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, Lee Redwood, 6320 Brookside Plaza, Unit 277, Kansas City, MO, 64113, has indicated a desire to sell the property located at 2021 South Maple Street to the City of Little Rock; 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 Nineteen Thousand Dollars ($19,000.00), the City will purchase the property for the public purpose of neighborhood revitalization; and,

WHEREAS, funds to pay the purchase price for the parcel is available in Land Bank’s Community Development Block Grant (CDBG) Account No. G62412; and,

WHEREAS, Lee Redwood has provided the City with a Real Estate Contract for the property; and,

WHEREAS, Lee Redwood will provide the City of Little Rock with a Warranty Deed to the properties, shown in attached Exhibit B; and,

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 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 if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

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: July 2, 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 &amp; Square Feet</th>
<th>Lot Size</th>
<th>2016 &amp; 2017 Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>34L1780007600</td>
<td>2021 South Maple Street</td>
<td>7,000 square-feet</td>
<td>Paid by Seller</td>
</tr>
<tr>
<td></td>
<td>Little Rock, AR</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(1,184 square-feet)</td>
<td></td>
<td></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:

Lee Redwood, GRANTOR, for and in consideration of the sum of Nineteen Thousand Dollars ($19,000.00) 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 6 Block 4, Pulaski County, Arkansas also known as 2021 South Maple Street, Little Rock, AR 72204 (Parcel No. 34L1780007600)

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.

Lee Redwood, GRANTOR
6320 Brookside Plaza, Unit 227
Kansas City, MO 64133

By: Lee Redwood
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, Lee Redwood known to me as the duly appointed agent for 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 ______________ 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 as such Notary Public this _____ 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)

)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, City of Little Rock, Arkansas.

WITNESS my hand and seal as such Notary Public this ______ day of ______________, 2018.

Notary Public

My Commission expires: ___________________