RESOLUTION NO.______________

A RESOLUTION TO TRANSFER TITLE TO UNIVERSITY DISTRICT
DEVELOPMENT CORPORATION, IN-AFFORDABLE HOUSING, INC.,
AND BETTER COMMUNITY DEVELOPMENT, INC., BY WARRANTY
DEED FOR PROPERTY DONATED BY THE CITY OF LITTLE ROCK,
ARKANSAS, TO BE USED FOR NEIGHBORHOOD REVITALIZATION
PROGRAMS; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Directors has stated as one of its goals a desire to provide for
neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of
various City and Federal Funds, and in affirmative actions such as the creation of a Land Bank
Commission; and,

WHEREAS, in order to accomplish this goal is it required that properties be obtained, donated and
sold by the City in areas that are appropriate for revitalization; and,

WHEREAS, Land Bank Commission, has indicated its desire to donate the properties located at the
following locations:

2600 Adams Street – to University District Development Corporation
2618 Adams Street - to University District Development Corporation
2620 Adams Street - to University District Development Corporation
2500 West 18th Street – to IN-Affordable Housing, Inc.
1705 South Cedar Street – to IN-Affordable Housing, Inc.
3620 Maryland Avenue – to Better Community Development, Inc.

WHEREAS, the City wishes to donate the properties for use in its neighborhood revitalization efforts
for new construction housing; and,

WHEREAS, City Staff has conducted a title search of the properties which revealed valid title to the
properties and no significant title issues; and,

WHEREAS, the City has performed an environmental assessment of the properties pursuant to 24
C.F.R. § 58, et seq. (2003), which revealed no environmental problems; and,

WHEREAS, in consideration for $0.00 the City will donate the properties for the public purpose of
neighborhood revitalization, and,
WHEREAS, The City of Little Rock will provide the University District Development Corporation, IN-Affordable Housing, Inc., and Better Community Development, Inc., with a Warranty Deed (donation) to the properties; and,

WHEREAS, State Law requires that the City transfers ownership of properties via donation by resolution adopted by the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The Board of Directors hereby provides a Warranty Deed (donation) to the property described as the following, and attached as Exhibits A, B & C:

- 2600 Adams Street, in favor of University District Development Corporation
- 2618 Adams Street, in favor of University District Development Corporation
- 2620 Adams Street in favor of University District Development Corporation
- 2500 West 18th Street, in favor of IN-Affordable Housing, Inc.
- 1705 South Cedar Street, in favor of IN-Affordable Housing, Inc.
- 3620 Maryland Avenue, in favor of Better Community Development, Inc.

Section 2. The property will be used for a private purpose to serve the public, specifically to improve city revitalization programs.

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

Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this resolution are hereby repealed to the extent of such inconsistency.

ADOPTED: February 7, 2017

ATTEST: APPROVED:

____________________________________  ___________________________________
Susan Langley, City Clerk                 Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

____________________________________
Thomas M. Carpenter, City Attorney

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EXHIBIT A

Prepared By:
City of Little Rock
500 W. Markham
Little Rock, AR 72201

Representative:
Doug Tapp
Redevelopment Administrator

WARRANTY DEED (Donation)

KNOW ALL MEN BY THESE PRESENTS THAT:

The City of Little Rock, GRANTOR, for and in consideration of the sum of $10.00 and other
good valuable consideration paid by University District Development Corporation, an institution,
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:

JAMES H PENICK SUB DIV OF N1/2 OF LOT 7 BLOCK 3 HYDE PARK 1 to the City of
Little Rock, Pulaski County, Arkansas, more commonly known as 2600 Adams, Little Rock,
Arkansas 72204 (Parcel No. 34L1330001200)

And,

HYDE PARK PT OF N1/2 OF LT 7 BG 200' S OF NE COR OF LT 7 TH W PARALLEL TO N LINE
145' S50' E145' N50' TO B 3 EXC 1550 SQFT FOR R/W PER 05-024322 to the City of Little Rock,
Pulaski County, Arkansas, more commonly known as 2618 Adams, Little Rock,
Arkansas 72204 (Parcel No. 34L1320010500)

And,

HYDE PARK PT N1/2 OF LT 7 BEG 250'S OF NE COR TH W145' S50' E145' TH N50' TO BEG 3 to
the City of Little Rock, Pulaski County, Arkansas, more commonly known as 2620 Adams, Little
Rock, Arkansas 72204 (Parcel No. 34L1320010600)

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.

The City of Little Rock, hereby releases and relinquishes unto the Grantee, and unto its heirs and
assigns forever, all rights and possibility of curtesy, dower, and homestead in and to such lands.

WITNESS, my hand and seal the _____ day of ___________________ 2017.

[Page 3 of 8]
City of Little Rock, GRANTOR
500 W. Markham, Ste. 120W
Little Rock, Arkansas 72201

By: Mayor Mark Stodola
    City of Little Rock

University District Development Corp., GRANTEE
2801 South University Ave.
Little Rock, Arkansas 72204

By: Barrett Allen

DOCUMENTARY TAX STATEMENT

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

City of Little Rock
500 W. Markham
Little Rock, Arkansas 72201

By: Doug Tapp
    Redevelopment Administrator

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
 )SS
COUNTY OF PULASKI)

On this day came before me, the undersigned, a notary public within and for the county and state aforesaid, duly commissioned and acting personally appeared, Doug Tapp, Redevelopment Administrator, duly authorized to act on behalf of The City of Little Rock, known to me as the Grantor in the foregoing Deed, and acknowledged that he has executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this _____ day of ______________,2017

__________________________
Notary Public

My Commission expires:____________________
EXHIBIT B

Prepared By:
City of Little Rock
500 W. Markham
Little Rock, AR 72201

Representative:
Doug Tapp
Redevelopment Administrator

WARRANTY DEED (Donation)

KNOW ALL MEN BY THESE PRESENTS THAT:

The City of Little Rock, GRANTOR, for and in consideration of the sum of $10.00 and other
good valuable consideration paid by IN-Affordable Housing Inc., an institution, 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 & BROWN SUB DIV LOT 12 BLOCK 17 to the City of Little Rock, Pulaski
County, Arkansas, more commonly known as 2500 W. 18th St., Little Rock,
Arkansas 72204 (Parcel No. 34L1890015200)

And,

CEDAR HEIGHTS SUB DIV LOT 11 BLOCK 2 to the city of Little Rock, Pulaski County, Arkansas,
more commonly known as 1705 S. Cedar St, Little Rock,
Arkansas 72204 (Parcel No. 34L1630002400)

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.

The 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.

WITNESS, my hand and seal the _____ day of ___________________ 2017.

City of Little Rock, GRANTOR
500 W. Markham, Ste. 120W
Little Rock, Arkansas 72201

By: Mayor Mark Stodola
City of Little Rock
IN-Affordable Housing Inc., GRANTEE
108 S. Rodney Parham Road
Little Rock, Arkansas 72205

__________________________________________
By: Roma Isom

DOCUMENTARY TAX STATEMENT

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

City of Little Rock
500 W. Markham
Little Rock, Arkansas 72201

__________________________________________
By: Doug Tapp
Redevelopment Administrator

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)SS
COUNTY OF PULASKI)

On this day came before me, the undersigned, a notary public within and for the county and state aforesaid, duly commissioned and acting personally appeared, Doug Tapp, Redevelopment Administrator, duly authorized to act on behalf of The City of Little Rock, known to me as the Grantor in the foregoing Deed, and acknowledged that he has executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this _____ day of ____________, 2017

__________________________________________
Notary Public

My Commission expires:_____________________
EXHIBIT C

Prepared By:
City of Little Rock
500 W. Markham
Little Rock, AR 72201

Representative:
Doug Tapp
Redevelopment Administrator

WARRANTY DEED (Donation)

KNOW ALL MEN BY THESE PRESENTS THAT:

The City of Little Rock, GRANTOR, for and in consideration of the sum of $10.00 and other
good valuable consideration paid by Better Community Development, Inc., an institution, 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:

COYS HIGHLAND BLOCK 3 LOT 10 to the City of Little Rock, Pulaski County, Arkansas,
more commonly known as 3620 Marilyn Ave., Little Rock,
Arkansas 72204 (Parcel No. 34L0870000900)

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.

The 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.

WITNESS, my hand and seal the _____ day of ___________________ 2017.

City of Little Rock, GRANTOR
500 W. Markham, Ste. 120W
Little Rock, Arkansas 72201

By: Mayor Mark Stodola
City of Little Rock

Better Community Development, Inc., GRANTEE
3508 W. 12th St. Suite 203
Little Rock, Arkansas 72204

By: Darryl Swinton
DOCUMENTARY TAX STATEMENT

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

City of Little Rock
500 W. Markham
Little Rock, Arkansas 72201

By: Doug Tapp
Redevelopment Administrator

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
 )SS
COUNTY OF PULASKI)

On this day came before me, the undersigned, a notary public within and for the county and state aforesaid, duly commissioned and acting personally appeared, Doug Tapp, Redevelopment Administrator, duly authorized to act on behalf of The City of Little Rock, known to me as the Grantor in the foregoing Deed, and acknowledged that he has executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this _____ day of ______________, 2017

__________________________________________
Notary Public

My Commission expires:____________________