



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: April 7, 2021

Cc: Governor Asa Hutchinson
Amy Fecher, TSS Cabinet 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, 2021 and ending on March 31, 2021 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, 2021 through March 31, 2021***

Lease Number: N9037
Lessor Name: TSS - Division of Building Authority
Lessee Name: Slick's Sandwich Shops, L.L.C.
Start Date: 7/1/2021 ***Sq Ft:*** 1070
End Date: 6/30/2023 ***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 change in Lessor name.

Lease Number: N9140
Lessor Name: TSS - Division of Building Authority
Lessee Name: Sprint Spectrum Realty Company, L.P.
Start Date: 7/1/2021 ***Sq Ft:*** 121
End Date: 6/30/2026 ***RateSF:*** \$0.00
***Original Date of
Conveyance:*** 4/1/2001 ***Annual Rent*** \$20,638.80
Property Name: 1515 Building Rooftop
Address: 1515 West 7th Street
City: Little Rock
County Name: Pulaski
Other: Automatic five (5) year Lease Renewal commencing on 7-1-21 and
continuing through 6-30-26 with four percent (4.00%) flat rent increase.

Lease Number: N9179
Lessor Name: TSS - Division of Building Authority
Lessee Name: Mental Health Council of Arkansas, Inc.
Start Date: 7/1/2021 **Sq Ft:** 2085
End Date: 6/30/2023 **RateSF:** \$13.54
Original Date of Conveyance: 1/1/2003 **Annual Rent** \$29,580.96
Property Name: Winthrop Rockefeller Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: Two (2) year Lease Renewal with change in Lessor name.

Lease Number: N9273
Lessor Name: Commerce - Division of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District, Inc.
Start Date: 4/1/2021 **Sq Ft:** 1132
End Date: 3/31/2023 **RateSF:** \$7.41
Original Date of Conveyance: 1/1/2011 **Annual Rent** \$8,388.12
Property Name:
Address: 1058 Highland Circle
City: Mountain Home
County Name: Baxter
Other: Two (2) year Sublease Renewal change in Sublessor name.

Lease Number: N9265
Lessor Name: Commerce - Division of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District, Inc.
Start Date: 3/1/2021 **Sq Ft:** 1549.5
End Date: 2/28/2022 **RateSF:** \$12.50
Original Date of Conveyance: 4/1/2010 **Annual Rent** \$19,368.72
Property Name:
Address: 2143 Martin Luther King Boulevard
City: Fayetteville
County Name: Washington
Other: One (1) year Sublease Renewal with change in Sublessor name.

Lease Number: N9253
Lessor Name: UAMS
Lessee Name: Washington Regional Medical Center
Start Date: 4/1/2021 **Sq Ft:** 50.5
End Date: 3/31/2023 **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: Two (2) year Sublease Renewal with no other changes.

Lease Number: N9276
Lessor Name: University of Central Arkansas
Lessee Name: Alltel Communications Wireless, Inc., d/b/a Verizon Wireless
Start Date: 6/1/2021 **Sq Ft:**
End Date: 5/31/2026 **RateSF:**
Original Date of Conveyance: 7/1/2011 **Annual Rent** \$52,828.12
Property Name: Old Main Building
Address: Donaghey Avenue
City: Conway
County Name: Faulkner
Other: Five (5) year automatic renewal with non-State Lessee with no changes. Rent to increase by ten percent (10%) at each renewal.

Lease Number: N9374
Lessor Name: ADC - Division of Correction
Lessee Name: Semahtronix, LLC
Start Date: 1/1/2021 **Sq Ft:** 21600
End Date: 12/31/2021 **RateSF:**
Original Date of Conveyance: 1/1/2019 **Annual Rent** \$1.00
Property Name: ADC Grimes Unit
Address: 300 Corrections Drive
City: Newport
County Name: Jackson
Other: One (1) year Lease Renewal with change in Lessor name.

Lease Number: N9314
Lessor Name: Southern Arkansas University Tech
Lessee Name: Radio Works Inc.
Start Date: 6/1/2021 **Sq Ft:** 16
End Date: 5/31/2022 **RateSF:**
Original Date of Conveyance: 5/1/2014 **Annual Rent** \$7,200.00
Property Name: SAU Tech Radio Tower
Address: Radio Station Tower
City: East Camden
County Name: Calhoun
Other: One (1) year Lease Renewal with no other changes.

Lease Number: N9328
Lessor Name: TSS - Division of Building Authority
Lessee Name: Mullenix & Associates LLC
Start Date: 7/1/2021 **Sq Ft:** 2266
End Date: 6/30/2023 **RateSF:** \$13.84
Original Date of Conveyance: 1/1/2015 **Annual Rent** \$31,366.06
Property Name: Winthrop Rockefeller Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: Two (2) year Lease Renewal with change in Lessor name.

Lease Number: N9379
Lessor Name: Southern Arkansas University Tech
Lessee Name: Thrive Church
Start Date: 4/1/2021 **Sq Ft:** 11500
End Date: 3/31/2023 **RateSF:** \$3.65
Original Date of Conveyance: 4/1/2019 **Annual Rent** \$42,000.00
Property Name: Charles O. Ross Center
Address: 746 California Avenue SW
City: Camden
County Name: Ouachita
Other: Two (2) year Lease Renewal with no other changes.

Lease Number: N9397
Lessor Name: DHS - Division of Youth Services
Lessee Name: Rite of Passage, Inc.
Start Date: 7/1/2021 **Sq Ft:** 83409
End Date: 6/30/2022 **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: One (1) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9398
Lessor Name: DHS - Division of Youth Services
Lessee Name: Youth Opportunity Investments, LLC
Start Date: 1/1/2021 **Sq Ft:** 21169
End Date: 12/31/2021 **RateSF:**
Original Date of Conveyance: 7/1/2019 **Annual Rent** \$1.00
Property Name: Lewisville Youth Academy
Address: 750 Lafayette Road 16
City: Lewisville
County Name: Lafayette
Other: New one (1) year State-to-Private Lease at Youth Services facility in Lewisville/Lafayette County.

Lease Number: N9400
Lessor Name: DHS - Division of Youth Services
Lessee Name: Rite of Passage, Inc.
Start Date: 7/1/2021 **Sq Ft:** 30940
End Date: 6/30/2022 **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: One (1) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9399
Lessor Name: DHS - Division of Youth Services
Lessee Name: Rite of Passage, Inc.
Start Date: 7/1/2021 **Sq Ft:** 19376
End Date: 6/30/2022 **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: One (1) year Public Advantage Sublease Renewal with no other changes.

Lease Number: N9407
Lessor Name: Southern Arkansas University Tech
Lessee Name: South Central Service Cooperative
Start Date: 7/1/2021 **Sq Ft:** 2000
End Date: 6/30/2023 **RateSF:**
Original Date of Conveyance: 7/1/2020 **Annual Rent** \$1.00
Property Name: Career Academy Building
Address: Southern Arkansas University Tech Campus
City: East Camden
County Name: Calhoun
Other: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9410
Lessor Name: TSS - Division of Building Authority
Lessee Name: FAB44 Basketball d/b/a Rock City Kitchen
Start Date: 7/1/2021 **Sq Ft:** 1542
End Date: 6/30/2023 **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.