



ASA HUTCHINSON  
GOVERNOR

# ARKANSAS AGRICULTURE DEPARTMENT

ARKANSAS FORESTRY COMMISSION  
ARKANSAS LIVESTOCK & POULTRY COMMISSION  
ARKANSAS STATE PLANT BOARD

1 NATURAL RESOURCES DRIVE, LITTLE ROCK, AR 72205 | (501) 225-1598 | AAD.ARKANSAS.GOV



WES WARD  
SECRETARY OF AGRICULTURE

May 20, 2019

Senator Cecile Bledsoe,  
Representative Jeff Wardlaw  
Co-Chairs, Arkansas Legislative Council  
State Capitol, Room 315  
Little Rock, AR 72202

Re: Sale of Land for the Arkansas Agriculture Department / Arkansas Forestry Commission Office Building at 3821 Roosevelt Road, Little Rock, Pulaski County.

Dear Senator Bledsoe and Representative Wardlaw:

Pursuant to A.C.A. 22-6-601(h)(2), the Arkansas Agriculture Department is seeking your review of our request to accept the below appraised value bid of \$150,000 for the former headquarters property of the Arkansas Forestry Commission. Governor Hutchinson granted the Department of Building Services' recommendation to accept the \$150,000 bid on May 6, 2019.

The property was appraised at \$250,000 prior to the removal of the building's native wood paneling so it could be preserved for future use. The appraiser estimated the cost of rebuilding the interior walls at approximately \$100,000, conceivably decreasing the value of the property by a comparable amount. The \$150,000 bid was the only responsible bid received after three bid lettings.

All parties concur that further solicitation of the property would not be in the best interest of the State. The parties also agree that the cost for the State to continue maintaining the vacant building, paying the insurance premium, and expending resources to regularly check the building for vandalism and other damage far exceeds the difference in value of the property versus the bid received. Enclosed for your review are copies of the letters from the Department of Building Authority and the Arkansas Forestry Commission recommending acceptance of the bid, with the Governor's approval noted.

The Arkansas Legislative Council's favorable review of the request to accept the below appraised value bid of \$150,000 would be appreciated. Please do not hesitate to contact me if you have any questions.

Respectfully,

Wesley W. Ward  
Secretary of Agriculture  
State of Arkansas





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

May 3, 2019

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

Re: Sale of Land for Arkansas Agriculture Department -Arkansas Forestry Commission  
 Office Building located at 3821 Roosevelt Road, Little Rock, Pulaski County

Dear Governor Hutchinson:

On August 9, 2018, DBA received your approval and conducted a bid process for the sale of the above referenced property in December, 2018 for the Arkansas Forestry Commission. DBA did not receive any bids for the property on its first attempt. Subsequently, DBA conducted two (2) additional bid lettings, and again, no bids were received until the third attempt. The third bid letting on April 23, 2019 resulted in a responsible bid in the amount of \$150,000. The property was appraised at \$250,000 prior to AFC's decision to remove the native wood paneling found throughout the building for preservation purposes. It was estimated by the appraiser that the value for rebuilding the interior walls was approximately \$100,000, conceivably decreasing the value of the property by a comparable amount. Ark. Code Ann. §22-6-601(h)(2) allows for the sale of property for below appraised value if approved by your office and reviewed by Arkansas Legislative Council.

The Arkansas Agricultural Department and Forestry Commission have requested your approval to accept the current bid amount. DBA Staff and I have conferred numerous times with the staff at AFC on this property. It is the view of both parties that the cost for the State to continue to maintain the vacant building, pay the insurance premium and expend resources to check the building regularly for vandalism and other damage, far exceeds the difference in value of the property verses the bid received. Therefore, it is the opinion and recommendation of this office and Joe Fox, State Forester, (letter enclosed) this property be sold for the bid amount of \$150,000. We concur that further solicitation of this property is not perceived to be in the best interest of the State.

We therefore respectfully request that the bid amount (\$150,000) which is less than the appraised value be accepted by the AAD - Arkansas Forestry Commission and allow them to proceed with the sale of the property with the high bidder.

We look forward to your reply while a similar request is being made to the Legislative Council prior to finalization of the sale. Please do not hesitate to contact our office if you have any questions or concerns at 682-1833.

Sincerely,

Anne W. Laidlaw, Director

Enclosures

c: Joe Fox, AFC, State Forester

*Approved*  
*May 6, 2019*

JUN 11 2019



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WES WARD  
SECRETARY OF AGRICULTURE

April 26, 2019

Anne Laidlaw  
Director, Division of Building Authority  
Little Rock, AR

Re: Arkansas Forestry Commission 3821 West Roosevelt Road

Dear Ms. Laidlaw:

On April 23<sup>rd</sup> of this week, the Little Rock Compassion Center bid \$150,000 for the former Arkansas Forestry Commission's headquarters building on Roosevelt Road. After three bid dates and multiple advertisements, the Compassion Center's bid is the only legitimate bid for the building. In the three bid openings just one other bid was received for \$100.

At the April 19 regular quarterly meeting of the Arkansas Forestry Commission, the Commission voted to delegate to me the authority to recommend to you and the Governor its approval or rejection of any bid for the building.

Noting the fact that DBA and AFC have marketed the building for several months and that the Little Rock Compassion Center is an ongoing and respected establishment in the area, AFC recommends to DBA that the less than appraised value bid of \$150,000 be accepted. If DBA agrees with us, AFC asks that you would forward our recommendation to the Governor for his approval.

I thank you and Wes Laceywell for all your work on our project!

Sincerely,

Joe S. Fox  
State Forester  
Arkansas Forestry Commission  
Arkansas Agriculture Department

