MEMORANDUM

TO: Arkansas Legislative Council
   Marty Garrity, Director, Bureau of Legislative Research

FROM: Anne W. Laidlaw, Director

RE: Quarterly Report – State Owned Real Property Transactions

DATE: January 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 October 1, 2019 and ending on December 31, 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  
October 1, 2019 through December 31, 2019

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**Lease Number:** N9210  
**Lessor Name:** DHS - Division of Developmental Disabilities Services - Booneville  
**Lessee Name:** Magazine Telephone Company  
**Start Date:** 2/1/2020  
**Square Feet:** 1200  
**End Date:** 1/31/2022  
**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.

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**Lease Number:** N9241  
**Lessor Name:** DOC - Division of Workforce Services  
**Lessee Name:** Employment and Training Services, Inc.  
**Start Date:** 7/1/2019  
**Square Feet:** 1008  
**End Date:** 6/30/2020  
**Rate/FS:** $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:** 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
End Date: 5/31/2022
Original Date of Conveyance: 6/1/2019
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
End Date: 6/30/2021
Original Date of Conveyance: 6/17/2019
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
End Date: 8/31/2020
Original Date of Conveyance: 9/1/2019
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

End Date: 7/31/2024

Original Date of Conveyance: 8/1/2019

Property Name: 612 South 12th Street

City: Fort Smith

County Name: Sebastian

Other: New five (5) year State-to-Private Lease for UAMS - Regional Programs-West.

Sq Ft: 7120

RateSF: $16.85

Annual Rent: $120,000.00