1	RESOLUTION NO.		
2			
3	A RESOLUTION TO TRANSFER THE TITLE OF THE PROPERTY		
4	LOCATED AT 1816 SOUTH SCHILLER STREET, FROM THE CITY OF		
5	LITTLE ROCK, ARKANSAS, TO ROSS TOYNE, OWNER OF		
6	FAIRFIELD HISTORIC PROPERTIES, INC., TO BE USED FOR		
7	NEIGHBORHOOD REVITALIZATION PROGRAMS; AND FOR OTHER		
8	PURPOSES.		
9			
10	WHEREAS, the Board of Directors has stated as one of its goals a desire to provide for		
11	neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of		
12	various City and Federal Funds, and in affirmative actions such as the creation of a Land Bank		
13	Commission; and,		
14	WHEREAS, in order to accomplish this goal is it required that properties be obtained and sold by the		
15	City in areas that are appropriate for revitalization; and,		
16	WHEREAS, Ross Toyne, owner of Fairfield Historic Properties, Inc., an Arkansas corporation has		
17	indicated a desire to accept transfer from the City of Little Rock for the property located at 1816 South		
18	Schiller Street, Little Rock, AR 72202 (Parcel No. 34L1850058100); and,		
19	WHEREAS, the City wishes to transfer the property for use in its neighborhood revitalization		
20	efforts; and,		
21	WHEREAS, City Staff acquired the property through a donation and there are no significant title		
22	issues; and,		
23	WHEREAS, the City has performed an Environmental Assessment of the property pursuant to 24		
24	C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,		
25	WHEREAS, the City of Little Rock will provide Ross Toyne, owner of Fairfield Historic Properties,		
26	Inc., with a Quit-Claim Deed to the property, attached as Quit-Claim Deed to the property; and,		
27	WHEREAS, Arkansas State Law requires that the City transfer the property by resolution adopted by		
28	the Board of Directors.		
29	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY		
30	OF LITTLE ROCK, ARKANSAS:		
31	Section 1. The Board of Directors hereby transfers property, through a hired Title Company,		
32	described as 1816 South Schiller Street, Little Rock, AR 72202 (Parcel No. 34L1850058100), in favor of		
33	Ross Toyne, owner of Fairfield Historic Properties, Inc., an Arkansas corporation, with the following		
34	stipulations:		

1	(a) Unless expressly authorized by the B	coard of Directors, any approved Development Site Plan	
2	(a) Unless expressly authorized by the Board of Directors, any approved Development Site Plan shall be completed within one (1)-year from the date approval of the plan is granted; and,		
3	(b) If the Developer has made substantial progress toward completion of the Development Site		
4	Plan, the Commission may approve an extension of time for development, not to exceed six		
5	(6) months from the date the plan expires.		
6	Section 2. The property will be used for private housing purposes to serve low/moderate income		
7	families.		
, 8	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
9	word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or		
10	adjudication shall not affect the remaining portions of the resolution which shall remain in full force and		
11	effect a if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the		
12	ordinance.		
13	Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
14	the provisions of this resolution are hereby repealed to the extent of such inconsistency.		
15	ADOPTED: April 16, 2024		
16	ATTEST:	APPROVED:	
17			
18			
19	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
20	APPROVED AS TO LEGAL FORM:		
21			
22 23	Thomas M. Carpenter, City Attorney	-	
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