



STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

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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 – State Owned Real Property Transactions

DATE: April 6, 2016

Cc: Governor Asa Hutchinson
Larry Walther, DFA Director
DBA Council Members

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, 2016 and ending on March 31, 2016 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.

***DFA - Division of Building Authority
Report of State Conveyances***

***Real Property and Natural Resources owned by the State conveyed for the period
January 1, 2016 through March 31, 2016***

Lease Number: N9071
Lessor Name: DHS - Division of Behavioral Health Services - Arkansas Health Cent
Lessee Name: Birch Tree Communities, Inc.
Start Date: 1/1/2016 **Sq Ft:** 21431
End Date: 12/31/2018 **RateSF:** \$1.00
Original Date of Conveyance: 7/1/1997 **Annual Rent** \$1.00
Property Name: Arkansas Health Center
Address: 6701 Highway 67, Building #4, and Cottages 24,25,26, & 27
City: Benton
County Name: Saline
Other: Three (3) year renewal with change to Premises description.

Lease Number: N9210
Lessor Name: DHS - Developmental Disabilities Services Board
Lessee Name: Magazine Telephone Company
Start Date: 2/1/2016 **Sq Ft:** 1200
End Date: 1/31/2017 **RateSF:** \$1.60
Original Date of Conveyance: 12/15/2004 **Annual Rent** \$1,920.00
Property Name: Booneville Human Development Center (Tower)
Address: Booneville Human Development Center
City: Booneville
County Name: Logan
Other: One (1) year renewal with no changes.

Lease Number: N9261
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Northwest Arkansas Certified Development Company
Start Date: 3/1/2016 **Sq Ft:** 1004
End Date: **RateSF:** \$9.85
Original Date of Conveyance: 3/1/2010 **Annual Rent** \$9,889.40
Property Name:
Address: 809 South Mount Olive Street
City: Siloam Springs
County Name: Benton
Other: Month-To-Month Sublease renewal between Arkansas Department of Workforce Services and its partner.

Lease Number: N9276
Lessor Name: University of Central Arkansas
Lessee Name: Alltel Communications Wireless, Inc., d/b/a Verizon Wireless
Start Date: 6/1/2016 **Sq Ft:**
End Date: 5/31/2021 **RateSF:**
Original Date of Conveyance: 7/1/2011 **Annual Rent** \$43,659.60
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: N9280
Lessor Name: UAMS - Regional Programs - Northwest
Lessee Name: Health Initiatives Research, PLLC
Start Date: 1/1/2016 **Sq Ft:** 3455
End Date: 12/31/2016 **RateSF:** \$11.00
Original Date of Conveyance: 1/1/2012 **Annual Rent** \$38,004.96
Property Name: UAMS Northwest Campus
Address: 1125 North College Avenue
City: Fayetteville
County Name: Washington
Other: One (1) year renewal of Sublease with no changes.

Lease Number: N9285
Lessor Name: Arkansas Northeastern College
Lessee Name: Butler Planting Company
Start Date: 1/1/2016 **Sq Ft:** 0
End Date: 12/31/2017 **RateSF:** \$0.00
Original Date of Conveyance: 1/1/2012 **Annual Rent** \$1,000.00
Property Name:
Address: Ten (10) Acres of Farm Land
City: N/A
County Name: Mississippi
Other: Two (2) year renewal with no changes.

Lease Number: N6122
Lessor Name: University of Arkansas - Fayetteville
Lessee Name: New Cingular Wireless PCS, LLC
Start Date: 3/1/2016 **Sq Ft:**
End Date: 6/30/2019 **RateSF:**
Original Date of Conveyance: 2/15/1999 **Annual Rent** \$50,335.56
Property Name: Hotz Hall
Address: 1195 West Cleveland Street
City: Fayetteville
County Name: Washington
Other: Amended rooftop antenna agreement to reflect equipment change by Lessee.

Lease Number: N9313
Lessor Name: Board of Trustees of Northwest Arkansas Community College
Lessee Name: Gundersen Lutheran Administrative Services, Inc., Independently an
Start Date: 7/1/2015 **Sq Ft:** 216
End Date: 6/30/2016 **RateSF:** \$12.50
Original Date of Conveyance: 7/1/2015 **Annual Rent** \$2,700.00
Property Name: Melba Shewmaker Gundersen National Child Protection Training Ce
Address: 1202 SE Eagle Way Drive
City: Bentonville
County Name: Benton
Other: One (1) year Sublease for partnership in the Sublessee's National Child Protection Training Center.

Lease Number: N9339

Lessor Name: UAMS - UAMS Northwest

Lessee Name: Smith Communications, LLC

Start Date: 3/1/2016 **Sq Ft:** 5625

End Date: 2/28/2021 **RateSF:** \$2.13

Original Date of Conveyance: 3/1/2016 **Annual Rent** \$12,000.00

Property Name: UAMS Northwest Campus

Address: 1125 North College Avenue

City: Fayetteville

County Name: Washington

Other: New five (5) year Sublease of 75'x75' corner of parking lot for Sublessee's use as a cell tower location.