

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INITIATE EMINENT DOMAIN PROCEEDINGS AGAINST PROPERTIES LOCATED AT 1206 WEST 4TH STREET AND 219 PARKER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; APPROPRIATING FUNDS; AND FOR OTHER PURPOSES.**

WHEREAS, the City of North Little Rock, Arkansas (“City”) requires certain property located at 1206 West 4th Street and 219 Parker Street, more particularly described herein, to be dedicated as public parks within the City; and

WHEREAS, the City may be required to avail itself of the powers of condemnation and eminent domain in order to obtain the above-mentioned property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City requires certain property rights, as described in this resolution, to be dedicated as public parks within the City.

SECTION 2: That the City has negotiated in good faith to acquire the needed property rights but has been unable to reach agreement with the owner.

SECTION 3: That the City Attorney is hereby authorized to initiate condemnation proceedings against certain property located at 1206 West 4th Street and 219 Parker Street in the City of North Little Rock, and more particularly described as follows:

PARCEL 1:

LOT 7 BLOCK 12, MRS. A.E. GILES ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, and more commonly known as 1206 West 4th Street, North Little Rock, Arkansas (see map attached hereto as Exhibit A).

PARCEL 2:

LOT 5 BLOCK 13, MRS. A.E. GILES ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, and more commonly known as 219 Parker Street, North Little Rock, Arkansas (see map attached hereto as Exhibit A).

SECTION 4: That the City Attorney is hereby authorized to correct minor errors that may be present in the legal descriptions found in Section 3 in order to cause the legal description to substantially conform to the map attached hereto as Exhibit A.

SECTION 5: That the City hereby finds that the fair market value of the property located at 1206 West 4th Street is \$24,000.00 and the fair market value of the property located at 219 Parker Street is \$20,000.00 (See Arkansas Appraisal Associates' Summary of Important Data and Conclusions attached hereto as Exhibit B) and authorizes deposit of these amounts into the registry of the court. Alternatively, if possession may be transferred extra-judicially, the City hereby authorizes payment to the owner in the amount of \$24,000.00 for 1206 West 4th Street and \$20,000.00 for 219 Parker Street. Payment shall be paid and is hereby appropriated from the General Fund.

SECTION 6: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

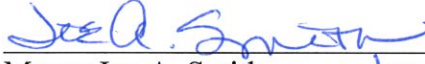
APPROVED:

\_\_\_\_\_

\_\_\_\_\_  
Mayor Joe A. Smith

SPONSOR:

ATTEST:

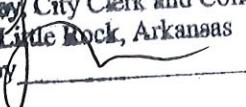
  
\_\_\_\_\_  
Mayor Joe A. Smith *by AF*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/ABF

FILED 11:17 A.M.        P.M.  
BY Amy Fields CA  
DATE 8-7-18  
Diane Whitbey City Clerk and Collector  
North Little Rock, Arkansas  
RECEIVED by 

# IDENTIFICATION OF THE PROPERTY

The subject property is located at 1204 W 4th and 219 Parker, North Little Rock, Pulaski, Arkansas. According to public records the property is legally described as:

Lot 7, Block 12, and Lot 5, Block 13, Mrs. A. E. Giles, North Little Rock, Pulaski County, Arkansas.

## SUBJECT PROPERTY





## SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

LOCATION: 1204 W 4th and 219 Parker  
North Little Rock, Arkansas

LAND AREA: Parker Street: 7,234 SF  
W 4<sup>th</sup> Street: 7,624.5 SF

IMPROVEMENTS: 1 level masonry single residence containing 1,070 square feet and a 1 level masonry duplex residence containing 1,320 SF.

HIGHEST AND BEST USE: Residential use.

VALUE OPINION BY  
COST APPROACH: N/A

VALUE OPINION BY  
SALES COMPARISON APPROACH:

219 Parker	\$19,000
1204 W 4 <sup>th</sup>	\$21,000

VALUE OPINION BY  
INCOME APPROACH:

219 Parker	\$20,500
1204 W 4 <sup>th</sup>	\$26,500

FINAL VALUE OPINION:

219 Parker	\$20,000
1204 W 4 <sup>th</sup>	\$24,000

EFFECTIVE DATE OF APPRAISAL: May 25, 2018

REPORT DATE: June 4, 2018

APPRAISER: Dwight Pattison

There is an extraordinary assumption that the water, electrical, gas and plumbing systems are in working order at 219 Parker Street. None of these systems were operated at the time of the property inspection. If found to be false, this could alter the appraiser's opinions or conclusions.