

**Department of Transformation and Shared Services**

Governor Asa Hutchinson

Secretary Amy Fecher

Director Anne Laidlaw

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: April 6, 2020

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 January 1, 2020 and ending on March 31, 2020 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
January 1, 2020 through March 31, 2020***

Lease Number: N9064
Lessor Name: DHS - Division of Youth Services
Lessee Name: Dermott Industrial Development Corporation
Start Date: 1/1/2020 ***Sq Ft:*** 0
End Date: 12/31/2020 ***RateSF:*** \$0.00
Original Date of Conveyance: 3/1/1997 ***Annual Rent*** \$1.00
Property Name: 75 acres of land
Address: Highway 208
City: Dermott
County Name: Chicot
Other: One (1) year Sublease Renewal with no other changes.

Lease Number: N9182
Lessor Name: DHS - Division of Developmental Disabilities Services
Lessee Name: Bill Autry and/or Matthew Johnson
Start Date: 3/1/2020 ***Sq Ft:***
End Date: 2/28/2022 ***RateSF:***
Original Date of Conveyance: 3/1/2003 ***Annual Rent*** \$1,257.40
Property Name: 96.5 Acres of Pastureland
Address: Conway Human Development Center
City: Conway
County Name: Faulkner
Other: Two (2) year Lease Renewal with Lessor name and address change and subtraction of 57 acres from the Premises.

Lease Number: N9201
Lessor Name: TSS - Division of Building Authority
Lessee Name: City of Fort Smith, Arkansas
Start Date: 9/1/2019 **Sq Ft:** 0
End Date: 2/28/2025 **RateSF:** \$0.00
Original Date of Conveyance: 3/15/2005 **Annual Rent** \$0.00
Property Name: State Surface Parking Lot

Address: 801 Rogers Avenue
City: Fort Smith
County Name: Sebastian
Other: Five (5) year Parking Lot Lease Renewal, adding language for allowed uses for Lot. State exchanged 50 spaces in this Lot for use of 50 space in a City

Lease Number: N9199
Lessor Name: ADC - Division of Correction
Lessee Name: City of Calico Rock, Arkansas
Start Date: 11/1/2019 **Sq Ft:**
End Date: 10/31/2029 **RateSF:**
Original Date of Conveyance: 11/1/2004 **Annual Rent** \$1.00
Property Name: Calico Rock - IZARD County Airport

Address: IZARD County Airport
City: Calico Rock
County Name: IZARD
Other: Change Amendment to reflect change of Lessee and Lessee address, from IZARD County to City of Calico Rock.

Lease Number: N9302
Lessor Name: DHS - Division of Developmental Disabilities Services
Lessee Name: City of Conway, Arkansas
Start Date: 3/1/2020 **Sq Ft:**
End Date: 2/28/2063 **RateSF:**
Original Date of Conveyance: 3/1/2013 **Annual Rent** \$1.00
Property Name: Don Owens Sports Complex and Curtis Walker Park

Address: 10 Lower Ridge Road and 1700 Museum Road
City: Conway
County Name: Faulkner
Other: Change Amendment to reflect addition of 57 Acres at DHS-DDS Don Owens Sports Complex/Curtis Walker Park. Total acreage now = 116.87.

Lease Number: N9314
Lessor Name: Southern Arkansas University Tech
Lessee Name: Radio Works Inc.
Start Date: 6/1/2020 **Sq Ft:** 16
End Date: 5/31/2021 **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: One (1) year Lease Renewal with no other changes.

Lease Number: N9338
Lessor Name: UAMS - Regional Programs - UAMS Southwest
Lessee Name: Special Health Resources for Texas, Inc.
Start Date: 7/1/2019 **Sq Ft:** 17368
End Date: 6/30/2020 **RateSF:** \$20.67
Original Date of Conveyance: 1/1/2016 **Annual Rent** \$358,996.56
Property Name:
Address: 300 East 6th Street
City: Texarkana
County Name: Miller
Other: Change Amendment to reflect increase of Sublessee's square footage and rate effective 7-1-19.

Lease Number: N9350
Lessor Name: DFA - Division of Building Authority
Lessee Name: Delta Regional Authority
Start Date: 10/1/2019 **Sq Ft:** 1854
End Date: 9/30/2020 **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: One (1) year Lease Renewal that includes a one-time payment of \$3,391.83 future Tenant Improvement allowance.

Lease Number: N9373
Lessor Name: ADC - Division of Community Correction
Lessee Name: Re-Nu Life Center
Start Date: 1/1/2020 **Sq Ft:** 16000
End Date: 12/31/2020 **RateSF:**
Original Date of Conveyance: 1/1/2019 **Annual Rent** \$1.00
Property Name:
Address: 7301 West 13th Street - Bldgs. 7, 8, and 30 (kitchen)
City: Pine Bluff
County Name: Jefferson
Other: One (1) year Public Advantage Lease renewal with change of Agency name.

Lease Number: N9401
Lessor Name: ADC - Division of Community Correction
Lessee Name: Hope of the Delta Center
Start Date: 2/1/2020 **Sq Ft:** 1733
End Date: 12/31/2020 **RateSF:** \$9.00
Original Date of Conveyance: 2/1/2020 **Annual Rent** \$15,597.00
Property Name: Professional Office Building
Address: 228 West Tyler Street
City: West Memphis
County Name: Crittenden
Other: New eleven (11) month Sublease with ACC subleasing to women's health service provider Hope of the Delta Center.

Lease Number: N9405
Lessor Name: ADC - Division of Community Correction
Lessee Name: The C.A.L.L.
Start Date: 2/1/2020 **Sq Ft:** 6486
End Date: 1/31/2021 **RateSF:** \$0.28
Original Date of Conveyance: 2/1/2020 **Annual Rent** \$1,800.00
Property Name:
Address: 600 Walnut Street
City: Texarkana
County Name: Miller
Other: New one (1) year State-to-Private Lease at Arkansas Community Correction's facility in Texarkana.

Lease Number: N9407
Lessor Name: Southern Arkansas University Tech
Lessee Name: South Central Service Cooperative
Start Date: 7/1/2020 **Sq Ft:** 2000
End Date: 6/30/2021 **RateSF:**
Original Date of Conveyance: 7/1/2020 **Annual Rent** \$1.00
Property Name: Career Academy Building
Address: Southern Arkansas University Tech Campus
City: East Camden
County Name: Calhoun
Other: New one (1) year State-to-Private, Public Advantage Lease for pre-school program between Southern Arkansas University Tech and South Central

Lease Number: N9404
Lessor Name: Black River Technical College
Lessee Name: City of Pocahontas, Arkansas
Start Date: 3/1/2020 **Sq Ft:** 3238
End Date: 2/28/2030 **RateSF:** \$4.63
Original Date of Conveyance: 3/1/2020 **Annual Rent** \$15,000.00
Property Name: Black River Technical College Campus
Address: 2022 Highway 67 South
City: Pocahontas
County Name: Randolph
Other: New ten (10) year State-to-Private Lease with one percent (1.00%) annual rent escalations.

Lease Number: N9408
Lessor Name: TSS - Division of Building Authority
Lessee Name: Bambu Systems, LLC
Start Date: 3/1/2020 **Sq Ft:** 1132
End Date: 7/31/2020 **RateSF:** \$12.92
Original Date of Conveyance: 3/1/2020 **Annual Rent** \$14,625.48
Property Name: MainStreet Mall
Address: 101 East Capitol Avenue
City: Little Rock
County Name: Pulaski
Other: New six (6) month State-to-Private Lease for Bambu Systems, LLC in MainStreet Mall.

Lease Number: N9406
Lessor Name: ADC - Division of Community Correction
Lessee Name: Harbor House, Incorporated of Fort Smith, Arkansas
Start Date: 3/1/2020 **Sq Ft:** 1646
End Date: 2/28/2021 **RateSF:** \$0.00
Original Date of Conveyance: 3/1/2020 **Annual Rent** \$1.00
Property Name:
Address: 604 Walnut Street
City: Texarkana
County Name: Miller
Other: New one (1) year State-to-Private Public Advantage Lease at Arkansas Community Correction facility in Texarkana.