1	ORDINANCE NO.
2	
3	AN ORDINANCE TO ESTABLISH AND LAY OFF CITY OF LITTLE
4	ROCK, ARKANSAS MUNICIPAL PROPERTY OWNERS'
5	MULTIPURPOSE IMPROVEMENT DISTRICT NO. 2022-001 (SHILOH
6	GROVE PROJECT); TO DECLARE AN EMERGENCY; AND FOR
7	OTHER PURPOSES.
8	
9	WHEREAS, a Petition to form City of Little Rock, Arkansas Municipal Property Owners'
10	Multipurpose Improvement District No. 2022-001 (Shiloh Grove Project) has been filed with the Little
11	Rock City Clerk; and,
12	WHEREAS, the City Clerk has presented the petition to the Mayor; and,
13	WHEREAS, the Mayor has set April 5, 2022, at 6:00 PM, or as soon afterwards as the item may be
14	reached on the regular call of the agenda, as the date and time for a Public Hearing before the Little Rock
15	Board of Directors for consideration of the petition; and,
16	WHEREAS, the Little Rock Board of Directors has determined from an Abstractor's Certificate of
17	Property Ownership that those signing the petition constitute all the owners of the real property to be located
18	in said District; and,
19	WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the
20	governing body determines that all the owners of the real property to be located in the District have
21	petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the District
22	as defined in the petition and to appoint the Commissioners named In the petition.
23	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
24	OF LITTLE ROCK, ARKANSAS:
25	Section 1. The real property described in Exhibit A of this ordinance is hereby establish as City of
26	Little Rock, Arkansas Municipal Property Owners' Multipurpose Improvement District No. 2022-001
27	(Shiloh Grove Project) for the following purposes: (1) acquiring and purchasing equipment and machinery
28	incident to the operation and maintenance of improvements; (2) any and all other acts which shall be
29	deemed necessary in order to purchase, construct, accept as a gift, operate, and maintain any and all
30	improvements; (3) providing fire protection for the Municipal Property Owners' Multipurpose
31	Improvement District; (4) doing all things now or hereafter permitted under applicable law, including,
32	without limitation, Ark. Code Ann. \$ 14-94-101, et seq., to be done and performed by municipal property

1 owners' improvement districts. The District shall have the right to exercise the power of eminent domain in 2 order to carry out its purposes.

3 Section 2. The following three (3) individuals are hereby appointed as Commissioners of said 4 Improvement District: Jonathan Thomas Kennon; Vincent Peter Contorno, III; and Jordan John O'Roark,

5 Section 3. The District shall be known as City of Little Rock, Arkansas Municipal Property Owners' 6 Multipurpose Improvement District No. 2022-001 (Shiloh Grove Project).

7 Section 4. Severability. In the event any title, subtitle, section, subsection, subdivision, paragraph, 8 subparagraph, item, sentence, clause, phrase, or work of this ordinance is declared or adjudged to be invalid 9 or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the 10 ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or 11 unconstitutional was not originally a part of this ordinance.

12 Section 5. *Repealer*. All ordinances and resolutions, and parts of the same, that are inconsistent with 13 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 6. Emergency Clause. The Board of Directors of the City of Little Rock, Arkansas, has 14 15 determined that with development in the area covered by the boundaries of the Improvement District laid 16 off in this ordinance requires, as critical to the public health, safety, and welfare, construction of additional 17 infrastructure; an emergency is, therefore, declared to exist, and this ordinance shall be in full force and 18 effect from and after the date of its passage.

19 PASSED: April 5, 2022

20 **ATTEST: APPROVED:** 22 23 Susan Langley, City Clerk 24 **APPROVED AS TO LEGAL FORM:** 25 26 27 Thomas M. Carpenter, City Attorney 28 // 29 // 30 // 31 // 32 // 33 // 34 //

35 // Frank Scott, Jr., Mayor

21

1	Exhibit A
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3	BULL RUN ACREAGE (38.63 ACRES):
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5	TRACT 1: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
6	SECTION 11, TOWNSHIP 1 SOUTH, RANGE 13 WEST, IN THE CITY OF
7	LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THAT
8	PORTION PLATTED AS OXFORD VALLEY ADDITION TO THE CITY OF
9	LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
10	
11	TALIAFERRO ACREAGE (29.50 ACRES):
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13	TRACT 2: ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST
14	QUARTER, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI
15	COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
16	COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST
17	QUARTER THENCE NORTH 89 DEG. 30 MIN. 56 SEC. EAST ALONG THE
18	SOUTH LINE THEREOF A DISTANCE OF 1053.69 FEET; THENCE NORTH 01
19	DEG. 21 MIN. 40 SEC. EAST A DISTANCE OF 547.18 FEET TO THE POINT OF
20	BEGINNING; THENCE CONTINUE NORTH 01 DEG. 21 MIN. 40 SEC. EAST A
21	DISTANCE OF 796.69 FEET TO A REBAR AND THE NORTH LINE OF THE
22	SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH
23	88 DEG. 46 MIN. 52 SEC. EAST ALONG THE NORTH LINE THEREOF A
24	DISTANCE OF 255.18 FEET TO A REBAR AND THE NORTHEAST CORNER
25	OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE SOUTH
26	89 DEG. 38 MIN. 23 SEC. EAST ALONG THE NORTH LINE OF THE
27	SOUTHEAST QUARTER SOUTHWEST QUARTER A DISTANCE OF 790.48
28	FEET TO A REBAR, SAID POINT BEING NORTH 89 DEG. 38 MIN. 23 SEC.
29	WEST A DISTANCE OF 528.00 FEET FROM THE NORTHEAST CORNER OF
30	SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEG. 08 MIN. 20 SEC.
31	EAST A DISTANCE OF 1334.81 FEET TO A REBAR AND THE SOUTH LINE OF
32	SAID SOUTHWEST QUARTER; SAID POINT BEING SOUTH 89 DEG. 30 MIN.
33	56 SEC. WEST A DISTANCE OF 528.00 FEET FROM THE SOUTHEAST
34	CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEG. 30

1		MIN. 56 SEC. WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF
2		746.48 FEET; THENCE NORTH 01 DEG. 21 MIN. 40 SEC. EAST A DISTANCE
3		OF 156.49 FEET; THENCE SOUTH 89 DEG. 09 MIN. 23 SEC. WEST A DISTANCE
4		OF 105.67 FEET; THENCE NORTH 01 DEG. 21 MIN. 40 SEC. EAST A DISTANCE
5		OF 391.68 FEET; THENCE SOUTH 89 DEG. 25 MIN. 52 SEC. WEST A DISTANCE
6		OF 228.67 FEET TO THE POINT OF BEGINNING, CONTAINING 29.50 ACRES,
7		MORE OR LESS.
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