



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: October 7, 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 July 1, 2019 and ending on September 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.

***TSS - Division of Building Authority
Report of State Conveyances***

***Real Property and Natural Resources owned by the State conveyed for the period
July 1, 2019 through September 30, 2019***

Lease Number: N9210
Lessor Name: DHS - Division of Developmental Disabilities Services - Booneville H
Lessee Name: Magazine Telephone Company
Start Date: 2/1/2020 ***Sq Ft:*** 1200
End Date: 1/31/2022 ***RateSF:***
Original Date of Conveyance: 12/15/2004 ***Annual Rent*** \$1,920.00
Property Name: Booneville Human Development Center (Tower)
Address: (Water Tower) 87 Reed Road Highway 116 South
City: Booneville
County Name: Logan
Other: Two (2) year Lease Renewal with no other changes.

Lease Number: N9241
Lessor Name: DOC - Division of Workforce Services
Lessee Name: Employment and Training Services, Inc.
Start Date: 7/1/2019 ***Sq Ft:*** 1008
End Date: 6/30/2020 ***RateSF:*** \$12.52
Original Date of Conveyance: 10/1/2008 ***Annual Rent*** \$12,620.16
Property Name:
Address: 1015 Linwood Drive
City: Paragould
County Name: Greene
Other: One (1) year Sublease Renewal with Sublessor name change.

Lease Number: N9251
Lessor Name: DOC - Division of Workforce Services
Lessee Name: Workforce Development Board of Eastern Arkansas, Inc.
Start Date: 12/1/2018 **Sq Ft:** 2041
End Date: 11/30/2021 **RateSF:** \$11.03
Original Date of Conveyance: 12/1/2008 **Annual Rent** \$22,451.04
Property Name:
Address: 300 Eldridge Road
City: Forrest City
County Name: St. Francis
Other: Three (3) year Sublease Renewal to match Master Lease (P2660) expiration term of 11-30-21 with retroactive start date of 12-1-18.

Lease Number: N9298
Lessor Name: ADC - Division of Community Correction
Lessee Name: The Southwest Arkansas Counseling and Mental Health Center, Inc.
Start Date: 7/1/2017 **Sq Ft:** 1410
End Date: 6/30/2020 **RateSF:** \$0.85
Original Date of Conveyance: 8/1/2012 **Annual Rent** \$1,200.00
Property Name: Southwest Arkansas Community Correction Center
Address: 301 East Sixth Street
City: Texarkana
County Name: Miller
Other: Three (3) year Lease Renewal with rent increasing from \$1,200/year to \$3,600/year starting October 1, 2019.

Lease Number: N9352
Lessor Name: UAMS - Regional Programs - UAMS Northeast
Lessee Name: Access Group, Inc.
Start Date: 8/1/2019 **Sq Ft:** 1083
End Date: 7/31/2020 **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 no other changes.

Lease Number: N9358
Lessor Name: Northwest Arkansas Community College District (Board of Trustees)
Lessee Name: The Cobblestone Project d/b/a Cobblestone Farms
Start Date: 7/1/2019 **Sq Ft:** 2300
End Date: 6/30/2021 **RateSF:**
Original Date of Conveyance: 9/1/2017 **Annual Rent** \$1.00
Property Name: Outside Garden Grounds
Address: 801 SE 8th Street
City: Bentonville
County Name: Benton
Other: One (1) year Public Advantage Sublease Renewal with correction of Sublessee name and address.

Lease Number: N9357
Lessor Name: University of Central Arkansas
Lessee Name: Sigma Chapter of Tau Gamma Fraternity Alumni Association, Inc.
Start Date: 6/1/2019 **Sq Ft:** 1834
End Date: 7/31/2020 **RateSF:** \$4.58
Original Date of Conveyance: 9/1/2017 **Annual Rent** \$8,400.00
Property Name: Sigma Chapter of Sigma Tau Gamma Fraternity House
Address: 2329 College Avenue
City: Conway
County Name: Faulkner
Other: One (1) year Lease Renewal with fraternity swapping houses from 440 Western Ave. to 2329 College Ave. on UCA campus, with subsequent sq.

Lease Number: N9390
Lessor Name: DOC - Arkansas Development Finance Authority
Lessee Name: Alltel Communications, LLC d/b/a Verizon Wireless
Start Date: 7/1/2019 **Sq Ft:** 52081
End Date: 12/31/2019 **RateSF:** \$20.00
Original Date of Conveyance: 7/1/2019 **Annual Rent** \$1,041,620.00
Property Name: Riverdale - Bldg #4
Address: 1 Allied Drive, Bldg 4 (1 Verizon Way)
City: Little Rock
County Name: Pulaski
Other: New lease with Verizon for building purchased by ADFA. Verizon to remain as tenant for 6-8 months.

Lease Number: N9383
Lessor Name: University of Central Arkansas
Lessee Name: Anthony B. Taylor
Start Date: 6/1/2019 **Sq Ft:** 1200
End Date: 5/31/2022 **RateSF:**
Original Date of Conveyance: 6/1/2019 **Annual Rent** \$1.00
Property Name:
Address: 1902 South Boulevard
City: Conway
County Name: Faulkner
Other: New three (3) year Public Advantage Residential Lease for University of Central Arkansas.

Lease Number: N9384
Lessor Name: University of Central Arkansas
Lessee Name: The Arkansas Baptist State Convention
Start Date: 6/20/2019 **Sq Ft:** 1200
End Date: 5/31/2022 **RateSF:**
Original Date of Conveyance: 6/1/2019 **Annual Rent** \$1.00
Property Name:
Address: 1910 South Boulevard
City: Conway
County Name: Faulkner
Other: New three (3) year Public Advantage Residential Lease for University of Central Arkansas.

Lease Number: N9389
Lessor Name: DFA - Revenue Division
Lessee Name: Washington County, Arkansas
Start Date: 6/17/2019 **Sq Ft:** 718
End Date: 6/30/2021 **RateSF:**
Original Date of Conveyance: 6/17/2019 **Annual Rent** \$1.00
Property Name:
Address: 3086 Martin Luther King Boulevard
City: Fayetteville
County Name: Washington
Other: New two (2) year Public Advantage Sublease with Revenue Division subleasing to Washington County at new Revenue Office in Fayetteville.

Lease Number: N9387
Lessor Name: DOC - Arkansas Development Finance Authority
Lessee Name: CZ MFG, Inc.
Start Date: 9/1/2019 **Sq Ft:** 3236
End Date: 8/31/2020 **RateSF:** \$10.00
Original Date of Conveyance: 9/1/2019 **Annual Rent** \$32,360.04
Property Name: Commerce Building
Address: 1 Verizon Way - Building #4
City: Little Rock
County Name: Pulaski
Other: New one (1) year State-to-Private Lease for CZ Manufacturing at State's newly acquired Riverdale property.

Lease Number: N9382
Lessor Name: University of Central Arkansas
Lessee Name: University of Central Arkansas, Foundation, Inc.
Start Date: 6/1/2019 **Sq Ft:**
End Date: 6/30/2050 **RateSF:**
Original Date of Conveyance: 6/1/2019 **Annual Rent** \$1.00
Property Name: Greek Village Phase II
Address: 354/362/408/412/418/426 Donaghey Avenue and 440 Western Aven
City: Conway
County Name: Faulkner
Other: New thirty-one (31) yr. and one (1) mo. Ground Lease with UCA leasing to UCA Foundation to erect three (3) fraternity houses and one (1) meeting

Lease Number: N9386
Lessor Name: DOC - Division of Workforce Services
Lessee Name: Central Arkansas Planning and Development District, Inc.
Start Date: 7/1/2018 **Sq Ft:** 1253
End Date: 3/31/2020 **RateSF:** \$9.46
Original Date of Conveyance: 7/1/2018 **Annual Rent** \$11,853.36
Property Name:
Address: 1500 Museum Road
City: Conway
County Name: Faulkner
Other: New twenty-one (21) month Sublease with DWS subleasing to partner. Retroactive start date effective 7-1-18.

Lease Number: N9391
Lessor Name: DOC - Division of Workforce Services
Lessee Name: Workforce Investment Board of Eastern Arkansas, Inc.
Start Date: 7/1/2019 **Sq Ft:** 2727
End Date: 6/30/2021 **RateSF:** \$12.75
Original Date of Conveyance: 7/1/2019 **Annual Rent** \$34,769.28
Property Name:
Address: 2003 West Broadway Avenue
City: West Memphis
County Name: Crittenden
Other: New two (2) year Sublease between DWS and partner to match Master Lease (S8400) term.

Lease Number: N9388
Lessor Name: UAMS - Regional Programs - West
Lessee Name: Perspectives Behavioral Health Management, LLC
Start Date: 8/1/2019 **Sq Ft:** 7120
End Date: 7/31/2024 **RateSF:** \$16.85
Original Date of Conveyance: 8/1/2019 **Annual Rent** \$120,000.00
Property Name:
Address: 612 South 12th Street
City: Fort Smith
County Name: Sebastian
Other: New five (5) year State-to-Private Lease for UAMS - Regional Programs-West.