1	RESOLUTION NO			
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3	A RESOLUTION TO AUTHORIZE TRANSACTIONS IN RELATION TO			
4	THE WILLIAM JEFFERSON CLINTON PRESIDENTIAL PARK; TO			
5	AUTHORIZE VARIOUS TRANSACTIONS BETWEEN THE BILL,			
6	HILLARY & CHELSEA CLINTON FOUNDATION AND HEIFER			
7	PROJECT INTERNATIONAL, AS WELL AS BETWEEN HEIFER			
8	PROJECT INTERNATIONAL AND THE ARKANSAS SYMPHONY			
9	ORCHESTRA SOCIETY, INC; TO AUTHORIZE FINALIZATION OF			
10	VARIOUS DOCUMENTS WITH RELATION TO LEASE AGREEMENTS,			
11	OR PROPERTY WITHIN THE CLINTON PRESIDENTIAL PARK, OR			
12	BOTH; AND FOR OTHER PURPOSES.			
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14	WHEREAS, the Bill, Hillary & Chelsea Clinton Foundation ("Clinton Foundation") desires to expand			
15	its campus to include property currently owned be Heifer Project International ("Heifer"); and,			
16	WHEREAS, Heifer has agreed to sell its Little Rock property to the Clinton Foundation while			
17	maintaining its presence through the leasing of over two floors of the main office building on the property;			
18	and,			
19	WHEREAS, the Clinton Foundation and Heifer have entered into a Real Estate Contract and			
20	Addendum setting forth their intentions; and,			
21	WHEREAS, said Real Estate Contract and Addendum contemplate certain real property transactions			
22	involving the exchange of property between the parties and the City of Little Rock, Arkansas (the "City");			
23	and,			
24	WHEREAS, the Board of Directors of the City of Little Rock, Arkansas (the "Board") has previously			
25	considered and approved exchanges of property in connection with a since-abandoned proposal to locate a			
26	school of dentistry and a school of veterinary medicine on the site; and,			
2728	WHEREAS, the land exchanges will not involve any reduction in size to the Clinton Presidential Park;			
29	and, WHEREAS, the sale of the Property will benefit the expansion of the Clinton Foundation in Little			
30	Rock while maintaining the headquarters for Heifer within the City; and,			
31	WHEREAS, the expanded Clinton campus will house a new and expanded location for the University			
32	of Arkansas Clinton School of Public Service; and			

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1	WHEREAS, the City has entered into a Lease Agreement with the Clinton Foundation, dated March			
2	31, 2002, as amended, under which the Clinton Foundation is leasing certain property from the City ("2002			
3	City Lease"), which was approved by Little Rock, Ark., Resolution No. 15,917; and,			
4	WHEREAS, the Clinton Foundation has entered into a Sublease Agreement with Heifer, dated			
5	November 16, 2005, as amended, under which Heifer is leasing certain property from the Clinton			
6	Foundation ("2005 Clinton Foundation Lease"); and,			
7	WHEREAS, the City has entered into a Lease Agreement with Heifer, dated as of February 23, 2007,			
8	as amended, under which Heifer is leasing certain property from the City (" 2007 City Lease"); and,			
9	WHEREAS, Heifer has entered into a Lease Agreement with the Symphony, dated December 1, 2019,			
10	as amended, under which the Symphony is leasing certain property from Heifer (" 2019 Symphony Lease")			
11	upon which the Symphony has built the Stella Boyle Smith Music Center to serve as the Symphony's home			
12	and to provide music education to City and State residents; and,			
13	WHEREAS, the 2019 Symphony Lease includes property (i) owned by Heifer; (ii) leased by Heifer			
14	from the City; and(iii) subleased by Heifer from the Clinton Foundation ("Symphony Property"), and the			
15	Symphony Property is being transferred to the City necessitating the termination of the 2019 Symphony			
16	Lease, and the creation of a new sublease between the Symphony and the Clinton Foundation that is similar			
17	to the existing 2019 Symphony Lease; and,			
18	WHEREAS, in addition to this resolution being required by Ark. Code Ann. 14-54-302 (West 2020),			
19	to allow the Mayor and City Clerk to execute the various agreements required in these transactions; and,			
20	WHEREAS, additional resolutions will be required to memorialize certain aspects of these			
21	transactions; and,			
22	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY			
23	OF LITTLE ROCK, ARKANSAS:			
24	Section 1. The Mayor and City Clerk, and any other necessary City officials, are authorized to execute			
25	any and all documents presently necessary, or which may become necessary and appropriate in the future,			
26	to accomplish the steps listed below only to the extent necessary to fulfill the mutual desire of the City, the			
27	Clinton Foundation, Heifer, and the Symphony to facilitate the expansion of the Clinton Foundation			
28	campus, the retention of Little Rock as the headquarters of Heifer, and the accommodation of the Sympathy			
29	a) To modify or terminate any lease agreement between the City and the Clinton			
30	Foundation as to the boundaries of property within Clinton Park; and,			
31	b) To transfer title to one or more parcels of land(i) to the City, and(ii) from the			
32	City; and,			
33	c) To modify the 2002 City Lease so that it includes property on which the Symphony has built			
34	the Stella Boyle Smith Music Center, and to consent to a sublease between the Clinton			

1 Foundation and the Symphony under which the Symphony will sublease such property from 2 the Clinton Foundation upon terms similar to those included in the 2019 Symphony Lease 3 ("Future Symphony Lease"); and, 4 d) To take any necessary steps to approve or acknowledge any transfer of property from the 5 Clinton Foundation to the City via Warranty Deed, and from the City to the Clinton Foundation 6 via Warranty Deed. 7 Section 2. When the matters referred to in Section 1 are complete, the parties intend that the 8 following will have occurred: 9 a) Heifer will have terminated the 2019 Symphony Lease pursuant to a mutually satisfactory 10 termination agreement; and, 11 b) The Clinton Foundation will have terminated the 2005 Clinton FoundationLease; and, 12 c) The City will have terminated the 2007 City Lease; and, 13 d) The City will have amended the 2002 City Lease to reflect (i) the removal of certain property 14 therefrom, including the removal of property from the Clinton Park(to be deeded to the Clinton 15 Foundation by the City), and (ii) the inclusion of additional property therein, including the 16 addition of property to the Clinton Park (to be deeded to the City by the Clinton Foundation 17 and the addition of property for the Future Symphony Lease; and, 18 e) The City will have consented to the Future Symphony Lease; and, 19 f) The City will have approved any new subleases of property within Clinton Park by the Clinton 20 Foundation. 21 Section 3. The City intends to amend the Little Rock Parks and Recreation Master Parks Plan to show 22 the new boundaries of the Clinton Park. 23 Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 24 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or 25 adjudication shall not affect the remaining portions of the resolution on which shall remain in full force and 26 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the 27 resolution. 28 Section 5. Repealer. All laws, resolutions, or parts of the same that are inconsistent with the provisions 29 of this resolution, are hereby repealed to the extent of such inconsistency. 30 **ADOPTED:** 31 // 32 // 33 // 34 //

1	ATTEST:	APPROVED:	
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4 5	Allison Segars, City Clerk	Frank Scott, Jr., Mayor	
6	APPROVED AS TO LEGAL FORM:	·	
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9	Thomas M. Carpenter, City Attorney		
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