RESOLUTION NO.________________

A RESOLUTION TO AUTHORIZE THE PURCHASE OF PROPERTY
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 is it required that properties be obtained and sold by the
City in areas that are appropriate for revitalization; and,

WHEREAS, Sonderler J. Garrett, 3711 High Drive, Little Rock, Arkansas has indicated a desire to
sell the property located at 3010 Martin Luther King, Jr. Drive to the City of Little Rock, Arkansas, and,

WHEREAS, the City wishes to purchase the property 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 Three Thousand, Five Hundred Dollars ($3,500.00) the City will
purchase the property for the public purpose of neighborhood revitalization, and,

WHEREAS, funds to pay the purchase price for the parcel are available in Land Bank’s 2018
General Fund Account No. S35A946’18; and,

WHEREAS, Sonderler J. Garrett has provided the City with a Real Estate Contract for the property;
and,

WHEREAS, Sonderler J. Garrett will provide The City of Little Rock with a Warranty Deed to the
property, 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 property, 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 property 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 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: June 19, 2018

ATTEST: 

______________________________ ________________________________
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</th>
<th>Lot Size</th>
<th>2017 Taxes</th>
<th>City Liens</th>
</tr>
</thead>
<tbody>
<tr>
<td>34L2870007400</td>
<td>3010 Martin Luther King, Jr., Drive</td>
<td>7000 square-feet</td>
<td>Paid by Seller</td>
<td>No Liens</td>
</tr>
</tbody>
</table>
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Sonderler J. Garrett, GRANTOR, for and in consideration of the sum of Three Thousand, Five Hundred Dollars ($3,500.00) 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:

BOWMANS Subdivision Lot 10 Block 10, Pulaski County, Arkansas also known as 3010 Martin Luther King, Jr., Drive, Little Rock, AR (Parcel # 34L2870007400)

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.

Sonderler J. Garrett, 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.

Sonderler J. Garrett, GRANTOR
3711 High Drive
Little Rock, Arkansas 72206

By: Sonderler J. Garrett
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, Sonderler J. Garrett 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, City of Little Rock

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: ___________________