



## Arkansas Community Correction

Two Union Nation Plaza Building  
105 West Capitol, 3<sup>rd</sup> Floor  
Little Rock, AR 72201-5731  
(501) 682-9510 (501) 682-9513 (fax)

September 27, 2017

The Honorable Bill Sample, Co-Chair  
The Honorable David L. Branscum, Co-Chair  
Arkansas Legislative Council  
State Capitol Building  
Little Rock, AR 72201

Dear Senator Sample and Representative Branscum:

The provisions of A.C.A. §22-69601(h)(2) allows for the sale of property for below appraised value if approved by the Governor and reviewed by the Arkansas Legislative Council. Please accept this letter as a request for your review to sell approximately 210 acres of pastureland across from the old Southeast Arkansas Community Correction Center in Pine Bluff, and to accept the bid of \$155,000.

The property, (which appraised for \$185,000) was declared surplus property by the Department due to the recent closure of a Pine Bluff Center which was moved to West Memphis. DBA advertised the property on three separate occasions, the first two bids (April 11 and June 7, 2017) received a single bid of \$40,000 which ACC declined. After several months and a number of calls of interest, a third bid date was set. On September 19, 2017, we received a bid of \$155,000 for the property.

We believe that for where this property is located, this is a very good offer. The Board of Corrections reviewed the bid on September 22, 2017 and voted to accept the offer and DBA also recommends approval. Therefore, we respectfully request that the bid amount be reviewed by the Arkansas Legislative Council.

Respectfully submitted,

  
Sheila Sharp  
Director



STATE OF ARKANSAS

**Department of Finance  
and Administration**

**DIVISION OF BUILDING AUTHORITY**

501 Woodlane Street, Suite 101N  
Little Rock, Arkansas 72201  
Phone: (501) 682-1833  
Fax: (501) 682-5589  
[www.dba.arkansas.gov](http://www.dba.arkansas.gov)

September 26, 2017

The Honorable Asa Hutchinson  
Governor, State of Arkansas  
Room 250, State Capitol  
500 Woodlane Street  
Little Rock, Arkansas 72201

RE: Sale of State Land – Arkansas Community Correction (ACC)  
210 Acres of Pastureland – Pine Bluff, Jefferson County

Dear Governor Hutchinson:

In December 2016, DBA received your approval to proceed with a formal bid process for the sale of approximately 210 acres of pastureland in Pine Bluff for Arkansas Community Correction (ACC). The property was declared surplus property by the Department due to the recent closure of a Pine Bluff Center with their move to West Memphis. DBA advertised the bid for sale of the property on three separate occasions, the first two bids (April 11 and June 7, 2017) received a single bid of \$40,000. The ACC declined the bid both times and DBA recommended that we postpone a future bid until more interest could be generated with the placement of a "For Sale" sign on the property. After several months and a number of calls of interest, DBA agreed to set a third bid date. On September 19, 2017, DBA received a bid of \$155,000 for the property. The property was appraised at \$185,000. ACA §22-6-601(h)(2) allows for the sale of property for below appraised value if approved by your office and reviewed by the Arkansas Legislative Council.

ACC is requesting your approval to accept the below appraised value bid. The Board of Corrections reviewed the bid on September 22, 2017 and voted to accept the offer. Furthermore, it is the opinion and recommendation of this office and Sheila Sharp, Director, this property be sold for the bid amount received of \$155,000. I have attached a copy of the letter Ms. Sharp submitted to your office expressing the same.

We, therefore respectfully request that the bid amount which is less than appraised value be accepted by the Arkansas Community Correction so that it may proceed with the sale of the property pending review by the Arkansas Legislative Council.

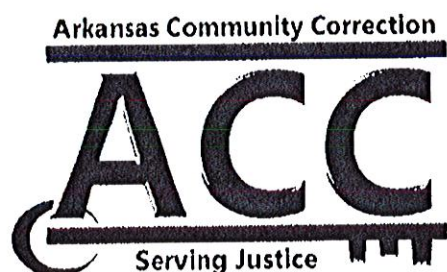
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Anne W. Laidlaw".

Anne W. Laidlaw, Director

Cc: Larry Walther, DFA Director  
Sheila Sharp, ACC Director





## Arkansas Community Correction

Two Union National Plaza Building  
105 West Capitol, 3rd Floor  
Little Rock, AR 72201-5731  
501-682-9510 (office) 501-682-9513 (fax)

September 25, 2017

The Honorable Asa Hutchinson  
Governor of Arkansas  
250 State Capitol  
Little Rock, AR 72201

Dear Governor Hutchinson,

Please accept this letter as a request for your approval to sell approximately 210 acres across from the old Southeast Arkansas Community Correction Center in Pine Bluff, Arkansas. As you may remember, we closed this facility last year when we acquired the Crittenden County Hospital in West Memphis and moved our inmates and facility operations to that location. We have worked with Department of Building Authority in selling this land across from the old facility.

We have placed the property out for bid on three occasions. The first two resulted in a top bid of \$40,000. On the third attempt we have received a bid for \$155,000. Since this is below the appraisal price of \$185,000 regulations require your approval along with Legislative Council. We believe that for where this property is located, \$155,000 is a very good offer.

The Board of Corrections has approved of the sale and is recommending your approval.

Please feel free to contact me if you should have any questions.

Sincerely,  
  
Sheila Sharp  
Director



STATE OF ARKANSAS

**Department of Finance  
and Administration**

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www.dba.arkansas.gov

October 6, 2017

Larry Walther, Director  
Department of Finance & Administration  
1509 West 7<sup>th</sup> Street, Suite 400  
Little Rock, Arkansas 72201

RE: Sale of State Land – Arkansas Community Correction (ACC)  
210 Acres of Pastureland – Pine Bluff, Jefferson County

Dear Mr. Walther:

In December 2016, DBA received the Governor's approval to proceed with a formal bid process for the sale of approximately 210 acres of pastureland in Pine Bluff for Arkansas Community Correction (ACC). The property was declared surplus property by the Department due to the recent closure of a Pine Bluff Center with their move to West Memphis. DBA advertised the bid for sale of the property on three separate occasions, the first two bids (April 11 and June 7, 2017) received a single bid of \$40,000. The ACC declined the bid both times and our office recommended that we postpone a future bid until more interest could be generated with the placement of a "For Sale" sign on the property. After several months and a number of calls of interest, DBA agreed to set a third bid date. On September 19, 2017, DBA received a bid of \$155,000 for the property. The property was appraised at \$185,000. ACA §22-6-601(h)(2) allows for the sale of property for below appraised value if approved by the Governor and reviewed by the Arkansas Legislative Council. The Governor's office has advised that the Governor is approving the sale.

In submitting a letter to Marty Garrity, Director at BLR, to include the recommended sale of the property on the October ALC agenda for the required Legislative approval, Ms. Garrity advised that she would also like to receive the approval of DFA Director. While this is not required under ACA §22-6-601(h)(2), we are abiding by Mrs. Garrity's request and presenting the same request to you for your consideration providing the following: The Board of Corrections reviewed the bid on September 22, 2017 and voted to accept the offer. Furthermore, it is the opinion and recommendation of this office and Sheila Sharp, Director, this property be sold for the bid amount received of \$155,000. I have attached a copy of the letter Ms. Sharp submitted to the Governor expressing the same.

At the request of BLR, I am also seeking your approval that the bid amount which is less than appraised value be accepted by the Arkansas Community Correction so that it may proceed with the sale of the property pending review by the Arkansas Legislative Council.

Respectfully submitted,

Anne W. Laidlaw, Director

OCT 09 2017



## Arkansas Community Correction

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105 West Capitol, 3rd Floor  
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501-682-9510 (office) 501-682-9513 (fax)

September 25, 2017

The Honorable Asa Hutchinson  
Governor of Arkansas  
250 State Capitol  
Little Rock, AR 72201

Dear Governor Hutchinson,

Please accept this letter as a request for your approval to sell approximately 210 acres across from the old Southeast Arkansas Community Correction Center in Pine Bluff, Arkansas. As you may remember, we closed this facility last year when we acquired the Crittenden County Hospital in West Memphis and moved our inmates and facility operations to that location. We have worked with Department of Building Authority in selling this land across from the old facility.

We have placed the property out for bid on three occasions. The first two resulted in a top bid of \$40,000. On the third attempt we have received a bid for \$155,000. Since this is below the appraisal price of \$185,000 regulations require your approval along with Legislative Council. We believe that for where this property is located, \$155,000 is a very good offer.

The Board of Corrections has approved of the sale and is recommending your approval.

Please feel free to contact me if you should have any questions.

Sincerely,  
  
Sheila Sharp  
Director





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September 26, 2017

The Honorable Asa Hutchinson  
Governor, State of Arkansas  
Room 250, State Capitol  
500 Woodlane Street  
Little Rock, Arkansas 72201

RE: Sale of State Land – Arkansas Community Correction (ACC)  
210 Acres of Pastureland – Pine Bluff, Jefferson County

Dear Governor Hutchinson:

In December 2016, DBA received your approval to proceed with a formal bid process for the sale of approximately 210 acres of pastureland in Pine Bluff for Arkansas Community Correction (ACC). The property was declared surplus property by the Department due to the recent closure of a Pine Bluff Center with their move to West Memphis. DBA advertised the bid for sale of the property on three separate occasions, the first two bids (April 11 and June 7, 2017) received a single bid of \$40,000. The ACC declined the bid both times and DBA recommended that we postpone a future bid until more interest could be generated with the placement of a "For Sale" sign on the property. After several months and a number of calls of interest, DBA agreed to set a third bid date. On September 19, 2017, DBA received a bid of \$155,000 for the property. The property was appraised at \$185,000. ACA §22-6-601(h)(2) allows for the sale of property for below appraised value if approved by your office and reviewed by the Arkansas Legislative Council.

ACC is requesting your approval to accept the below appraised value bid. The Board of Corrections reviewed the bid on September 22, 2017 and voted to accept the offer. Furthermore, it is the opinion and recommendation of this office and Sheila Sharp, Director, this property be sold for the bid amount received of \$155,000. I have attached a copy of the letter Ms. Sharp submitted to your office expressing the same.

We, therefore respectfully request that the bid amount which is less than appraised value be accepted by the Arkansas Community Correction so that it may proceed with the sale of the property pending review by the Arkansas Legislative Council.

Respectfully submitted,

Anne W. Laidlaw, Director

Cc: Larry Walther, DFA Director  
Sheila Sharp, ACC Director

Approved