

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 4, 2026, AGENDA**

Subject:	Action Required:	Approved By:
A resolution to authorize the City Manager to execute an agreement terminating an existing Cross Access Easement affecting the City's Property located at 600 W 6th Street. Submitted By: City Attorney's Office	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	A resolution to authorize the City Manager to execute an agreement terminating an existing Cross Access Easement affecting the City's property located at 600 W. 6th Street, approve a replat reflecting the termination of the easement and relocation of the property line, and authorize the construction and future maintenance of a boundary fence as consideration for the termination of the easement.	
FISCAL IMPACT	The project will be funded through the 2022 Bond Issue – District Courts Special Project, Account No. B24D007-332249.	
RECOMMENDATION	Adopt the Resolution.	
BACKGROUND	On October 21, 2025, the Board of Directors adopted Resolution No. 16,852 authorizing the acquisition of the properties located at 525 W. Capitol Avenue and 600 W. 6th Street for \$2,595,000 as part of the City's District Court relocation and renovation project.	

**BACKGROUND
CONTINUED**

Prior to the City's acquisition, the original parcel containing the office buildings at 525 W. Capitol Avenue, 600 W. 6th Street, and 601 W. Capitol Avenue was replatted to facilitate the separate sale of the building located at 601 W. Capitol Avenue. Because the newly created parcel at 601 W. Capitol Avenue had limited vehicular access, the then-property owners executed a Cross Access Easement Agreement in 2024 that granted driveway access across what is now the City's property at 600 W. 6th Street.

Following execution of the easement, ownership of the property located at 601 W. Capitol Avenue was transferred to 601 W. Capitol Ave Property, LLC and Brasov Real Estate, LLC.

As planning and design for the District Court project has progressed, it has been determined that the existing Cross Access Easement is incompatible with the City's intended redevelopment of the property and long-term operational needs. Terminating the easement will allow the City to better control access to the site, improve security, and facilitate construction and future operations of the District Court facility.

The proposed agreement provides for termination of the Cross Access Easement, execution and recording of a revised replat relocating the common property line, and construction of a new boundary fence by the City along the replatted property line. As consideration for the termination of the easement, the City will also assume ongoing maintenance responsibilities for the fence.

Approval of this resolution will remove an encumbrance affecting the City's property, establish permanent boundary improvements, and facilitate implementation of the District Court capital improvement project authorized under Resolution No. 16,852.