



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:** July 10, 2017

**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 April 1, 2017 and ending on June 30, 2017 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, 2017 through June 30, 2017*

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*Lease Number:* N9014  
*Lessor Name:* **DFA - Division of Building Authority**  
*Lessee Name:* **Allen Maxenberger**  
*Start Date:* 7/1/2017                      *Sq Ft:* 1542  
*End Date:* 6/30/2019                      *RateSF:* \$4.28  
*Original Date of Conveyance:* 1/1/1992                      *Annual Rent* \$6,600.00  
*Property Name:* 1515 Building (Restaurant)  
*Address:* 1515 West 7th Street  
*City:* Little Rock  
*County Name:* Pulaski  
*Other:* Two (2) year lease renewal with no other changes.

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*Lease Number:* N9037  
*Lessor Name:* **DFA - Division of Building Authority**  
*Lessee Name:* **Slick's Sandwich Shops, L.L.C.**  
*Start Date:* 7/1/2017                      *Sq Ft:* 1070  
*End Date:* 6/30/2019                      *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.

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*Lease Number:* N9166  
*Lessor Name:* Department of Parks and Tourism - State Parks Division  
*Lessee Name:* Texarkana College of Texarkana, TX  
*Start Date:* 7/1/2017                      *Sq Ft:* 1932  
*End Date:* 6/30/2019                      *RateSF:* \$0.00  
*Original Date of Conveyance:* 7/1/2002                      *Annual Rent* \$1.00  
*Property Name:* Old Washington Historical State Park  
*Address:* Old Washington Historical State Park  
*City:* Old Washington  
*County Name:* Hempstead  
*Other:* Two (2) year lease renewal with no other changes.

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*Lease Number:* N9179  
*Lessor Name:* DFA - Division of Building Authority  
*Lessee Name:* Mental Health Council of Arkansas, Inc.  
*Start Date:* 11/1/2017                      *Sq Ft:* 2085  
*End Date:* 6/30/2019                      *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:* Twenty (20) month lease that reflects change from usable sq ft to rentable sq feet, and change in storage area suites.

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*Lease Number:* N9190  
*Lessor Name:* Arkansas State Police  
*Lessee Name:* Desha County, Arkansas - Sheriff Department  
*Start Date:* 7/1/2017                      *Sq Ft:* 144  
*End Date:* 6/30/2019                      *RateSF:* \$0.00  
*Original Date of Conveyance:* 1/1/2004                      *Annual Rent* \$0.00  
*Property Name:* Southeast Law Enforcement Center  
*Address:* 603 Highway 65 North  
*City:* Dumas  
*County Name:* Desha  
*Other:* Two (2) year lease renewal with no other changes.

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*Lease Number:* N9221  
*Lessor Name:* **Arkansas Department of Correction**  
*Lessee Name:* **Pathway to Freedom**  
*Start Date:* 7/1/2017                      *Sq Ft:* 4324  
*End Date:* 6/30/2018                      *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:* One (1) year lease renewal with no other changes.

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*Lease Number:* N9250  
*Lessor Name:* **Arkansas Department of Workforce Services**  
*Lessee Name:* **Workforce Development Board of Eastern Arkansas, Inc.**  
*Start Date:* 10/1/2016                      *Sq Ft:* 1706  
*End Date:* 6/30/2019                      *RateSF:* \$12.75  
*Original Date of Conveyance:* 7/1/2008                      *Annual Rent* \$21,751.56  
*Property Name:*  
*Address:* 2003 West Broadway Avenue  
*City:* West Memphis  
*County Name:* Crittenden  
*Other:* Thirty-three month sublease renewal to match Master Lease term through 6-30-19.

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*Lease Number:* N9251  
*Lessor Name:* **Arkansas Department of Workforce Services**  
*Lessee Name:* **Workforce Development Board of Eastern Arkansas, Inc.**  
*Start Date:* 12/1/2016                      *Sq Ft:* 2041  
*End Date:* 11/30/2018                      *RateSF:* \$11.00  
*Original Date of Conveyance:* 12/1/2008                      *Annual Rent* \$22,451.04  
*Property Name:*  
*Address:* 300 Eldridge Road, #2  
*City:* Forrest City  
*County Name:* St. Francis  
*Other:* Two (2) year sublease renewal to match Master Lease term of 11-30-18.

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*Lease Number:* N9282  
*Lessor Name:* **University of Central Arkansas**  
*Lessee Name:* **Lambda Phi House Association of Sigma Nu**  
*Start Date:* 8/1/2017 *Sq Ft:*  
*End Date:* 7/31/2019 *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:* Two (2) year lease renewal with no other changes.

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*Lease Number:* N9265  
*Lessor Name:* **Arkansas Department of Workforce Services**  
*Lessee Name:* **Northwest Arkansas Certified Development Company**  
*Start Date:* 3/1/2017 *Sq Ft:* 1200  
*End Date:* 2/28/2019 *RateSF:* \$12.25  
*Original Date of Conveyance:* 4/1/2010 *Annual Rent* \$14,700.00  
*Property Name:*  
*Address:* 2143 Martin Luther King Boulevard  
*City:* Fayetteville  
*County Name:* Washington  
*Other:* Two (2) year sublease renewal with no other changes and matches master lease expiration date of 2-28-19.

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*Lease Number:* N9328  
*Lessor Name:* **DFA - Division of Building Authority**  
*Lessee Name:* **Mullenix & Associates,LLC**  
*Start Date:* 5/1/2017 *Sq Ft:* 2266  
*End Date:* 4/30/2019 *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:* Extended lease term for full two-year term with expansion of leased Premises to include suite 104C across the hall.

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*Lease Number:* N9309  
*Lessor Name:* **Arkansas Department of Correction**  
*Lessee Name:* **City of Wrightsville, Arkansas**  
*Start Date:* 10/1/2014 *Sq Ft:*  
*End Date:* 9/30/2113 *RateSF:*  
*Original Date of Conveyance:* 10/1/2014 *Annual Rent* \$1.00  
*Property Name:* 80.36 Acres of land for wastewater treatment plant  
*Address:* (See Exhibits A & C of lease)  
*City:* Wrightsville  
*County Name:* Pulaski  
*Other:* Change amendment to reflect addition of .03 acres and pump #5.

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*Lease Number:* N9331  
*Lessor Name:* **UAMS - Department of Pediatrics**  
*Lessee Name:* **Arkansas Children's Hospital**  
*Start Date:* 2/1/2017 *Sq Ft:* 18927.16  
*End Date:* 1/31/2018 *RateSF:* \$32.00  
*Original Date of Conveyance:* 2/16/2015 *Annual Rent* \$605,669.16  
*Property Name:*  
*Address:* 519 Latham Drive  
*City:* Lowell  
*County Name:* Benton  
*Other:* One (1) year sublease renewal with reduction in square feet but increase in rent per square foot.

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*Lease Number:* N9350  
*Lessor Name:* **DFA - Division of Building Authority**  
*Lessee Name:* **Delta Regional Authority**  
*Start Date:* 4/1/2017 *Sq Ft:* 1323  
*End Date:* 3/31/2018 *RateSF:* \$16.00  
*Original Date of Conveyance:* 10/1/2016 *Annual Rent* \$21,168.00  
*Property Name:* 900 West Capitol Building  
*Address:* 900 West Capitol Avenue  
*City:* Little Rock  
*County Name:* Pulaski  
*Other:* One (1) yr renewal; no longer sublease of AEDC; leasing from DBA. Occupying partial suite until new tenant can be located.

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*Lease Number:* N9352  
*Lessor Name:* UAMS - Regional Programs - UAMS Northeast  
*Lessee Name:* Access Group, Inc.  
*Start Date:* 6/1/2017                      *Sq Ft:* 1083  
*End Date:* 7/31/2018                      *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:* New thirteen (13) month lease at UAMS-owned property in Jonesboro.