RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF LITTLE ROCK TO EXECUTE A LEASE WITH THE UNIVERSITY OF ARKANSAS PULASKI TECHNICAL COLLEGE FOR THE USE OF APPROXIMATELY THIRTY-EIGTH (38) ACRES OF LAND AT THE PORT OF LITTLE ROCK FOR THE CONSTRUCTION OF A WORKFORCE DEVELOPMENT CENTER, AND FOR OTHER PURPOSES.

WHEREAS, the Little Rock Port Authority recognizes that the availability of a highly skilled and adaptable workforce is essential to the continued growth, competitiveness, and economic success of the Port of Little Rock Industrial Park, which serves as one of Arkansas's premier industrial and economic development centers; and

WHEREAS, in 2025, United States Senator John Boozman initiated discussions with the Little Rock Port Authority and the University of Arkansas Pulaski Technical College regarding the development of a state-of-the-art workforce training center within the Port of Little Rock Industrial Park, recognizing the critical importance of workforce development to attracting new industry, supporting existing employers, and expanding economic opportunities throughout Central Arkansas; and

WHEREAS, through the leadership and support of Senator Boozman, twenty million dollars ($20,000,000) in congressionally directed federal funding has been secured for the development of the proposed workforce training center, with the University of Arkansas Pulaski Technical College committing an additional five million dollars ($5,000,000) and undertaking efforts to raise an additional twenty million dollars ($20,000,000) to support the construction, development, and implementation of the Project; and

WHEREAS, the proposed workforce training center, consisting of approximately 45,500 square feet, will provide a modern, flexible, and industry-responsive educational facility designed to deliver technical training, workforce certifications, and career development opportunities that prepare Central Arkansas residents, including low-to-moderate income individuals, for sustainable, high-quality employment while meeting the evolving workforce demands of existing and prospective industries located within the Port of Little Rock Industrial Park and the surrounding region; and

WHEREAS, the Little Rock Port Authority recognizes that rapid advances in technology, automation, manufacturing, logistics, and industrial operations are fundamentally changing workforce requirements, and that establishing a dedicated workforce training center within the Industrial Park will provide a significant competitive advantage in recruiting new businesses, retaining and expanding existing

industries, and distinguishing the Port of Little Rock from competing industrial parks throughout the region and nation; and

WHEREAS, the Little Rock Port Authority and the City of Little Rock recognize that the development of the workforce training center represents a significant long-term investment in the economic prosperity of Central Arkansas and that entering into a lease agreement with the University of Arkansas Pulaski Technical College for property within the Port of Little Rock Industrial Park will advance the shared objectives of workforce readiness, economic mobility, industrial development, and sustainable job creation for the citizens of Little Rock and the surrounding region.

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

Section That the Mayor and City Clerk are hereby authorized to execute all necessary documents to, lease approximately thirty-eight (38) acres of land to the University of Arkansas Pulaski Technical College for the construction of a workforce development center. The property is located along Industrial Harbor that is more fully described as follows:

38.1271 ACRES BEING A PART OF SECTION 14 AND 15, T-1-N, R-11-W, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, T-1-N, R-11-W, PULASKI COUNTY, ARKANSAS; THENCE N01°59'39"E, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 1918.22' TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY LINE OF INTERMODAL LOOP ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE N88°39'14"W-1211.94'; THENCE LEAVING SAID RIGHT OF WAY, N01°20'46"E-81.08'; THENCE N82°41'27"W-66.72' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF SLACKWATER HARBOR DRIVE; THENCE ALONG SAID RIGHT OF WAY, N07°18'33"E-1008.22'; THENCE ALONG THE ARC OF 50.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 80.76' AND CHORD OF N53°34'46"E-72.26' TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF INDUSTRIAL HARBOR ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING:

(1) S80°09'49"E-778.29'; (2) ALONG THE ARC OF A 666.20' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 476.92' AND CHORD OF S59°39'15"E-466.80'; (3) S39°08'45"E-256.23'; (4) ALONG THE ARC OF A 766.20'

RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 516.24 AND CHORD OF S58°26'53"E-506.53'; (5) S77°38'37"E-20.66'; (6) ALONG THE ARC OF A 50.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 68.99' AND CHORD OF S38°12'24"E-63.68' TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF DOCK DRIVE; THENCE ALONG SAID RIGHT OF WAY, S01°20'46"W-241.07'; THENCE ALONG THE ARC OF A 50.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 78.54' AND CHORD OF S46°20'46"W-70.71' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERMODAL LOOP ROAD; THENCE ALONG SAID RIGHT OF WAY, N88°39'14"W-676.57'; BACK TO THE POINT OF BEGINNING. (SEE EXHIBIT A-SURVEY)

Section 2. ***Term*** The term of this Lease shall be for one hundred (100) years (the "Term"), unless terminated earlier because of the Tenant's failure to use the Leased Premises for the Project ("Termination for Non-conforming Use"). Tenant shall pay to Landlord a total rent of One Dollar ($1.00) for the entire 100-year Term. This rent shall be paid in full in a single lump sum on the Commencement Date, the receipt of which Landlord hereby acknowledges. No further periodic rent shall be due throughout the Term.

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

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

ADOPTED: November 2, 2026

ATTEST: **APPROVED:**

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Allison Segars, City Clerk **Frank Scott, Jr., Mayor**

APPROVED AS TO LEGAL FORM:

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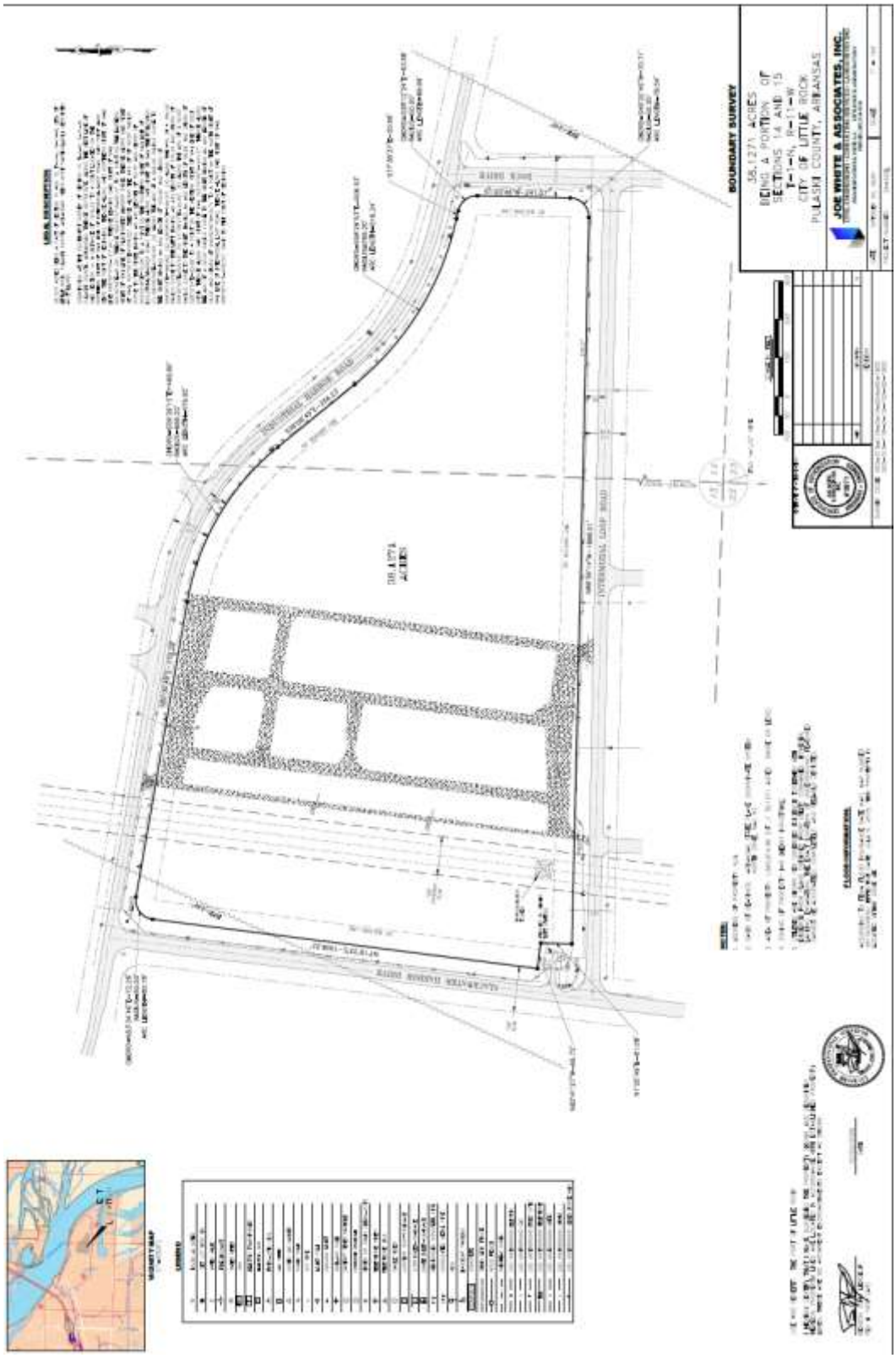
Thomas M. Carpenter, City Attorney

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EXHIBIT A


BOUNDARY SURVEY
38.1271 ACRES
BEING A PORTION OF
SECTIONS 14 AND 15
T-1-N, R-11-W
CITY OF LITTLE ROCK
PULASKI COUNTY, ARKANSAS
JOE WHITE & ASSOCIATES, INC.
INTERNATIONAL CORP. BOULEVARD
VICINITY MAP