RESOLUTION NO.______________

A RESOLUTION TO AUTHORIZE THE PURCHASE OF TWO (2) PROPERTIES OFFERED FOR SALE TO 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 it is required that properties be obtained and sold by the City in areas that are appropriate for revitalization; and,

WHEREAS, Delores Coleman, 2318 South Martin Street, Little Rock, Arkansas, has indicated a desire to sell the properties located at 2301 South Martin Street & 2308 South Martin Street to the City of Little Rock, Arkansas; and,

WHEREAS, the City wishes to purchase the properties for use in its neighborhood revitalization efforts; and,

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

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

WHEREAS, in consideration for Twenty-Three Thousand Dollars ($23,000.00), the City will purchase the properties for the public purpose of neighborhood revitalization, and,

WHEREAS, funds to pay the purchase price for the two (2) parcels are available in the Love Neighborhood Pilot Program Account No. 108129/S10A595 ($3,000.00) and the Community Development Block Grant (CDBG) Account No. 230009/G62412 ($20,000.00); and,

WHEREAS, Delores Coleman has provided the City with a Real Estate Contract for the two (2) properties; and,

WHEREAS, Delores Coleman will provide The City of Little Rock with a Warranty Deed to the properties, shown in attached Exhibit B,

WHEREAS, Arkansas State Law requires that the City acquire the property 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. Pursuant to Ark. Code Ann. § 14-54-302(c) (West Supp. 2010), the City must obtain
authority from the Board of Directors to purchase the two (2) properties, as listed in Exhibit A to this
resolution.

Section 2. The Board of Directors, pursuant to Ark. Code Ann. § 14-54-302(c) (West Supp. 2010),
must authorize the Mayor and City Clerk to execute any documents necessary to complete the purchase of
the properties listed in Exhibit A to this resolution.

Section 3. The property will be used for a public purpose to serve the public, specifically to improve
city revitalization programs.

Section 4. 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 5. 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: May 15, 2018

ATTEST:                                    APPROVED:

______________________________________  ____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

_____________________________________
Thomas M. Carpenter, City Attorney
## EXHIBIT A

### Property Purchase Chart

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Physical Property Address &amp; Square-Feet</th>
<th>Lot Size</th>
<th>2017 Taxes</th>
<th>City Liens</th>
</tr>
</thead>
<tbody>
<tr>
<td>34L1780017300</td>
<td>2301 South Martin Street Little Rock, AR (1,041 square-feet)</td>
<td>6,750 square-feet</td>
<td>Paid by Seller</td>
<td>No Liens</td>
</tr>
<tr>
<td>34L1780015700</td>
<td>2308 South Martin Street Little Rock, AR (560 square-feet)</td>
<td>7000 square-feet</td>
<td>Paid by Seller</td>
<td>No Liens</td>
</tr>
</tbody>
</table>
EXHIBIT B

Prepared By:
City of Little Rock
500 West Markham Street
Little Rock, AR 72201

Representative:
Doug Tapp, Redevelopment Administrator

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Delores Coleman, GRANTOR, for and in consideration of the sum of Twenty-Three Thousand Dollars ($23,000.00) 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 Arkansas:

CHESTERFIELD SQUARE Subdivision Lot 7 Block 8, Pulaski County, Arkansas also known as 2301 South Martin Street, Little Rock, AR 72204 (Parcel # 34L1780017300)

&

CHESTERFIELD SQUARE Subdivision Lot 16 Block 7, Pulaski County, Arkansas, also known as 2308 South Martin Street, Little Rock, AR 72204 (Parcel # 34L1780015700)

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 unto the Grantee, and unto its heirs and assigns forever, all right and possibility of curtesy, dower, and homestead in and to such lands.

Delores Coleman, GRANTOR
2318 South Martin Street
Little Rock, Arkansas 72204

By: Delores Coleman
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, Delores Coleman known to me as the duly appointed agent for the Grantor in the foregoing Deed, and acknowledged that she 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 _______________, 2018.

__________________________
Notary Public

My Commission expires: ____________________

Mayor Mark Stodola
City of Little Rock
500 West Markham Street
Little Rock, Arkansas 72201

__________________________
By: Mayor Mark Stodola

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 Mayor Mark Stodola, a duly commissioned representative of The City of Little Rock, known to me as the Grantee in the foregoing Deed, and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal the _____ day of ___________________ 2018.

__________________________
Notary Public

My Commission expires: ____________________
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 West Markham Street, Suite 120W
Little Rock, Arkansas 72201

_________________________________
By: Doug Tapp
Redevelopment Administrator

ACKNOWLEDGEMENT

STATE OF ARKANSAS)

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, City of Little Rock, Arkansas.

WITNESS my hand and seal as such notary public this _______ day of ________________, 2018.

_________________________________
Notary Public

My Commission expires: _____________________