

1 **RESOLUTION NO.** _____

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A RESOLUTION TO TRANSFER TITLE TO UNIVERSITY DISTRICT DEVELOPMENT CORPORATION, IN-AFFORDABLE HOUSING, INC., AND BETTER COMMUNITY DEVELOPMENT, INC., BY WARRANTY DEED FOR PROPERTY DONATED BY 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 it is required that properties be obtained, donated and sold by the City in areas that are appropriate for revitalization; and,

WHEREAS, Land Bank Commission, has indicated its desire to donate the properties located at the following locations:

- 2600 Adams Street – to University District Development Corporation
- 2618 Adams Street - to University District Development Corporation
- 2620 Adams Street - to University District Development Corporation
- 2500 West 18th Street – to IN-Affordable Housing, Inc.
- 1705 South Cedar Street – to IN-Affordable Housing, Inc.
- 3620 Maryland Avenue – to Better Community Development, Inc.

WHEREAS, the City wishes to donate the properties for use in its neighborhood revitalization efforts for new construction housing; and,

WHEREAS, City Staff has conducted a title search of the properties which revealed valid title to the properties and no significant title issues; 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 \$0.00 the City will donate the properties for the public purpose of neighborhood revitalization, and,

1 **WHEREAS**, The City of Little Rock will provide the University District Development Corporation,
2 IN-Affordable Housing, Inc., and Better Community Development, Inc., with a Warranty Deed (donation)
3 to the properties; and,

4 **WHEREAS**, State Law requires that the City transfers ownership of properties via donation by
5 resolution adopted by the Board of Directors;

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

8 **Section 1.** The Board of Directors hereby provides a Warranty Deed (donation) to the property
9 described as the following, and attached as Exhibits A, B & C:

10 2600 Adams Street, in favor of University District Development Corporation

11 2618 Adams Street, in favor of University District Development Corporation

12 2620 Adams Street in favor of University District Development Corporation

13 2500 West 18th Street, in favor of IN-Affordable Housing, Inc.

14 1705 South Cedar Street, in favor of IN-Affordable Housing, Inc.

15 3620 Maryland Avenue, in favor of Better Community Development, Inc.

16 **Section 2.** The property will be used for a private purpose to serve the public, specifically to improve
17 city revitalization programs.

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

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

25 **ADOPTED: February 7, 2017**

26 **ATTEST:**

APPROVED:

27
28 _____
29 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

30 **APPROVED AS TO LEGAL FORM:**

31
32 _____
33 **Thomas M. Carpenter, City Attorney**

34 //

35 //

1
2 **EXHIBIT A**
3
4

5 **Prepared By:**

6 City of Little Rock
7 500 W. Markham
8 Little Rock, AR 72201

9 **Representative:**

10 Doug Tapp
11 Redevelopment Administrator
12

13 **WARRANTY DEED (Donation)**
14

15
16 **KNOW ALL MEN BY THESE PRESENTS THAT:**
17

18 **The City of Little Rock, GRANTOR**, for and in consideration of the sum of \$10.00 and other
19 good valuable consideration paid by University District Development Corporation, an institution,
20 **GRANTEE**, the receipt of which is hereby acknowledged, does hereby grant, convey and warranty unto
21 the Grantee, and unto its heirs and assigns forever, the following described lands in the County of
22 **Pulaski**, State of Arkansas:
23

24 JAMES H PENICK SUB DIV OF N1/2 OF LOT 7 BLOCK 3 HYDE PARK 1 **to the City of**
25 **Little Rock, Pulaski County, Arkansas, more commonly known as 2600 Adams, Little Rock,**
26 **Arkansas 72204 (Parcel No. 34L1330001200)**
27

28 **And,**
29

30 HYDE PARK PT OF N1/2 OF LT 7 BG 200' S OF NE COR OF LT 7 TH W PARALLEL TO N LINE
31 145' S50' E145' N50' TO B 3 EXC 1550 SQFT FOR R/W PER 05-024322 **to the City of Little Rock,**
32 **Pulaski County, Arkansas, more commonly known as 2618 Adams, Little Rock,**
33 **Arkansas 72204 (Parcel No. 34L1320010500)**
34

35 **And,**
36

37 HYDE PARK PT N1/2 OF LT 7 BEG 250'S OF NE COR TH W145' S50' E145' TH N50' TO BEG 3 **to**
38 **the City of Little Rock, Pulaski County, Arkansas, more commonly known as 2620 Adams, Little**
39 **Rock, Arkansas 72204 (Parcel No. 34L1320010600)**
40

41
42 To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all
43 tenements, appurtenances, and hereditaments thereunto belonging.
44

45 **The City of Little Rock**, hereby releases and relinquishes unto the Grantee, and unto its heirs and
46 assigns forever, all rights and possibility of curtesy, dower, and homestead in and to such lands.
47

48 **WITNESS**, my hand and seal the ____ day of _____ 2017.
49
50

1
2 **City of Little Rock, GRANTOR**
3 **500 W. Markham, Ste. 120W**
4 **Little Rock, Arkansas 72201**

5
6
7 _____
8 **By: Mayor Mark Stodola**
9 **City of Little Rock**

10
11 **University District Development Corp., GRANTEE**
12 **2801 South University Ave.**
13 **Little Rock, Arkansas 72204**

14
15 _____
16 **By: Barrett Allen**

17
18 **DOCUMENTARY TAX STATEMENT**

19
20 I certify under penalty of false swearing that the legally correct amount of documentary stamps
21 have been placed on this instrument. (If none shown, exempt or no consideration paid.)

22
23 **City of Little Rock**
24 **500 W. Markham**
25 **Little Rock, Arkansas 72201**

26
27 _____
28 **By: Doug Tapp**
29 **Redevelopment Administrator**

30
31 **ACKNOWLEDGEMENT**

32
33 **STATE OF ARKANSAS)**
34 **)SS**
35 **COUNTY OF PULASKI)**

36
37 On this day came before me, the undersigned, a notary public within and for the county and state
38 aforesaid, duly commissioned and acting personally appeared, **Doug Tapp, Redevelopment**
39 **Administrator**, duly authorized to act on behalf of **The City of Little Rock**, known to me as the
40 **Grantor** in the foregoing Deed, and acknowledged that he has executed the same for the consideration
41 and purposes therein mentioned and set forth.

42
43 WITNESS my hand and seal as such notary public this _____ day of _____, 2017

44 _____
45 **Notary Public**

46 My Commission expires: _____
47
48
49

1 **EXHIBIT B**

2
3
4 **Prepared By:**
5 City of Little Rock
6 500 W. Markham
7 Little Rock, AR 72201

8 **Representative:**
9 Doug Tapp
10 Redevelopment Administrator
11

12 **WARRANTY DEED (Donation)**

13
14
15 **KNOW ALL MEN BY THESE PRESENTS THAT:**

16 **The City of Little Rock, GRANTOR**, for and in consideration of the sum of \$10.00 and other
17 good valuable consideration paid by IN-Affordable Housing Inc., an institution, **GRANTEE**, the receipt
18 of which is hereby acknowledged, does hereby grant, convey and warranty unto the Grantee, and unto its
19 heirs and assigns forever, the following described lands in the County of **Pulaski**, State of Arkansas:
20

21
22 **WORTHEN & BROWN SUB DIV LOT 12 BLOCK 17 to the City of Little Rock, Pulaski**
23 **County, Arkansas, more commonly known as 2500 W. 18th St., Little Rock,**
24 **Arkansas 72204 (Parcel No. 34L1890015200)**
25

26 **And,**

27
28 **CEDAR HEIGHTS SUB DIV LOT 11 BLOCK 2 to the city of Little Rock, Pulaski County, Arkansas,**
29 **more commonly known as 1705 S. Cedar St, Little Rock,**
30 **Arkansas 72204 (Parcel No. 34L1630002400)**
31

32
33
34 To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all
35 tenements, appurtenances, and hereditaments thereunto belonging.
36

37 **The City of Little Rock**, hereby releases and relinquishes unto the Grantee, and unto its heirs and
38 assigns forever, all rights and possibility of curtesy, dower, and homestead in and to such lands.
39

40 **WITNESS**, my hand and seal the ____ day of _____ 2017.
41

42
43 **City of Little Rock, GRANTOR**
44 **500 W. Markham, Ste. 120W**
45 **Little Rock, Arkansas 72201**
46

47
48 **By: Mayor Mark Stodola**
49 **City of Little Rock**
50

1
2 **IN-Affordable Housing Inc., GRANTEE**
3 **108 S. Rodney Parham Road**
4 **Little Rock, Arkansas 72205**
5

6
7 _____
8 **By: Roma Isom**
9

10
11 **DOCUMENTARY TAX STATEMENT**
12

13 I certify under penalty of false swearing that the legally correct amount of documentary stamps
14 have been placed on this instrument. (If none shown, exempt or no consideration paid.)
15

16
17 **City of Little Rock**
18 **500 W. Markham**
19 **Little Rock, Arkansas 72201**
20

21 _____
22 **By: Doug Tapp**
23 **Redevelopment Administrator**
24

25 **ACKNOWLEDGEMENT**
26

27 **STATE OF ARKANSAS)**
28 **)SS**
29 **COUNTY OF PULASKI)**
30

31 On this day came before me, the undersigned, a notary public within and for the county and state
32 aforesaid, duly commissioned and acting personally appeared, **Doug Tapp, Redevelopment**
33 **Administrator**, duly authorized to act on behalf of **The City of Little Rock**, known to me as the
34 **Grantor** in the foregoing Deed, and acknowledged that he has executed the same for the consideration
35 and purposes therein mentioned and set forth.
36

37 WITNESS my hand and seal as such notary public this _____ day of _____, 2017
38
39

40
41 _____
42 **Notary Public**
43

44 My Commission expires: _____
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48
49

1 **EXHIBIT C**

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3
4 **Prepared By:**

5 City of Little Rock
6 500 W. Markham
7 Little Rock, AR 72201

8 **Representative:**

9 Doug Tapp
10 Redevelopment Administrator
11

12 **WARRANTY DEED (Donation)**

13
14
15 **KNOW ALL MEN BY THESE PRESENTS THAT:**

16
17 **The City of Little Rock, GRANTOR**, for and in consideration of the sum of \$10.00 and other
18 good valuable consideration paid by **Better Community Development, Inc.**, an institution, **GRANTEE**,
19 the receipt of which is hereby acknowledged, does hereby grant, convey and warranty unto the Grantee,
20 and unto its heirs and assigns forever, the following described lands in the County of **Pulaski**, State of
21 Arkansas:

22
23 **COYS HIGHLAND BLOCK 3 LOT 10 to the City of Little Rock, Pulaski County, Arkansas,**
24 **more commonly known as 3620 Marilyn Ave., Little Rock,**
25 **Arkansas 72204 (Parcel No. 34L0870000900)**

26
27 To have and to hold the same unto the Grantee and unto its heirs, and assigns forever, with all
28 tenements, appurtenances, and hereditaments thereunto belonging.

29
30 **The City of Little Rock**, hereby releases and relinquishes unto the Grantee, and unto its heirs and
31 assigns forever, all rights and possibility of curtesy, dower, and homestead in and to such lands.

32
33 **WITNESS**, my hand and seal the ____ day of _____ 2017.

34
35
36 **City of Little Rock, GRANTOR**
37 **500 W. Markham, Ste. 120W**
38 **Little Rock, Arkansas 72201**

39
40
41 _____
42 **By: Mayor Mark Stodola**
43 **City of Little Rock**

44
45 **Better Community Development, Inc., GRANTEE**
46 **3508 W. 12th St. Suite 203**
47 **Little Rock, Arkansas 72204**

48
49 _____
50 **By: Darryl Swinton**

1 **DOCUMENTARY TAX STATEMENT**

2
3 I certify under penalty of false swearing that the legally correct amount of documentary stamps
4 have been placed on this instrument. (If none shown, exempt or no consideration paid.)
5

6
7 **City of Little Rock**
8 **500 W. Markham**
9 **Little Rock, Arkansas 72201**

10
11 _____
12 By: Doug Tapp
13 Redevelopment Administrator
14

15 **ACKNOWLEDGEMENT**

16
17 **STATE OF ARKANSAS)**
18 **)SS**
19 **COUNTY OF PULASKI)**
20

21
22 On this day came before me, the undersigned, a notary public within and for the county and state
23 aforesaid, duly commissioned and acting personally appeared, **Doug Tapp, Redevelopment**
24 **Administrator**, duly authorized to act on behalf of **The City of Little Rock**, known to me as the
25 **Grantor** in the foregoing Deed, and acknowledged that he has executed the same for the consideration
26 and purposes therein mentioned and set forth.
27

28 WITNESS my hand and seal as such notary public this _____ day of _____,2017
29

30
31 _____
32 Notary Public
33

34 My Commission expires: _____
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