

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 5, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Authorizing the Mayor, City Manager and City Clerk to execute appropriate documents to acquire four (4) parcels along John Barrow Road for park purposes.</p> <p><b>Submitted By:</b></p> <p>Parks &amp; Recreation Department</p>	<p>Ordinance √ <b>Resolution</b> Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>A resolution authorizing the Mayor, City Manager and City Clerk to execute appropriate documents to acquire four (4) parcels along John Barrow Road for use as park property in West Central Community Center and Park.</p>	
<b>FISCAL IMPACT</b>	<p>Funding is available from West Central Community Center after savings are realized when Barrow Road Streetscape project funds are utilized for construction of a road in West Central Community Center and Park.</p>	
<b>RECOMMENDATION</b>	<p>Approval of the resolution.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>Area neighborhoods have seen and supported plans shared over last several years that showed how lands would be acquired to allow for development of a community center.</p>	
<b>BACKGROUND</b>	<p>Woods Group, an architectural firm, and Flynco, Building Contractor and Construction Management firm, have been retained for Parks Staff as approved by Resolutions No. 13,643 and No. 13,703 and its amendment No. 13,990 respectively to design and construct the West Central Community Center, a 2011 tax project totaling \$6 Million.</p>	

**BACKGROUND  
CONTINUED**

Their work over the last couple of years as realized a GMP, Guaranteed Maximum Price, in the amount of \$5,273,350 that was approved by Board. Since construction began this summer, it has come to staff's attention that Merle L. Kirkland Revocable Trust was willing to sell four (4) parcels along John Barrow Road in the amount of \$200,000. Land appraisal study reflects property in this area averaging \$30,000. The price is justified by following points: all proposed properties for acquisition are income based rentals; Housing & Neighborhood Programs and Parks & Recreation have recently acquired property in area for approximately \$45,000; past acquisitions in War Memorial Park and around Little Rock National Airport allowed for additional funds to sellers to help them with moving expenses; proposed land acquisition begins to square-up property for planned park improvements; and proposed acquisition protects park property from undesirable land uses that may come in the future.

The Barrow Road Streetscape, a 2013 Bond Project, was authorized by Resolution No. 13,699, and these funds can only be utilized for street construction. Staff's recommendation is to utilize these funds for construction of a street in the West Central Community Center Project. It is estimated that a savings to the West Central Community Center project in the amount of \$230,000 will be realized by applying the Barrow Road Streetscape funds to it.