



Department of Transformation and Shared Services

Governor Asa Hutchinson
Secretary Amy Fecher
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: July 6, 2020

Cc: Governor Asa Hutchinson
Amy Fecher, 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 April 1, 2020 and ending on June 30, 2020 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
April 1, 2020 through June 30, 2020***

Lease Number: N9095
Lessor Name: TSS - Division of Building Authority
Lessee Name: Frank Polk
Start Date: 1/1/2021 ***Sq Ft:***
End Date: 12/31/2025 ***RateSF:***
Original Date of Conveyance: 1/1/1999 ***Annual Rent*** \$5,800.00
Property Name: 100 acres of farmland
Address: East of Highway 318
City:
County Name: Phillips
Other: Five (5) year farmland Lease Renewal for the purpose of row crop production.

Lease Number: N9163
Lessor Name: ADPHT - State Parks Division
Lessee Name: Gary E. Stearman, Sr.
Start Date: 7/1/2020 ***Sq Ft:*** 0
End Date: 12/31/2020 ***RateSF:*** \$0.00
Original Date of Conveyance: 12/23/2001 ***Annual Rent*** \$4,000.00
Property Name: Prairie Grove Battlefield State Park
Address: Pastureland
City: Prairie Grove
County Name: Washington
Other: Six (6) months Lease Renewal with Lessor/Agency name change.

Lease Number: N9142
Lessor Name: Arkansas Educational Television Network Commission
Lessee Name: Arkansas Educational Television Network Foundation
Start Date: 7/1/2020 **Sq Ft:** 4963
End Date: 6/30/2022 **RateSF:** \$11.00
Original Date of Conveyance: 7/1/2001 **Annual Rent** \$54,593.00
Property Name: AETN Headquarters - UCA Campus
Address: 350 South Donaghey Avenue
City: Conway
County Name: Faulkner
Other: Two (2) year Lease Renewal with no other changes.

Lease Number: N9206
Lessor Name: ADC - Division of Correction
Lessee Name: SemahTronix, LLC
Start Date: 7/1/2020 **Sq Ft:** 21600
End Date: 6/30/2021 **RateSF:**
Original Date of Conveyance: 7/1/2005 **Annual Rent** \$1.00
Property Name: Freestanding Metal Building
Address: ADC McPherson Correctional Facility
City: Newport
County Name: Jackson
Other: One (1) year Public Advantage Lease Renewal with Lessor name change.

Lease Number: N9241
Lessor Name: Commerce - Division of Workforce Services
Lessee Name: Employment and Training Services, Inc.
Start Date: 7/1/2020 **Sq Ft:** 1008
End Date: 6/30/2023 **RateSF:** \$12.65
Original Date of Conveyance: 10/1/2008 **Annual Rent** \$12,746.40
Property Name:
Address: 1015 Linwood Drive
City: Paragould
County Name: Greene
Other: Three (3) year Sublease Renewal with one percent (1.00 %) increase in rent, flat for the 3-year term.

Lease Number: N9281
Lessor Name: UAMS - Northwest
Lessee Name: WelcomeHealth
Start Date: 1/1/2020 **Sq Ft:** 10000
End Date: 12/31/2020 **RateSF:** \$1.20
Original Date of Conveyance: 7/1/2012 **Annual Rent** \$12,000.00
Property Name: UAMS Northwest Campus
Address: 1100 North Woolsey Avenue - 2nd Floor
City: Fayetteville
County Name: Washington
Other: One (1) year State-to-Private Sublease Renewal with annual rent reduction from \$82,999.96 to \$12,000.00 and outlining Sublessee's utility/maintenance

Lease Number: N9338
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: Special Health Resources for Texas, Incorporated
Start Date: 7/1/2020 **Sq Ft:** 17368
End Date: 6/30/2021 **RateSF:** \$20.67
Original Date of Conveyance: 1/1/2016 **Annual Rent** \$358,996.56
Property Name:
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: One (1) year Sublease Renewal with no other changes.

Lease Number: N9368
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: Rafael Otero
Start Date: 1/1/2020 **Sq Ft:** 780
End Date: 6/30/2021 **RateSF:** \$18.00
Original Date of Conveyance: 6/1/2018 **Annual Rent** \$14,040.00
Property Name:
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: Twelve month Sublease Extension and Amendment to reflect expansion from 320 square feet to 780 square feet effective 1-1-20.

Lease Number: N9408
Lessor Name: TSS - Division of Building Authority
Lessee Name: Bambu Systems, LLC
Start Date: 8/1/2020 **Sq Ft:** 1132
End Date: 1/31/2021 **RateSF:** \$12.92
Original Date of Conveyance: 3/1/2020 **Annual Rent** \$14,625.48
Property Name: MainStreet Mall
Address: 101 East Capitol Avenue
City: Little Rock
County Name: Pulaski
Other: Six (6) month Lease Renewal with no other changes.