



## Memorandum

**To:** Arkansas Legislative Council  
Marty Garrity, Director, Bureau of Legislative Research

**From:** Anne W. Laidlaw, DBA Director *AWL*

**CC:** Leslie Fiskens, TSS Secretary

**Date:** January 3, 2025

**Subject:** Quarterly Report – State Owned Real Property Transactions

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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, 2024 and ending on December 31, 2024 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, 2024 through December 31, 2024.***

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***Lease Number:*** N9071  
***Lessor Name:*** DHS - Division of Aging, Adult and Behavioral Health Services  
***Lessee Name:*** Birch Tree Communities, Inc.  
***Start Date:*** 1/1/2025                      ***Sq Ft:*** 21431  
***End Date:*** 12/31/2025                      ***RateSF:***  
***Original Date of Conveyance:*** 7/1/1997                      ***Annual Rent*** \$1.00  
***Property Name:*** Arkansas Health Center  
***Address:*** 6701 Highway 67, Building #4, and Cottages 24, 25, 26, & 27  
***City:*** Benton  
***County Name:*** Saline  
***Other:*** One (1) year Public Advantage Lease Renewal with no other changes.

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***Lease Number:*** N9201  
***Lessor Name:*** TSS - Division of Building Authority  
***Lessee Name:*** City of Fort Smith, Arkansas  
***Start Date:*** 9/1/2025                      ***Sq Ft:*** 0  
***End Date:*** 2/28/2030                      ***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 Public Advantage Parking Lot Lease Renewal.

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**Lease Number:** N9281  
**Lessor Name:** UAMS - Institutional Support Services  
**Lessee Name:** WelcomeHealth  
**Start Date:** 1/1/2025 **Sq Ft:** 10000  
**End Date:** 12/31/2028 **RateSF:**  
**Original Date of Conveyance:** 7/1/2012 **Annual Rent** \$1.00  
**Property Name:** UAMS Northwest Campus  
**Address:** 1100 North Woolsey Avenue - 2nd Floor  
**City:** Fayetteville  
**County Name:** Washington  
**Other:** Four (4) year Sublease Renewal with an adjustment to parking spaces and shared maintenance/operational costs, and the addition of a termination option

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**Lease Number:** N9435  
**Lessor Name:** DHS-Division of Aging, Adult, and Behavioral Health Services  
**Lessee Name:** Counseling Clinic, Inc.  
**Start Date:** 8/1/2024 **Sq Ft:** 10700  
**End Date:** 7/31/2029 **RateSF:** \$0.00  
**Original Date of Conveyance:** 10/30/2024 **Annual Rent** \$30,000.00  
**Property Name:**  
**Address:** 6701 Highway 67 South  
**City:** Benton  
**County Name:** Saline  
**Other:** New five (5) year Lease to a nonprofit for the operation of home and community based services for Medicaid beneficiaries in Benton.

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**Lease Number:** N9440  
**Lessor Name:** ADPS - Arkansas State Police  
**Lessee Name:** Arkansas State Police Foundation  
**Start Date:** 1/1/2025 **Sq Ft:** 120  
**End Date:** 12/31/2025 **RateSF:**  
**Original Date of Conveyance:** 1/1/2025 **Annual Rent** \$240.00  
**Property Name:** ASP Classroom Facility  
**Address:** 5801 Colorado Avenue  
**City:** North Little Rock  
**County Name:** Pulaski  
**Other:** New one (1) year Lease to the Arkansas State Police Foundation at the ASP Classroom Facility in North Little Rock.