

1 **RESOLUTION NO. _____**

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3 **A RESOLUTION TO AMEND LITTLE ROCK, ARK., RESOLUTION NO.**
4 **15,554 (OCTOBER 26, 2021), TO AUTHORIZE THE MAYOR AND CITY**
5 **CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO AMEND**
6 **THE CONVEYANCE OF APPROXIMATELY 289 ACRES OF PROPERTY**
7 **LOCATED AT THE PORT OF LITTLE ROCK TO TREX COMPANY,**
8 **INC., FOR ECONOMIC DEVELOPMENT PURPOSES; AND OTHER**
9 **PURPOSES.**

10
11 **WHEREAS**, the Little Rock Port Authority markets land for economic development purposes and
12 encourages industry to locate at the Port of Little Rock; and,

13 **WHEREAS**, after a lengthy selection process, TREX Company, Inc., approached the Little Rock Port
14 Authority about locating their manufacturing operations on a 289-acre site at the Port of Little Rock; and,

15 **WHEREAS**, TREX Company, Inc., has committed to invest Three-Hundred Ninety-Six Million,
16 Seven Hundred Fifty Thousand Dollars (\$396,750,000.00), and over the course of three (3) years, to employ
17 542 individuals at an average annual salary of Forty-Six Thousand, Eight Hundred Fifty-Nine Dollars
18 (\$46,859.00); and,

19 **WHEREAS**, the City of Little Rock conveyed approximately 289 acres to TREX, Company, Inc., in
20 Little Rock, Ark., Resolution No. 15,554 (October 26, 2021), for its planned manufacturing facility; and,

21 **WHEREAS**, in order to extend Fourche Dam Pike to the south and to avoid certain culturally
22 significant archaeological features on the site in question, the property boundary conveyance shall be
23 adjusted as described in Section 1 below; and,

24 **WHEREAS**, this property boundary adjustment shall involve the return of certain properties to the
25 City of Little Rock for public infrastructure and involve the conveyance of additional properties adjacent
26 to the TREX, Company, Inc., site to accommodate the project and the loss of acreage; and,

27 **WHEREAS**, the Little Rock Port Authority has worked closely with the Arkansas Economic
28 Development Commission and the Little Rock Regional Chamber of Commerce to develop an incentive
29 package to allow the City of Little Rock to effectively compete for the nationally-recognized manufacturer;
30 and,

31 **WHEREAS**, the Little Rock Port Authority has incorporated certain Claw Back Provisions and Rail
32 Car Use Provisions into the land conveyance document that will ensure the Little Rock Port Authority is
33 appropriately compensated if certain requirements are not met by TREX Company, Inc.; and,

1 **WHEREAS**, in return for the conveyance of the property, the State of Arkansas has pledged over Seven
2 Million, Five-Hundred Thousand Dollars (\$7,500,000.00) for infrastructure improvements; and,

3 **WHEREAS**, pursuant to Ark. Code ANN. 14-54-302 (West Supp.2019), a resolution is necessary to
4 accomplish such a transfer of municipal property.

5 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY**
6 **OF LITTLE ROCK:**

7 **Section 1.** The Mayor and the City Clerk are authorized to execute any necessary documents, in a
8 form acceptable to the City Attorney, to Amend Little Rock, Ark., Resolution 15,554, to revise and adjust
9 the conveyance of approximately 289 acres of land at the Port of Little Rock, more particularly described
10 as follows:

11 **Property to be conveyed to the City of Little Rock from TREX Company, Inc:**

12 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
13 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
14 FOLLOWS: COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4
15 SECTION 28, T-1-N, R-11-W, PULASKI COUNTY, ARKANSAS; THENCE N
16 01°34'27" E A DISTANCE OF 45.02 FEET TO THE POINT OF BEGINNING, THENCE
17 N 1°34'27" E A DISTANCE OF 16.08 FEET; THENCE N 88°32'42" W A DISTANCE
18 OF 375.47 FEET; THENCE S 01°27'18" W A DISTANCE OF 38.09 FEET; THENCE N
19 85°17'59" W A DISTANCE OF 376.11 FEET; TO THE POINT OF BEGINNING
20 CONTAINING 0.24 ACRES, MORE OR LESS.

21 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
22 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
23 FOLLOWS: BEGINNING AT THE SE CORNER OF THE SE/4 OF THE NE/4
24 SECTION 28, T-1-N, R-11-W, PULASKI COUNTY, ARKANSAS; THENCE N
25 01°34'27" E A DISTANCE OF 90.00 FEET; THENCE N 88°32'42" W A DISTANCE OF
26 930.43 FEET; THENCE S 01°20'49" W A DISTANCE OF 90.00 FEET; THENCE S
27 88°32'42" E A DISTANCE OF 930.43 FEET; TO THE POINT OF BEGINNING
28 CONTAINING 1.91 ACRES, MORE OR LESS.

29 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
30 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
31 FOLLOWS: COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4
32 SECTION 28, T-1-N, R-11-W, PULASKI COUNTY, ARKANSAS; THENCE N
33 01°34'27" E A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE
34 N 01°34'27" E A DISTANCE OF 20.00 FEET; THENCE N 88°32'42" W A DISTANCE

1 OF 930.87 FEET; THENCE S 01°20'49" E A DISTANCE OF 20.00 FEET; THENCE S
2 88°32'42" E A DISTANCE OF 930.43 FEET TO THE POINT OF BEGINNING
3 CONTAINING 0.43 ACRES, MORE OR LESS.

4 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
5 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
6 FOLLOWS: COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4
7 SECTION 28, T-1-N, R-11-W, PULASKI COUNTY, ARKANSAS; THENCE N
8 88°32'42" W A DISTANCE OF 930.43 FEET TO THE POINT OF BEGINNING,
9 THENCE N 88°32'42" W A DISTANCE OF 387.00 FEET; THENCE N 1°20'38" E A
10 DISTANCE OF 90.00 FEET; THENCE S 88°32'42" E A DISTANCE OF 387.00 FEET;
11 THENCE S 01°20'49" W A DISTANCE OF 90.00 FEET; TO THE POINT OF
12 BEGINNING CONTAINING 0.78 ACRES, MORE OR LESS.

13 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
14 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
15 FOLLOWS: COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4
16 SECTION 28, T-1-N, R-11-W, PULASKI COUNTY, ARKANSAS; THENCE N
17 88°32'42" W A DISTANCE OF 930.43 FEET; THENCE N 1°20'49" E A DISTANCE OF
18 90 FEET TO THE POINT OF BEGINNING, THENCE N 88°32'42" W A DISTANCE OF
19 387.00 FEET; THENCE N 1°20'49" E A DISTANCE OF 20.00 FEET; THENCE S
20 88°32'42" W A DISTANCE OF 387 FEET; THENCE S 01°20'49" E A DISTANCE OF
21 20.00 FEET; TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES, MORE OR
22 LESS

23 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI
24 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
25 FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W,
26 PULASKI COUNTY, ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH
27 LINE OF SECTION 21 A DISTANCE OF 1237.96 FEET TO THE POINT OF
28 BEGINNING; THENCE N 01°14'00" E A DISTANCE OF 661.08 FEET; THENCE N
29 89°06'20" W A DISTANCE OF 90.00 FEET; THENCE S 01°14'00" W A DISTANCE OF
30 661.05 FEET; THENCE S 89°04'18" E A DISTANCE OF 90.00 FEET TO THE POINT
31 OF BEGINNING CONTAINING 1.37 ACRES, MORE OR LESS.

32 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI
33 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
34 FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W,

1 PULASKI COUNTY, ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH
2 LINE OF SECTION 21 A DISTANCE OF 1217.96 FEET TO THE POINT OF
3 BEGINNING; THENCE N 01°14'00" E A DISTANCE OF 661.08 FEET; THENCE N
4 89°06'20" W A DISTANCE OF 20.00 FEET; THENCE S 01°14'00" W A DISTANCE OF
5 661.08 FEET; THENCE S 89°04'18" E A DISTANCE OF 20.00 FEET TO THE POINT
6 OF BEGINNING CONTAINING 0.30 ACRES, MORE OR LESS.

7 A PART OF EAST HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
8 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
9 FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 28, T-1-N, R-11-W,
10 PULASKI COUNTY, ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH
11 LINE OF SECTION 21 A DISTANCE OF 1237.96 FEET TO THE POINT OF
12 BEGINNING; THENCE S 01°18'08" W A DISTANCE OF 714.35 FEET; THENCE
13 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 645.00 FEET, AND A
14 CHORD BEARING AND DISTANCE S 16°44'07" W A DISTANCE OF 341.30 FEET;
15 THENCE N 01°18'08" E A DISTANCE OF 1042.76 FEET; THENCE S 89°04'20" E A
16 DISTANCE OF 90.00 FEET; TO THE POINT OF BEGINNING CONTAINING 1.94
17 ACRES, MORE OR LESS.

18 A PART OF EAST HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI
19 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
20 FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 28, T-1-N, R-11-W,
21 PULASKI COUNTY, ARKANSAS; THENCE N 89°04'18" W ALONG THE NORTH
22 LINE OF SECTION 28 A DISTANCE OF 1,217.96 FEET TO THE POINT OF
23 BEGINNING; THENCE S 01°18'08" E A DISTANCE OF 714.60 FEET; THENCE
24 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, AND A
25 CHORD BEARING AND DISTANCE S 18°07'31" W, 382.73 FEET; THENCE N
26 01°18'08" E A DISTANCE OF 37.47 FEET; THENCE ALONG A CURVE TO THE
27 LEFT HAVING A RADIUS OF 645.00 FEET, AND A CHORD BEARING AND
28 DISTANCE N 16°44'07" E A DISTANCE OF 341.30 FEET; THENCE N 01°18'08" W A
29 DISTANCE OF 714.35 FEET; THENCE S 89°04'18" E A DISTANCE OF 20.00 FEET
30 TO THE POINT OF BEGINNING CONTAINING 0.50 ACRES, MORE OR LESS.

31 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI
32 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
33 FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W,
34 PULASKI COUNTY, ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH

1 LINE OF SECTION 21 A DISTANCE OF 1,197.96 FEET; THENCE N 01°26'30" E A
2 DISTANCE OF 660.74 FEET; THENCE N 89°06'20" W A DISTANCE OF 40.00 FEET
3 TO THE POINT OF BEGINNING; THENCE N 89°05'17" W, A DISTANCE OF 90.00
4 FEET; THENCE N 01°34'01" E A DISTANCE OF 1,087.01 FEET; THENCE S 85°02'11"
5 E A DISTANCE OF 16.33 FEET; THENCE N 04°11'44" E A DISTANCE OF 284.82
6 FEET; THENCE N 01°47'47" E A DISTANCE OF 611.94 FEET; THENCE S 88°15'43"
7 E A DISTANCE OF 58.11 FEET; THENCE S 01°34'02" W A DISTANCE OF 1981.89
8 FEET TO THE POINT OF BEGINNING CONTAINING 3.50 ACRES, MORE OR LESS.
9 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI
10 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
11 FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W,
12 PULASKI COUNTY, ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH
13 LINE OF SECTION 21 A DISTANCE OF 1,197.96 FEET; THENCE N 01°26'30" E A
14 DISTANCE OF 660.74 FEET; THENCE N 89°06'20" W A DISTANCE OF 20.00 FEET
15 TO THE POINT OF BEGINNING; THENCE N 89°05'17" W, A DISTANCE OF 20.00
16 FEET; THENCE N 01°34'02" E A DISTANCE OF 1981.89 FEET; THENCE S 88°45'43"
17 E A DISTANCE OF 20.00 FEET; THENCE S 01°34'02" W A DISTANCE OF 1981.66
18 FEET TO THE POINT OF BEGINNING CONTAINING 0.91 ACRES, MORE OR LESS.

19 **Property to be conveyed to TREX, Company, Inc., from the City of Little Rock:**

20 A PORTION OF THE SW1/4 NE1/4 OF SECTION 28, T-1-N, R-11-W, PULASKI
21 COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
22 COMMENCING AT A POINT LOCATED AT THE NORTHWEST CORNER OF SAID
23 SW1/4 NE1/4, SECTION 28; SAID POINT ALSO BEING THE POINT OF
24 BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SW1/4 NE1/4,
25 S88°59'09"E-990.64; THENCE LEAVING SAID NORTH LINE, S41°59'33"W-36.66;
26 THENCE ALONG THE ARC OF A 645.00' RADIUS CURVE TO THE LEFT, HAVING
27 AN ARC LENGTH OF 456.55' AND CHORD OF S21°42'53"W-447.07; THENCE
28 S01°26'14"W-766.62; THENCE ALONG THE ARC OF A 25.00' RADIUS CURVE TO
29 THE RIGHT, HAVING AN ARC LENGTH OF 39.25' AND CHORD OF S46°25'10"W-
30 35.34'; THENCE N88°35'54"W-783.64 TO A POINT ON THE WEST LINE OF SAID
31 SW1/4 NE1/4; THENCE ALONG SAID WEST LINE N01°17'16"E-1232.02'; BACK TO
32 THE POINT OF BEGINNING.

33 **Section 2. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
34 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
3 resolution.

4 **Section 3. Repealer.** All laws ordinances resolutions or parts of the same that are inconsistent with
5 the provisions of this resolution are hereby repealed to the extent of such inconsistency.

6 **ADOPTED: June 21, 2022**

7 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

_____ **Frank Scott, Jr., Mayor**

11 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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