



STATE OF ARKANSAS
Department of Transformation and Shared Services
Governor Asa Hutchinson
Secretary Amy Fecher

**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: July 9, 2019

Cc: Governor Asa Hutchinson
Amy Fecher, TSS 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 April 1, 2019 and ending on June 30, 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
April 1, 2019 through June 30, 2019***

Lease Number: N9118
Lessor Name: DFA - Division of Building Authority
Lessee Name: International Paper Company
Start Date: 7/1/2019 ***Sq Ft:*** 1035
End Date: 6/30/2020 ***RateSF:*** \$14.30
Original Date of Conveyance: 6/1/1999 ***Annual Rent*** \$14,800.56
Property Name: 501 Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: One (1) year Lease Renewal with addition of Act 1076 language.

Lease Number: N9071
Lessor Name: DHS - Division of Aging, Adult and Behavioral Health Services
Lessee Name: Birch Tree Communities, Inc.
Start Date: 1/1/2020 ***Sq Ft:*** 21431
End Date: 12/31/2020 ***RateSF:***
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: One (1) year Public Advantage Lease Renewal with no other changes.

Lease Number: N9082
Lessor Name: University of Central Arkansas
Lessee Name: Pi Kappa Alpha House Corporation
Start Date: 6/1/2019 **Sq Ft:** 1988
End Date: 5/31/2020 **RateSF:** \$2.87
Original Date of Conveyance: 8/1/1998 **Annual Rent** \$5,700.00
Property Name: Pi Kappa Alpha Fraternity House
Address: 439 Western Avenue
City: Conway
County Name: Faulkner
Other: One (1) year automatic Lease renewal from 6-1-19 to 5-31-20.

Lease Number: N9272
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: ARCARE
Start Date: 7/1/2019 **Sq Ft:** 750
End Date: 6/30/2020 **RateSF:** \$18.00
Original Date of Conveyance: 4/1/2011 **Annual Rent** \$13,500.00
Property Name: Southern Clinic Building
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: One (1) year Sublease Renewal with no other changes.

Lease Number: N9282
Lessor Name: University of Central Arkansas
Lessee Name: Lambda Phi House Association of Sigma Nu
Start Date: 8/1/2019 **Sq Ft:**
End Date: 7/31/2020 **RateSF:**
Original Date of Conveyance: 8/1/2011 **Annual Rent** \$15,000.00
Property Name: Sigma Nu Fraternity
Address: 411 Western Avenue
City: Conway
County Name: Faulkner
Other: One (1) year Lease Renewal with no other changes.

Lease Number: N9268
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Arkansas Human Development Corporation
Start Date: 6/1/2019 **Sq Ft:** 269
End Date: 2/29/2020 **RateSF:** \$10.00
Original Date of Conveyance: 9/1/2010 **Annual Rent** \$2,690.04
Property Name:
Address: 130 West Waterman Street
City: Dumas
County Name: Desha
Other: Nine (9) month Sublease Renewal with increase in square feet and subsequent rent increase.

Lease Number: N9264
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District, Inc.
Start Date: 7/1/2019 **Sq Ft:** 1036
End Date: 6/30/2022 **RateSF:** \$11.73
Original Date of Conveyance: 5/1/2010 **Annual Rent** \$12,152.28
Property Name: Frisco Station Mall
Address: 100 North Dixieland Road
City: Rogers
County Name: Benton
Other: Three (3) year Sublease Renewal with two percent (2.00%) rent increase flat for the three-year term. Term matches Master Lease (P2589).

Lease Number: N9265
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District, Inc.
Start Date: 3/1/2019 **Sq Ft:** 1549.5
End Date: 2/28/2021 **RateSF:** \$12.50
Original Date of Conveyance: 4/1/2010 **Annual Rent** \$19,368.72
Property Name:
Address: 2143 Martin Luther King Boulevard
City: Fayetteville
County Name: Washington
Other: Two (2) year Sublease Renewal with square footage increase of 349.50 square feet and subsequent rent increase.

Lease Number: N9273
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Northwest Arkansas Economic Development District, Inc.
Start Date: 4/1/2019 **Sq Ft:** 1132
End Date: 3/31/2021 **RateSF:** \$7.41
Original Date of Conveyance: 1/1/2011 **Annual Rent** \$8,388.12
Property Name:
Address: 1058 Highland Circle
City: Mountain Home
County Name: Baxter
Other: Two (2) year Sublease Renewal with no other changes.

Lease Number: N9316
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Southeast Arkansas Economic Development District, Inc.
Start Date: 10/1/2019 **Sq Ft:** 986
End Date: 9/30/2020 **RateSF:**
Original Date of Conveyance: 7/1/2014 **Annual Rent** \$1.00
Property Name:
Address: 1001 South Tennessee Street
City: Pine Bluff
County Name: Jefferson
Other: One (1) year Lease Renewal with no other changes.

Lease Number: N9374
Lessor Name: Arkansas Department of Correction
Lessee Name: Semahtronix, LLC
Start Date: 1/1/2019 **Sq Ft:** 21600
End Date: 12/31/2020 **RateSF:**
Original Date of Conveyance: 1/1/2019 **Annual Rent** \$1.00
Property Name: ADC Grimes Unit
Address: 300 Corrections Drive
City: Newport
County Name: Jackson
Other: Two (2) year Public Advantage Lease for Arkansas Department of Correction facility and one of their industry partners.

Lease Number: N9317
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Southeast Arkansas Economic Development District, Inc.
Start Date: 6/1/2019 **Sq Ft:** 478
End Date: 2/29/2020 **RateSF:** \$10.00
Original Date of Conveyance: 7/1/2014 **Annual Rent** \$4,779.96
Property Name:
Address: 130 Waterman Street
City: Dumas
County Name: Desha
Other: Nine (9) month Sublease renewal with increase in square feet and subsequent rent increase.

Lease Number: N9007
Lessor Name: Arkansas School for the Deaf
Lessee Name: Children First, Inc.
Start Date: 5/1/2019 **Sq Ft:** 3000
End Date: 4/30/2024 **RateSF:** \$8.48
Original Date of Conveyance: 1/1/1994 **Annual Rent** \$26,074.08
Property Name: Arkansas School for the Deaf -Lower Level Dormitory Building
Address: 2400 West Markham Street
City: Little Rock
County Name: Pulaski
Other: Five (5) year Lease Renewal with one percent (1.00%) annual escalations.

Lease Number: N9195
Lessor Name: University of Arkansas - Fayetteville
Lessee Name: New Cingular Wireless PCS, LLC
Start Date: 7/1/2019 **Sq Ft:**
End Date: 6/30/2024 **RateSF:**
Original Date of Conveyance: 7/1/2004 **Annual Rent** \$57,885.89
Property Name: Yocum Hall
Address: 155 North Ozark Drive
City: Fayetteville
County Name: Washington
Other: Five (5) year automatic Lease Renewal for rooftop space on U of A - Fayetteville campus.

Lease Number: N9353
Lessor Name: South Arkansas Community College
Lessee Name: Abundant Life Family Worship Center (of El Dorado) D/B/A Abundant
Start Date: 8/15/2018 **Sq Ft:** 0
End Date: 7/31/2021 **RateSF:** \$0.00
Original Date of Conveyance: 8/15/2018 **Annual Rent** \$1.00
Property Name: Parking Lot
Address: Southeast Corner of Block and Hardy Streets
City: El Dorado
County Name: Union
Other: New Public Advantage Parking Lease covering approximately three (3) year term.

Lease Number: N9381
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Pulaski County Adult Education Program
Start Date: 7/1/2018 **Sq Ft:** 547
End Date: 5/31/2019 **RateSF:** \$15.41
Original Date of Conveyance: 7/1/2018 **Annual Rent** \$8,429.28
Property Name:
Address: 5401 South University Avenue
City: Little Rock
County Name: Pulaski
Other: New eleven (11) month Sublease between Workforce Services and Pulaski Co. Adult Ed. Matches Master Lease term.