



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: October 8, 2018

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 July 1, 2018 and ending on September 30, 2018 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
July 1, 2018 through September 30, 2018*

Lease Number: N9192
Lessor Name: **Arkansas Department of Parks and Tourism - State Parks Division**
Lessee Name: **John Hart**
Start Date: 1/1/2019 **Sq Ft:** 0
End Date: 12/31/2022 **RateSF:** \$0.00
Original Date of Conveyance: 1/1/2004 **Annual Rent** \$2,801.00
Property Name: Prairie Grove Battlefield State Park
Address: 61.89 Acres of Pastureland
City: Prairie Grove
County Name: Washington
Other: Four (4) year lease renewal for Prairie Grove Battlefield State Park. Lessee exercising all four (4) 1-year options now.

Lease Number: N9244
Lessor Name: **Department of Parks and Tourism - State Parks Division**
Lessee Name: **Walker Gragg**
Start Date: 8/1/2018 **Sq Ft:**
End Date: 7/31/2023 **RateSF:**
Original Date of Conveyance: 8/1/2008 **Annual Rent** \$3,600.00
Property Name: 58.3 Acres of Pastureland
Address: Prairie Grove Battlefield State Park
City: Prairie Grove
County Name: Washington
Other: Five (5) year Lease Renewal for pastureland in Prairie Grove Battlefield State Park.

Lease Number: N9242
Lessor Name: Arkansas Department of Parks and Tourism - State Parks Division
Lessee Name: Kenneth Renfroe
Start Date: 7/1/2018 **Sq Ft:**
End Date: 6/30/2023 **RateSF:**
Original Date of Conveyance: 7/1/2008 **Annual Rent** \$9,264.40
Property Name: Approximately 131 acres of pastureland located in the Park.
Address: Prairie Grove Battlefield State Park
City: Prairie Grove
County Name: Washington
Other: Five (5) year pastureland Lease Renewal won through agency's lease bid process. Lessee's winning bid is \$9,264.40/year.

Lease Number: N9258
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: Arkansas Human Development Corporation
Start Date: 12/1/2018 **Sq Ft:** 498
End Date: 11/30/2019 **RateSF:** \$11.00
Original Date of Conveyance: 12/1/2008 **Annual Rent** \$5,478.00
Property Name:
Address: 300 Eldridge Road
City: Forrest City
County Name: St. Francis
Other: One (1) year Sublease Renewal with no other changes.

Lease Number: N9288
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: White River Planning and Development District, Inc.
Start Date: 10/1/2018 **Sq Ft:** 273
End Date: 9/30/2020 **RateSF:** \$8.26
Original Date of Conveyance: 7/1/2011 **Annual Rent** \$2,256.00
Property Name:
Address: 396 Barnett Drive
City: Batesville
County Name: Independence
Other: Two (2) year Sublease renewal with Sublessee address change.

Lease Number: N9314
Lessor Name: **Southern Arkansas University Tech**
Lessee Name: **Radio Works Inc**
Start Date: 4/1/2018 *Sq Ft:* 16
End Date: 5/31/2019 *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: Change Amendment to reflect change in Lessee name and address.

Lease Number: N9333
Lessor Name: **Northwest Technical Institute**
Lessee Name: **Springdale Benevolent Foundation**
Start Date: 8/1/2018 *Sq Ft:* 0
End Date: 4/30/2040 *RateSF:* \$0.00
Original Date of Conveyance: 5/1/2015 *Annual Rent* \$0.00
Property Name: 5.60 acres located on the Northwest Technical Institute campus - -R
Address: 709 South Old Missouri Road
City: Springdale
County Name: Washington
Other: Change Amendment to reflect decrease of Premises from 12 acres to 5.6 acres on Northwest Technical Institute campus.

Lease Number: N9338
Lessor Name: **UAMS - Regional Programs - UAMS Southwest**
Lessee Name: **Special Health Resources for Texas, Inc.**
Start Date: 1/1/2019 *Sq Ft:* 11300
End Date: 6/30/2020 *RateSF:* \$21.67
Original Date of Conveyance: 1/1/2016 *Annual Rent* \$244,871.04
Property Name:
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: Eighteen (18) month Sublease Renewal with no other changes.

Lease Number: N9350
Lessor Name: DFA - Division of Building Authority
Lessee Name: Delta Regional Authority
Start Date: 4/1/2018 **Sq Ft:** 1854
End Date: 9/30/2019 **RateSF:** \$13.90
Original Date of Conveyance: 10/1/2016 **Annual Rent** \$25,770.60
Property Name: 501 Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: Eighteen (18) month Lease Renewal for Delta Regional Authority at 501 Building.

Lease Number: N9352
Lessor Name: UAMS - Regional Programs - UAMS Northeast
Lessee Name: Access Group, Inc.
Start Date: 8/1/2018 **Sq Ft:** 1083
End Date: 7/31/2019 **RateSF:** \$7.00
Original Date of Conveyance: 6/1/2017 **Annual Rent** \$7,581.00
Property Name:
Address: 311 East Matthews Avenue
City: Jonesboro
County Name: Craighead
Other: One (1) year Lease Renewal with the addition of 30-day termination clause for either party.

Lease Number: N9349
Lessor Name: Arkansas Department of Workforce Services
Lessee Name: White River Planning and Development District, Inc.
Start Date: 1/1/2019 **Sq Ft:** 133
End Date: 12/31/2021 **RateSF:** \$10.09
Original Date of Conveyance: 7/1/2016 **Annual Rent** \$1,342.50
Property Name:
Address: 7648 Victory Boulevard
City: Newport
County Name: Jackson
Other: Three (3) year Sublease Renewal between DWS and their partner to match the Master Lease (S8416) term.

Lease Number: N9370
Lessor Name: DFA - Division of Building Authority
Lessee Name: Downtown Little Rock Partnership
Start Date: 8/1/2018 *Sq Ft:* 2512
End Date: 6/30/2024 *RateSF:* \$12.92
Original Date of Conveyance: 8/1/2018 *Annual Rent* \$34,455.00
Property Name: Main Street Mall
Address: 101 East Capitol Avenue
City: Little Rock
County Name: Pulaski
Other: New six (6) year public advantage Lease with quasi-public entity with exchange in building services.