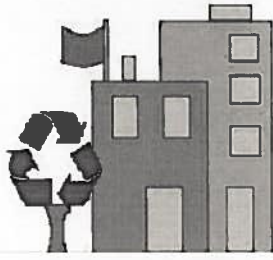


**Arkansas  
Building  
Authority**



ASA HUTCHINSON, GOVERNOR • ANNE W. LAIDLAW, DIRECTOR

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**MEMORANDUM**

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

From: Anne W. Laidlaw, Director *AWL*

Re: Quarterly Report – Real Property and Natural Resources (State Owned)

Date: April 6, 2015

Please find enclosed documents that outline Arkansas Building Authority's activities for the leasing of State owned resources to non-state entities for the period January 1, 2015 through March 31, 2015. The information is being provided to you pursuant to Ark. Code Ann § 22-6-117.

Should you or a member of the Council have any questions, please do not hesitate to call.

## ***Arkansas Building Authority Report of State Conveyances***

***Real Property and Natural Resources owned by the State conveyed for the period  
January 1, 2015 through March 31, 2015***

***Lease Number:*** N9014  
***Lessor Name:*** Arkansas Building Authority  
***Lessee Name:*** Allen Maxenberger  
***Start Date:*** 7/1/2015      ***Sq Ft:*** 1542  
***End Date:*** 6/30/2017      ***RateSF:*** \$4.28  
***Original Date of Conveyance:*** 1/1/1992      ***Annual Rent*** \$6,600.00  
***Property Name:*** 1515 Building  
***Address:*** 1515 West 7th, Suite 100  
***City:*** Little Rock  
***County Name:*** Pulaski  
***Other:*** Two (2) year renewal with no changes.

***Lease Number:*** N9037  
***Lessor Name:*** Arkansas Building Authority  
***Lessee Name:*** Slick's Sandwich Shops, L.L.C.  
***Start Date:*** 7/1/2015      ***Sq Ft:*** 1070  
***End Date:*** 6/30/2017      ***RateSF:*** \$16.30  
***Original Date of Conveyance:*** 9/1/1993      ***Annual Rent*** \$17,929.32  
***Property Name:*** Mainstreet Mall  
***Address:*** 101 East Capitol Avenue, Suite 116  
***City:*** Little Rock  
***County Name:*** Pulaski  
***Other:*** Two (2) year renewal with no changes.

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**Lease Number:** N9118  
**Lessor Name:** Arkansas Building Authority  
**Lessee Name:** International Paper Company  
**Start Date:** 6/1/2015      **Sq Ft:** 720  
**End Date:** 5/31/2017      **RateSF:** \$14.30  
**Original Date of Conveyance:** 6/1/1999      **Annual Rent** \$11,740.00  
**Property Name:** 501 Building  
**Address:** 501 Woodlane, Suites 103-C and 116-C  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** Two (2) year renewal with a three percent (3%) rental increase.

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**Lease Number:** N9179  
**Lessor Name:** Arkansas Building Authority  
**Lessee Name:** Mental Health Council of Arkansas, Inc.  
**Start Date:** 1/1/2015      **Sq Ft:** 1861  
**End Date:** 10/31/2017      **RateSF:** \$13.79  
**Original Date of Conveyance:** 1/1/2003      **Annual Rent** \$26,868.19  
**Property Name:** 501 Building  
**Address:** 501 Woodlane  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** Amended Lease to remove separate conference room, in Suites 104C and 105C, for a reduced square footage effective January 1, 2015.

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**Lease Number:** N9201  
**Lessor Name:** Arkansas Building Authority  
**Lessee Name:** City of Fort Smith, Arkansas  
**Start Date:** 3/1/2015      **Sq Ft:** 0  
**End Date:** 2/29/2020      **RateSF:** \$0.00  
**Original Date of Conveyance:** 3/15/2005      **Annual Rent** \$0.00  
**Property Name:** State Surface Parking Lot  
**Address:** 801 Rogers Avenue  
**City:** Fort Smith  
**County Name:** Sebastian  
**Other:** Five (5) year renewal to exchange fifty (50) parking spaces in State parking lot for fifty (50) spaces in City's parking lot.

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**Lease Number:** N9261  
**Lessor Name:** Arkansas Department of Workforce Services  
**Lessee Name:** Northwest Arkansas Certified Development Company  
**Start Date:** 3/1/2015      **Sq Ft:** 1004  
**End Date:** 2/29/2016      **RateSF:** \$9.85  
**Original Date of Conveyance:** 3/1/2010      **Annual Rent** \$9,889.40  
**Property Name:** N/A  
**Address:** 809 South Mount Olive Street  
**City:** Siloam Springs  
**County Name:** Benton  
**Other:** One (1) year renewal to coincide with master Lease.

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**Lease Number:** N9265  
**Lessor Name:** Arkansas Department of Workforce Services  
**Lessee Name:** Northwest Arkansas Certified Development Company  
**Start Date:** 3/1/2015      **Sq Ft:** 1446  
**End Date:** 2/29/2016      **RateSF:** \$12.00  
**Original Date of Conveyance:** 4/1/2010      **Annual Rent** \$17,352.00  
**Property Name:** N/A  
**Address:** 2143 Martin Luther King Boulevard  
**City:** Fayetteville  
**County Name:** Washington  
**Other:** One (1) year Sublease renewal with no changes.

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**Lease Number:** N9321  
**Lessor Name:** University of Central Arkansas  
**Lessee Name:** UCA Wesley Foundation, Inc.  
**Start Date:** 11/1/2014      **Sq Ft:** 2720  
**End Date:** 10/31/2017      **RateSF:**  
**Original Date of Conveyance:** 11/1/2014      **Annual Rent** \$1.00  
**Property Name:** N/A  
**Address:** 2331 College Avenue  
**City:** Conway  
**County Name:** Faulkner  
**Other:** New three (3) year Public Advantage Lease to provide a temporary location for the Wesley Foundation until their new building is complete.

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**Lease Number:** N9316  
**Lessor Name:** Arkansas Department of Workforce Services  
**Lessee Name:** Southeast Arkansas Economic Development District  
**Start Date:** 7/1/2014      **Sq Ft:** 7050  
**End Date:** 6/30/2016      **RateSF:**  
**Original Date of Conveyance:** 7/1/2014      **Annual Rent** \$1.00  
**Property Name:** N/A  
**Address:** 1001 South Tennessee Street  
**City:** Pine Bluff  
**County Name:** Jefferson  
**Other:** New two (2) year Public Advantage Lease between ADWS and their partner.

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**Lease Number:** N9305  
**Lessor Name:** Arkansas Department of Workforce Services  
**Lessee Name:** Women Empowered Network, LLC  
**Start Date:** 11/1/2014      **Sq Ft:** 212  
**End Date:** 2/28/2017      **RateSF:** \$12.25  
**Original Date of Conveyance:** 11/1/2013      **Annual Rent** \$2,597.04  
**Property Name:** N/A  
**Address:** 2143 West Martin Luther King Jr. Boulevard  
**City:** Fayetteville  
**County Name:** Washington  
**Other:** Twenty-eight (28) month Sublease renewal to coincide with term of master Lease.

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**Lease Number:** N9314  
**Lessor Name:** Southern Arkansas University Tech  
**Lessee Name:** Freed AM Corporation  
**Start Date:** 6/1/2015      **Sq Ft:**  
**End Date:** 5/31/2017      **RateSF:**  
**Original Date of Conveyance:** 5/1/2014      **Annual Rent** \$7,200.00  
**Property Name:** SAU Tech Radio Tower  
**Address:** Radio Station Tower owned by SAU Tech  
**City:** East Camden  
**County Name:** Calhoun  
**Other:** Two (2) year renewal with no changes.

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**Lease Number:** N9328  
**Lessor Name:** Arkansas Building Authority  
**Lessee Name:** Mullenix & Associates,LLC  
**Start Date:** 1/12/2015 **Sq Ft:** 1194  
**End Date:** 12/31/2016 **RateSF:** \$13.79  
**Original Date of Conveyance:** 1/1/2015 **Annual Rent** \$16,465.26  
**Property Name:** 501 Building  
**Address:** 501 Woodlane, Suite 105C  
**City:** Little Rock  
**County Name:** Pulaski  
**Other:** New two (2) year Lease for non-state entity in State-owned building. Lease requires a 30-day termination by ABA.

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**Lease Number:** N9309  
**Lessor Name:** Arkansas Department of Corrections  
**Lessee Name:** City of Wrightsville, Arkansas  
**Start Date:** 10/1/2014 **Sq Ft:**  
**End Date:** 9/30/2113 **RateSF:**  
**Original Date of Conveyance:** 10/1/2014 **Annual Rent** \$1.00  
**Property Name:** 80.33 Acres of land for wastewater treatment plant  
**Address:** (See Exhibits A & C of lease)  
**City:** Wrightsville  
**County Name:** Pulaski  
**Other:** Ninety-nine year Lease allowing the City of Wrightsville to operate a wastewater treatment plant on land owned by ADC.

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**Lease Number:** N9320  
**Lessor Name:** University of Central Arkansas  
**Lessee Name:** UCA Wesley Foundation, Inc.  
**Start Date:** 11/1/2014 **Sq Ft:**  
**End Date:** 10/31/2113 **RateSF:**  
**Original Date of Conveyance:** 11/1/2014 **Annual Rent** \$1.00  
**Property Name:** N/A  
**Address:** UCA Campus - Land  
**City:** Conway  
**County Name:** Faulkner  
**Other:** New 99 year ground Lease on the UCA campus for the purposes of building a Methodist student union to provide religious services for students.

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**Lease Number:** N9318  
**Lessor Name:** University of Central Arkansas  
**Lessee Name:** Antioch Baptist Church of Conway, Inc.  
**Start Date:** 1/1/2015 **Sq Ft:**  
**End Date:** 12/31/2113 **RateSF:**  
**Original Date of Conveyance:** 1/21/2015 **Annual Rent** \$1.00  
**Property Name:** UCA Campus  
**Address:** UCA Campus - Land  
**City:** Conway  
**County Name:** Faulkner  
**Other:** New 99 year ground Lease on the UCA campus for the purposes of building a Baptist student union to provide religious services for students.

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**Lease Number:** N9329  
**Lessor Name:** Arkansas State Military Department  
**Lessee Name:** Vincennes University  
**Start Date:** 1/1/2015 **Sq Ft:** 175  
**End Date:** 12/31/2017 **RateSF:** \$1.33  
**Original Date of Conveyance:** 1/1/2015 **Annual Rent** \$233.40  
**Property Name:** Camp Robinson  
**Address:** Building 6401, Area 1  
**City:** North Little Rock  
**County Name:** Pulaski  
**Other:** New two (2) year Lease between Arkansas State Military Department and their partner, Vincennes University.

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**Lease Number:** N9331  
**Lessor Name:** UAMS - Department of Pediatrics  
**Lessee Name:** Arkansas Children's Hospital  
**Start Date:** 2/16/2015 **Sq Ft:** 26623  
**End Date:** 1/31/2017 **RateSF:** \$16.78  
**Original Date of Conveyance:** 2/16/2015 **Annual Rent** \$446,657.16  
**Property Name:** N/A  
**Address:** 519 Latham Drive  
**City:** Lowell  
**County Name:** Benton  
**Other:** New (2) year Sublease agreement with Arkansas Children's Hospital.

**Lease Number:** N9283

**Lessor Name:** Arkansas State Police

**Lessee Name:** Blevins Family Limited Partnership

**Start Date:** 7/1/2015      **Sq Ft:**

**End Date:** 6/30/2016      **RateSF:**

**Original Date of Conveyance:** 7/1/2012      **Annual Rent** \$1.00

**Property Name:** Twnty-five acres of pastureland

**Address:** 1120 West Monroe Avenue

**City:** Lowell

**County Name:** Benton

**Other:** One (1) year renewal of pastureland owned by Arkansas State Police for future troop headquarters.