

1 **RESOLUTION NO.** _____
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4 **A RESOLUTION TO TRANSFER PROPERTY BY QUITCLAIM DEED**
5 **UNDER THE LAND BANK SIDE LOT PROGRAM; AND FOR OTHER**
6 **PURPOSES.**
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8 **WHEREAS**, the Board of Directors has stated as one of its goals a desire to provide for
9 neighborhood revitalization, and has taken special efforts to accomplish this goal through its use of
10 various City and federal funds, and in affirmative actions such as the creation of a Land Bank
11 Commission; and,

12 **WHEREAS**, in order to accomplish this goal, the City's Land Bank has acquired numerous
13 properties in areas that are appropriate for revitalization; and,

14 **WHEREAS**, in an effort to maximize the City's revitalization efforts, the Land Bank Commission
15 wishes to convey underutilized, vacant, and unimproved parcels to neighboring homeowners pursuant to
16 the Land Bank Side Lot Program; and,

17 **WHEREAS**, on August 25, 2009, the Land Bank purchased the property located at 1701 Dennison
18 Street, Little Rock, Arkansas, at the Arkansas State Land Commissioner's Auction; and,

19 **WHEREAS**, the Land Bank has been responsible for the Real Estate Taxes, legal expenses, and
20 maintenance of the property at 1701 Dennison Street since its acquisition; and,

21 **WHEREAS**, the property at 1701 Dennison Street is a 7,000 square-foot unimproved lot, with no
22 structure that shares a common boundary line with the property at 1705 Dennison Street; and,

23 **WHEREAS**, Mrs. Tawonda Ruffin, the homeowner who resides at 1705 Dennison Street, submitted
24 a Land Bank Side Lot application indicating a desire to acquire the property at 1701 Dennison Street for
25 the stated purpose of expanding her property; and,

26 **WHEREAS**, Mrs. Ruffin has made an offer to purchase the lot for Five Hundred Dollars (\$500.00),
27 pursuant to the Land Bank Side Lot Program guidelines; and,

28 **WHEREAS**, the Land Bank Commission has reviewed Mrs. Ruffin's application and voted in favor
29 of the side lot transfer of 1701 Dennison Street for the stated purpose; and,

30 **WHEREAS**, state law requires that the City convey property by resolution adopted by the Board of
31 Directors;

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

1 **Section 1.** The Board of Directors hereby adopts this Resolution to authorize the Land Bank to
2 transfer to Mrs. Tawonda Ruffin, by quitclaim deed, the property located at 1701 Dennison Street under
3 the Land Bank Side Lot Program.

4 **Section 2.** The property shall be used for the public purpose of conveying underutilized properties.

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

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

12 **ADOPTED: June 16, 2015**

13 **ATTEST:**

APPROVED:

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16 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

17 **APPROVED AS TO LEGAL FORM:**

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20 **Thomas M. Carpenter, City Attorney**

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