RESOLUTION NO. ______________

A RESOLUTION TO TRANSFER TITLE TO PROPERTY OWNED BY
THE CITY OF LITTLE ROCK, ARKANSAS, BY QUITCLAIM DEED, IN
EXCHANGE FOR PROPERTY OWNED BY BETTER COMMUNITY
DEVELOPERS BY QUITCLAIM DEED, 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 by the City in
areas that are appropriate for revitalization; and,

WHEREAS, Better Community Developers has indicated their desire to donate the property located
at 3620 Maryland Avenue to the City of Little Rock, in exchange for property in the Land Bank located at
1520 South Oak Street; and,

WHEREAS, the City wishes to accept the property for use in its neighborhood revitalization efforts,
and in an exchange, donate a property; and,

WHEREAS, City Staff has conducted a title search of the properties which revealed valid title to the
properties; and,

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

WHEREAS, in consideration for the exchange of property for the public purpose of neighborhood
revitalization, both parties have agreed to pay real estate taxes during dates of ownership; and,

WHEREAS, Better Community Development has provided the City with a Quitclaim Deed to the
property located at 3620 Maryland Avenue, a copy of which is attached as Exhibit A, and The City of
Little Rock will also provide Better Community Developers with a Quitclaim Deed to the property
located at 1520 South Oak Street, a copy of which is attached as Exhibit B; and,

WHEREAS, Arkansas State Law requires that the City exchange the properties 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. The Board of Directors hereby accepts the Quitclaim Deeds to the properties described in Exhibits A and B, in favor of the City of Little Rock.

Section 2. The properties shall be used for a public purpose, specifically for Neighborhood revitalization programs.

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: September 18, 2018

ATTEST: _______________________________ APPROVED: _______________________________

Susan Langley, City Clerk                Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

______________________________________

Thomas M. Carpenter, City Attorney
Exhibit A

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

Representative:
Doug Tapp, Redevelopment Administrator

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Better Community Developers, GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good valuable consideration paid by the CITY OF LITTLE ROCK, ARKANSAS, a municipal corporation, 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:

COYS HIGHLAND Subdivision Lot 10 Block 3, to the City of Little Rock, Pulaski County, Arkansas, more commonly known as 3620 Maryland Avenue, Little Rock, Arkansas (Parcel No. 34L0870000900)

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.

Better Community Developers, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns forever, all rights and possibility of courtsey, dower, and homestead in and to such lands.

Better Community Developers, GRANTOR
3604 West 12th Street
Little Rock, AR 72204

By: Darryl Swinton, Representative

[Page 3 of 10]
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, Darryl Swinton, duly authorized to act as a representative of Better Community Developers, known to me as 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:______________________
City of Little Rock, GRANTEE
500 West Markham Street
Little Rock, Arkansas 72201

By: Mayor Mark Stodola, City of Little Rock

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, Mayor Mark Stodola, City of Little Rock, known to me as the Grantee 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:__________________
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 130W
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.

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

Notary Public

My Commission expires:____________________
Exhibit B

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

City of Little Rock, GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good valuable consideration paid by BETTER COMMUNITY DEVELOPERS, 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:

WORTHEN W B Subdivision Lot 8 Block 15, to the City of Little Rock, Pulaski County, Arkansas, more commonly known as 1520 South Oak Street, Little Rock, Arkansas (Parcel No. 34L1600015800)

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.

City of Little Rock, hereby releases and relinquishes unto the Grantee, and unto its heirs and assigns forever, all rights and possibility of curtsey, dower, and homestead in and to such lands.

City of Little Rock, GRANTEE
500 West Markham Street
Little Rock, Arkansas 72201

By: Mayor Mark Stodola, City of Little Rock

[Page 7 of 10]
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, Mayor Mark Stodola, duly authorized to act as a representative of The City of Little Rock, known to me as 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

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Notary Public

My Commission expires:________________________

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Better Community Developers, GRANTOR
3604 West 12th Street
Little Rock, AR  72204

_____________________________________
By:     Darryl Swinton, Representative

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, Darryl Swinton, duly authorized to act as a representative for Better Community Developers, known to me as the Grantee 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:________________________

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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 130W
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.

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

Notary Public

My Commission expires:___________________

[Page 10 of 10]