



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: January 8, 2018

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 October 1, 2017 and ending December 31, 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
October 1, 2017 through December 31, 2017*

Lease Number: N9064
Lessor Name: DHS - Division of Youth Services
Lessee Name: Dermott Industrial Development Corporation
Start Date: 1/1/2018 **Sq Ft:** 0
End Date: 12/31/2019 **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: Two (2) year sublease renewal with no other changes.

Lease Number: N9082
Lessor Name: University of Central Arkansas
Lessee Name: Pi Kappa Alpha House Corporation
Start Date: 6/1/2017 **Sq Ft:** 1988
End Date: 5/31/2018 **RateSF:** \$2.87
Original Date of Conveyance: 8/1/1998 **Annual Rent** \$5,700.00
Property Name: Pi Kappa Alpha Fraternity House
Address: 439 Western Avenue
City: Conway
County Name: Faulkner
Other: One (1) year lease renewal with one (1) year automatic renewals after each one-year term.

Lease Number: N9237
Lessor Name: **University of Arkansas - Fayetteville**
Lessee Name: **Verizon Wireless**
Start Date: 12/1/2017 *Sq Ft:*
End Date: 11/30/2022 *RateSF:*
Original Date of Conveyance: 12/1/2007 *Annual Rent* \$43,542.90
Property Name: UA Soccer Stadium
Address: 535 South Garland Avenue
City: Fayetteville
County Name: Washington
Other: Second (2nd) automatic five (5) year lease renewal exercised with three (3) percent (3.00%) annual rent increase.

Lease Number: N9281
Lessor Name: **UAMS - Regional Programs - Northwest**
Lessee Name: **WelcomeHealth**
Start Date: 9/1/2017 *Sq Ft:* 10000
End Date: 12/31/2018 *RateSF:* \$8.23
Original Date of Conveyance: 7/1/2012 *Annual Rent* \$82,299.96
Property Name: UAMS Northwest Campus
Address: 1100 North Woolsey Avenue, 2nd Floor
City: Fayetteville
County Name: Washington
Other: Change amendment to reflect UAMS' allowing reduction of rental rate from \$10.23/sf to \$8.23/sf.

Lease Number: N9295
Lessor Name: **University of Arkansas - Fort Smith**
Lessee Name: **Catholic Diocese of Little Rock**
Start Date: 1/1/2018 *Sq Ft:* 2285
End Date: 6/30/2018 *RateSF:* \$0.00
Original Date of Conveyance: 1/1/2013 *Annual Rent* \$1.00
Property Name:
Address: 504 North 49th Street, Lot 6 Sherwood Forest
City: Fort Smith
County Name: Sebastian
Other: Six (6) month Public Advantage Lease Renewal to provide services to the UAFS students.

Lease Number: N9286
Lessor Name: **Arkansas Northeastern College**
Lessee Name: **Darryl Young Farms**
Start Date: 1/1/2018 *Sq Ft:*
End Date: 12/31/2019 *RateSF:*
Original Date of Conveyance: 1/1/2012 *Annual Rent* \$3,150.00
Property Name: 35 acres of farm land
Address:
City: Blytheville
County Name: Mississippi
Other: Two (2) year lease renewal with no other changes. Lessee was winning high bidder for two (2) year lease term.

Lease Number: N9350
Lessor Name: **DFA - Division of Building Authority**
Lessee Name: **Delta Regional Authority**
Start Date: 11/1/2017 *Sq Ft:* 1854
End Date: 3/31/2018 *RateSF:* \$11.42
Original Date of Conveyance: 10/1/2016 *Annual Rent* \$21,168.00
Property Name: 501 Building
Address: 501 Woodlane Street
City: Little Rock
County Name: Pulaski
Other: Relocated DRA from 900 West Capitol to 501 Building to allow renovation for full tenant in Suite 320 at 900 West Capitol.

Lease Number: N9354
Lessor Name: **South Arkansas Community College**
Lessee Name: **South Arkansas Developmental Center for Children and Families, Inc**
Start Date: 7/1/2017 *Sq Ft:* 1791
End Date: 6/30/2018 *RateSF:* \$1.68
Original Date of Conveyance: 7/1/2017 *Annual Rent* \$3,000.00
Property Name:
Address: 421 West Wesson Street
City: El Dorado
County Name: Union
Other: New one (1) year State to Private lease between South Arkansas Community College and partner.

Lease Number: N9358
Lessor Name: Northwest Arkansas Community College District (Board of Trustees)
Lessee Name: Cobblestone Project
Start Date: 9/1/2017 *Sq Ft:*
End Date: 8/31/2018 *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: New one (1) year Public Advantage sublease agreement between NWACC and partner.

Lease Number: N9357
Lessor Name: University of Central Arkansas
Lessee Name: Sigma Chapter of Tau Gamma Fraternity Alumni Association, Inc.
Start Date: 9/1/2017 *Sq Ft:*
End Date: 8/31/2019 *RateSF:*
Original Date of Conveyance: 9/1/2017 *Annual Rent* \$12,300.00
Property Name: Sigma Tau Gamma Fraternity House
Address: 440 Western Avenue
City: Conway
County Name: Faulkner
Other: New two (2) year lease document between UCA and a fraternity house on Campus.