

RESOLUTION NO._____

A RESOLUTION TO TRANSFER TITLE PROPERTY TO: MS NEWCON FROM THE CITY OF LITTLE ROCK, 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 made 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, the City of Little Rock, Arkansas, through its Land Bank Program, acquires and manages tax-delinquent, vacant, abandoned or otherwise distressed properties for the purpose of returning them to productive use in areas appropriate for revitalization; and,

WHEREAS, MS Newcon, LLC, has indicated a desire to accept transfer from the City of Little Rock for the properties located at:

1821 BOOKER ST, Little Rock, AR 72204

Parcel Number: 34L1590002200

Purchased from COMM STATE LANDS on 8/18/2010

3108 W 17th Street, Little Rock, AR 72204

Parcel Number: 34L1480008500

Purchased from LITTLE ROCK HOMES LLC on 5/14/2012

4223 West 19th Street, Little Rock, AR 72204

Parcel Number: 34L1620026200

Purchased from OCTAVIO GUERRERO on 10/19/2010

3221 W 23rd Street, Little Rock, AR 72204

Parcel Number: 34L1750001100

Purchased from COMM STATE LANDS on 9/27/2012

WHEREAS, the City wishes to transfer the property for use in its neighborhood revitalization efforts;
and,

1 **WHEREAS**, the Land Bank Commission has reviewed and recommended approval of the transfer of
2 said property to MS Newcon, LLC, as being in alignment with the goals and objectives of the Land Bank
3 Program and consistent with the City’s long-range redevelopment strategies; and,

4 **WHEREAS**, state law requires that the City transfer the properties by resolution adopted by the Board
5 of Directors; and,

6 **WHEREAS**, it is in the best interest of the City to transfer the property to MS Newcon, LLC, to
7 promote neighborhood revitalization, eliminate blight, and encourage investment and development.

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

10 **Section 1.** The Board of Directors hereby transfers property described as 1821 BOOKER ST, Little
11 Rock, AR, 72204 (Parcel # 34L1590002200), 3108 W 17th Street, Little Rock, AR 72204
12 (Parcel Number: 34L1480008500), 4223 West 19th Street, Little Rock, AR 72204 (Parcel Number:
13 34L1620026200), and 3221 W 23rd Street, Little Rock, AR 72204 (Parcel Number: 34L1750001100) in
14 favor of MS Newcon, LLC.

15 (a) Unless expressly authorized by the City Board of Directors any approved Development Site Plan
16 shall be completed within one (1) year from the date approval of the Plan is granted.

17 (b) If the developer has made substantial progress toward completion of the Development Site Plan,
18 the Commission may approve an extension of time for development, not to exceed six (6) months from the
19 date the Plan expires.

20 **Section 2.** The property will be used for private housing purposes to serve low / moderate income
21 families.

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

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

29 **ADOPTED: September 16, 2025**

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ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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