

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 1, 2021 AGENDA**

<p>Subject:</p> <p>A resolution authorizing the sale of real property located at the southeast corner of Kanis Road and Bowman Curve.</p> <p>Submitted By:</p> <p>Public Works Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √ Resolution</p>	<p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p>	<p>A resolution to authorize the Mayor and City Clerk to convey real property to Blue Whale Development for property located at the southeast corner of Kanis Road and Bowman Road.</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>The property was acquired by the City as a part of the Bowman Road and Kanis Road Improvement Project at a sale price of \$500,000.00. A portion (6202 square feet) of the property is to be retained as right-of-way and the remainder of the property (13,570 square-feet), is proposed to be sold for \$400,000.00.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Approval of the resolution.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>The proposed Bowman Road Improvement Project, including intersection improvements at Kanis Road and Bowman Road made necessary the purchase of the Bowman Road Beverage Store as the new right-of-way line took out all of the drive-thru window services and much of the surface parking. This resolution authorizes the formal dedication of that portion of the property needed for the right-of-way and authorizes the sale of the remainder to a developer that has a contract to purchase the land to the south and east of this property. The remainder of the property would otherwise be no longer usable as a stand-alone lot at this busy intersection.</p>