



TRANSMITTAL

Date: **October 24, 2024**

To: Marty Garrity, Director
Bureau of Legislative Research
Executive Secretary, Arkansas Legislative Council
Arkansas State Capitol, Room 315
Little Rock, AR 72201 (hand delivered)

From: Arkansas Dept. of Parks, Heritage, and Tourism
Division of Arkansas State Parks, Real Estate Officer
One Capitol Mall, Suite 4B-210
Little Rock, AR 72201

-
- Please review, sign, and return for finalization.
 - Please process lease for final execution
 - Your File Copy Attached.
 - Please Distribute.
 - For your information. Please respond accordingly.

RE: A.C.A.§22-4-106

Director Garrity,

Attached is your hard copy of the A.C.A. §22-4-106 letter for ALC's favorable advice consideration for the various acquisitions noted in the letter. Thank you.

Melinda Miller, Real Estate Officer 501-537-9871 melinda.d.miller@arkansas.gov



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

October 21, 2024

Marty Garrity, Director
Bureau of Legislative Research
Executive Secretary, Arkansas Legislative Council
Arkansas State Capitol, Room 315
Little Rock, AR 72201

RE: State Park Property Acquisitions

Dear Ms. Garrity:

The Arkansas Department of Parks, Heritage, and Tourism, State Parks Division (ASP) seeks to acquire select properties to protect and preserve natural, cultural, and historic resources, and provide additional recreational and educational opportunities for park visitors. The following is a brief description of the proposed acquisitions, listed by park. Additional details are provided in the attached documents. Donations, grant funding, and/or budget allocations will be utilized to acquire these priority properties.

- **Devil's Den State Park:** ASP proposes to acquire an eighty (80) acre tract currently owned by William McClelland of Springdale, Arkansas. The undeveloped tract is contiguous to the park boundary to the north. A portion of Lee Creek flows through the northwest portion of the property. Lee Creek is classified as an extraordinary resource waterway within the Boston Mountain Ecoregion. A recent appraisal valued the property at \$160,000.00.
- **Historic Washington State Park:** ASP proposes to acquire three (3) properties from the non-profit, Historic Washington Foundation (The Foundation). The Foundation is Arkansas' oldest preservation organization. Founded in 1958, the Foundation preserves and promotes the unique 19th-century structures that exist in Washington, AR.

The Foundation is offering three (3) of their properties: the Livery Stable, the Telephone Exchange Building, and the 3.0 acre ± undeveloped property known as 'Carrigan Field'. A recent appraisal valued all three (3) properties at a total of \$200,000.00.

- **Crowley's Ridge State Park:** ASP proposes to acquire by donation a sixty (60) acre tract from the J.W. Black Lumber Company. The company acquired the tract with a planted pine stand in 1969. With no plans to harvest the timber, the company wishes to donate the tract of land for future recreational opportunities at the park. The donated property has an estimated value of \$207,204.00.
- **Hobbs State Park-Conservation Area:** ASP proposes to acquire by donation a one hundred and eleven (111) acre tract from the non-profit group, Friends of Hobbs State Park-Conservation Area, Inc. (FOH). FOH has successfully acquired the property and the group intends to donate the property and improvements to ASP for conservation management and future public recreational opportunities. The property is surrounded by current park boundaries on three sides. The estimated value of the donated property is \$825,000.00.

In accordance with A.C.A. § 22-4-106, I am respectfully requesting the Arkansas Legislative Council's (ALC) favorable advice to complete these property acquisitions. This request has been reviewed and approved by the State Parks, Recreation, and Travel Commission. Favorable advice has been received by Governor Sarah Huckabee Sanders and the Arkansas Department of Finance and Administration. I ask that you place our request at the on the agenda for the next meeting of the ALC. If you or your staff have any questions or need further information, please contact me at 501-324-9162. Thank you for your consideration.

Sincerely,



Shea Lewis, Secretary

SL/mm

Enclosures:

1. Devil's Den State Park McClelland Acquisition-Purpose & Summary
2. Devil's Den State Park McClelland Acquisition-Map
3. Historic Washington State Park-Historic Washington Foundation Acquisition-Purpose & Summary
4. Historic Washington State Park-Historic Washington Foundation Acquisition-Map
5. Crowley's Ridge State Park-J.W. Black Lumber Company Acquisition-Purpose & Summary
6. Crowley's Ridge State Park-J.W. Black Lumber Company Acquisition Map
7. Hobbs State Park-Conservation Area-Friends of Hobbs State Park-Conservation Area, Inc. Acquisition Purpose & Summary
8. Hobbs State Park-Conservation Area- Friends of Hobbs State Park-Conservation Area, Inc.-Map

cc: Jeff King, Division Deputy Director (w/encl.)
Clay Stone, General Counsel (w/encl.)
Suzanne Grobmyer, Chief of Staff (w/encl.)
Marty Ryall, Director of Legislative Affairs (w/encl.)
Darin Mitchell, Manager, Information and Innovation (w/encl.)
Chris Myers, Manager, Planning and Development (w/encl.)
Melinda Miller, Real Estate Officer (w/encl.)

A.C.A. § 22-4-106

Governor's Favorable Advice



FW: A.C.A. 22-4-106 & A.C.A. 22-4-108

From Jeff King <jeff.king@arkansas.gov>

Date Wed 7/31/2024 7:08 PM

To Darin Mitchell <darin.mitchell@arkansas.gov>; Melinda Miller (ADPT) <melinda.d.miller@arkansas.gov>

Cc Shea Lewis <shea.lewis@arkansas.gov>; Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>; Marty Ryall <Marty.Ryall@arkansas.gov>

2 attachments (2 MB)

Gov Itr land acquisitions Mt Nebo Withrow Springs.pdf; Gov Itr land acquisitions Devils Den Historic Wash Crowleys Ridge Hobbs.pdf;

Melinda, see below from Chafer Stanley from the Governor's Office. This will serve as your official notice of approval for the property acquisition requests.

Thanks---Jeff

JEFF KING

Deputy Director

Division of Arkansas State Parks
One Capitol Mall, Suite 4B.210
Little Rock, AR 72201
jeff.king@arkansas.gov
p: 501.682.7774 | c: 870.715.9889

ArkansasStateParks.com



From: Chafer Stanley <Chafer.Stanley@governor.arkansas.gov>

Sent: Wednesday, July 31, 2024 5:37 PM

To: Marty Ryall <marty.ryall@arkansas.gov>

Cc: Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>; Jeff King <jeff.king@arkansas.gov>

Subject: RE: A.C.A. 22-4-106 & A.C.A. 22-4-108

These are approved. Thank you.

From: Chafer Stanley <Chafer.Stanley@governor.arkansas.gov>

Sent: Wednesday, July 31, 2024 5:34 PM

To: Marty Ryall <marty.ryall@arkansas.gov>

Cc: Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>; Jeff King <jeff.king@arkansas.gov>

Subject: RE: A.C.A. 22-4-106 & A.C.A. 22-4-108

Marty—

Thank you for sending. Were these originally provided to our office in hardcopy form?

Chafer

From: Marty Ryall <Marty.Ryall@arkansas.gov>

Sent: Monday, July 29, 2024 3:52 PM

To: Chafer Stanley <Chafer.Stanley@governor.arkansas.gov>

Cc: Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>; Jeff King <jeff.king@arkansas.gov>

Subject: FW: A.C.A. 22-4-106 & A.C.A. 22-4-108

Hi Chafer, attached is the information we are waiting for approval and signatures for. Please let me or Suzanne know if you need more. Thanks,

MARTY RYALL

Director
Division of Arkansas Heritage

Director of Legislative Affairs
Arkansas Department of Parks, Heritage and Tourism

1100 North Street
Little Rock, AR 72201
marty.ryall@arkansas.gov
p: 501.324.9586 | c: 501-366.4883

www.ArkansasHeritage.com
www.ADPHT.Arkansas.Gov



From: Jeff King <Jeff.King@arkansas.gov>

Sent: Monday, July 29, 2024 1:17 PM

To: Marty Ryall <Marty.Ryall@arkansas.gov>

Cc: Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>

Subject: Fw: A.C.A. 22-4-106 & A.C.A. 22-4-108

From: Jeff King <Jeff.King@arkansas.gov>
Sent: Sunday, July 28, 2024 2:39 PM
To: Shea Lewis <shea.lewis@arkansas.gov>
Subject: RE: A.C.A. 22-4-106 & A.C.A. 22-4-108

Shea,

We are awaiting a written response regarding the attached (sent June 12th). For Nebo and Withrow, we need to have the signed/returned deed documents to move forward. However, for the Devil's Den, Historic Washinton, Hobbs, and Crowley's Ridge acquisitions, we simply need an approval (e-mail would suffice) and approval date to move those to the next phase of the process (which is a letter to DF&A).

Let me know of any questions or if additional information is needed.

Thanks---Jeff

JEFF KING

Deputy Director

Division of Arkansas State Parks
One Capitol Mall, Suite 4B.210
Little Rock, AR 72201
jeff.king@arkansas.gov
p: 501.682.7774 | c: 870.715.9889

ArkansasStateParks.com



A.C.A. § 22-4-106

Department of Finance and Administration's Favorable Advice



FW: A.C.A. 22-4-106 letter to DFA w_Enclosures

From Melinda Miller (ADPT) <melinda.d.miller@arkansas.gov>

Date Mon 9/30/2024 8:27 AM

To Darin Mitchell <darin.mitchell@arkansas.gov>

FYI

From: Jason Roberson <Jason.Roberson@dfa.arkansas.gov>

Sent: Friday, September 27, 2024 12:00 PM

To: Melinda Miller (ADPT) <melinda.d.miller@arkansas.gov>

Subject: RE: A.C.A. 22-4-106 letter to DFA w_Enclosures

Good afternoon,

Secretary Hudson has reviewed the information your department provided and has given his approval of the purchase. Please let us know if you need anything else from DFA during this process. I apologize for the delayed response.

Have a good weekend!



Jason Roberson

Arkansas Department of Finance and Administration

Office of The Secretary

Executive Assistant

Office: 501-682-8064 Cell: 501-425-1693

Jason.Roberson@dfa.arkansas.gov

<https://www.dfa.arkansas.gov/>

From: Melinda Miller (ADPT) <melinda.d.miller@arkansas.gov>

Sent: Monday, September 23, 2024 11:43 AM

To: Jason Roberson <Jason.Roberson@dfa.arkansas.gov>

Subject: RE: A.C.A. 22-4-106 letter to DFA w_Enclosures

This message originated **outside DFA**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good morning, Mr. Roberson!

I'm inquiring to see if DFA has a response to Arkansas Department of Parks, Heritage and Tourism regarding our A.C.A. 22-4-106 letter sent on August 9, 2024 via electronically and hard copy delivered, seeking favorable advice to acquire select properties. Please let me know as your schedule allows.

Thank you. -Melinda

MELINDA MILLER
Real Estate Officer

Division of Arkansas State Parks- Information and Innovation
One Capitol Mall, Ste.4B-210
Little Rock, AR 72201
Melinda.d.miller@arkansas.gov
p:501-537-9871 | f:501-682-1199



From: Melinda Miller (ADPT) <melinda.d.miller@arkansas.gov>
Sent: Friday, August 9, 2024 3:05 PM
To: Jeff King <jeff.king@arkansas.gov>; Clay Stone <Clay.Stone@arkansas.gov>; Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>; Marty Ryall <marty.ryall@arkansas.gov>; Darin Mitchell <darin.mitchell@arkansas.gov>; Christopher Myers (ADPT) <Christopher.Myers@arkansas.gov>
Cc: Elaine Lienhart <Elaine.Lienhart@arkansas.gov>; jason.roberson@dfa.arkansas.gov
Subject: A.C.A. 22-4-106 letter to DFA w_Enclosures

All,

Please see the attached letter for your records. Hard copy of the letter will be sent to Secretary Hudson's office today to the attention of Jason Roberson. If you have any questions, please let me know.-Melinda

MELINDA MILLER
Real Estate Officer

Division of Arkansas State Parks- Information and Innovation
One Capitol Mall, Ste.4B-210
Little Rock, AR 72201
Melinda.d.miller@arkansas.gov
p:501-537-9871 | f:501-682-1199



From: Elaine Lienhart <Elaine.Lienhart@arkansas.gov>
Sent: Wednesday, June 12, 2024 11:14 AM
To: Jeff King <jeff.king@arkansas.gov>; Clay Stone <Clay.Stone@arkansas.gov>; Suzanne Grobmyer <Suzanne.Grobmyer@arkansas.gov>; Marty Ryall <marty.ryall@arkansas.gov>; Darin Mitchell <darin.mitchell@arkansas.gov>; Christopher Myers (ADPT) <Christopher.Myers@arkansas.gov>; Melinda Miller (ADPT) <melinda.d.miller@arkansas.gov>
Subject: letters to Gov re: land acquisitions

Copies for your file - see attached.



ELAINE LIENHART
EXECUTIVE ASSISTANT

Arkansas Department of Parks, Heritage and Tourism
Office of the Secretary
1 Capitol Mall, Suite 3B
Little Rock, AR 72201
elaine.lienhart@arkansas.gov
p: 501.324.9162

Adpht.Arkansas.gov

Devil's Den State Park – Proposed Acquisition Purpose & Summary

Property Description:

The East one-half of the Southwest one-half of Section 12, Township 13 North, Range 21 West, containing eighty (80) acres, more or less, situated in Washington County, Arkansas.

The estimated total acreage is approximately 80 acres, subject to a certified land survey.

Purpose:

Preservation of the Lee Creek watershed and protection of park resources. The proposed acquisition is an undeveloped tract located contiguous to the park at its northern border. It has a portion of Lee Creek running through the northwest half of the property. Lee Creek is classified as a State Scenic River in Oklahoma and an Extraordinary Resource Waterway (ERW) within the Boston Mountain Ecoregion from its headwater near West Fork, Arkansas, to the Arkansas/Oklahoma state border.

Estimated cost:

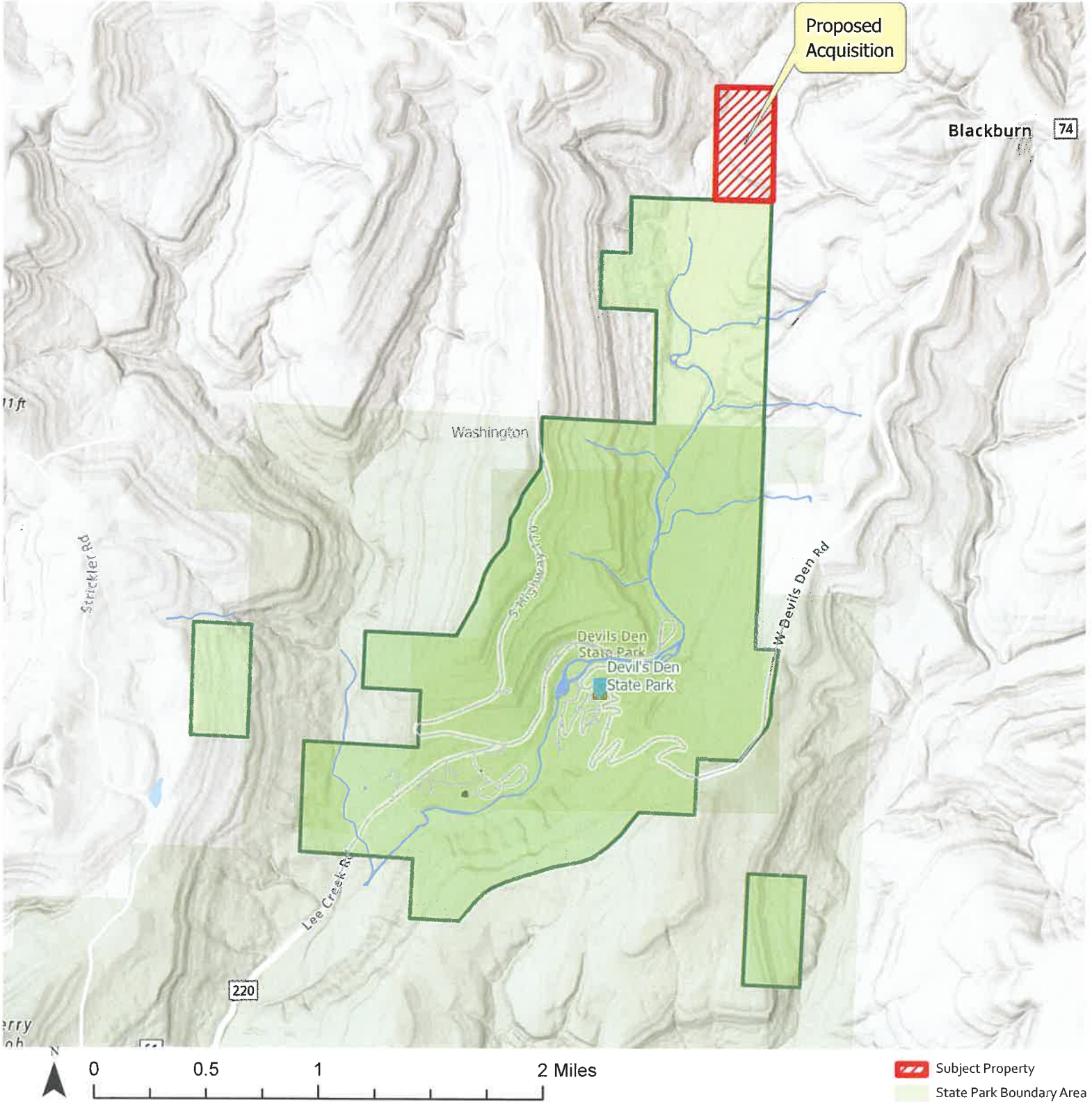
A recent appraisal report was conducted by Ferstl Valuation Services in September 2023 which valued the property at \$160,000.00. Funding for the acquisition will come from the Division's grant allocation from the Arkansas Natural and Cultural Resources Council (ANCRC).

Location Map:

See attachments.



Devil's Den State Park Potential Property Acquisition



Location: Devil's Den State Park	
City: West Fork	Description: Potential property acquisition
County: Washington	
Date of map production: 7/14/2023 1:23 PM	

Notice of Intent:
 This map was created by the Arkansas State Parks GIS Section to visualize general location(s) of subject property in relation to property owned, leased, or otherwise managed by the Arkansas Department of Parks, Heritage, & Tourism. Unauthorized use of this map is prohibited.

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Historic Washington State Park – Proposed Acquisition Purpose & Summary

Property Description:

The subject properties are described as contiguous to the existing Historic Washington State Park boundaries.

Livery Stable: East 78 feet and West 98 feet of Lot 2 and West 98 feet of Lot 3, Block 33 Original Town of Washington, Arkansas

Telephone Exchange Building: East 50 feet and North 93 feet of Lot 1, Block 33 Original Town of Washington, Arkansas

Carrigan Field: Part of the NW quarter of the NW quarter of Section 27, Township 11 South, Range 25 West containing 3.0 acres, more or less, City of Washington, Hempstead County, Arkansas

The estimated total acreage is approximately 3.34 acres, subject to certified land surveys.

Purpose:

In 1965, Act 396 was passed to authorize and direct the Publicity and Parks Commission (now State Parks Recreation and Travel Commission) to accept properties owned by the Pioneer Washington Restoration Foundation (now Historic Washington Foundation) at Washington, AR and to incorporate the same into the state park system as a state historical monument. The goal was to commemorate the settlement's prominent 19th-century history by conserving period architectural features and cultural ways of this historically significant Arkansas town.

Historic Washington Foundation currently owns three properties that the Foundation proposes to sell to ASP: the Livery Stable, the Telephone Exchange Building, and the undeveloped property known as 'Carrigan Field'.

The Livery Stable is a 3,330-square-foot building built in 1996 to represent a late 19th-century stable. The Telephone Exchange Building is also a modern 432-square-foot building similar to the Livery Stable but built to represent a late 19th-century post office.

Carrigan Field is an approximately 3.0-acre ± unimproved property previously owned by one of the historically prominent 19th-century families of Washington and later donated to the Pioneer Washington Foundation by Dr. JoAnn Carrigan.

Estimated cost:

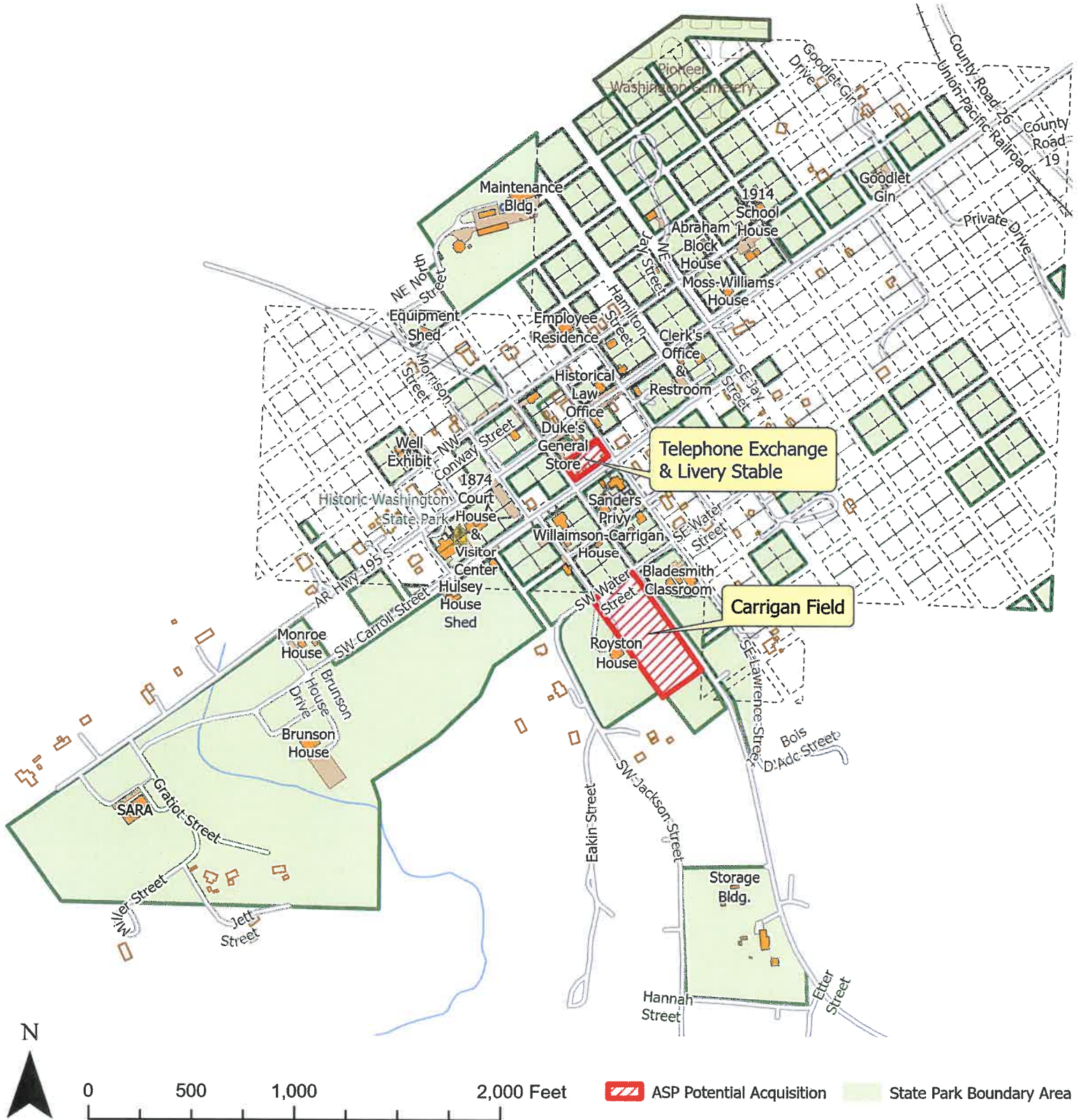
A recent appraisal report was conducted by Ferstl Valuation Services in November 2023 which valued all three (3) properties individually for a total value of \$200,000.00. Funding for the acquisition will come from the Division's grant allocation from the Arkansas Natural and Cultural Resources Council (ANCRC).

Location Map:

See attachments.



Historic Washington State Park Potential Property Acquisition



Location:
Historic Washington State Park

City:
Washington

County:
Hempstead

Date of map production:
5/14/2024 3:35 PM

Description:
Potential property acquisition

Notice of Intent:
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Crowley's Ridge State Park – Proposed Acquisition Purpose & Summary

Property Description:

The property is described as part of the North ½ of the NW ¼, SW ¼ and part of the SW ¼, NW ¼ of Section 3, Township 16 N, Range 4 E, all situated in Greene County, Arkansas.

The estimated total unimproved acreage is approximately ±60 acres, subject to a certified land survey.

Purpose:

To accept the gift of sixty (60) acres by donation from the J.W. Black Lumber Company for the future enjoyment and potential recreational opportunities of all who visit Crowley's Ridge State Park.

Estimated cost:

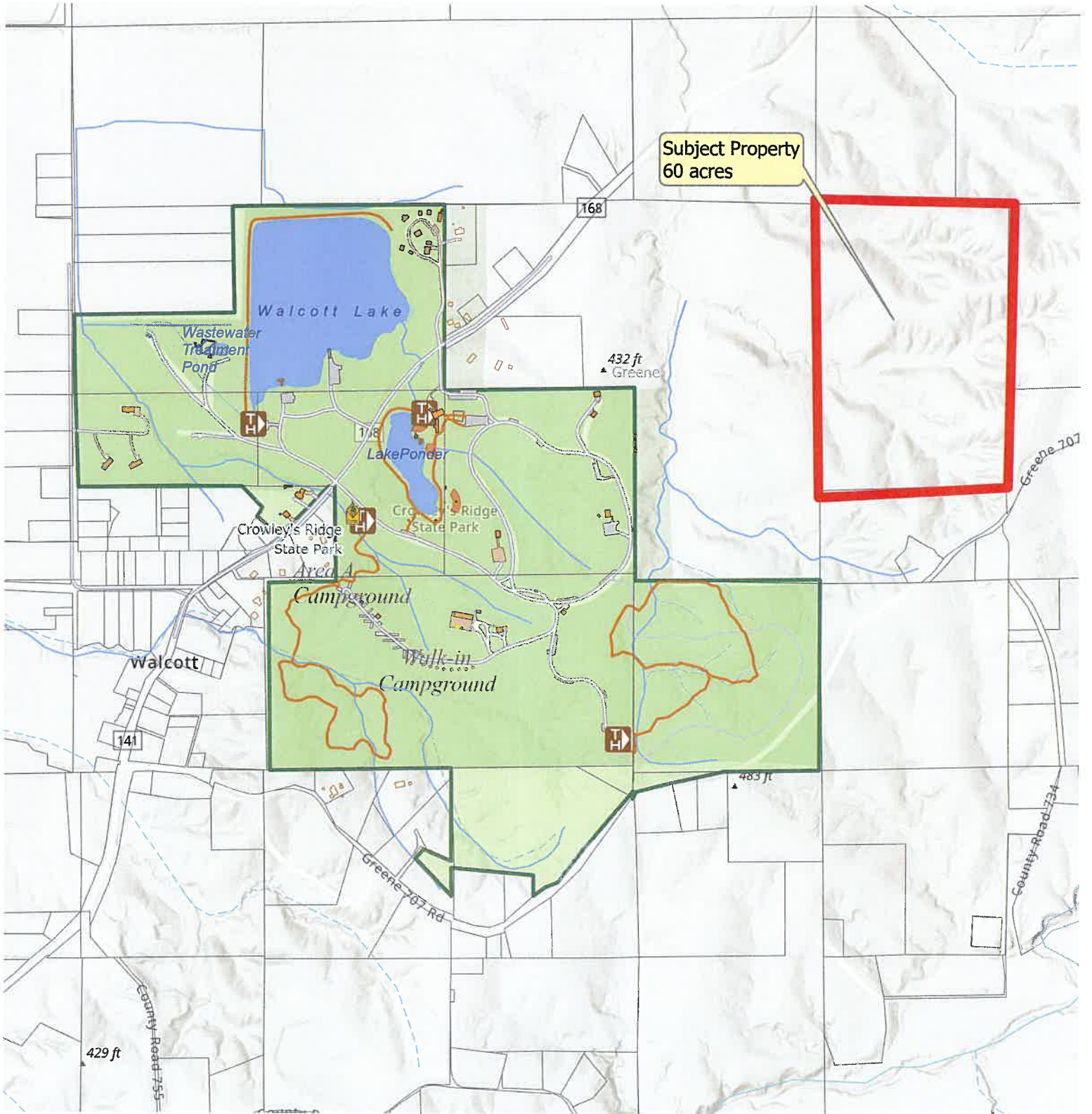
The estimated value of the potential property is approximately \$207,240.00, or \$3,454.00 an acre, subject to a future appraisal. Any costs for the acquisition would be limited to future appraisal, survey, and title commitment policy/title search.

Location Map:

See attachments.



Crowley's Ridge State Park Proposed Property Donation



Location: Crowley's Ridge State Park		Notice of Intent: This map was created by the Arkansas State Parks GIS Section to visualize general location(s) of subject property in relation to property owned, leased, or otherwise managed by the Arkansas Department of Parks, Heritage, & Tourism. Unauthorized use of this map is prohibited. Arkansas State Parks 1 Capitol Mall - Little Rock, AR 72201 ArkansasStateParks.com	
City: Paragould	Description: Proposed property donation location.		
County: Greene			
Date of map production: 4/12/2024 11:47 AM			

Hobbs State Park-Conservation Area– Proposed Acquisition Purpose & Summary

Property Description:

N½ of the SW¼ And The SE¼ of the SW¼ of Section 15, Township 19 North, Range 28 West, Benton County, Arkansas, together with an easement filed of record June 18, 1990, as Document No. 90-17594 of the Benton County real estate records. Less and except: part of the NE¼ of the SW¼ of Section 15, Township 19 North, Range 28 West, Benton County, Arkansas, more precisely described as follows: starting at the NW corner of the NE¼ of the SW¼ of Section 15 for the true Point Of Beginning, thence S 89°09'46" E 1325.20 Feet; thence S 00°19'10" W 875.78 feet; thence N 40°05'36" W 350.31 feet; thence N 67°41'44" W 413.55 Feet; thence N 49°35'09" W 400.21 feet; thence N 57°21'57" W 242.18 feet; thence N 68°29'16" W 218.52 feet to the Point Of Beginning. less and except located in a part of the NE¼ of the SW ¼ and in a part of the NW ¼ of the SW ¼ of Section 15, Township 19 North, Range 28 West in Benton County, Arkansas, more precisely described as follows: starting at a found axle at the Northwest corner of the NE ¼ of the SW ¼ of Section 15 for the true point of beginning; thence South 67 degrees 36 minutes 31 seconds East, 218.45 feet to a found 5/8" Ps #1227 rebar; thence South 56 degrees 29 minutes 11seconds East, 242.06 feet to a found 5/8" Ps #1227 rebar; thence South 48 degrees 42 minutes 11 seconds East, 400.26 feet to a found 5/8" Ps #1227 rebar; thence South 66 degrees 47 minutes 56 seconds East, 413.49 feet to a found 5/8" Ps #1227 rebar; thence South 39 degrees 14 minutes 29 seconds East, 350.24 feet to a found 5/8" Ps#1227 rebar; thence North 87 degrees 18 minutes 18 seconds West, 87.28 feet to a set 5/8" rebar; thence North 37 degrees 37 minutes 35 seconds West, 286.36 feet to a set 5/8" rebar; thence North 66 degrees 00 minutes 46 seconds West, 404.77 feet to a Set 5/8" rebar; thence North 48 degrees 23 minutes 06 seconds West, 373.62 feet to a set 5/8" rebar; thence North 56 degrees 48 minutes 01 seconds West, 208.59 feet to a set 5/8" rebar; thence North 68 degrees 41 minutes 55 seconds West, 104.41 feet to a set 5/8" rebar; thence South 87 degrees 56 minutes 31 seconds West, 130.03 feet to a set 5/8" rebar; thence North 13 degrees 33 minutes 23 seconds West, 127.40 feet to a set 5/8" rebar; thence along the North line of the NW ¼ of the SW ¼, North 89 degrees 32 minutes 10 seconds East, 36.64 feet to a found axle and the true Point Of Beginning containing 2.082 acres more or less and being subject to any Easements of Record. The above-described legal description was supplied by Jim Frankin Ramsey, Pls No. 1227, of Ramsey Surveying, Inc., and is land that lies within a Tract described on property line adjustment dated June. 14, 2021, As Job Number 21171, and filed for record June 18, 2021, in/as Instrument L202145925, in the records of Benton County, Arkansas. Subject to Easements, Right-of-Ways, and Protective Covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

The estimated total acreage is approximately ±111 acres, subject to a certified land survey. Improvements include a 40X60 metal storage shed with electricity, four (4) wooden tent platforms, and a professionally designed tree house structure by Natural State Tree Houses.

Purpose:

To accept the gift of one-hundred and eleven (111) acres and improvements by donation from the Friends of Hobbs State Park-Conservation Area, Inc. for future enjoyment and recreational opportunities of all who visit Hobbs State Park-Conservation Area.

Estimated cost:

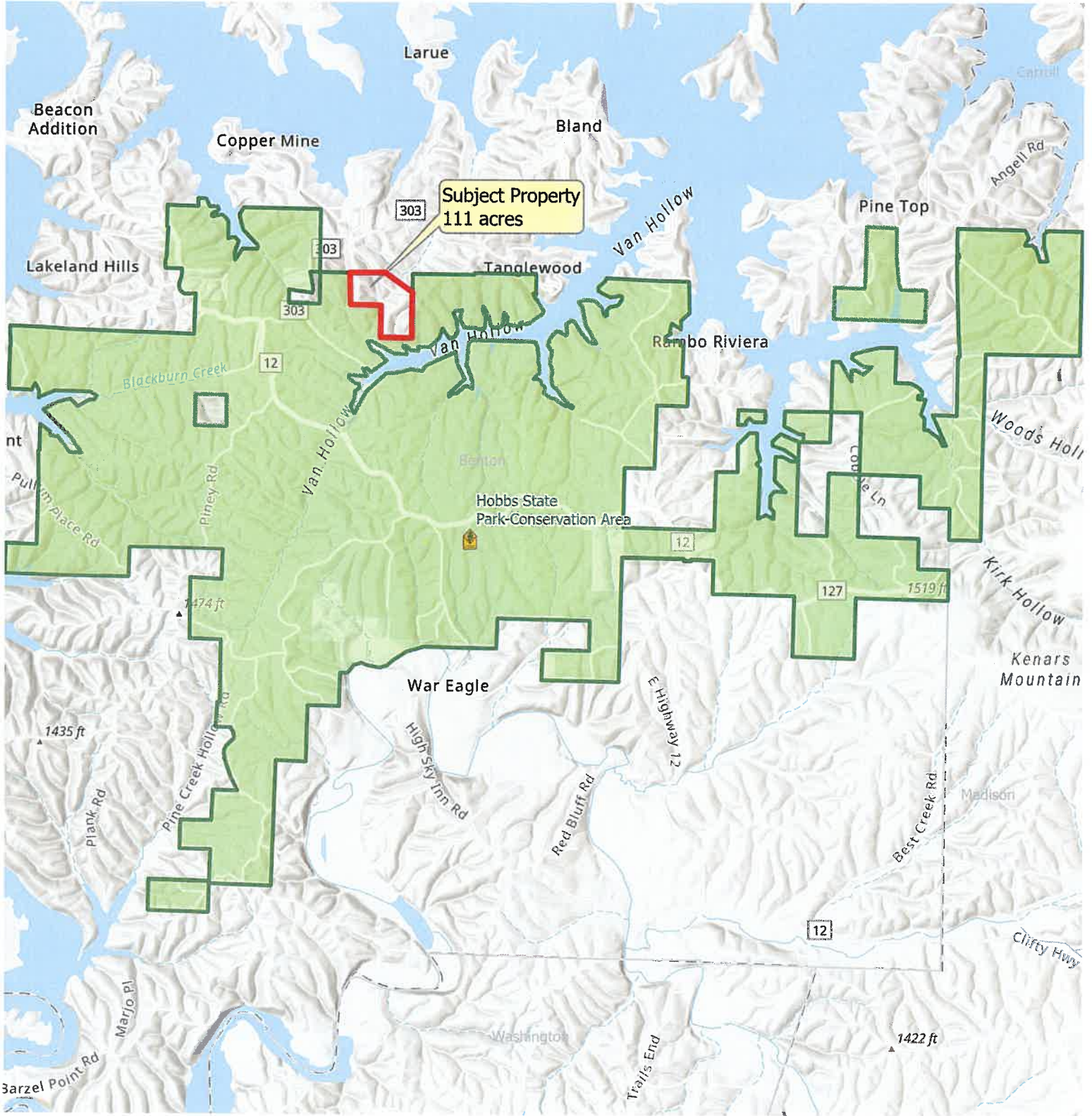
The estimated value of the potential property is approximately \$825,000.00 or \$7,432.00 an acre, subject to a future appraisal. Any costs for the acquisition would be limited to future appraisal, survey, and title commitment policy/title search.


Location Map:

See attachments.



Hobbs State Park-Conservation Area Proposed Property Donation



Location: Hobbs State Park-Conservation Area		Notice of Intent: This map was created by the Arkansas State Parks GIS Section to visualize general location(s) of subject property in relation to property owned, leased, or otherwise managed by the Arkansas Department of Parks, Heritage, & Tourism. Unauthorized use of this map is prohibited.	
City: Rogers	Description: Proposed property donation location.		
County: Benton		Arkansas State Parks 1 Capitol Mall - Little Rock, AR 72201 ArkansasStateParks.com	
Date of map production: 4/12/2024 11:54 AM		