

RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE CITY MANAGER AND MAYOR TO ENTER INTO A CONTRACT AND EXECUTE THE NECESSARY DOCUMENTS WITH KDHLP 525 LLC/SLFJR 525 LLC, IN THE AMOUNT OF TWO MILLION, FIVE HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$2,595,000.00), PLUS APPLICABLE CLOSING COSTS, TAXES, AND FEES, FOR THE PURCHASE OF THE BUILDING AND PROPERTIES LOCATED AT 525 WEST CAPITOL AVENUE AND 600 WEST 6TH STREET, LITTLE ROCK ARKANSAS, 72201 TO HOUSE THE LITTLE ROCK DISTRICT COURTS; AND FOR OTHER PURPOSES.

WHEREAS, the Little Rock District Courts have need to relocate its offices due to the City of Little Rock’s (the “City”) plans to demolish the current District Courts building located at 600 West Markham Street, Little Rock, AR 72201; and,

WHEREAS, a diligent search of available real estate properties was conducted, and it was determined that the buildings and properties located at 525 West Capitol Avenue and 600 West 6th Street, Little Rock, Pulaski County, AR, 72201, currently owned by KDHLP 525 LLC/SLFJR 525 LLC would provide suitable space for the District Court offices; and,

WHEREAS, pursuant to Ark. Code Ann. § 14-54-302, the City is required to approve the purchase of property by resolution.

WHEREAS, the estimated total cost of the project is sixteen million four hundred forty-eight thousand twenty-four dollars (\$16,448,024.00) which includes the following: construction costs of ten million seventy-three thousand one hundred eighty-five dollars (\$10,073,185.00); fifteen (15) percent contingency fee in the amount of one million five hundred ten thousand nine hundred seventy-eight dollars (\$1,510,978.00); 5.5 % construction management fee in the amount of six hundred thirty seven thousand one hundred twenty nine dollars (\$637,129.00); eight (8) percent architectural and engineering fees in the amount of nine hundred twenty six thousand seven hundred thirty-three dollars (\$926,733.00); furnishings in the amount of seven hundred thousand dollars (\$700,000.00); building purchase price in the amount of two million Two Million, Five Hundred Ninety Five Thousand Dollars (\$2,595,000.00), including applicable closing costs, taxes and fees.

1 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY**
2 **OF LITTLE ROCK, ARKANSAS;**

3 **Section 1.** The City Board of Directors authorizes the City Manager and Mayor to enter into a contract
4 and execute all necessary documents with KDHLP 525 LLC/SLFJR 525 LLC to secure the purchase of
5 525 West Capitol Avenue, and 600 West 6th Street, Little Rock, Pulaski County, AR, 72201 for the amount
6 of Two Million, Five Hundred Ninety Five Thousand Dollars (\$2,595,000.00), including applicable closing
7 costs, taxes and fees more particularly described as:

8 (1). 525 West Capitol Avenue. Little Rock, AR. 72201; Parcel Number 34L0200607500; All of Lots 1,
9 2 and 3 Block 116.

10 (2). 600 West 6th Street, Little Rock AR 72201; Parcel Number 34L0205700200; Lot 2, 601 W. Capitol.

11 **Section 2.** Funding for this acquisition is available from the 2022 Bond Issue in District Courts Special
12 Project, Account No. **B24D007-332249.**

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

18 **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with
19 the provisions of this resolution, are hereby repealed to the extent of such inconsistency.
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21 **ADOPTED: October 21, 2025**

22 **ATTEST:**

APPROVED:

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Allison Segars, City Clerk

Frank Scott, Jr., Mayor

27 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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