



## 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:** October 8, 2021

**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 July 1, 2021 and ending on September 30, 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  
July 1, 2021 through September 30, 2021***

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***Lease Number:*** N9202  
***Lessor Name:*** ADPHT - Division of Heritage  
***Lessee Name:*** County of Pulaski, Arkansas  
***Start Date:*** 1/1/2022                      ***Sq Ft:*** 6720  
***End Date:*** 12/31/2022                      ***RateSF:*** \$6.05  
***Original Date of Conveyance:*** 6/24/2011                      ***Annual Rent*** \$40,656.00  
***Property Name:*** Former Clinton Archive Building  
***Address:*** 1000 LaHarpe  
***City:*** Little Rock  
***County Name:*** Pulaski  
***Other:*** One (1) year Lease Renewal with no other changes.

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***Lease Number:*** N9206  
***Lessor Name:*** ADC - Division of Correction  
***Lessee Name:*** SemahTronix, LLC  
***Start Date:*** 7/1/2021                      ***Sq Ft:*** 21600  
***End Date:*** 6/30/2023                      ***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:*** Two (2) year Public Advantage Lease Renewal with no other changes.

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**Lease Number:** N9338  
**Lessor Name:** UAMS - Regional Programs - UAMS Southwest  
**Lessee Name:** Special Health Resources for Texas, Incorporated  
**Start Date:** 7/1/2021                      **Sq Ft:** 17368  
**End Date:** 6/30/2022                      **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.

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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:** 8/1/2021                      **Sq Ft:** 0  
**End Date:** 7/31/2023                      **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:** Two (2) year Public Advantage Lease Renewal 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:** 10/1/2021                      **Sq Ft:** 410  
**End Date:** 9/30/2022                      **RateSF:** \$11.00  
**Original Date of Conveyance:** 1/1/2018                      **Annual Rent** \$4,509.96  
**Property Name:**  
**Address:** 819 Newman Drive  
**City:** Helena  
**County Name:** Phillips  
**Other:** One (1) year Sublease Renewal with no other changes.

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**Lease Number:** N9386  
**Lessor Name:** Commerce - Division of Workforce Services  
**Lessee Name:** Central Arkansas Planning and Development District, Inc.  
**Start Date:** 4/1/2021      **Sq Ft:** 1253  
**End Date:** 3/31/2022      **RateSF:** \$9.64  
**Original Date of Conveyance:** 7/1/2018      **Annual Rent** \$12,078.96  
**Property Name:**  
**Address:** 1500 Museum Road  
**City:** Conway  
**County Name:** Faulkner  
**Other:** One (1) year Sublease Renewal with with no other changes.

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**Lease Number:** N9412  
**Lessor Name:** TSS - Division of Building Authority  
**Lessee Name:** Broderick Bozeman  
**Start Date:** 9/1/2021      **Sq Ft:** 1132  
**End Date:** 8/31/2022      **RateSF:** \$12.92  
**Original Date of Conveyance:** 9/1/2021      **Annual Rent** \$14,625.48  
**Property Name:** Main Street Mall  
**Address:** 101 East Capitol Avenue  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** New one (1) year State-to-Private Lease for Broderick Bozeman in Main Street Mall.

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**Lease Number:** N9411  
**Lessor Name:** TSS - Division of Building Authority  
**Lessee Name:** Horne LLP  
**Start Date:** 7/1/2021      **Sq Ft:** 4432  
**End Date:** 6/30/2022      **RateSF:** \$17.00  
**Original Date of Conveyance:** 7/1/2021      **Annual Rent** \$75,344.00  
**Property Name:** Commerce Building  
**Address:** 1 Commerce Way  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** New one (1) year Sublease between TSS and Horne LLP (a private entity).