

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>Authorize the City Manager and City Clerk to execute appropriate documents to acquire property at 8216 Arch Street.</p> <p>Submitted By:</p> <p>Parks & Recreation Department</p>	<p>Ordinance Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>A resolution authorizing the City Manager and City Clerk to execute the appropriate documents to acquire property at 8216 Arch Street in the amount of \$170,000.00 for use as Urban Forestry Operations Site. Fees for environment impact study and closing costs are estimated to be \$7,000.00. Total transaction cost to acquire property is \$177,000.00.</p>	
FISCAL IMPACT	<p>Funding is available from proceeds of \$132,000.00 realized from the Arkansas Highway & Transportation Department's (AHTD) purchase of current Urban Forestry Operations Site and relocation and other reimbursements. Remainder of cost, \$45,000.00, will be utilized from 3/8-Cent Capital portion of the One (1)-Cent Sales Tax allocated for Park Capital Upgrades. Account # 326459-TS45A11.</p>	
RECOMMENDATION	<p>Approval of the resolution.</p>	
CITIZEN PARTICIPATION	<p>AHTD held several meetings to inform public of Arch Street Bridge reconstruction and its impact on surrounding residences and businesses.</p>	

**BACKGROUND
CONTINUED**

As a result of AHTD's plans to reconstruct Arch Street Bridge, staff has been working with them to coordinate the purchase of Urban Forestry's existing land and building and determining reimbursable relocation costs.

In the interim, staff has investigated park property for new construction to accommodate operations and numerous other properties throughout the City that could be a replacement. In researching possible relocation sites within existing park land, staff found that the minimum cost to construct and extend appropriate utilities was \$270,000.00. In researching other industrial properties, staff found that these too were cost prohibitive. However, recently staff found a tract of land on Arch Street that had been on the market for some time.

The property is located at 8216 Arch Street, which is between 65th Street and Baseline Road, and is comprised of 147 acres of which approximately 100 acres are in floodplain. There is over 14,000 square-feet of building space, and it was valued at \$560,000.00 and owner had lowered the sale price to \$373,000.00. Through a series of discussions, staff was able to negotiate a sale price of \$170,000.00.

Staff has made a visit to the properties and found that structures are in good shape and ready to move in. It additionally provides land for urban forestry's tree farm and enough buildings to accommodate their operations as well as making room for storage of Marathon and other park related operations.

An Offer and Acceptance has been signed for \$170,000.00 pending title search, environmental assessment and Board's approval.