \$600,000.00 with the intent to enter into an Offer and Acceptance with the condition that the approval of the Governor and ALC be received prior to closing.

Therefore, I am seeking your approval to allow the ASP to finalize the sales contract at the agreed price of \$600,000.00. Being that there have been numerous attempts to sell the Property through the required formal bid process, and only one prospective buyer submitting a below-appraised value price on two occasions, TSS and DBA recommend that the ASP be allowed to proceed with the sale of the property. Should you have any questions regarding the transaction, please do not hesitate to contact Anne Laidlaw (DBA) at 501-682-5568.

Your response with date and initials on this letter will be sufficient documentation for further action by the ASP.

Sincerely,

Amy Fecher
Amy Fecher, Secretary

Approved
Asa Hutchinson
1/6/20

Enclosures

Cc: Anne Laidlaw, Division of Building Authority

**SUMMARY
APPRAISAL REPORT**

Updated
Appraisal

ON

COMMERCIAL BUILDING SITE

LOCATED AT

900 S. 48TH STREET (I-49 ACCESS ROAD)
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

FOR

TIM KNUCKLES, STATE POLICE LT. COLONEL
ARKANSAS STATE POLICE
LITTLE ROCK, ARKANSAS

AS OF

EFFECTIVE DATE – JUNE 3, 2019
DATE OF INSPECTION – JUNE 3, 2019
DATE OF REPORT – JUNE 27, 2019

BY

STUART SANDERS
STATE CERTIFIED GENERAL REAL ESTATE APPRAISER
CG1738

PARRISH APPRAISALS, INC.
P.O. BOX 846
FAYETTEVILLE, ARKANSAS 72702



The function of this appraisal is to assist the client in determining a fair and equitable Market Value of the subject property. The value estimate is based on the real property only. No furniture, equipment or personal property is included in the value estimate.

The value is based on the definition of Market Value as set forth by the FIRREA Act of 1989, effective August 24, 1990. Please refer to the definition in Exhibit "A" following this letter.

In the accompanying report, you will find the results of my investigation containing the facts, analysis and conclusions pertaining to the subject property and the final estimate of value.

As a result of investigation, studies and analyses of sales, offers of sales, cost data, and all factors in the marketplace which affect value, it is the opinion and judgment of the appraiser that the property described herein has a Market Value in Fee Simple Interest, as of June 3, 2019, of:

SEVEN HUNDRED EIGHTEEN THOUSAND DOLLARS

\$718,000

Intended Purposes/User: This appraisal report is intended to be used for estimating prospective market value for marketing purposes and this appraisal is intended to be used **only** by the client/addressee for such purposes. The client is the **Arkansas State Police**. Any other use or reliance of this report by an unauthorized third party is prohibited unless otherwise specified.

Respectfully submitted,



Stuart Sanders
Parrish Appraisals Inc.
State Certified General Appraiser
License #: CG1738





STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

501 Woodlane Street, Suite 101N
Little Rock, Arkansas 72201
Phone: (501) 682-1833
Fax: (501) 682-5589
www.dba.arkansas.gov

February 12, 2018

Honorable Asa Hutchinson
Governor, State of Arkansas
500 Woodlane Street
Room 250, State Capitol
Little Rock, Arkansas

Re: Sale of Land - Arkansas State Police Troop L, Washington County, Arkansas

Dear Governor Hutchinson:

In compliance with Ark. Code Ann. § 22-6-601, the DFA, Division of Building Authority (DBA) recommends that your approval be given in the above referenced matter regarding the Arkansas State Police's (ASP) request to sell its property located in Washington County. I am enclosing ASP's request to sell the property, the appraisal and the appraiser's oath. The property has a current appraised value of \$764,000. The property is in excess to the State Police needs and requirements. The State Police intends to utilize the proceeds of the sale to furnish their new headquarters in the area. Sufficient notice to other state agencies for their interest in this property was distributed but no inquiries of interest were received over a thirty-day period. DBA is not aware of any requests or interests by other state agencies for ownership of properties located in this area either.

Upon your approval to sale, DBA shall give notice to ASP officials regarding the terms of bid/contract award process as required by law. Should staff have questions regarding the bid process, please contact Wes Lacewell, Real Estate Services Administrator, at 682-5569. Questions pertaining to ASP's use of the proceeds should be directed to Lt. Col. Tim K'Nuckles at 618-8235.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne W. Laidlaw".

Anne W. Laidlaw, Director

Enclosures

cc: Colonel Bill Bryant, Arkansas State Police
Larry Walther, DFA Director



State of Arkansas



ARKANSAS STATE POLICE

1 State Police Plaza Drive — Little Rock, Arkansas 72209-4822 — www.asp.arkansas.gov

"SERVING WITH PRIDE AND DISTINCTION SINCE 1935"

Asa Hutchinson
Governor

William J. Bryant
Director

**ARKANSAS
STATE POLICE
COMMISSION**

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February 8, 2018

Mrs. Ann Laidlaw
DFA – Department of Building Authority
501 Woodlane, Suite 101N
Little Rock, AR 72209

Re: Request to Proceed with Sell of Troop L Building

Dear Mrs. Laidlaw:

Arkansas State Police is requesting your office proceed with the formal bid process for the sell our current Troop L building located in Springdale, Arkansas.

ASP advertised the facility to all other state agencies for 30 days, as required. We did not have anyone express interest.

We are constructing a new Troop L Headquarters in Lowell, Arkansas and we have a preliminary completion date on November 2018. It is our intent to utilize the proceeds from the sale of the current property to furnish the new headquarters.

The current location was appraised on 12/13/2017 by Parrish Appraisals at a value of \$746,000. A copy of the appraisal and the required affidavit of appraisal are attached.

Please let us know if you need any additional information from ASP in order to start the formal bid process.

Sincerely,

LTC Tim K'Nuckles
Deputy Director