



STATE OF ARKANSAS

**Department of Finance
and Administration**

DIVISION OF BUILDING AUTHORITY

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

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 8, 2019

Cc: Governor Asa Hutchinson
Larry Walther, DFA 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 January 1, 2019 and ending on March 31, 2019 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, 2019 through March 31, 2019***

Lease Number: N9037
Lessor Name: DFA - Division of Building Authority
Lessee Name: Slick's Sandwich Shops, L.L.C.
Start Date: 7/1/2019 ***Sq Ft:*** 1070
End Date: 6/30/2021 ***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 no other changes.

Lease Number: N9066
Lessor Name: DFA - Division of Building Authority
Lessee Name: USDA - Natural Resources Conservation Services
Start Date: 5/1/2019 ***Sq Ft:*** 6382
End Date: 4/30/2024 ***RateSF:*** \$14.33
***Original Date of
Conveyance:*** 7/15/1996 ***Annual Rent*** \$91,454.06
Property Name: Mainstreet Mall
Address: 101 East Capitol Avenue
City: Little Rock
County Name: Pulaski
Other: Five (5) year Lease Renewal with rent increase from \$13.91 per square foot
to \$14.33 pursuant to pre-negotiated renewal terms.. Rate remains flat for the

Lease Number: N9179
Lessor Name: DFA - Division of Building Authority
Lessee Name: Mental Health Council of Arkansas, Inc.
Start Date: 7/1/2019 **Sq Ft:** 2085
End Date: 6/30/2021 **RateSF:** \$13.54
Original Date of Conveyance: 1/1/2003 **Annual Rent** \$29,580.96
Property Name: 501 Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: Two (2) year Lease Renewal with no other changes.

Lease Number: N9221
Lessor Name: Arkansas Department of Correction
Lessee Name: Pathway to Freedom
Start Date: 7/1/2019 **Sq Ft:** 4324
End Date: 6/30/2021 **RateSF:**
Original Date of Conveyance: 7/1/2006 **Annual Rent** \$0.00
Property Name: Wrightsville Unit, BC100 & BC102
Address: 8400 Highway 386
City: Wrightsville
County Name: Pulaski
Other: Two (2) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9241
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Employment and Training Services, Inc.
Start Date: 9/1/2018 **Sq Ft:** 1008
End Date: 6/30/2019 **RateSF:** \$12.52
Original Date of Conveyance: 10/1/2008 **Annual Rent** \$12,620.16
Property Name:
Address: 1015 Linwood Drive
City: Paragould
County Name: Greene
Other: Change Amendment to reflect reduction in Sublessee's square footage and subsequent rent.

Lease Number: N9314
Lessor Name: Southern Arkansas University Tech
Lessee Name: Radio Works Inc
Start Date: 6/1/2019 **Sq Ft:** 16
End Date: 5/31/2020 **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: DFA - Division of Building Authority
Lessee Name: Mullenix & Associates LLC
Start Date: 5/1/2019 **Sq Ft:** 2266
End Date: 6/30/2021 **RateSF:** \$13.84
Original Date of Conveyance: 1/1/2015 **Annual Rent** \$31,366.06
Property Name: 501 Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: Twenty-six (26) month Lease Renewal with no other changes. Lease term now matches fiscal year end.

Lease Number: N6122
Lessor Name: University of Arkansas - Fayetteville
Lessee Name: New Cingular Wireless PCS, LLC
Start Date: 2/1/2019 **Sq Ft:**
End Date: 1/31/2024 **RateSF:**
Original Date of Conveyance: 2/15/1999 **Annual Rent** \$57,885.89
Property Name: Hotz Hall
Address: 1195 West Cleveland Street
City: Fayetteville
County Name: Washington
Other: Five (5) year Automatic Lease renewal with rent increase of fifteen percent (15.00%), flat for the five-year term.

Lease Number: N9368
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: Rafael Otero
Start Date: 7/1/2019 **Sq Ft:** 320
End Date: 6/30/2020 **RateSF:** \$18.00
Original Date of Conveyance: 6/1/2018 **Annual Rent** \$5,760.00
Property Name:
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: One (1) Sublease Renewal with no other changes.

Lease Number: N9373
Lessor Name: Department of Community Correction
Lessee Name: Re-Nu Life Center
Start Date: 1/1/2019 **Sq Ft:** 16000
End Date: 12/31/2019 **RateSF:**
Original Date of Conveyance: 1/1/2019 **Annual Rent** \$1.00
Property Name:
Address: 7301 West 13th Street - Bldgs. 7, 8, and 30 (kitchen)
City: Pine Bluff
County Name: Jefferson
Other: New one (1) year Public Advantage Lease between Arkansas Community Correction and entity conducting offender transitioning/treatment services.

Lease Number: N9372
Lessor Name: Arkansas Department of Human Services - Division of Developmental
Lessee Name: Grayson Rural Volunteer Fire Department
Start Date: 6/1/2018 **Sq Ft:**
End Date: 10/31/2032 **RateSF:**
Original Date of Conveyance: 6/1/2018 **Annual Rent** \$1.00
Property Name: Booneville Human Development Center - 1 Acre of Land
Address:
City:
County Name: Logan
Other: New fourteen (14) year and five (5) month Lease for one (1) acre of Land.

Lease Number: N9378
Lessor Name: University of Central Arkansas
Lessee Name: Deep Well Campus Ministries, Inc. d/b/a Chi Alpha Christian Fellowsh
Start Date: 3/1/2019 **Sq Ft:**
End Date: 2/28/2114 **RateSF:**
Original Date of Conveyance: 3/1/2019 **Annual Rent** \$1.00
Property Name: Approximately 0.43 acres of Land
Address: NW 1/4 SE 1/4 of Sect. 11, Township 5 N, R 14 West
City: Conway
County Name: Faulkner
Other: New ninety-five (95) year Ground Lease. UCA leasing ground to campus ministry organization for \$1.00/year as part of a property purchase.

Lease Number: N9379
Lessor Name: Southern Arkansas University Tech
Lessee Name: Thrive Church
Start Date: 4/1/2019 **Sq Ft:** 11500
End Date: 3/31/2021 **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 State-to-Private Lease to be used as a church service area on college campus.