| 1  | RESOLUTION NO  |
|----|--|
| 2  |  |
| 3  | A RESOLUTION TO TRANSFER TITLE TO PROPERTY OWNED BY  |
| 4  | THE CITY OF LITTLE ROCK, ARKANSAS, BY QUITCLAIM DEED, IN   |
| 5  | EXCHANGE FOR PROPERTY OWNED BY BETTER COMMUNITY  |
| 6  | DEVELOPERS BY QUITCLAIM DEED, 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 by the City in      |
| 15 | areas that are appropriate for revitalization; and,  |
| 16 | WHEREAS, Better Community Developers has indicated their desire to donate the property located           |
| 17 | at 3620 Maryland Avenue to the City of Little Rock, in exchange for property in the Land Bank located at |
| 18 | 1520 South Oak Street; and,  |
| 19 | WHEREAS, the City wishes to accept the property for use in its neighborhood revitalization efforts,      |
| 20 | and in an exchange, donate a property; and,  |
| 21 | WHEREAS, City Staff has conducted a title search of the properties which revealed valid title to the     |
| 22 | properties; and,   |
| 23 | WHEREAS, the City has performed an environmental assessment of the properties pursuant to 24             |
| 24 | C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,                              |
| 25 | WHEREAS, in consideration for the exchange of property for the public purpose of neighborhood            |
| 26 | revitalization, both parties have agreed to pay real estate taxes during dates of ownership; and,        |
| 27 | WHEREAS, Better Community Development has provided the City with a Quitclaim Deed to the                 |
| 28 | property located at 3620 Maryland Avenue, a copy of which is attached as Exhibit A, and The City of      |
| 29 | Little Rock will also provide Better Community Developers with a Quitclaim Deed to the property          |
| 30 | located at 1520 South Oak Street, a copy of which is attached as Exhibit B; and,                         |
| 31 | WHEREAS, Arkansas State Law requires that the City exchange the properties by resolution                 |
| 32 | adopted by the Board of Directors;   |
| 33 | NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY                                     |

34

OF LITTLE ROCK, ARKANSAS:

| $\mathbf{G} \cdot \mathbf{A}^{\bullet} \cdot \mathbf{A} \cdot \mathbf{B} \cdot B$ |  |
|--|--|
| ·  | y accepts the Quitclaim Deeds to the properties described in     |
| Exhibits A and B, in favor of the City of Little   |  |
| • •  | ed for a public purpose, specifically for Neighborhood           |
| revitalization programs.   |  |
| ·  | y title, section, paragraph, item, sentence, clause, phrase, or  |
| ·  | ged to be invalid or unconstitutional, such declaration or       |
|  | ortions of the resolution which shall remain in full force and   |
|  | l invalid or unconstitutional were not originally a part of the  |
| ordinance.   |  |
| Section 4. Repealer. All laws, ordinance   | es, resolutions, or parts of the same that are inconsistent with |
| the provisions of this resolution are hereby rep   | pealed to the extent of such inconsistency.                      |
| ADOPTED: September 18, 2018  |  |
| ATTEST:  | APPROVED:  |
|  |  |
|  |  |
| Susan Langley, City Clerk  | Mark Stodola, Mayor  |
| APPROVED AS TO LEGAL FORM:   |  |
|  |  |
|  | _  |
| Thomas M. Carpenter, City Attorney   |  |
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| 1                | Exhibit A  |
|------------------|--|
| 2                |  |
| 3                |  |
| 4<br>5<br>6<br>7 | Prepared By: City of Little Rock 500 West Markham Street Little Rock, AR 72201                         |
| 8                | Representative:  |
| 9<br>10          | Doug Tapp, Redevelopment Administrator   |
| 11<br>12         | QUITCLAIM DEED   |
| 13<br>14         | KNOW ALL MEN BY THESE PRESENTS THAT:   |
| 15               | Better Community Developers, GRANTOR, for and in consideration of the sum of Ten Dollars               |
| 16               | (\$10.00) and other good valuable consideration paid by the CITY OF LITTLE ROCK, ARKANSAS, a           |
| 17               | municipal corporation, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant.        |
| 18               | convey and warranty unto the Grantee, and unto its heirs and assigns forever, the following described  |
| 19               | lands in the County of Pulaski, State of Arkansas:   |
| 20               | COYS HIGHLAND Subdivision Lot 10 Block 3, to the City of Little Rock, Pulaski County,                  |
| 21               | Arkansas, more commonly known as 3620 Maryland Avenue, Little Rock, Arkansas (Parcel No.               |
| 22               | 34L0870000900)   |
| 23               | To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all        |
| 24               | tenements, appurtenances, and hereditaments thereunto belonging.                                       |
| 25               | Better Community Developers, hereby releases and relinquishes unto the Grantee, and unto its heirs     |
| 26               | and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to such lands. |
| 27               |  |
| 28<br>29<br>30   | Better Community Developers, GRANTOR<br>3604 West 12 <sup>th</sup> Street<br>Little Rock, AR 72204     |
| 31               |  |
| 32               | <del></del>  |
| 33<br>34         | By: Darryl Swinton, Representative   |
| 35               | <br>//   |
| 36               |  |
| 37               | $^{\prime\prime}$  |

| 1  | ACKNOWLEDGEMENT  |
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| 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, Darryl Swinton, duly authorized to act as a |
| 9  | representative of Better Community Developers, known to me as the Grantor in the foregoing Deed, and     |
| 10 | acknowledged that he has executed the same for the consideration and purposes therein mentioned and set  |
| 11 | forth.   |
| 12 | WITNESS my hand and seal as such Notary Public this day of, 2018   |
| 13 |  |
| 14 |  |
| 15 | Notary Public  |
| 16 |  |
| 17 | My Commission expires:   |
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| 1 2      | City of Little Rock, GRANTEE 500 West Markham Street  |
|----------|---|
| 3        | Little Rock, Arkansas 72201   |
| 4<br>5   |   |
| 6        | By: Mayor Mark Stodola, City of Little Rock   |
| 7        |   |
| 8        |   |
| 9        |   |
| 10       | ACKNOWLEDGEMENT   |
| 11       |   |
| 12       | STATE OF ARKANSAS)  |
| 13       | )SS   |
| 14       | COUNTY OF PULASKI)  |
| 15       |   |
| 16       | On this day came before me, the undersigned, a notary public within and for the County and State      |
| 17       | aforesaid, duly commissioned and acting personally appeared, Mayor Mark Stodola, City of Little Rock, |
| 18       | known to me as the Grantee in the foregoing Deed, and acknowledged that he has executed the same for  |
| 19       | the consideration and purposes therein mentioned and set forth.                                       |
| 20       | WITNESS my hand and seal as such Notary Public this day of, 2018                                      |
| 21       |   |
| 22<br>23 | Note we Dublic  |
| 23<br>24 | Notary Public   |
| 24<br>25 | My Commission expires:  |
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| 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  |
| 8<br>9            | 500 West Markham Street, Suite 130W<br>Little Rock, Arkansas 72201                                   |
| 10                |  |
|                   |  |
| l 1<br>l 2<br>l 3 | By: Doug Tapp, Redevelopment Administrator   |
| 14                |  |
| 15                | ACKNOWLEDGEMENT  |
| 16                |  |
| 17                | STATE OF ARKANSAS)   |
| 18                | )SS  |
| 19                | COUNTY OF PULASKI)   |
| 20                |  |
| 21                | On this day came before me, the undersigned, a notary public within and for the County and State     |
| 22                | aforesaid, duly commissioned and acting personally appeared, Doug Tapp, Redevelopment Administrator, |
| 23                | City of Little Rock.   |
| 24                | WITNESS my hand and seal as such Notary Public this day of, 2018                                     |
| 25                |  |
| 26                | <del></del>  |
| 27                | Notary Public  |
| 28                | Mar Commission annients  |
| 29                | My Commission expires:   |
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| 36                | //<br>//   |
| 27                |  |

| other good valuable consideration paid by BETTER COMMUNITY DEVELOPERS, 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 Arkansas:  WORTHEN W B Subdivision Lot 8 Block 15, to the City of Little Rock, Pulaski County, Arkansas, more commonly known as 1520 South Oak Street, Little Rock, Arkansas (Parcel No. 34L1600015800)  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.  City of Little Rock, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to such lands.  City of Little Rock, GRANTEE 500 West Markham Street Little Rock, Arkansas 72201  By: Mayor Mark Stodola, City of Little Rock  | 1  | Exhibit B  |
|---|----|--|
| KNOW ALL MEN BY THESE PRESENTS THAT:  City of Little Rock, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good valuable consideration paid by BETTER COMMUNITY DEVELOPERS, 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 Arkansas:  WORTHEN W B Subdivision Lot 8 Block 15, to the City of Little Rock, Pulaski County, Arkansas, more commonly known as 1520 South Oak Street, Little Rock, Arkansas (Parcel No. 34L1600015800)  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.  City of Little Rock, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to such lands.  City of Little Rock, GRANTEE 500 West Markham Street Little Rock, Arkansas 72201  By: Mayor Mark Stodola, City of Little Rock | 2  |  |
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| City of Little Rock, GRANTEE 500 West Markham Street Little Rock, Arkansas 72201  21 22 23  By: Mayor Mark Stodola, City of Little Rock   | 15 | City of Little Rock, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns |
| City of Little Rock, GRANTEE 500 West Markham Street Little Rock, Arkansas 72201  21 22 23  By: Mayor Mark Stodola, City of Little Rock   | 16 | forever, all rights and possibility of curtsey, dower, and homestead in and to such lands.             |
| 500 West Markham Street Little Rock, Arkansas 72201  21  22 23  By: Mayor Mark Stodola, City of Little Rock  24 //  | 17 |  |
| 20 Little Rock, Arkansas 72201 21 22 23 By: Mayor Mark Stodola, City of Little Rock 24 //   |    | · · · · · · · · · · · · · · · · · · ·  |
| 22<br>23 By: Mayor Mark Stodola, City of Little Rock<br>24 //   |    |  |
| 23 By: Mayor Mark Stodola, City of Little Rock 24 //  | 21 |  |
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| 1  | ACKNOWLEDGEMENT   |
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| 4  | STATE OF ARKANSAS)  |
| 5  | )SS   |
| 6  | COUNTY OF PULASKI)  |
| 7  |   |
| 8  | On this day came before me, the undersigned, a notary public within and for the County and State          |
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| 10 | act as a representative of The City of Little Rock, known to me as the Grantor in the foregoing Deed, and |
| 11 | acknowledged that he has executed the same for the consideration and purposes therein mentioned and set   |
| 12 | forth.  |
| 13 | WITNESS my hand and seal as such Notary Public this day of, 2018  |
| 14 |   |
| 15 |   |
| 16 | Notary Public   |
| 17 |   |
| 18 | My Commission expires:  |
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| 1 2         | Better Community Developers, GRANTOR<br>3604 West 12 <sup>th</sup> Street                                |
|-------------|--|
| 3           | Little Rock, AR 72204  |
| 4           |  |
| 5<br>6<br>7 | By: Darryl Swinton, Representative   |
| 8           |  |
| 9           |  |
| 10          | ACKNOWLEDGEMENT  |
| 11          |  |
| 12          | STATE OF ARKANSAS)   |
| 13          | )SS  |
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| 25          |  |
| 26          | My Commission expires:   |
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| 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  |
| 8<br>9         | 500 West Markham Street, Suite 130W<br>Little Rock, Arkansas 72201                                   |
| 10             |  |
|                | Pre Dang Tann Bedevelopment Administrator  |
| l1<br>l2<br>l3 | By: Doug Tapp, Redevelopment Administrator   |
| 14             |  |
| 15             | ACKNOWLEDGEMENT  |
| 16             |  |
| 17             | STATE OF ARKANSAS)   |
| 18             | )SS  |
| 19             | COUNTY OF PULASKI)   |
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| 21             | On this day came before me, the undersigned, a notary public within and for the County and State     |
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| 23             | City of Little Rock.   |
| 24             | WITNESS my hand and seal as such Notary Public this day of, 2018                                     |
| 25             |  |
| 26             | N. A. D. L.P.  |
| 27             | Notary Public  |
| 28<br>29       | My Commission against  |
| 30             | My Commission expires:   |
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