1	RESOLUTION NO
2	
3	A RESOLUTION TO AUTHORIZE THE PURCHASE OF PROPERTY
4	OFFERED FOR SALE TO THE CITY OF LITTLE ROCK, ARKANSAS,
5	TO BE USED FOR NEIGHBORHOOD REVITALIZATION PROGRAMS;
6	AND FOR OTHER PURPOSES.
7	
8	WHEREAS, the Board of Directors has stated as one of its goals a desire to provide for
9	neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of
10	various City and Federal Funds, and in affirmative actions such as the creation of a Land Bank
11	Commission; and,
12	WHEREAS, in order to accomplish this goal is it required that properties be obtained and sold by the
13	City in areas that are appropriate for revitalization; and,
14	WHEREAS, Lee Redwood, 6320 Brookside Plaza, Unit 277, Kansas City, MO, 64113, has indicated
15	a desire to sell the property located at 2021 South Maple Street to the City of Little Rock; and,
16	WHEREAS, the City wishes to purchase the property for use in its neighborhood revitalization
17	efforts; and,
18	WHEREAS, City Staff has conducted a title search of the property which revealed valid title to the
19	properties and no significant title issues; and,
20	WHEREAS, the City has performed an environmental assessment of the property pursuant to 24
21	C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,
22	WHEREAS, in consideration for Nineteen Thousand Dollars (\$19,000.00), the City will purchase the
23	property for the public purpose of neighborhood revitalization; and,
24	WHEREAS, funds to pay the purchase price for the parcel is available in Land Bank's Community
25	Development Block Grant (CDBG) Account No. G62412; and,
26	WHEREAS, Lee Redwood has provided the City with a Real Estate Contract for the property; and,
27	WHEREAS, Lee Redwood will provide the City of Little Rock with a Warranty Deed to the
28	properties, shown in attached Exhibit B; and,
29	<b>WHEREAS</b> , Arkansas State Law requires that the City acquire the property by resolution adopted by
30	the Board of Directors.
31	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY
32	OF LITTLE ROCK, ARKANSAS:
33	Section 1. Pursuant to Ark. Code Ann. § 14-54-302(c) (West Supp. 2010), the City must obtain
34	authority from the Board of Directors to purchase the property listed in Exhibit A to this resolution.

1	Section 2. The Board of Directors, pursuan	nt to Ark. Code Ann. § 14-54-302(c) (West Supp. 2010),
2		cute any documents necessary to complete the purchase of
3	the properties listed in Exhibit A to this resolution	on.
4	<b>Section 3.</b> The property will be used for a p	public purpose to serve the public, specifically to improve
5	City Revitalization Programs.	
6	Section 4. Severability. In the event any ti	itle, section, paragraph, item, sentence, clause, phrase, or
7	word of this resolution is declared or adjudge	ed to be invalid or unconstitutional, such declaration or
8	adjudication shall not affect the remaining porti	ons of the resolution which shall remain in full force and
9	effect a if the portion so declared or adjudged in	avalid or unconstitutional were not originally a part of the
10	resolution.	
11	Section 5. Repealer. All laws, ordinances, n	resolutions, or parts of the same that are inconsistent with
12	the provisions of this resolution are hereby repea	aled to the extent of such inconsistency.
13	ADOPTED: July 2, 2018	
14	ATTEST:	APPROVED:
15		
16		
17	Susan Langley, City Clerk	Mark Stodola, Mayor
18	APPROVED AS TO LEGAL FORM:	
19 20		
21	Thomas M. Carpenter, City Attorney	
22	//	
23	//	
24	//	
25	//	
26	//	
27	//	
28	//	
29	//	
30	//	
31	//	
32	//	
33	//	
34	//	
35	//	

2

## Exhibit A

## **Property Purchase Chart**

3

Parcel No.	Physical Property Address & Square Feet	Lot Size	2016 & 2017 Taxes
34L1780007600	2021 South Maple Street Little Rock, AR (1,184 square-feet)	7,000 square-feet	Paid by Seller

4 // // 5 6 // 7 8 // 9 // 10 // 11 // 12 13 // 14 // // 15 16 // 17 18 19 // 20 // 21 // 22 // 23 // // 24 25 // 26 // 27 //

28

29

30

//

//

//

1	Exhibit B
2 3 4 5 6 7	Prepared By: City of Little Rock 500 West Markham Street Little Rock, AR 72201
8 9 10	Representative: Doug Tapp, Redevelopment Administrator
11 12 13	WARRANTY DEED
14 15	KNOW ALL MEN BY THESE PRESENTS THAT:
16 17 18 19	Lee Redwood, GRANTOR, for and in consideration of the sum of Nineteen Thousand Dollars (\$19,000.00) and other good and valuable consideration paid by City of Little Rock, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, convey and warranty unto the Grantee, and unto its heirs and assigns forever, the following described lands in the County of Pulaski, State of
<ul><li>20</li><li>21</li><li>22</li><li>23</li><li>24</li><li>25</li></ul>	Arkansas:  CHESTERFIELD SQUARE Subdivision Lot 6 Block 4, Pulaski County, Arkansas also known as 2021 South Maple Street, Little Rock, AR 72204 (Parcel No. 34L1780007600)  To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.  Delores Coleman, for and in consideration of such sum of money, hereby releases and relinquishes
<ul><li>26</li><li>27</li></ul>	unto the Grantee, and unto its heirs and assigns forever, all right and possibility of curtesy, dower, and homestead in and to such lands.
28 29 30 31 32	Lee Redwood, GRANTOR 6320 Brookside Plaza, Unit 227 Kansas City, MO 64133
33 34 35	By: Lee Redwood
36	
37	
38	
39 40	// //
<del>1</del> 0	II .

1	ACKNOWLEDGEMENT	
2		
3	STATE OF ARKANSAS)	
4	))SS	
5	COUNTY OF PULASKI)	
6		
7	On this day came before me, the undersigned, a Notary Public within and for the County and State	
8	aforesaid, duly commissioned and acting personally appeared, Lee Redwood known to me as the dul	
9	appointed agent for the Grantor in the foregoing Deed, and acknowledged that he has executed the sam	
10	for the consideration and purposes therein mentioned and set forth.	
11	WITNESS my hand and seal as such Notary Public this day of 2018.	
12		
13		
14 15	Notary Public	
16	My Commission expires:	
17	//	
18	// Mayor Mark Stodola	
19	City of Little Rock	
20	500 West Markham Street Little Rock, Arkansas 72201	
21 22	Little Rock, Arkansas 72201	
23		
24	By: Mayor Mark Stodola	
<ul><li>25</li><li>26</li></ul>		
27	On this day come before me the undersigned a Notony Dublic within and for the County and Stat	
	On this day came before me, the undersigned, a Notary Public within and for the County and State	
28	aforesaid, duly commissioned and acting personally appeared Mayor Mark Stodola, a duly commissioned	
29	representative of The City of Little Rock, known to me as the Grantee in the foregoing Deed, and	
30	acknowledged that they have executed the same for the consideration and purposes therein mentioned and	
31	set forth.	
32	WITNESS, my hand and seal the as such Notary Public this day of 2018.	
33		
34 35	Notary Public	
36	- Island Labore	
37	My Commission expires:	
38		

1	DOCUMENTARY TAX STATEMENT	
2		
3	I certify under penalty of false swearing that the legally correct amount of documentary stamps have	
4	been placed on this instrument. (If none shown, exempt or no consideration paid.)	
5		
6 7	City of Little Rock 500 West Markham Street, Suite 120W	
8	Little Rock, Arkansas 72201	
9		
10 11	By: Doug Tapp, Redevelopment Administrator	
12	By. Doug 1 app, Redevelopment Administrator	
13		
14	ACKNOWLEDGEMENT	
15	STATE OF ARKANSAS)	
16	))SS	
17	COUNTY OF PULASKI)	
18	On this day came before me, the undersigned, a Notary Public within and for the County and State	
19	aforesaid, duly commissioned and acting personally appeared, Doug Tapp, Redevelopment Administrato	
20	City of Little Rock, Arkansas.	
21	WITNESS my hand and seal as such Notary Public this day of, 2018.	
22		
23	Notary Public	
<ul><li>24</li><li>25</li></ul>	Notary Public	
26	My Commission expires:	
27	//	
28	//	
29	//	
30	//	
31	//	
32	//	
33	//	
34	//	
35	//	
36	//	
37	//	