

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH VIRGINIA ANN BUTTRY, THE TRUSTEE OF THE VIRGINIA ANN BUTTRY REVOCABLE TRUST; ANTHONY J. DIPIETRO AND LOUISE DIPIETRO; THOMAS I. KOIKE AND KAY KOIKE, TRUSTEES OF THE THOMAS I. KOIKE AND KAY KOIKE TRUST; JEROME K. SHERMAN; JAMES T. WILLIAMS AND ANNIE LAURIE WILLIAMS; HEIRS OF DIANE WILLIAMS, DECEASED; MARY MCKINNON BIONDO, AS TRUSTEE OF THE MARY MCKINNON BIONDO REVOCABLE TRUST; AND THE WATKINS COMPANY, FOR THE PURCHASE OF APPROXIMATELY TWENTY-FOUR (24) AND A HALF ACRES OF LAND, FOR USE BY THE LITTLE ROCK PORT AUTHORITY FOR ECONOMIC PROSPECT RECRUITMENT; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Little Rock, Arkansas, through its 2011 Capital Sales Tax Initiative, set aside money for the specific purpose of expanding the real estate holdings of the Little Rock Port Authority; and,

**WHEREAS**, the Little Rock Port Authority has been actively exploring opportunities for expansion, including the development of a 2008 Master Real Estate Acquisition Plan; and,

**WHEREAS**, the Little Rock Port Authority Staff has worked with the Greater Little Rock Regional Chamber of Commerce, and other interested parties, to explore viable options for real estate expansion and determined that this particular parcel will meet the future needs of the Little Rock Port Authority for Economic Prospect recruitment purposes, and,

**WHEREAS**, the Little Rock Port Authority Staff has extended a preliminary offer, based upon a third-party appraisal, for the property in question and the offer has been accepted by the owner.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK:**

**Section 1.** The City of Little Rock Board of Directors authorizes the Mayor to purchase approximately 24.04 acres of land for a purchase price of Five Hundred Eight Thousand, One Hundred Eighty-Seven and 25/100 Dollars (\$508,187.25), plus associated closing cost, and is contingent upon positive findings of the Phase One Environmental Study and determination of clear title. The property is described as:

1 A tract of land located in the E 1/2 SW1/4, Section 21, Township 1 North, Range 11  
2 West of the Fifth Principal Meridian, Pulaski County, Arkansas, being more  
3 particularly described as follows: Beginning at the Southeast corner of the SW1/4 of  
4 said Section 21; thence North 88 degrees 48 minutes 49 seconds West along the south  
5 line of said Section 21, 1,224.92 feet; thence North 16 degrees 43 minutes 22 seconds  
6 East 1,963.50 feet; thence South 84 degrees 21 minutes 28 seconds East 229.17 feet;  
7 thence 157.60 feet along a curve to the right, said curve having a radius of 666.20 feet  
8 and a chord bearing and distance of South 77 degrees 34 minutes 51 seconds East,  
9 157.23 feet; thence South 70 degrees 48 minutes 13 seconds East, 97.02 feet; thence  
10 240.71 feet along a curve to the left, said curve having a radius of 766.20 feet and a  
11 chord bearing and distance of South 79 degrees 48 minutes 13 seconds East, 239.72  
12 feet; thence South 88 degrees 48 minutes 13 seconds East, 9.39 feet to the east line of  
13 the E 1/2 SW1/4 of Section 21; thence South 01 degrees 53 minutes 59 seconds West  
14 1,775.92 feet along the East line of the E1/2 SW1/4 to the point of beginning  
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16 LESS AND EXCEPT:

17 Part of the East 1/2 SW1/4 of Section 21, Township 1 North, Range 11 West, Pulaski  
18 County, Arkansas, being more particularly described as follows: Commencing at the  
19 southeast corner of the SW1/4 of said Section 21; thence North 01 degrees 51 minutes  
20 05 seconds East, a distance of 256.64 feet to the point of beginning; thence North 35  
21 degrees 40 minutes 44 seconds West, a distance of 88.23 feet to the centerline of a  
22 ditch; thence along said centerline of ditch the following courses: 1) North 47 degrees  
23 20 minutes 07 seconds West, 395.21 feet; 2) North 49 degrees 18 minutes 03 seconds  
24 West, 123.22 feet; 3) along the arc of a 186.00 foot radius curve to the right, having a  
25 chord bearing and distance of North 22 degrees 34 minutes 25 seconds West, 160.24  
26 feet; 4) North 04 degrees 47 minutes 44 seconds East, 31.94 feet; 5) North 01 degrees  
27 33 minutes 46 seconds East, 1,001.05 feet; and 6) North 03 degrees 45 minutes 30  
28 seconds West, 28.85 feet; thence leaving said centerline of ditch South 84 degrees 24  
29 minutes 22 seconds East, a distance of 27.54 feet; thence along the arc of a 666.20  
30 foot radius curve to the right, having a chord bearing and distance of South 77 degrees  
31 37 minutes 45 seconds East, 157.23 feet; thence South 70 degrees 51 minutes 07  
32 seconds East, a distance of 97.02 feet; thence along the arc of a 766.20-foot radius  
33 curve to the left, having a chord bearing and distance of South 79 degrees 51 minutes  
34 07 seconds East, 239.72 feet; thence South 88 degrees 51 minutes 07 seconds East, a

1 distance of 9.39 feet to the East line of the East 1/2 SW1/4 of Section 21; thence South  
2 01 degrees 51 minutes 05 seconds West, along said East line, a distance of 1519.28  
3 feet to the point of beginning

4 **Section 2.** Funding for this acquisition will come from the 2011 Sales Tax Issue that established funds  
5 for land acquisition at the Port.

6 **Section 3. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase or  
7 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or  
8 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and  
9 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the  
10 resolution.

11 **Section 4. *Repealer.*** All laws ordinances resolutions or parts of the same that are inconsistent with the  
12 provisions of this resolution are hereby repealed to the extent of such inconsistency.

13 **ADOPTED: May 5, 2020**

14 **ATTEST:**

**APPROVED:**

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17 **Susan Langley, City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

18 **APPROVED AS TO LEGAL FORM:**

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21 **Thomas M. Carpenter, City Attorney**

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