



**DEPARTMENT OF
PARKS & TOURISM**

1 Capitol Mall
Little Rock, AR 72201
501-682-7777

Central Administration
Division
501-682-2039

Great River Road Division
870-295-2005
Arkansas.com

Human Resources Section
501-682-7742 (TDD)

Keep Arkansas
Beautiful Division
501-682-3507 (TDD)
KeepArkansasBeautiful.com

State Parks Division
501-682-1191 (TDD)
ArkansasStateParks.com

Tourism Division
501-682-7777 (TDD)
Arkansas.com

**Asa Hutchinson
GOVERNOR**

**Kane Webb
EXECUTIVE DIRECTOR**

DIVISION DIRECTORS

Cynthia Dunlap
ADMINISTRATION

Grady Spann
STATE PARKS

Joe David Rice
TOURISM

Kim Williams
GREAT RIVER ROAD

Robert Phelps
KEEP ARKANSAS
BEAUTIFUL

**AN EQUAL
OPPORTUNITY/
AFFIRMATIVE ACTION/
AMERICANS WITH
DISABILITIES ACT
EMPLOYER**



November 1, 2017

Marty Garrity, Director
Bureau of Legislative Research
Executive Secretary, Arkansas Legislative Council
Arkansas State Capitol, Room 315
Little Rock, AR 72201

RE: State Park Property Acquisitions

Dear Ms. Garrity:

The Arkansas Department of Parks and Tourism, State Parks Division (ASP) seeks acquisition of select properties to protect and preserve natural, cultural, and historic resources; provide additional recreational and educational opportunities for park visitors; and to provide housing for park superintendents and other uniform / park management employees, benefiting our department by having staff on-site or nearby to respond to round-the-clock emergencies and increase security for protection of park resources, facilities, and guests. The following is a brief description of each proposed acquisition, listed by park. Additional details are provided in attached documents. Grant funds and/or budget allocations will be utilized to acquire these priority properties.

- **Petit Jean State Park:** ASP proposes acquisition of a 30,000 sq.ft. warehouse facility and approximately eight (8) acres of land.
- **Woolly Hollow State Park:** ASP proposes acquisition of approximately 27.8 acres of undeveloped land adjoining the existing park boundary.
- **Pinnacle Mountain State Park:** ASP proposes acquisition of approximately 30 acres of undeveloped land adjoining the existing park boundary.
- **Jacksonport State Park:** ASP proposes acquisition of one incorporated town lot, comprising 0.2 acres of land, located on Block 6 of the Original Town of Jacksonport and adjoining the existing park boundary.
- **Mammoth Spring State Park:** ASP has identified the need for park housing adjacent or in close proximity to the state park. Although specific housing has not yet been identified for purchase, existing homes meeting ASP minimum

standards (3 BR / 1.5 BA, 1,550 sq. ft. min.) are regularly marketed for sale near the park.

- **Prairie Grove Battlefield State Park:** ASP has identified the need for park housing adjacent or in close proximity to the state park. Although specific housing has not yet been identified for purchase, suitable existing homes meeting ASP minimum standards (3 BR / 1.5 BA, 1,550 sq. ft. min.) are regularly marketed for sale near the park.
- **Jenkins Ferry State Park:** ASP has identified key properties that have historical ties to the Civil War main engagement site of the Battle of Jenkins Ferry. These acquisitions would be for battlefield preservation and acquired in phases.
- **Delta Heritage Trail State Park:** ASP proposes acquisition through donation of approximately 2.64 acres of land located within the municipal limits of Arkansas City at the intersection of Weatherwood Street and Kate Adams Avenue.

In accordance with A.C.A. § 22-4-106, I am respectfully requesting the Arkansas Legislative Council's (ALC) favorable advice to complete these property acquisitions. Initial approval of these acquisitions have been granted over time by the State Parks, Recreation and Travel Commission from July 21, 2016 to September 20, 2017. Favorable advice from Governor Hutchinson was received on October 11, 2017 (enclosed). I ask that you place our request on the December 15, 2017 ALC agenda. If you have any questions or need further information, please call me at 682-2535, or Grady Spann at 682-7743. Thank you for your consideration.

Sincerely,



Kane Webb

Executive Director

Enclosure

KW/jk

cc: Grady Spann, Director, Arkansas State Parks (w/encl.)
Randy Roberson, Manager of Planning and Development (w/encl.)
Shea Lewis, Acting Manager of Operations (w/encl.)
Melinda Miller, Real Estate Officer (w/encl.)
Jeff King, Chief Park Planner (w/encl.)

Memo

To : Governor Asa Hutchinson
From : Christian Gonzalez
CC : Alison Williams, Bill Gossage, Robert Moery
Date : October 11th, 2017
Re : Arkansas State Park Property Acquisitions



Summary: Arkansas State Parks, in accordance with A.C.A §22-4-106, is seeking your approval to complete the following land acquisitions:

Petit Jean State Park: ASP proposes acquisition of a 30,000 sq.ft. warehouse facility and approximately eight (8) acres of land.

Woolly Hollow State Park: ASP proposes acquisition of approximately 27.8 acres of undeveloped land adjoining the existing park boundary.

Pinnacle Mountain State Park: ASP proposes acquisition of approximately 30 acres of undeveloped land adjoining the existing park boundary.

Jacksonport State Park: ASP proposes acquisition of one incorporate town lot, comprising 0.2 acres of land, located on Block 6 of the Original Town of Jacksonport and adjoining the existing park boundary.

Mammoth Spring State Park: ASP has identified the need for park housing adjacent or in close proximity to the state park. Although specific housing has not yet been identified for purchase, existing homes meeting ASP minimum standards (3 BR / 1.5 BA, 1,550 sq. ft. min.) are regularly marketed for sale near the park.

Prairie Grove Battlefield State Park: ASP has identified the need for park housing adjacent or in close proximity to the state park. Although specific housing has not yet been identified for purchase, suitable existing homes meeting ASP minimum standards (3 BR / 1.5 BA, 1,550 sq. ft. min.) are regularly marketed for sale near the park.

Jenkins Ferry State Park: ASP has identified key properties that have historical ties to the Civil War main engagement site of the Battle of Jenkins Ferry. These acquisitions would be for battlefield preservation and acquired in phases.

Delta Heritage Trail State Park: ASP proposes acquisition through donation of approximately 2.64 acres of land located within the municipal limits of Arkansas City at the intersection of Weatherwood Street and Kate Adams Avenue.

Preliminary approval of the proposed acquisitions was granted by the State Parks, Recreation, and Travel Commission.

Funding: The costs associated with these acquisitions are for appraisals, surveys, closing and titles. ADPT utilizes Amendment 75 (1/8th cent) funds for these purposes as well as grant funds from the Arkansas Natural and Cultural Resources Council.

Staff Recommendation: Approve

Attachments: Letter of Request from ADPT Director Kane Webb, Property Descriptions, Maps of Acquisition Areas

Christian Gonzalez, (479)685-0499



STATE OF ARKANSAS
**Department of Finance
and Administration**

OFFICE OF THE DIRECTOR
1509 West Seventh Street, Suite 401
Post Office Box 3278
Little Rock, Arkansas 72203-3278
Phone: (501) 682-2242
Fax: (501) 682-1029
www.arkansas.gov/dfa

December 1, 2017

Kane Webb, Director
Arkansas Department of Parks and Tourism
1 Capitol Mall
Little Rock, AR 72201


Re: Property Acquisition Request by Arkansas Department of Parks & Tourism for Petit Jean, Woolly Hollow, Pinnacle Mountain, Jacksonport, Mammoth Spring, Prairie Grove Battlefield, Jenkins Ferry and Delta Heritage State Parks

Dear Mr. Webb:

I have reviewed your request dated November 1, 2017 regarding the Department's desire to acquire property for the above referenced State Parks. These properties are being sought for acquisition by your agency to support your efforts in the protection and preservation of Arkansas's natural, cultural and historic resources; to provide recreational and educational opportunities for the public; and lastly for locating staff on site or nearby in protecting park resources, facilities and the public.

After reviewing the documentation provided, and upon the authority provided to me pursuant to Arkansas Code Annotated §22-4-106, this letter shall serve as my advice that you may move forward with these acquisitions as I have determined that they are in the best interests of the State.

Sincerely,


Larry W. Walther
Director

LWW:mjc

Petit Jean State Park – Proposed Acquisition

Property Description:

Part of the West Half of the Northeast Quarter of the Northeast Quarter (W ½, NE ¼) of Section 34, Township 6 North, Range 18 West, Conway County, Arkansas, more particularly described as follows:

Commencing at the NE Corner of the SE ¼, of the NE ¼ of said Section 34 and run thence S-89-56-00 West for 1488.00 feet to the point of beginning. Thence South 00-03-00 East for 851.2 feet to a point: thence North 83-34-00 East for 526.6 feet; thence South 00-03-00 West for 81.05 feet to the point of beginning. Subject to all easements, public or private which may exist thereon.

Property contains approximately 8 acres, more or less.

Purpose:

To function as a primary storage facility for both Petit Jean State Park and overall state park operations. The facility will provide much needed space for the storage of construction equipment and supplies utilized by in-house carpentry, trades (plumbing, electrical, HVAC), and maintenance staff, as well as provide a fabrication and shop facility to replace an existing makeshift building slated for demolition and replacement with a new visitor center.

Estimated cost:

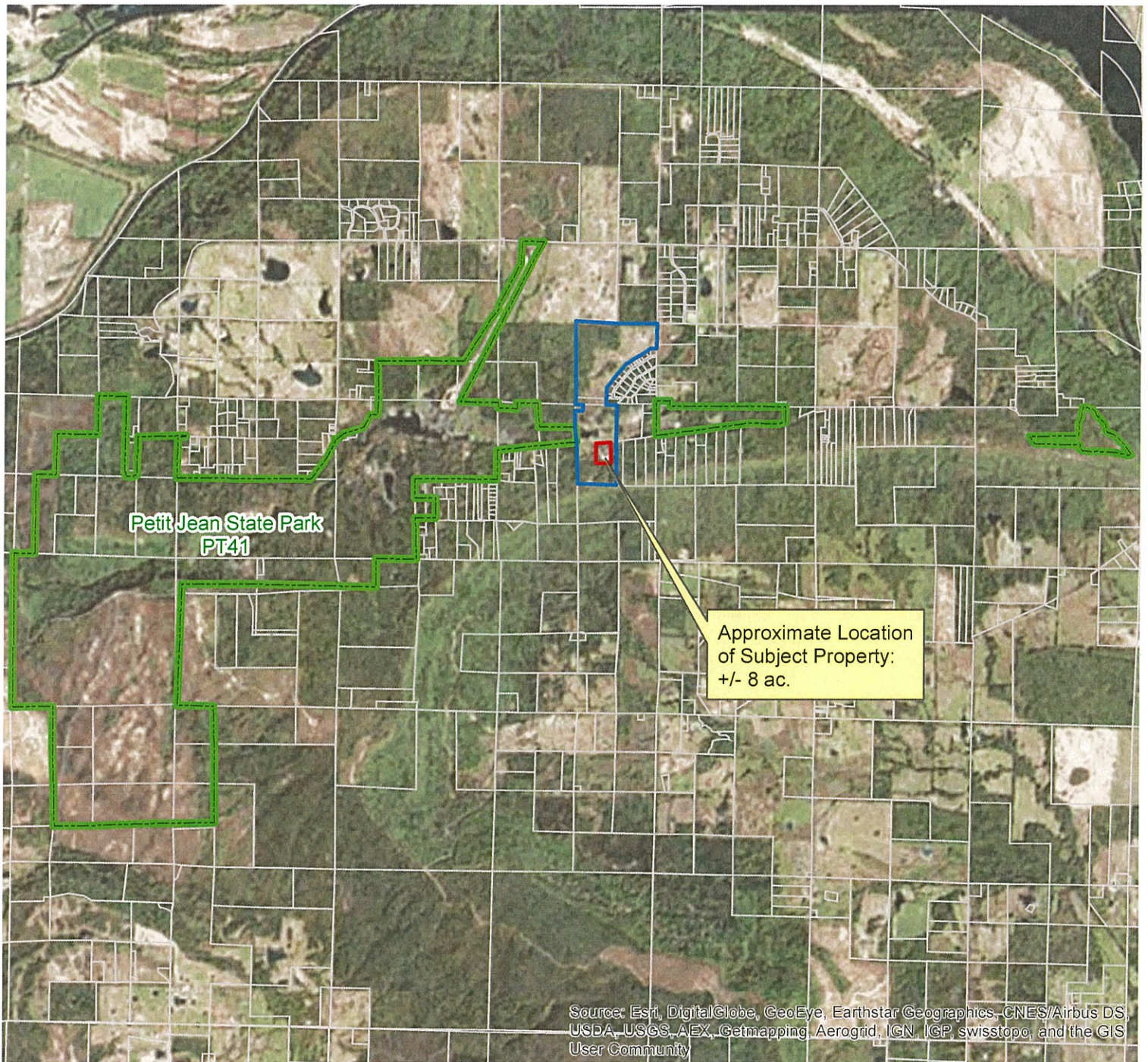
Current tax assessed value of the land and improvements is \$573,950. Final costs for the acquisition would be subject to a future appraisal (MAI), with purchase price of the property agreed at appraised value, or a negotiated value thereto, including costs for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.


Location Map:

See Attachment.



Proposed Property Acquisition Map



 0 2,750 5,500 11,000 Feet

 Subject Property

 Current ADPT Property

 Acquisition Underway

Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Petit Jean State Park

County Name

Conway

Date of Map Production

4/11/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Woolly Hollow State Park – Proposed Acquisition

Property Description:

Part of the W 1/2, SE 1/4 of Section 33, T-8-N, R-13-W, Faulkner County Arkansas, described as beginning at the SW Corner of said W 1/2 SE 1/4; thence North 712.0 feet; thence N-78-50-E 387.10 feet; thence North 433.94 feet to the point of the beginning; thence East 718.70 feet to the centerline of a county road; thence along said centerline of a county road; thence along said centerline N-19-37-55-E 210.0 feet; thence leaving said center West 210.0; thence N-89-15-35-28-E 419.49 feet; thence N-9-02-25-E 420.0 feet; thence N-89-15-35-28-E 419.49 feet; thence N-9-02-25-E 420.0 feet; thence N-89-15-35-W 107.08 feet; thence North 383.83 feet or to the North line of the said W 1/2, SE 1/4; thence along said North line N-88-48-05-W 1030.92 feet or to the NW Corner of said W 1/2, SE 1/4; South 541.57 feet or to a point 2102.84 feet North of the SW corner of said W 1/2, SE 1/4; thence East 379.77 feet; thence south 881.93 feet to the point of the beginning containing 26.8 acres, more or less, AND Part of the W 1/2, SE 1/4 of Section 33, T-8-N, R-13 W, Faulkner County, Arkansas, containing one acre, more or less.

Purpose:

Property would add more wooded natural acreage to the park and provide opportunities for expansion of the popular Enders Fault Mountain Bike Trail, or other recreational offering for Woolly Hollow State Park.

Estimated cost:

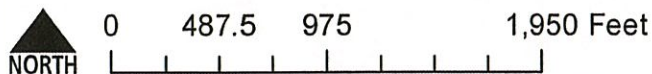
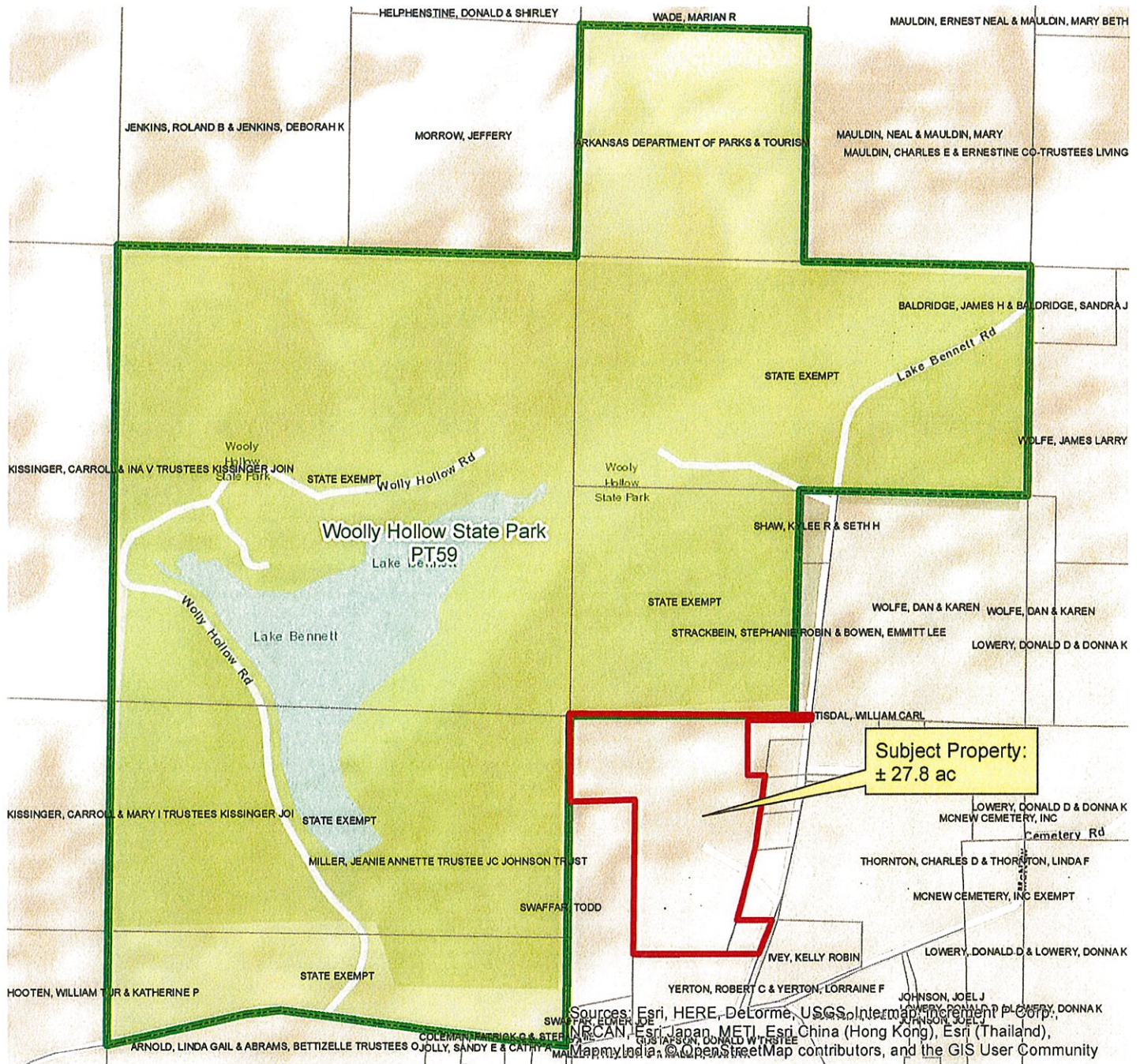
Per a July 2016 appraisal by DLJ Appraisal Services, LLC, a market value of \$130,500 has been reported for this property. Final costs for the acquisition would be subject to purchase price of the property agreed at appraised value, or a negotiated value thereto, including costs for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.

Location Map:

See attachment.



Proposed Property Acquisition Map



Subject Property(s)

Existing ADPT Property

Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Woolly Hollow State Park

County Name

Faulkner

Date of Map Production

7/13/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Pinnacle Mountain State Park – Proposed Acquisition

Property Description:

Part of the SE ¼ of the SW ¼ of Section 4, Township 2N, Range 14W, Pulaski County, Arkansas, containing approximately 30 acres, more or less.

Purpose:

To acquire inholding property for contiguous acreage on the western side of Pinnacle Mountain State Park. Property will allow for through access of existing park property, development of a future trails corridor, or other recreational facilities, and provide watershed protection for Nowlin Creek, a tributary to the Little Maumelle River.

Estimated cost:

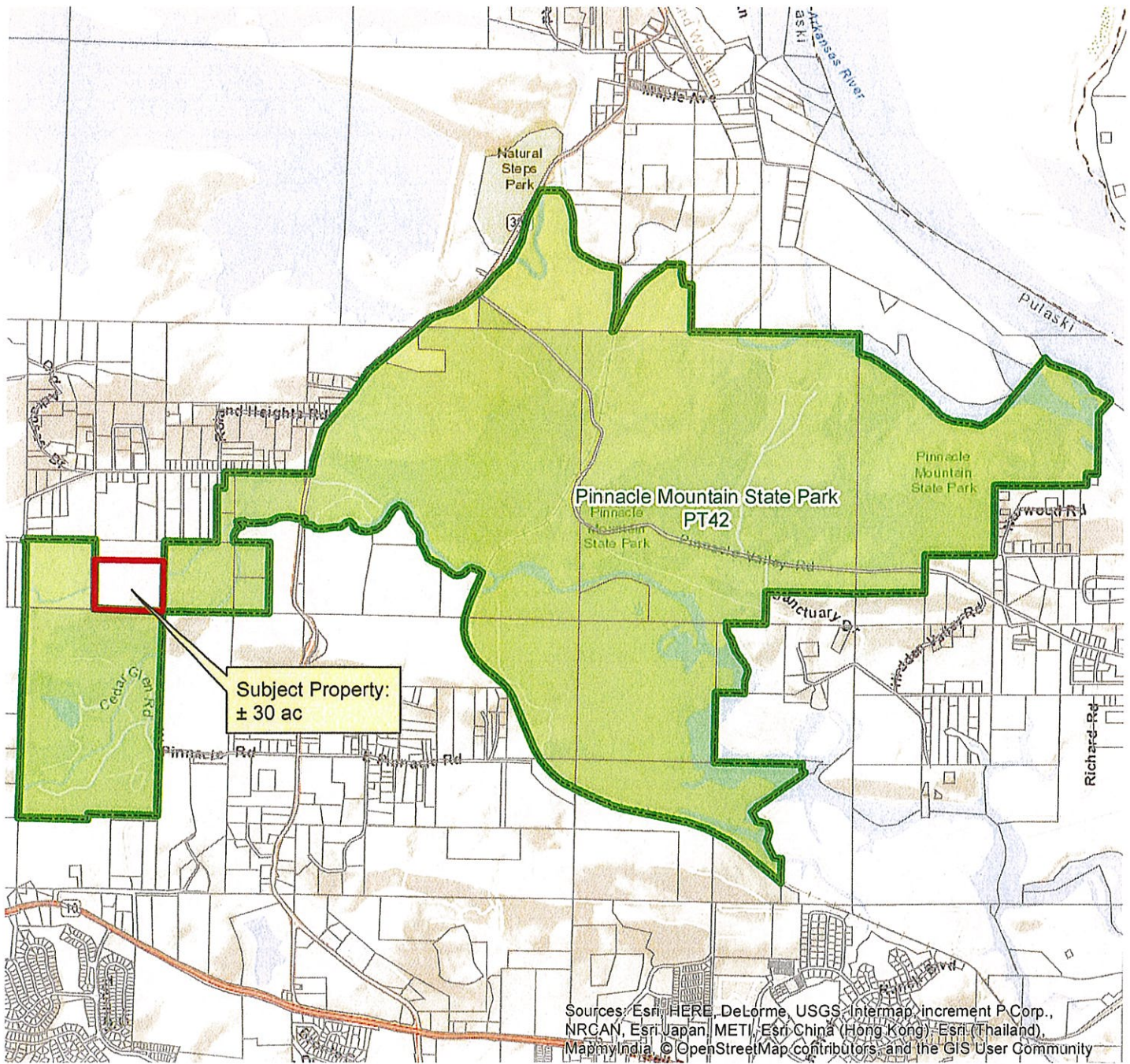
The initial budget estimate for the property is \$360,000. Final costs for the acquisition would be subject to a future appraisal (MAI), with purchase price of the property agreed at appraised value, or a negotiated value thereto, including costs for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.

Location Map:

See Attachment.



Proposed Property Acquisition Map



0 1,600 3,200 6,400 Feet



Subject Property

Existing ADPT Property

Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Pinnacle Mountain State Park

County Name

Pulaski

Date of Map Production

7/14/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Jacksonport State Park – Proposed Acquisition

Property Description:

Lot 8, Block 6 of the Original Town of Jacksonport, Jackson County, Arkansas, street address of 317 Dillard St., Jacksonport, AR, containing approximately 0.2 acre.

Purpose:

Property is situated in a prominent location adjacent to the historic courthouse and currently houses a mobile home and various outbuildings. Acquisition of the property will allow for removal of the structures and repurposing the property as an addition to the state park grounds. This acquisition will significantly improve the landscape aesthetics and sense of place within Jacksonport State Park.

Estimated cost:

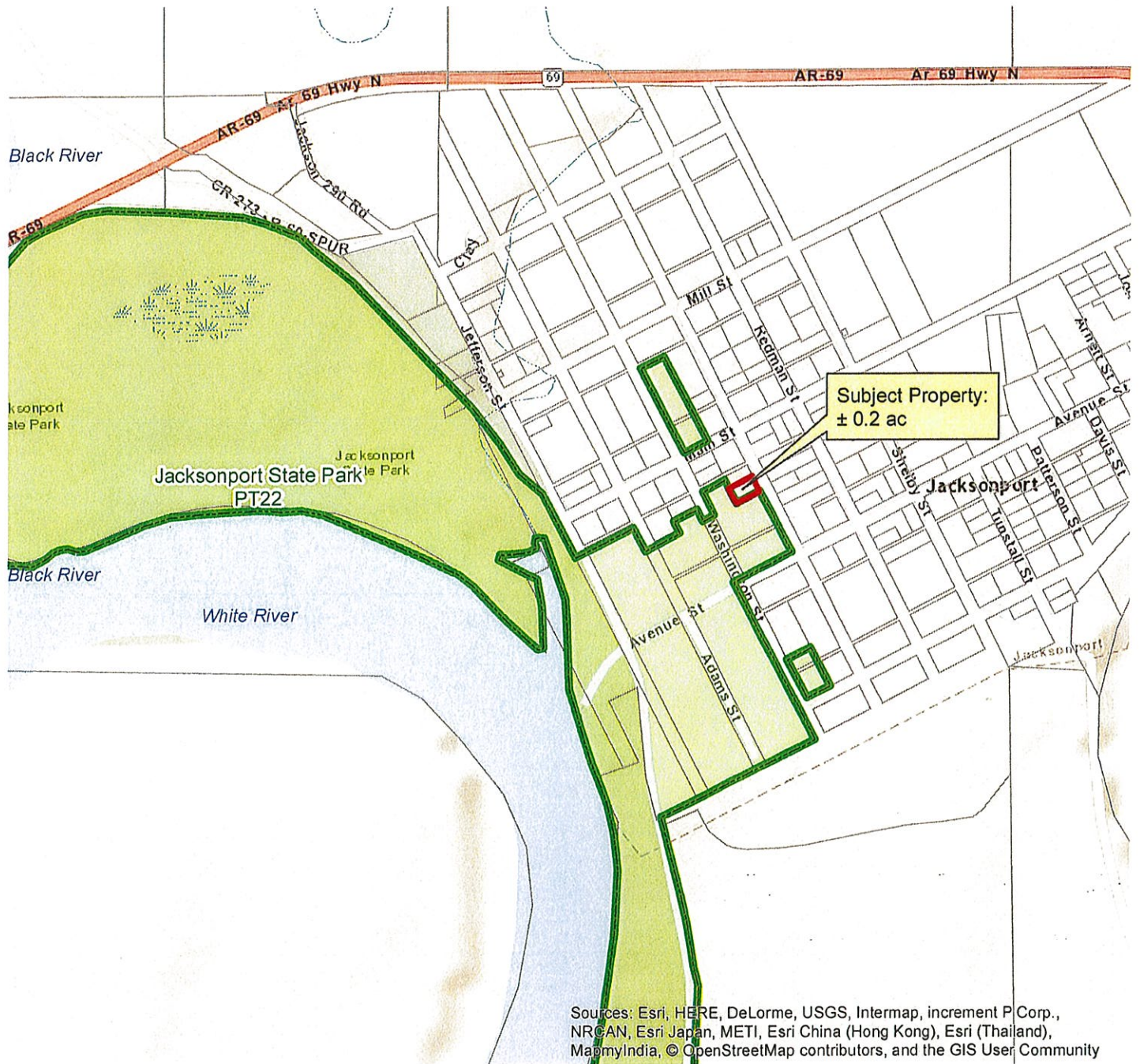
Current tax assessed value of the land and improvements is \$9,400. Final costs for the acquisition would be subject to a future appraisal, with purchase price of the property agreed at appraised value, or a negotiated value thereto, including costs for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.

Location Map:

See Attachment.



Proposed Property Acquisition Map



0 390 780 1,560 Feet
NORTH

Subject Property(s)

Existing ADPT Property

Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Jacksonport State Park

County Name

Jackson

Date of Map Production

7/13/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Mammoth Spring State Park – Proposed Acquisition

Property Description:

Subject property to be located within the Mammoth Spring city limits. Exact legal description to be determined upon property identification.

Purpose:

ASP policy is to provide housing for park superintendents and other uniformed park management staff, benefiting our department by having employees on-site or nearby 24/7 to respond to emergencies and increase security for protection of park resources and facilities. Although specific housing has not yet been identified for purchase, existing homes meeting ASP minimum standards (3 BD, 1.5 BR, 1,550 s.f.) are available for purchase in Mammoth Spring for less than our department could purchase land and construct a residence or install a manufactured home. Existing Mammoth Spring State Park property does not contain open land for development of a site-built residence or installation of a manufactured home.

Estimated cost:

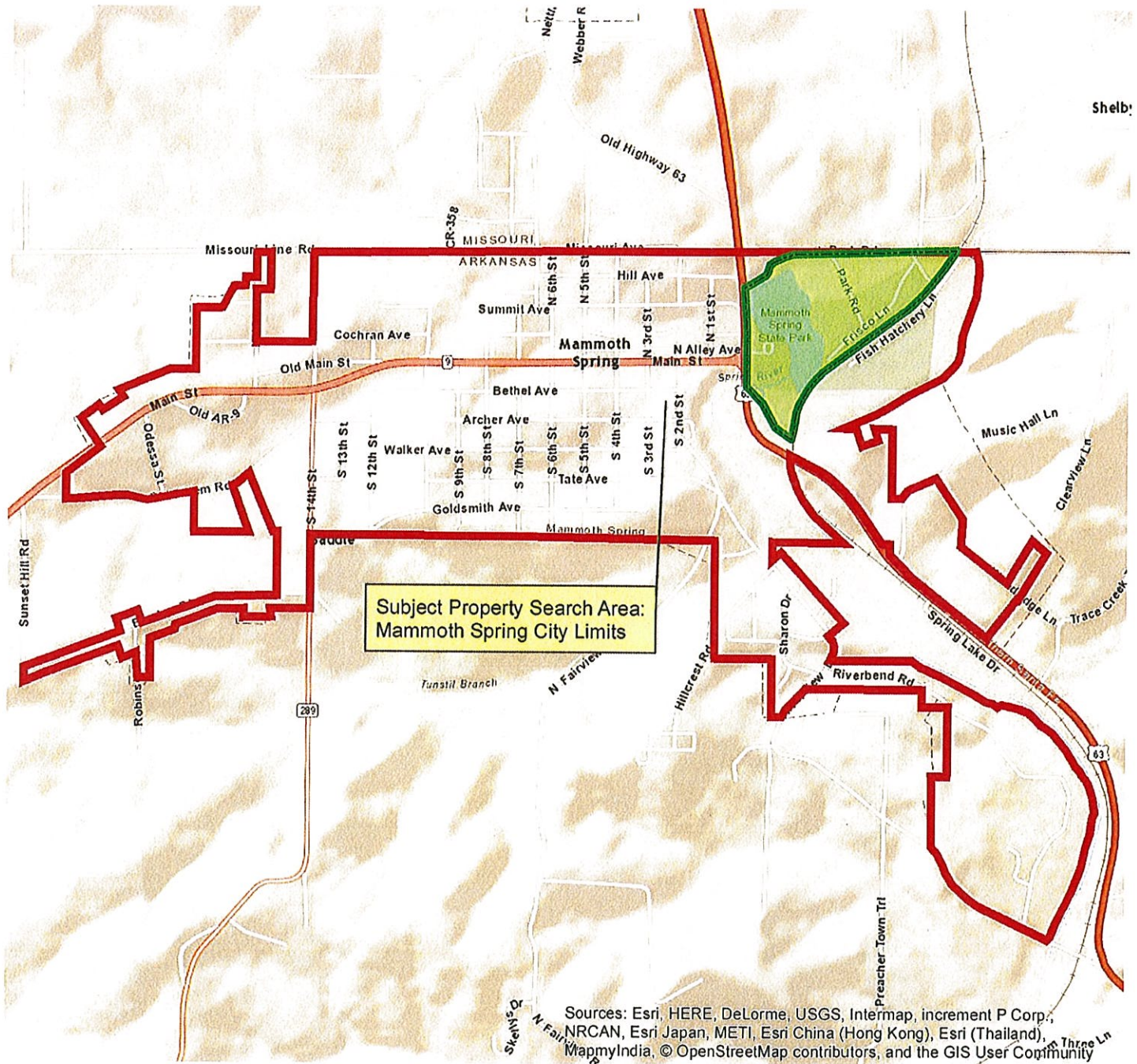
Residential property within the City of Mammoth Spring has, on average, been selling for \$85-90 per s.f. for move-in-condition housing. Budgeted funding for this acquisition is not to exceed \$175,000.

Location Map:

See Attachment.



Proposed Property Acquisition Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

0 950 1,900 3,800 Feet
NORTH

Subject Property(s)

Existing ADPT Property

Agency Name
Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name
Mammoth Spring State Park

County Name
Fulton

Date of Map Production
7/13/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Prairie Grove Battlefield State Park – Proposed Acquisition

Property Description:

Subject property to be located within the Prairie Grove city limits. Exact legal description to be determined upon property identification.

Purpose:

ASP policy is to provide housing for park superintendents and other uniformed park management staff, benefiting our department by having employees on-site or nearby 24/7 to respond to emergencies and increase security for protection of park resources and facilities. Although specific housing has not yet been identified for purchase, existing homes meeting ASP minimum standards (3 BD, 1.5 BR, 1,550 s.f.) are available for purchase in Prairie Grove for less than our department could purchase land and construct a residence or install a manufactured home. Existing Prairie Grove Battlefield State Park lands function to protect the Civil War battleground site and interpret the Battle of Prairie Grove, thus restricting residential development upon current park property.

Estimated cost:

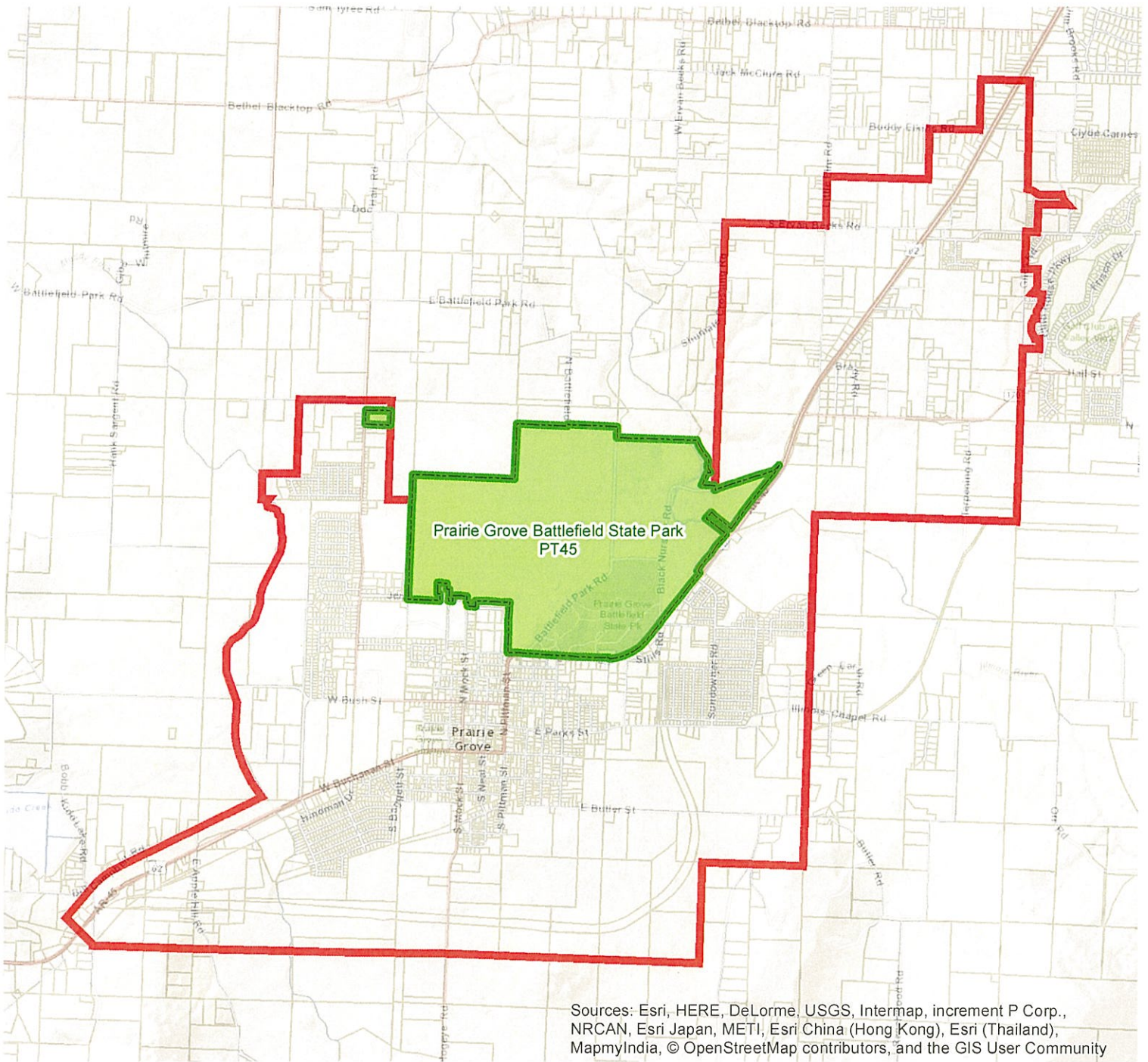
Residential property within the City of Prairie Grove has, on average, been selling for \$95-100 per s.f. for move-in-condition housing. Budgeted funding for this acquisition is not to exceed \$175,000.

Location Map:

See Attachment.



Proposed Property Acquisition Map



NORTH 0 2,250 4,500 9,000 Feet

Subject Area
(City of Prairie Grove)

Current ADPT Property

Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Prairie Grove Battlefield State Park

County Name

Washington

Date of Map Production

5/10/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Jenkins Ferry State Park – Proposed Acquisition

Property Description:

All of section 13-T6S-R15W, NW ½ of 18-T6S-R15W, West ½ of section 8-T6S-R15W west of Hwy 46S, SE ½ of Section 7-T6S-R15W, west of Hwy 46S.

Purpose:

To acquire properties that were the site of the historic Jenkins Ferry Civil War battle, specifically identified by the National Parks Service, American Battlefield Protection Program, as core battlefield sites described in a report completed on May 9, 2014, by the consulting firm Mudpuppy Waterdog, Inc. Approximately 3,500 acres are in the core area of the battlefield. Of those 3,500 acres, 1,372 acres of land are identified as highest priority parcels within the main engagement site of the battlefield. Property will be acquired from willing sellers in phases, as grant and budget funding allows, preserving this sacred ground in perpetuity.

Estimated cost:

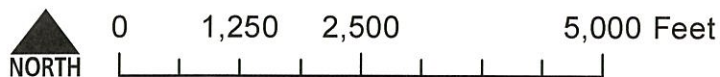
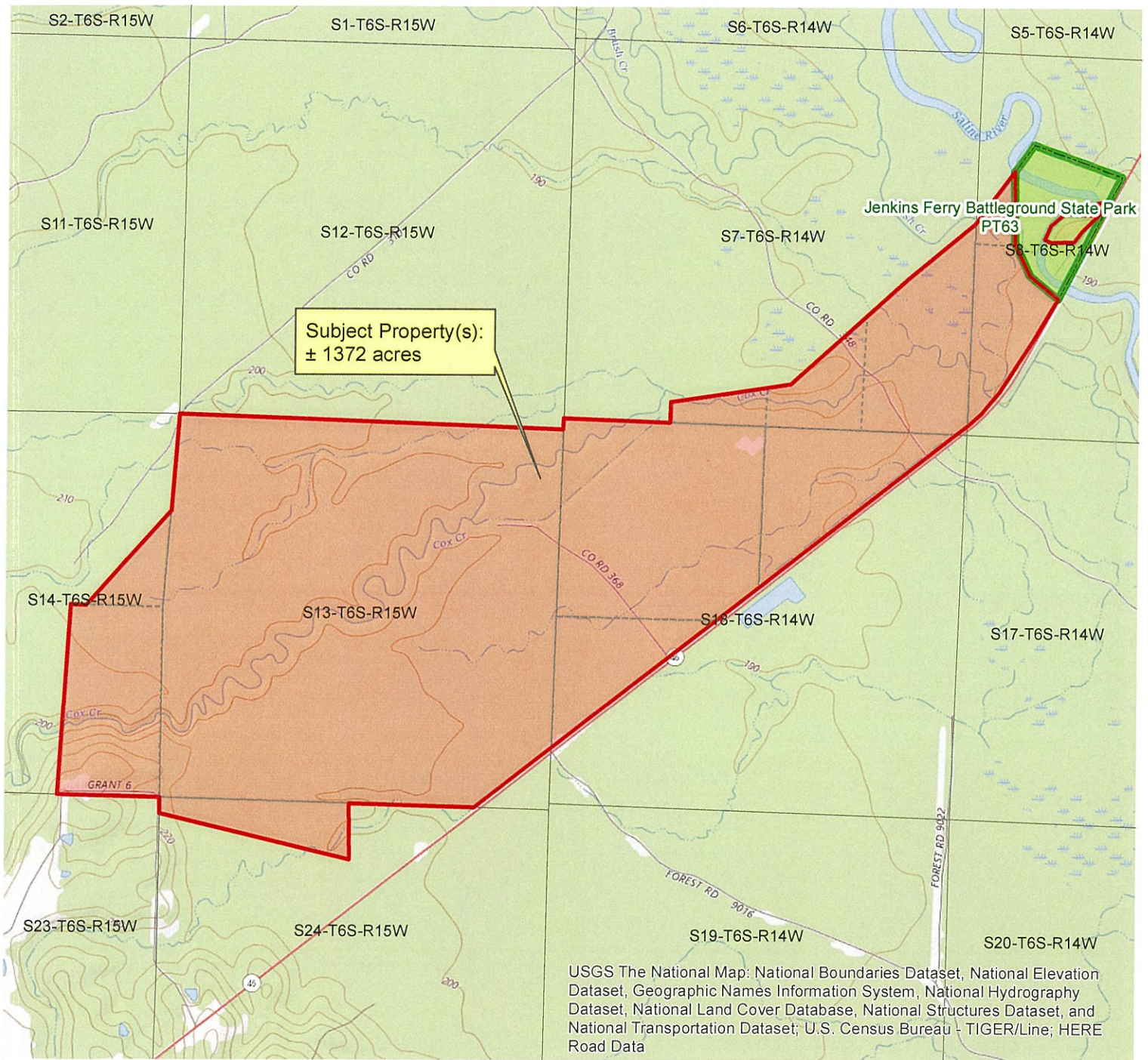
Estimated land prices within the battlefield area range from a low of \$1,500 per acre to a high of \$6,000 per acre. The price is largely dependent upon a number of factors including tract size, age of timber, hunting lease opportunities, and frequency/duration of flooding. Taking an average of \$3,750, the estimated cost of complete acquisition of all phases of the highest priority parcels would total \$5,145,000.

Location Map:

See Attachment.



Proposed Property Acquisition Map



Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Jenkins Ferry Battleground State Park

County Name

Grant

Date of Map Production

9/22/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.



Delta Heritage Trail State Park – Proposed Acquisition

Property Description:

The subject property is located in part of the NW ¼ of the NW ¼ of Section 4, Township 13 South, Range 1 West. More particularly, it is located within the city limits of Arkansas City at the intersection of Weatherwood Street and Kate Adams Avenue. Formerly known as Lots 1-14 in Block 29, Original Town of Arkansas City, the property is now recorded as Tract 6 in Desha County Plat Book 3, page 31.

Estimated acreage is approximately 2.64 acres, subject to a revised land survey.

Purpose:

To acquire undeveloped land for the purposed of constructing a small maintenance shop and site development for installation of a modular home for use as an employee residence for uniformed staff of Delta Heritage Trail State Park (DHT). ASP recently began construction of a significant trailhead in Arkansas City. This trailhead will serve as the primary point-of-beginning for the southern reach of the DHT. Nearly \$900,000 are being spent on this facility. The trailhead will include development of a multi-use building designed in the style of historic rail depots. The building will house administrative functions for the park's southern operations, bathhouse facilities, and an open pavilion.

Estimated cost:

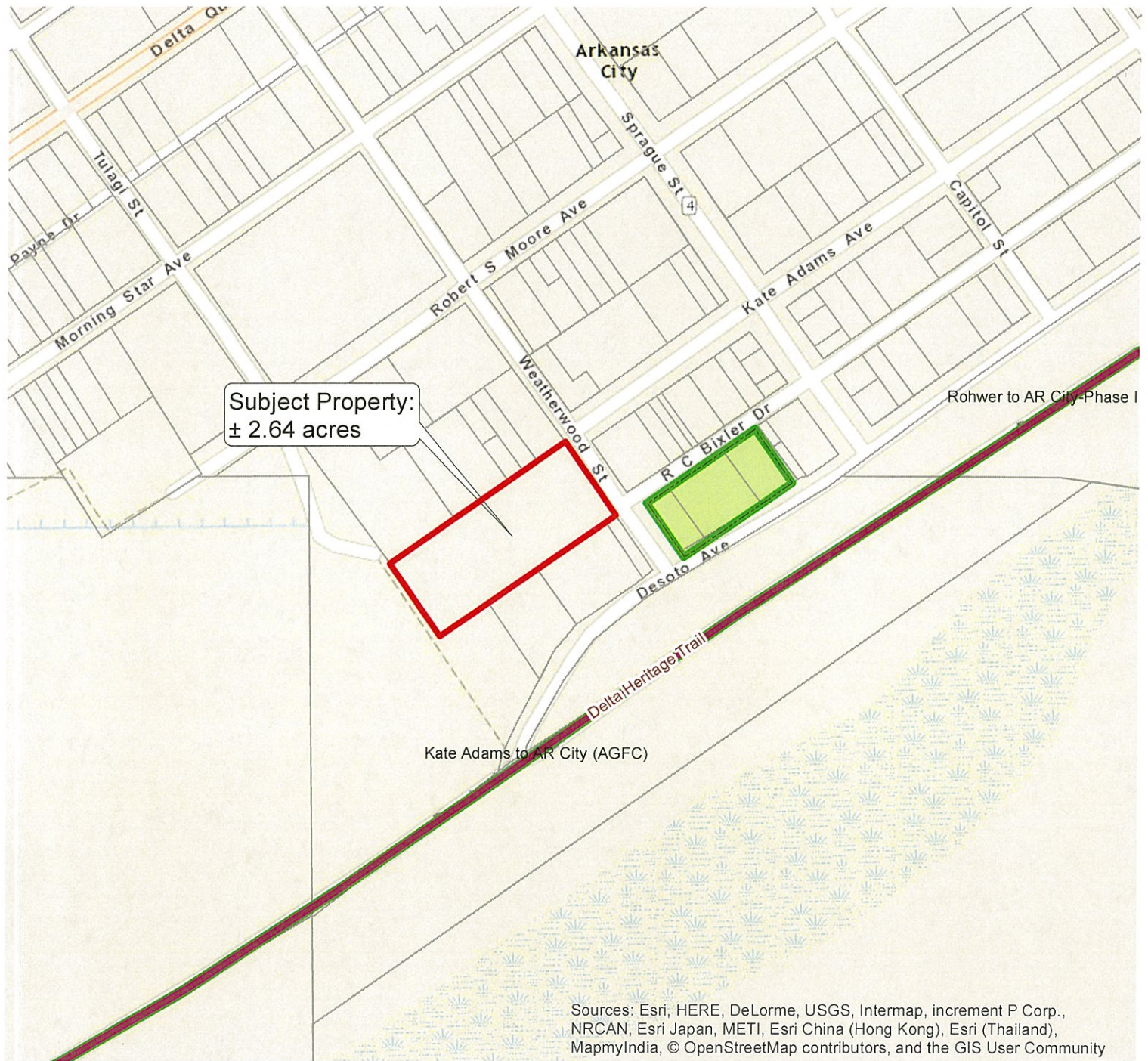
Acquisition is planned as a land donation to ASP. Costs for the acquisition would be limited to those for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.

Location Map:

See Attachment.



Proposed Property Acquisition Map



0 200 400 800 Feet

NORTH

Subject Property

Existing ADPT Property

Agency Name

Arkansas Department of Parks & Tourism
One Capitol Mall - Little Rock, AR 72201

Park Name

Delta Heritage Trail State Park

County Name

Desha

Date of Map Production

9/21/2017

Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks.

