RESOLUTION NO.__________________

A RESOLUTION TO TRANSFER PROPERTY BY QUITCLAIM DEED
UNDER THE LAND BANK SIDE LOT PROGRAM; 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, the City’s Land Bank has acquired numerous
properties in areas that are appropriate for revitalization; and,

WHEREAS, in an effort to maximize the City’s revitalization efforts, the Land Bank Commission
wishes to convey underutilized, vacant, and unimproved parcels to neighboring homeowners pursuant to
the Land Bank Side Lot Program; and,

WHEREAS, on August 25, 2009, the Land Bank purchased the property located at 1701 Dennison
Street, Little Rock, Arkansas, at the Arkansas State Land Commissioner’s Auction; and,

WHEREAS, the Land Bank has been responsible for the Real Estate Taxes, legal expenses, and
maintenance of the property at 1701 Dennison Street since its acquisition; and,

WHEREAS, the property at 1701 Dennison Street is a 7,000 square-foot unimproved lot, with no
structure that shares a common boundary line with the property at 1705 Dennison Street; and,

WHEREAS, Mrs. Tawonda Ruffin, the homeowner who resides at 1705 Dennison Street, submitted
a Land Bank Side Lot application indicating a desire to acquire the property at 1701 Dennison Street for
the stated purpose of expanding her property; and,

WHEREAS, Mrs. Ruffin has made an offer to purchase the lot for Five Hundred Dollars ($500.00),
pursuant to the Land Bank Side Lot Program guidelines; and,

WHEREAS, the Land Bank Commission has reviewed Mrs. Ruffin’s application and voted in favor
of the side lot transfer of 1701 Dennison Street for the stated purpose; and,

WHEREAS, state law requires that the City convey 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:

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Section 1. The Board of Directors hereby adopts this Resolution to authorize the Land Bank to transfer to Mrs. Tawonda Ruffin, by quitclaim deed, the property located at 1701 Dennison Street under the Land Bank Side Lot Program.

Section 2. The property shall be used for the public purpose of conveying underutilized properties.

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 as 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: June 16, 2015

ATTEST:                      APPROVED:

_________________________________  ___________________________________
Susan Langley, City Clerk        Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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