

City of Fayetteville Staff Review Form

2018-0132

Legistar File ID

3/6/2018

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

DEVIN HOWLAND

2/16/2018

ECONOMIC DEVELOPMENT (050)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

APPROVAL OF A RESOLUTION AUTHORIZING THE SALE OF CITY OF FAYETTEVILLE PROPERTY, APPROXIMATELY .04 ACRES (PARCEL 765-01745-001, TRACT A) LOCATED IN DOWNTOWN FAYETTEVILLE.

Budget Impact:

_____ Account Number		_____ Fund	
_____ Project Number		_____ Project Title	
Budgeted Item?	<u>No</u>	Current Budget	\$ -
		Funds Obligated	\$ -
		<u>Current Balance</u>	<u>\$ -</u>
Does item have a cost?	<u>No</u>	Item Cost	
Budget Adjustment Attached?	<u>No</u>	Budget Adjustment	
		<u>Remaining Budget</u>	<u>\$ -</u>

V20180209

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



MEETING OF MARCH 6, 2018

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Devin Howland, Director of Economic Vitality

DATE: February 16, 2018

SUBJECT: A resolution authorizing the sale of City of Fayetteville Arkansas Property, .04 acres located in Downtown Fayetteville to the highest or best bidder

RECOMMENDATION:

Approval of a resolution authorizing the sale of City of Fayetteville, Arkansas property, approximately 0.04 acres (Parcel 765-01745-001, Tract A) located in Downtown Fayetteville, to the highest or best bidder.

BACKGROUND:

Following the Fayetteville City Council's direction in December, Staff proceeded to assess the property, identifying the necessary boundaries to retain access to drainage facilities. An appraisal was ordered, and Bid 18-20 was published on January 29th at 8:00AM. The bid is set to close on February 20, 2018 at 2:00PM.

DISCUSSION:

Bid 18-20 proposes the sale of parcel 765-01745-001, Tract A in Downtown Fayetteville.

City Code §34.27 establishes requirements regarding public notice and procedure for the sale of real property owned by the City of Fayetteville. City staff has performed all necessary public notification procedures in compliance with this city ordinance (documentation attached). Additionally, the City Council must establish that this land is no longer needed for municipal purposes. As a purpose of the Commerce District is to encourage economic development that generates revenue for the City by providing new and expanded services, and finding that there is no identified use for the subject property for municipal purposes, this land is no longer needed for municipal purposes.

BUDGET/STAFF IMPACT:

Land sale revenue will be paid to the fund that maintains ownership of the land.

Attachments:

- Bid 18-20
- Proof of Public Notice
- Proof of first class mail to property owners

- Proof of prominently displayed sign on the property
- Location Map



**CITY OF
FAYETTEVILLE
ARKANSAS**

City of Fayetteville, Arkansas
Purchasing Division – Room 306
113 W. Mountain St.
Fayetteville, AR 72701
Phone: 479.575.8220

TDD (Telecommunication Device for the Deaf): 479.521.1316

INVITATION TO BID

INVITATION TO BID: Bid 18-20, Sale of Property – Tract A, Parcel 765-01745-001

DEADLINE: Tuesday February 20, 2018 before 2:00:00 PM, Local Time

DELIVERY LOCATION: Room 306 – 113 W. Mountain, Fayetteville, AR 72701

PURCHASING AGENT: Les McGaugh, lmcgaugh@fayetteville-ar.gov

DATE OF ISSUE AND ADVERTISEMENT: 01/28/18 and 1/29/2018

INVITATION TO BID

Bid 18-20, Sale of Property – Tract A, Parcel 765-01745-001

No late bids shall be accepted. Bids shall be submitted in sealed envelopes labeled with the name and address of the bidder. All bids shall be submitted in accordance with the attached City of Fayetteville specifications and bid documents attached hereto. Each bidder is required to fill in every required field and shall supply all information requested; failure to do so may be used as basis of rejection.

NOTICE TO ALL INTERESTED PARTIES:

Any interested party is strongly encouraged to register as such by notifying Les McGaugh, via e-mail at lmcgaugh@fayetteville-ar.gov. When registering, interested parties shall submit primary contact information including, company name, primary contact name, phone number, and e-mail address. All bids will be distributed electronically from the City of Fayetteville Purchasing Division. **All contacts listed as an interested party will be sent any addendums or changes to the terms and conditions of the sale.**

BID PACKAGE INCLUDES THE FOLLOWING DOCUMENTS:

- 1 – Bid Specifications (11 pages)
- 2 – Appendix A: Property Information (1 page)

*Additional files added as addendums are issued. Addendums will be directly e-mailed to all interested parties and posted on the City's website.

ADDENDUMS WILL BE POSTED AT: <http://fayetteville-ar.gov/bids>

Bidders & interested parties shall assume all responsibility for receiving updates & addenda issued. Failure to acknowledge addenda issued as instructed can result in bid rejection.

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City of Fayetteville
Invitation to Bid
Bid 18-20, Sale of Property – Tract A, Parcel 765-01745-001
Advertisement 1 of 2
Legal Section, Classification 1210

The City of Fayetteville, Arkansas is accepting sealed bids for the sale of Tract A, Parcel 765-01745-001, in Washington County. **All questions or site visit appointments shall be directed to Les McGaugh at lmcgaugh@fayetteville-ar.gov.**

All sealed bids are due by **Tuesday, February 20, 2018 before 2:00 PM, local time** and shall be received on City bid documents and forms. All bids are due before the time stated. No late bids shall be accepted. Bids will be opened and read aloud immediately following the stated deadline.

To download a bid package and to receive additional information on the property, go the City's website at www.fayetteville-ar.gov/bids. The City reserves the right to reject any and all bids and to waive formalities deemed to be in the City's best interest. The City also reserves the right to sell this property based on the best interest of the City as deemed by the Fayetteville City Council, which may include but is not limited to the intended of use of a potential bidder.

The sale of this property is intended to be considered and discussed at City Council meeting to be held on Tuesday, March 06, 2018 at 5:30 PM, local time in Room 219 of City Hall, 113. W Mountain, Fayetteville, AR 72701.

City of Fayetteville, AR

By: Les McGaugh

P: 479.575.8220

lmcgaugh@fayetteville-ar.gov

TDD (Telecommunications Device for the Deaf): (479) 521-1316

Date of advertisements (classification 1210): 01/29/18

Advertisement Location: Northwest Arkansas Times / Democrat Gazette

City of Fayetteville
Invitation to Bid
Bid 18-20, Sale of Property – Tract A, Parcel 765-01745-001
Advertisement 2 of 2
Real Estate Block Advertisement

Invitation to Bid

*Bid 18-20, Sale of Property –
Tract A, Parcel 765-01745-001*

The City of Fayetteville, Arkansas is accepting sealed bids for this property. Property is being sold in as-is condition with no warranty.

All sealed bids are due by **Tuesday, February 20, 2018 before 2:00 PM, local time per bidding documents. No late bids shall be accepted. Public bid opening to immediately follow.**

For full information, visit www.fayetteville-ar.gov/bids. The City reserves the right to award based on the best interest of the City.

The sale of this property is intended to be considered and discussed at City Council meeting to be held on Tuesday, March 06, 2018 at 5:30 PM, local time in Room 219 of City Hall, 113. W Mountain, Fayetteville, AR 72701. **All questions and inspection appointment requests shall be directed to Les McGaugh.**



CITY OF
FAYETTEVILLE
ARKANSAS

TERMS AND CONDITIONS

Sale of Public Owned Property "Tract A", Parcel 765-01745-001

1.0 Basic Terms and Conditions

- 1.1 The City of Fayetteville is selling currently owned City property via **sealed bid process**. This sale affects the following property:
 - 1.1.1 "Tract A", Parcel # 765-01745-001 Fayetteville, AR
- 1.2 This sale is being handled through the City's Purchasing Division. All bids/offers shall be **sealed** and submitted to the City of Fayetteville Purchasing Division located at 113 W. Mountain, Room 306, Fayetteville, AR 72701 prior to Tuesday, February 20, 2018 before 2:00 PM local time. No bids shall be accepted in any other manner.
- 1.3 All sealed bids shall be submitted on accompanied forms in this packet, provided by the City of Fayetteville Purchasing Division.
- 1.4 Bidder, Buyer, and to whom the property is transferred to shall be one in the same. Bids shall be submitted in the same name as the individual or entity purchasing the property.
- 1.5 Properties are currently owned by the City of Fayetteville, Arkansas.
- 1.6 This property shall close upon coordination with title companies.
- 1.7 All properties are being sold as-is and do not include any warranties of any kind. The City will NOT make any repairs including but not limited to repairs to the property, drainage issues, etc.
- 1.8 The City shall pay its own closing costs. Buyer/Bidder shall pay their respective closing costs as well. The City of Fayetteville shall not pay for any portion or amount of the buyer's/bidder's closing costs.
- 1.9 No minimum bid amount is established. The City is currently awaiting an appraisal for this property. After bid closing the City shall evaluate bids according to the appraisal. If the appraisal is received before bid deadline, the City will release that information via addendum.
- 1.10 Lead-based paint disclosure: The City shall provide a Lead-Based Paint Disclosure, as required by Federal Law, if any subject property or any improvements were constructed before 1978.
- 1.11 Buyer/Bidder agrees to hold offer firm for a period not to exceed sixty (60) calendar days.
- 1.12 The City of Fayetteville will not pay any commission fees for any real estate agent.
- 1.13 **City Council Approval:**
 - 1.13.1 **After bids have been received by the deadline**, the sale of this property is intended to be considered and discussed at public City Council meeting to be held on Tuesday, March 06, 2018 at 5:30 PM, local time in Room 219 of City Hall, 113. W Mountain, Fayetteville, AR 72701. This is a public meeting.

- 1.14 The City of Fayetteville reserves the right to sell this property based on the best interest of the City as deemed by the Fayetteville City Council, which may include but is not limited to the intended use, community benefit, purchase price and other considerations as presented by the Bidder.
- 1.15 The City reserves the right to reject all bids and offers.

2.0 Advertising Outreach

- 2.1 Primary source for all information is the City of Fayetteville website at www.fayetteville-ar.gov. Advertising and outreach will also be distributed through:
 - 2.1.1 Advertising in the legal section of the Northwest Arkansas Democrat Gazette
 - 2.1.2 Block ad advertising in the Real Estate section of the Northwest Arkansas Democrat Gazette

3.0 Inspection

- 3.1 Interested parties are strongly encouraged to inspect prior to bidding.
- 3.2 On-site inspections shall be coordinated with Les McGaugh, lmcgaugh@fayetteville-ar.gov. Inspections are non-mandatory.
- 3.3 The City shall not be responsible for any accidents, injuries, etc. during inspection or any other viewing of the property.

4.0 Property Details: Tract A, Parcel # 765-01745-001

- 4.1 Bidders are required to bid on all acreage
- 4.2 0.0387741 Acres, Tract A, Parcel # 765-01745-001
- 4.3 Current Zoning: MSC (Main Street Center)
- 4.4 For full details on this property refer to Appendix A.

5.0 Bid or Offer Guarantee Requirements

- 5.1 All bids/offers for properties shall be accompanied by and include one of the following items:
 - 5.1.1 Letter of Prequalification
 - 5.1.1.1 Shall be from a financial institution such as a bank or credit union
 - 5.1.1.2 Shall include the bid price for each property
 - 5.1.2 Letter of Credit
 - 5.1.2.1 Shall be from a financial institution such as a bank or credit union
 - 5.1.2.2 Shall include the bid price for each property

6.0 Transfer of Property

- 6.1 Property will transfer after final closing documents are processed and signed by both parties through a local title company.
 - 6.1.1 Each party shall hire and pay for their own title work.
- 6.2 The transfer of the property shall be made to the Bidder/Buyer as approved by the City of Fayetteville. Such conveyance shall be made in fee simply absolute by general warranty deed.
- 6.3 The City shall provide the final buyer evidence of good title by:
 - 6.3.1 Abstract of title
 - 6.3.2 Title insurance for the same amount bid

7.0 Special Conditions

- 7.1 Only the item described herein is included in the sale regardless of what else is pictured.
- 7.2 Pursuant to Arkansas Code Annotated §22-9-203 the City of Fayetteville encourages all qualified small, minority and women's business enterprises to bid on and receive contracts for goods, services, and construction. Also, City of Fayetteville encourages all general contractors to subcontract portions of their contract to qualified small, minority and women's business enterprises.
- 7.3 Any expenses incurred with the preparation and submission of bids or offers, or any work performed in connection therewith, shall be borne solely by the bidder(s). No payment will be made for any responses received, or for any other effort required of, or made by, the bidder(s) prior to contract commencement.
- 7.4 Legal jurisdiction to resolve any disputes shall be in Washington County, Arkansas with Arkansas law applying to the case.
- 7.5 The successful bidder agrees to indemnify the City and hold it harmless from and against any and all claims, liability, loss, damage or expense, including but not limited to counsel fees, arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon, with respect to the goods or any part thereof covered by this order, and such obligation shall survive acceptance of the goods and payment thereof by the City.
- 7.6 Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call 479.575.8220 no later than seven (7) calendar days prior to the deadline. Persons needing translation of this document shall contact the City of Fayetteville, Purchasing Division, immediately.
- 7.7 Any uncertainties shall be brought to the attention of the City of Fayetteville Purchasing Division immediately via telephone, (479) 575-8220 or e-mail lmcgaugh@fayetteville-ar.gov. It is the intent and goal of the City of Fayetteville Purchasing Division to provide documents providing a clear and accurate understanding of the sale of properties included. We encourage all interested parties to ask questions to enable all bidders to be on equal bidding terms.
- 7.8 Bidder will expressly assume all dangers, risks and hazards regarding the building(s) and shall release, protect, indemnify and hold harmless the City of Fayetteville, its agents, employees and assigns from and against any and all claims, demands, causes of action and damages of any kind, including but not limited to, attorney's fees and litigation costs resulting from any accident, incident or occurrence arising out of or in any way resulting from the actions of the bidder.
- 7.9 The City of Fayetteville reserves the right to reject any or all bids or offers, to waive formalities or irregularities in any bid or offer, and to solicit for new bids or offers.
- 7.10 Changes, modifications, or amendments in scope, price or fees to this contract shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council **in advance** of the change in scope, cost or fees.
- 7.11 In the event a survey is needed, it shall be at the sole expense of the bidder.
- 7.12 In the event a survey or other legal document deems the acreage different than 9.6 acres, the sale price shall be adjusted by the unit price per acre bid.

8.0 Attachments to this Package

8.1 Information posted with this sale at www.fayetteville-ar.gov

8.2 Additional attachments on the auction page and hereby included with this packet:

8.2.1 Appendix A – Property Information

Bid 18-20, Sale of Property – Tract A, Parcel 765-01745-001

Bid Form

Bid 18-20, Sale of Property - Tract "A"

BID FORM

Name of Bidder: _____

EXECUTION OF BID: Any Conditions of Sale shall be provided by Bidder sealed with offer/bid. The bid form provided in this document shall be completed in its entirety. Bidders will not be allowed to make corrections to bid after the bid deadline.

Bid Disclaimer: The City of Fayetteville reserves the right to sell this property based on the best interest of the City as deemed by the Fayetteville City Council, which may include but is not limited to the intended use, community benefit, purchase price, conditions of sale, and other considerations. Due to the fact City Council will be evaluating the sale of this property, Bidders are encouraged to completely fill out the bid form. Alterations in bid will not be allowed after the bid deadline; therefore, Bidders are encouraged to bid on most favorable terms available.

Section A: Purchase Price (from Bidder to the City)

Description	Approximate acreage		Price Bid Per Acre		*Total Bid
Parcel- 765-01745-001	0.0387741	x	\$ _____	=	\$ _____ Payable to the City of Fayetteville, AR

* Total Bid shall be calculated based on the approximate acreage multiplied by the price bid per acre. In the event the closing process of this property results in a different calculation for acreage, the sale price shall be adjusted by the price bid per acre.

Section B: Intended Use

Describe the Bidder's intended use for the property based on the price offered

Section C: Community Benefit

Describe any benefits to the community known or expected based on bid

Section D: Conditions of Sale

List any conditions of this sale from the Bidder

Section E: Other

List any additional factors the Bidder discloses to the City of Fayetteville

EXECUTION OF BID -

Any Conditions of Sale shall be provided by Bidder sealed with offer/bid.

Upon signing this Bid, the bidder certifies:

1. He/she has read and agrees to the requirements set forth in this proposal, including specifications, terms, standard conditions, and any pertinent information regarding the articles being bid on.
2. The Bidder can and will comply with all specifications and requirements for delivery, documentation and support as specified herein.
3. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein is accurate and true.
4. Bidder shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment in addition to all federal, state, and local laws.
5. Bidder shall disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Response shall disclose if a known relationship exists between any principal or employee of your firm and any City of Fayetteville employee or elected City of Fayetteville official. If no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response.

_____ 1.) NO KNOWN RELATIONSHIP EXISTS

_____ 2.) RELATIONSHIP EXISTS (Please explain): _____

Unsigned bids will be rejected. Items marked * are mandatory for consideration.

***NAME OF BIDDER:** _____

***D/B/A or Corporation Name** _____

***ADDRESS:** _____

***CITY:** _____ ***STATE:** _____ ***ZIP:** _____

***PHONE:** _____ **FAX:** _____

***E-MAIL:** _____

***BY: (PRINTED NAME)** _____

***AUTHORIZED SIGNATURE:** _____

***TITLE:** _____

DUNS NUMBER: _____ CAGE NUMBER: _____

*TAX ID NUMBER: _____

* COMPANY SEAL (if applicable):

Acknowledge Addendums:

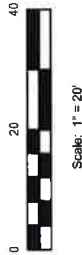
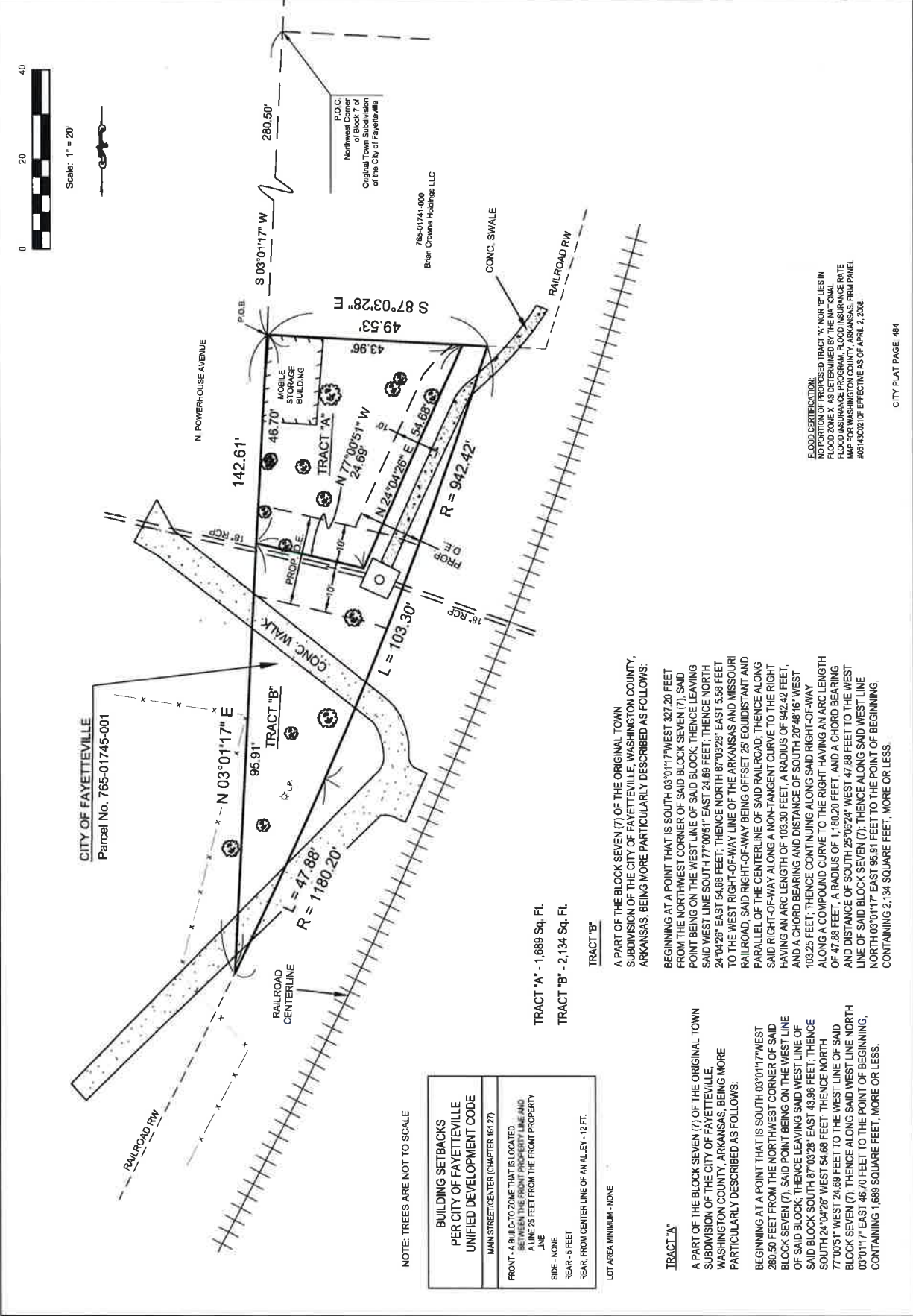
Addendum No. _____ Dated: _____ Acknowledged by: _____

Addendum No. _____ Dated: _____ Acknowledged by: _____

Addendum No. _____ Dated: _____ Acknowledged by: _____

Addendum No. _____ Dated: _____ Acknowledged by: _____

PROPOSED LOT SPLIT
CITY OF FAYETTEVILLE PROPERTY PART
OF BLOCK 7, ORIGINAL PLAT OF THE
TOWN (NOW CITY) OF FAYETTEVILLE



CITY OF FAYETTEVILLE
 Parcel No. 765-01745-001

B.O.C.
 Northwest Corner
 of Block 7 of
 Original Town Subdivision
 of the City of Fayetteville

765-01745-000
 Brian Cowan Holdings, LLC

49.53
 43.96
 S 87°03'28" E

N POWERHOUSE AVENUE
 142.61'

S 03°01'17" W
 280.50'

MOBILE STORAGE BUILDING
 46.70'

TRACT "A"
 N 77°00'51" W
 24.69'

N 24°04'28" E
 54.68'

R = 942.42'
 L = 103.30'

CONC. SWALE
 RAILROAD RW

CONC. WALK
 95.91'

N 03°01'17" E
 142.61'

L = 47.88'
 R = 1180.20'

RAILROAD CENTERLINE
 18'-RCP

TRACT "B"
 18'-RCP

TRACT "A" - 1,689 Sq. Ft.
 TRACT "B" - 2,134 Sq. Ft.

TRACT "A"
 A PART OF THE BLOCK SEVEN (7) OF THE ORIGINAL TOWN SUBDIVISION OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS SOUTH 03°01'17" WEST 327.20 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), SAID POINT BEING ON THE WEST LINE OF SAID BLOCK; THENCE LEAVING SAID WEST LINE SOUTH 77°00'51" EAST 24.69 FEET; THENCE NORTH 24°04'28" EAST 54.68 FEET; THENCE NORTH 87°03'28" EAST 53.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARKANSAS AND MISSOURI RAILROAD; SAID RIGHT-OF-WAY BEING OFFSET 25' EQUIDISTANT AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 103.30 FEET, A RADIUS OF 942.42 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 20°48'16" WEST 103.25 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A COMPOUND CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 47.88 FEET, A RADIUS OF 1,180.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25°06'24" WEST 47.88 FEET TO THE WEST LINE OF SAID BLOCK SEVEN (7); THENCE ALONG SAID WEST LINE NORTH 03°01'17" EAST 95.91 FEET TO THE POINT OF BEGINNING, CONTAINING 2,134 SQUARE FEET, MORE OR LESS.

TRACT "B"
 A PART OF THE BLOCK SEVEN (7) OF THE ORIGINAL TOWN SUBDIVISION OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS SOUTH 03°01'17" WEST 280.50 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), SAID POINT BEING ON THE WEST LINE OF SAID BLOCK; THENCE LEAVING SAID WEST LINE SOUTH 77°00'51" EAST 24.69 FEET; THENCE NORTH 24°04'28" EAST 54.68 FEET; THENCE NORTH 87°03'28" EAST 53.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARKANSAS AND MISSOURI RAILROAD; SAID RIGHT-OF-WAY BEING OFFSET 25' EQUIDISTANT AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 103.30 FEET, A RADIUS OF 942.42 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 20°48'16" WEST 103.25 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A COMPOUND CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 47.88 FEET, A RADIUS OF 1,180.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25°06'24" WEST 47.88 FEET TO THE WEST LINE OF SAID BLOCK SEVEN (7); THENCE ALONG SAID WEST LINE NORTH 03°01'17" EAST 95.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1,689 SQUARE FEET, MORE OR LESS.

NOTE: TREES ARE NOT TO SCALE

BUILDING SETBACKS PER CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE MAIN STREET/CENTER (CHAPTER 161.27)
FRONT - A BUILD-TO-ZONE THAT IS LOCATED BETWEEN THE FRONT PROPERTY LINE AND A LINE 25 FEET FROM THE FRONT PROPERTY LINE SIDE - NONE REAR - 5 FEET REAR FROM CENTER LINE OF AN ALLEY - 12 FT.
LOT AREA MINIMUM - NONE

TRACT "A"
 A PART OF THE BLOCK SEVEN (7) OF THE ORIGINAL TOWN SUBDIVISION OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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TRACT "B"
 A PART OF THE BLOCK SEVEN (7) OF THE ORIGINAL TOWN SUBDIVISION OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS SOUTH 03°01'17" WEST 327.20 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), SAID POINT BEING ON THE WEST LINE OF SAID BLOCK; THENCE LEAVING SAID WEST LINE SOUTH 77°00'51" EAST 24.69 FEET; THENCE NORTH 24°04'28" EAST 54.68 FEET; THENCE NORTH 87°03'28" EAST 53.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARKANSAS AND MISSOURI RAILROAD; SAID RIGHT-OF-WAY BEING OFFSET 25' EQUIDISTANT AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 103.30 FEET, A RADIUS OF 942.42 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 20°48'16" WEST 103.25 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A COMPOUND CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 47.88 FEET, A RADIUS OF 1,180.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25°06'24" WEST 47.88 FEET TO THE WEST LINE OF SAID BLOCK SEVEN (7); THENCE ALONG SAID WEST LINE NORTH 03°01'17" EAST 95.91 FEET TO THE POINT OF BEGINNING, CONTAINING 2,134 SQUARE FEET, MORE OR LESS.

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this 13th day of February, 2018, and addressed as follows:

Name: Brian Crowne Holdings, LLC
Street: 15469 Hale Rd.
City, State, Zip: Elkins, AR 72727

Name: W. Dickson St. Development Co.
Street: 5 N. West Ave.
City, State, Zip: Fayetteville, AR 72701

Name: Forum, LLC.
Street: 605 W. Dickson St, Ste. 201
City, State, Zip: Fayetteville, AR 72701

Name: Tagon Corp.
Street: PO Box 1223
City, State, Zip: Fayetteville, AR 72702-1223

Name: AR & MO Railroad
Street: 306 E. Emma Ave.
City, State, Zip: Springdale, AR 72764

Name: _____
Street: _____
City, State, Zip: _____

Andrew Harrison



City File No. /Name: ADM 18-6112



February 12, 2018

Re: Public Notice – Bid 18-20, Sale of Property- Tract A, Parcel 765-01745-001

Dear Property Owner:

Please be aware that the Fayetteville City Council will consider a Resolution and Contract to sell about 1,689 sq. ft. of land (parcel 765-01745-001, Tract A) it owns on N. Powerhouse Avenue.

The property currently contains no structures. It is zoned MSC, Main Street Center. To view the bid, please visit <http://fayetteville-ar.gov/Bids> and click on Bid 18-20.

This possible sale will be considered by the City Council during its 5:30 p.m. meeting held on March 6, 2017 in Room 219 of City Hall, located 113 W. Mountain Street.

If you wish to learn more about this proposed sale, please contact Devin Howland, Director of Economic Vitality at 479-575-8221. You may also attend the March 6, 2017 City Council meeting and ask questions or make comments when this resolution is presented for City Council consideration.

Sincerely,

Devin Howland
Director of Economic Vitality
City of Fayetteville, Arkansas

CERTIFICATE OF SIGN POSTING



I, Andrew Harrison

attest that the above sign was posted on Monday, Feb 12 adjacent to Powerhouse Ave.

(signature of person completing the sign posting)

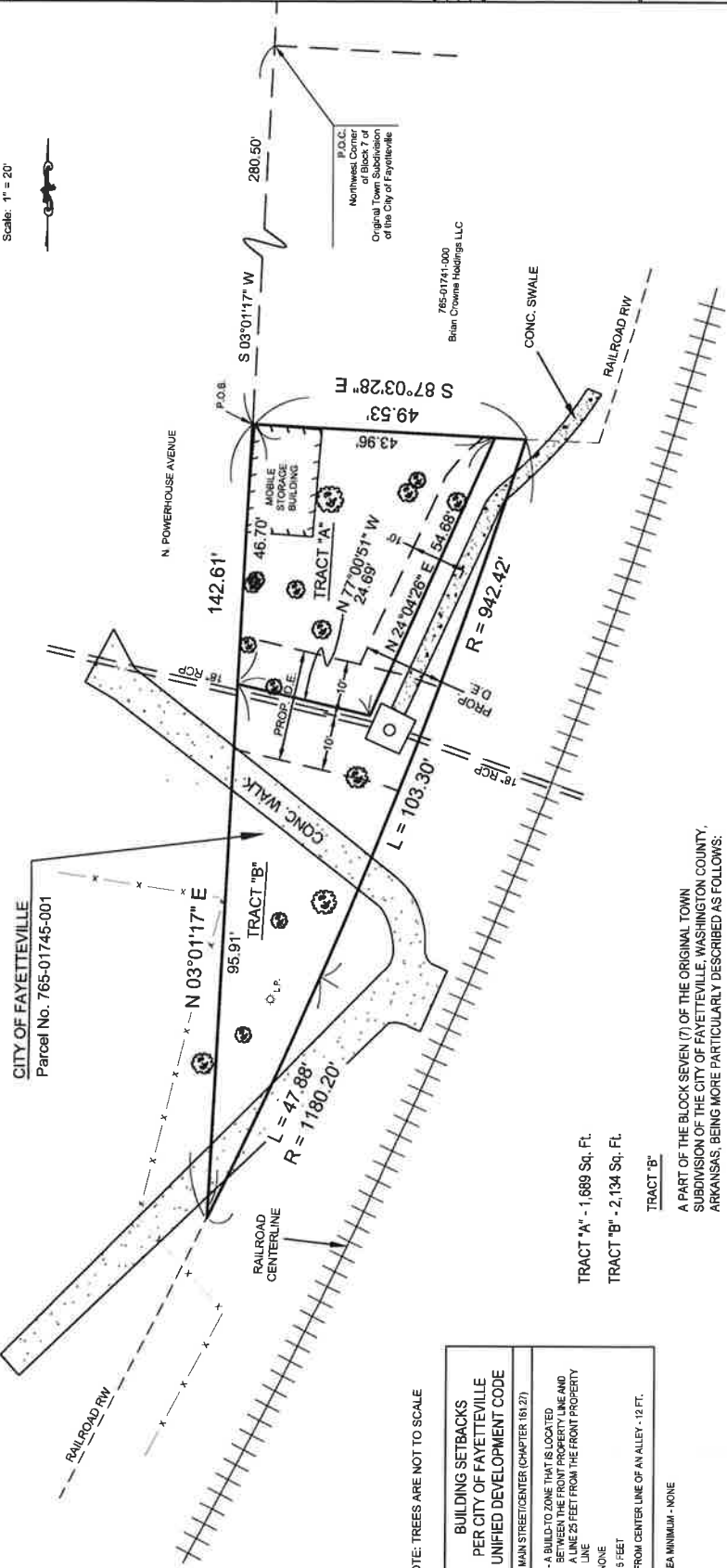
City File: ADM 18-6112

PARCEL NO. 765-01745-001
 OWNER: JTS
 PLAT NO. 1
 DATE: JAN 23, 2018

PROPOSED LOT SPLIT
CITY OF FAYETTEVILLE PROPERTY PART
OF BLOCK 7, ORIGINAL PLAT OF THE
TOWN (NOW CITY) OF FAYETTEVILLE

ENGINEERING DIVISION
 FAYETTEVILLE ARKANSAS
 113 W. MOUNTAIN STREET
 PHONE NO. (501) 774-4888

Jan 23, 2018
 1
 City of Fayetteville



NOTE: TREES ARE NOT TO SCALE

BUILDING SETBACKS PER CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE	
MAIN STREET/CENTER (CHAPTER 161.27)	
FRONT - A BUILD-TO ZONE THAT IS LOCATED BETWEEN THE FRONT PROPERTY LINE AND THE STREET CENTERLINE	12 FT.
SIDE - NONE	
REAR - 5 FEET	
REAR FROM CENTER LINE OF AN ALLEY - 12 FT.	
LOT AREA MINIMUM - NONE	

TRACT "A" - 1,689 Sq. Ft.
 TRACT "B" - 2,134 Sq. Ft.

TRACT "A"

A PART OF THE BLOCK SEVEN (7) OF THE ORIGINAL TOWN SUBDIVISION OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

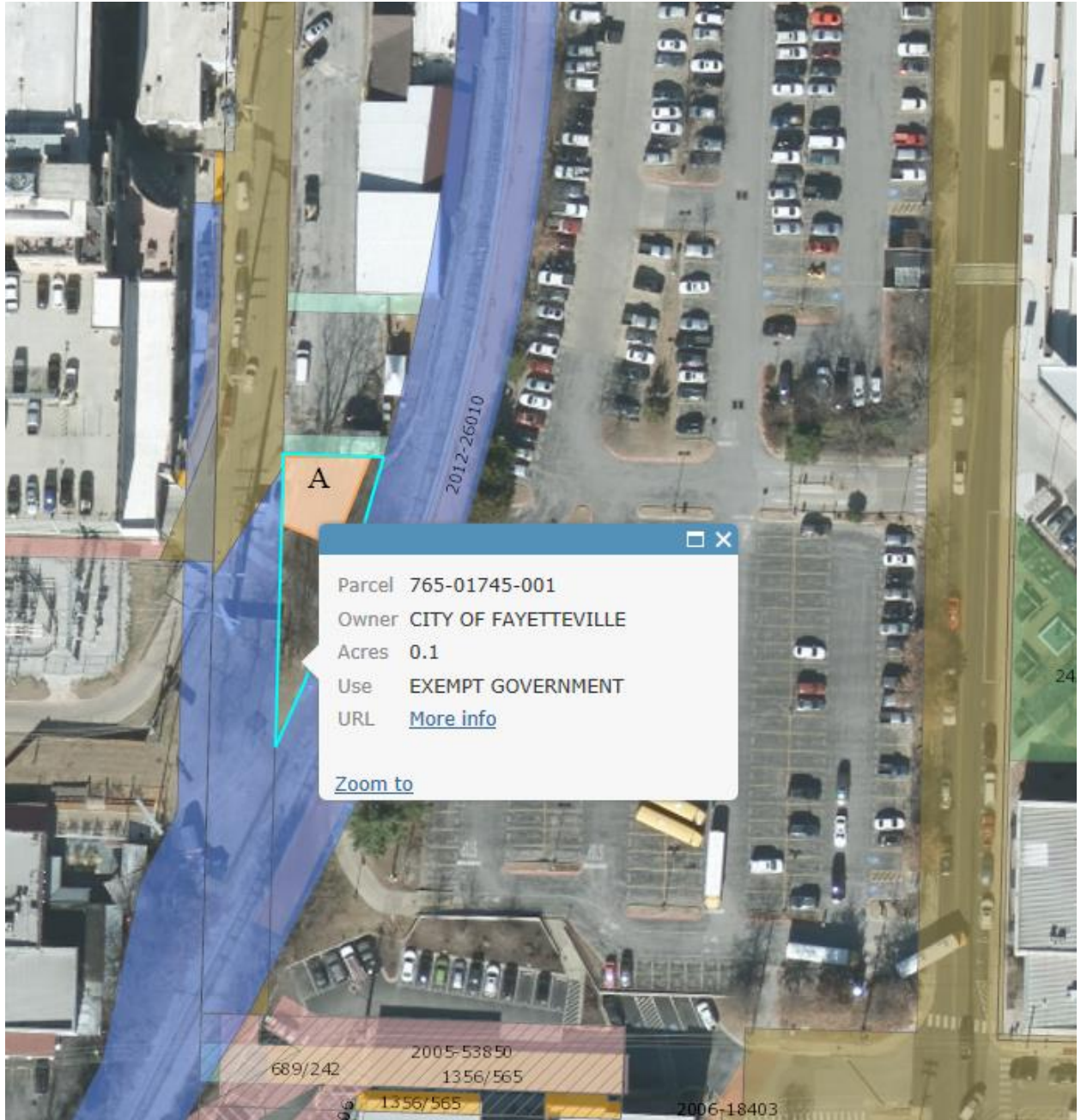
BEGINNING AT A POINT THAT IS SOUTH 03°01'17" WEST 327.20 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), SAID POINT BEING ON THE WEST LINE OF SAID BLOCK; THENCE LEAVING SAID WEST LINE SOUTH 77°00'51" EAST 24.69 FEET; THENCE NORTH 24°04'28" EAST 54.68 FEET; THENCE NORTH 87°03'28" EAST 43.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARKANSAS AND MISSOURI RAILROAD; SAID RIGHT-OF-WAY BEING OFFSET 25 FEET DISTANT AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 103.30 FEET, A RADIUS OF 942.42 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 20°48'16" WEST 103.25 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A COMPOUND CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 47.88 FEET, A RADIUS OF 1,180.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25°06'24" WEST 47.88 FEET TO THE WEST LINE OF SAID BLOCK SEVEN (7); THENCE ALONG SAID WEST LINE NORTH 03°01'17" EAST 96.91 FEET TO THE POINT OF BEGINNING, CONTAINING 2,134 SQUARE FEET, MORE OR LESS.

TRACT "B"

A PART OF THE BLOCK SEVEN (7) OF THE ORIGINAL TOWN SUBDIVISION OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 03°01'17" WEST 280.50 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), SAID POINT BEING ON THE WEST LINE OF SAID BLOCK; THENCE LEAVING SAID WEST LINE OF SAID BLOCK SOUTH 87°03'28" EAST 43.96 FEET; THENCE SOUTH 24°04'28" WEST 54.68 FEET; THENCE NORTH 77°00'51" WEST 24.69 FEET TO THE WEST LINE OF SAID BLOCK SEVEN (7); THENCE ALONG SAID WEST LINE NORTH 03°01'17" EAST 46.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1,689 SQUARE FEET, MORE OR LESS.

FLOOD CERTIFICATION
 NO PORTION OF PROPOSED TRACT "A", NOR "B", LIES IN FLOOD ZONE X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS, FROM PANEL #68-100281F EFFECTIVE AS OF APRIL 2, 2008.



A

Parcel 765-01745-001
 Owner CITY OF FAYETTEVILLE
 Acres 0.1
 Use EXEMPT GOVERNMENT
 URL [More info](#)

[Zoom to](#)

2012-26010

689/242

2005-53850
1356/565

1356/565

2006-18403

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