

City of Fayetteville Staff Review Form

2018-0131

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 .1 ACRES (PARCEL 765-08374-000) LOCATED WEST OF RAZORBACK ROAD AND NORTH OF SLIGO STREET TO JOHN CHRISTOPHER LOONEY AND MYRIAH DAWN JOHNSON FOR \$5,000.

Budget Impact:

Account Number

N/A

Fund

N/A

Project Number

Project Title

Budgeted Item? No

Current Budget

Funds Obligated

Current Balance

\$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached?

Budget Adjustment

Remaining Budget

\$ -

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, .1 acres located west of Razorback Road and north of Sligo Street

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**RECOMMENDATION:**

Approval of a resolution authorizing the sale of City of Fayetteville, Arkansas property, approximately .1 acres (Parcel 765-08374-000) to John Christopher Looney and Myriah Dawn Johnson for \$5,000.

**BACKGROUND:**

The property is currently undeveloped. The City was recently approached by Chris Looney and Myriah Johnson to purchase the property. Chris Looney and Myriah Johnson own .8 acres property to the northwest of the City owned land and recently acquired .1 acres of land from the Highway Department immediately north of the City owned land. Their plans include the development of a duplex on the property. The property is currently zoned Neighborhood Services Limited.

Chris Looney and Myriah Johnson's offer letter includes a purchase price of \$5,000 and a commitment to not use any of the current trees on the City owned property toward their tree preservation requirements.

**DISCUSSION:**

In September of 2017, Chris Looney and Myriah Johnson purchased 0.05 acres of land, immediately to the north of the land in question, from the Arkansas State Highway and Transportation Department for \$1,650. An appraisal was conducted in August of 2017 for the land owned by the Highway department which established the value of \$1,650 or \$.74 per square foot. Utilizing the appraisal, the property has a market value of \$3,300. Their offer of \$5,000 is more than market valuation of the property.

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:**

The acquisition of the property was 80% Federally funded, therefore at least 80% of the compensation received by the City would need to be applied to another Federal-Aid project located in the City of Fayetteville.

**Attachments**

- Offer Letter to the City of Fayetteville
- Survey of Property
- Public Notification
- Land Sale Contract
- Property Appraisal for Arkansas State Highway Department
- Arkansas State Highway Department Meeting Minutes
- Tree Survey

January 31, 2018

To Mayor Jordan, Don Marr, and the City Council:

Re: Corner of Sligo Rd. and S. Razorback Rd.

My name is Chris Looney and I am a landowner in the City of Fayetteville. I own ±.80 acres of undeveloped land that is off Sligo Rd., which is right off of Hwy 112/South Razorback Rd in the Fayette Junction Area. In purchasing the land last year and working with the City of Fayetteville planning staff, we uncovered a fixable error in the city GIS maps and online Washington county maps. The maps showed my wife and I's tract to connect to the corner of S. Razorback Rd and then along it for approximately 130 ft. Naturally, this is what drew us to the property initially, but through our survey, we realized that this wasn't legally included in our property (which is Parcel No. 765-08374-001). The small triangular piece turned out to be owned by the City of Fayetteville and was acquired when the city was expanding Razorback Rd. The piece I am referencing is the Part of Lot 8 that is on the other side of the ROW and is outside of the maintenance area. I have left surveys of this piece and all the surrounding parcels with Mr. Devin Howland at the mayor's office for all to see. Regardless of not owning this corner parcel, we went through with the purchase of our property with the hopes that we can work together alongside the City of Fayetteville to purchase the other piece to make a useable piece of property.

Because the corner is not included in our land, this prevented us from much further planning for the site with the City staff and any actual cleaning of the site as well. We completely understand that any and all construction and clearing has to be approved through the city and the urban forester, which is why we have walked the property with Lee Porter to receive guidance on this matter. We have also attached a tree survey that we received last week as we wanted to understand what was on the property so we can plan accordingly. We want to keep as many trees as we can and also to plant as many as we can around the property lines to the west and the north.

At this time, we would hope you consider our property issue and approve what would be required for the City of Fayetteville to convey the West Part of Lot 8 to my wife and me at its fair market value. At this time, we would be willing to pay the City of Fayetteville, \$5,000.00 USD, for the parcel in question and we would also like to propose that we would be unable to use any of the current trees on the city parcel for our tree canopy requirements if the city sells the parcel to us. In hopes to show that our offered amount is well and above the market value of the parcel in question, I have attached the appraisal of a very similar parcel that is immediately north of this piece. If using the calculation values from the appraisal, the west part of lot 8 parcel would be worth  $4,396 \text{ sf} * \$ .74/\text{sf} = \$3,250.04$ . Our offer price is considerably more than what market value appears to be for the parcel, but we feel that \$5,000 is appropriate and fair in this case. If there is a reason or regulation where it must be purchased at market value, we will of course adjust our offer.

I think it is also very important to note that we have acquired Parcel No. 765-08375-003, which is the connecting parcel along S. Razorback Rd that the above mentioned appraisal was for. We have worked

closely alongside the Arkansas State Highway Commission and ARDOT since last February to acquire this parcel. With this parcel becoming our property as well, we close in the corner of South Razorback Rd. and Sligo Rd.-which is the piece we would like to purchase from the City. We hope that you see what we do and that it would make sense to clean up these properties from a legal description standpoint and sell us the corner to make it one whole tract. If you have any questions for us, please contact us and I would be more than glad to meet you in person or at a future council meeting if that would be preferred. I want to work alongside the City to make this come together. I have left a copy of this parcel's survey with Devin Howland as well.

Not that its needed for you to consider our request, but My wife and I love Fayetteville and want to make it our forever home one day. I graduated from the U of A in 2007 and return every year multiple times as my family is intertwined with the school with multiple generations graduating from the University and living in Arkansas. I was also Big Red and Ribby, two of the U of A mascots, and my wife learned her love of music from the music department at the U of A so as you can see our passion runs deep. We love Fayetteville and will always strive to keep it as fantastic as it is while also putting in our efforts to make it better for the future too. Along with this letter, we have included many materials to the city to show what we were thinking about doing with the property.

We hope that you review the attached materials, and that you will approve our request to convey the property to us at the price we offered or at the market value. We look forward to hearing from you and working with you to complete this process and the overall Fayette Junction Master Plan.

Respectfully,

John C. Looney "Chris" and Dr. Myriah D. Johnson



**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 15<sup>th</sup> day of February, 2018, and*

*addressed as follows:*

*Name: Randy Bolinger  
Street: 2219 S. Coleman Ave.  
City, State, Zip: Fayetteville, AR 72701*

*Name: Rock Holdings, LLC  
Street: PO Box 9311  
City, State, Zip: Fayetteville, AR 72703*

*Name: University Rentals, LLC  
Street: PO Box 1444  
City, State, Zip: Fayetteville, AR 72702*

*Name: James & Carol Hawkins  
Street: 12 E. 28<sup>th</sup> Circle  
City, State, Zip: Fayetteville, AR 72701*

*Name: Myriah Johnson & John Looney  
Street: 1207 Walter St.  
City, State, Zip: Gainesville, TX 76240*

*Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_*

*Andrew Harrison*



*(signature of person completing the mailing)*

*City File No. /Name: 18-6124*



CITY OF  
**FAYETTEVILLE**  
ARKANSAS

February 15, 2018

**Re: Public Notice – ADM 18-6124, Sale of Property-Parcel 765-08374-000**

Dear Property Owner:

Please be aware that the Fayetteville City Council will consider a Resolution and Contract to sell about .1 acre of land (parcel 765-08374-000) it owns on S. Razorback Road.

The property currently contains no structures. It is zoned NS-L, Neighborhood Services Limited. Planned use is for a duplex.

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 Feb 15, 2018 \_adjacent to Razorback & Sligo Rds.

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(signature of person completing the sign posting)

City File No. 18-6124

02/16/18

Arkansas Democrat-Gazette

10:03 AM

Receipt

Arkansas Democrat-Gazette

Account 5182985

Name CITY OF FAYETTEVILLE

Credit Card

Phone 479-521-7700

Type Visa

Address 113 W MOUNTAIN

Num

Auth 090621

Expire: /

City FAYETTEVILLE

State AR

Zip 72701

Country Code US

|                       |           |     |            |
|-----------------------|-----------|-----|------------|
| Start 02/18/18        | Paytype   | CC  | Issues 1   |
| Stop 02/18/18         | Rate Code | NL4 | Class 1230 |
| Copy PH. Razorback Rd |           |     |            |

Amount 65.36

Rep 285

Tax 0.00

Ad # 74434394

Ad shown is not actual print size

Amount Paid 65.36

Paytype Credit Card

168 Words

Payment Due 0.00

Balance 0

Ad Size 1

cols x3.08 inches

Receipt No C33112

Received by \_\_\_\_\_

Date \_\_\_\_\_

Customer Receipt

**NOTICE OF PUBLIC HEARING**  
 A meeting of the City of Fayetteville City Council will be held on March 6, 2018 at 5:30 p.m., in room 219, Fayetteville Administration Building at 113 W. Mountain Street, Fayetteville, Arkansas 72701. The following item is required to be published in the local newspaper pursuant to the Code of Ordinances of the City of Fayetteville and will be heard at the March 6, 2018 Fayetteville City Council meeting.  
 18-6124. SALE OF MUNICIPALLY OWNED REAL PROPERTY 642c. Submitted by CITY STAFF for property located WEST OF S. RAZORBACK ROAD AND NORTH OF SLIGO STREET. The Fayetteville City Council is considering the sale of about 1 acres it owns WEST OF S. RAZORBACK ROAD AND NORTH OF SLIGO STREET to John Christopher Looney and Myriah Dawn Johnson for \$5,000. The proposed use of the property is a duplex. This possible sale will be considered by the City Council during its March 6, 2017 meeting at 113 W. Mountain Street, Room 219.  
 74434394 Feb 16, 2018

02/16/18

Arkansas Democrat-Gazette

10:03 AM

Arkansas Democrat-Gazette

Account 5182985

Name CITY OF FAYETTEVILLE

Credit Card

Phone 479-521-7700

Type Visa

Address 113 W MOUNTAIN

Num

Auth 090621

Expire: /

City FAYETTEVILLE

State AR

Zip 72701

Country Code US

|                       |           |     |            |
|-----------------------|-----------|-----|------------|
| Start 02/18/18        | Paytype   | CC  | Issues 1   |
| Stop 02/18/18         | Rate Code | NL4 | Class 1230 |
| Copy PH. Razorback Rd |           |     |            |

Amount 65.36

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Tax 0.00

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Received by \_\_\_\_\_

Date \_\_\_\_\_

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 74434394 Feb 16, 2018

## LAND SALE AGREEMENT

This Land Sale Agreement is made and entered into by and between the City of Fayetteville, Arkansas, a municipal corporation of the State of Arkansas (hereinafter "City" or "Fayetteville") and John Christopher Looney and Myriah Dawn Johnson ("Purchasers").

The City of Fayetteville agrees to sell a parcel of about 0.1 acres at the northwest corner of South Razorback Road (Highway 112) and Sligo Street to Purchasers for FIVE THOUSAND DOLLARS (\$5,000.00) and Purchasers' performance of all of the terms, conditions and promises set forth in this Agreement.

Purchasers agree to pay to the City of Fayetteville FIVE THOUSAND DOLLARS (\$5,000.00) for this 0.1-acre parcel and to perform all of the terms, conditions and promises set forth later in this Agreement.

### TERMS AND CONDITIONS

1. *Sale*

Subject to existing easements and rights of way and subject to the terms and conditions, mutual promises and covenants of this Agreement, the City of Fayetteville agrees to sell a parcel of about 0.1 acres (hereinafter the "**Property**") located at the northwest corner of South Razorback Road (Highway 112) and Sligo Street by warranty deed to Purchasers for the amount of FIVE THOUSAND DOLLARS (\$5,000.00). This Property is shown on the map attached as Exhibit A and is legally described as follows:

Part of Lot 8, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20, T-16-N, R-30-W, Washington County, Arkansas, more particularly described as follows:

Beginning at the Northwest corner of the Lot 8, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20; thence South 87 degrees 08 minutes 33 seconds East along the North line of Lot 8, Block 1 of the Meadow Vale Subdivision a distance of 49.50 feet to the Northeast corner of Lot 8, Block 1 of Meadow Vale Subdivision; thence South 02 degrees 16 minutes 16 seconds West along the East line of Lot 8, Block 1 of Meadow Vale Subdivision a distance of 11.70 feet to a point on the Westerly proposed right of way line of proposed Razorback Road. Thence South 18 degrees 22 minutes 30 seconds West along said proposed right of way line a distance of 123.10 feet to a point on the Northerly existing right of way line of Sligo Street; thence North 87 degrees 08 minutes 39 seconds West along said existing right of way line a distance of 15.90 feet to a point on the Southwest corner of Lot 8, Block 1 of Meadow Vale Subdivision; thence North 02 degrees 30 minutes 38 seconds

East along the West line of Lot 8 Block 1 of Meadow Vale Subdivision a distance of 130.31 feet to the point of beginning and containing 4,460 square feet more or less.

2. *Purchase*

Subject to the terms and conditions, mutual promises and covenants of this Agreement, Purchasers agree to buy the Property for FIVE THOUSAND DOLLARS (\$5,00.00) to be paid to the City of Fayetteville on or before the Closing Date by certified check or cashier's check.

3. *Closing Date and Place*

Closing shall occur within 60 days following the date this Agreement has been executed by both parties unless extended by mutual agreement of the parties in writing. The Closing shall occur at 113 West Mountain Street, Fayetteville, Arkansas in a room supplied by the City of Fayetteville.

4. *Date of Possession*

Possession of the Property shall be delivered to Purchasers on the Closing date free of any tenancies or other third party possessory rights.

5. *Tree Preservation Requirements*

Purchasers agree that any trees located on the Property shall be excluded from and shall not be used to meet the Percent Minimum Canopy requirements as set forth in the Fayetteville Unified Development Code for any development on the Property or adjacent parcels.

6. *Deed and Other Documents*

On the Closing date, the City of Fayetteville shall convey marketable and insurable title to the Property by general warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement, subject only to current real estate taxes, if any (to be apportioned between the parties) and existing easements. Purchasers shall be responsible for any revenue stamps resulting from this transaction and all recordings fees for the deed and other documents that need to be filed.

7. *Risk of Loss*

Risk of loss as to the Property shall remain with the City of Fayetteville until the Closing date.

8. *Purchasers' Due Diligence*

Purchasers shall have thirty (30) days from the approval of this agreement to enter upon the Property to conduct any surveying, testing or inspection it deems necessary to ensure the Property will be appropriate for the construction and use for its facility. If Purchasers discover any problems that would adversely impact its development and use of the Property for its facility, Purchasers

shall notify the City which is granted sixty (60) days to remediate any problem. The City may also terminate this Agreement without penalty rather than remediating any problem or issue discovered by Purchasers. Likewise, if the City does not remediate the problem, Purchasers may terminate this Agreement without penalty or proceed under this Agreement to accept the property without resolution of the problem.

9. *Notices*

Notices required by this Agreement shall be in writing and shall be delivered to:

John Christopher Looney and  
Myriah Dawn Johnson  
1207 Walter Street  
Gainesville, TX 76240

City of Fayetteville  
ATTN: Mayor's Office  
113 W. Mountain Street  
Fayetteville, AR 72701 72701-6083

10. *Authority*

Each of the undersigned individuals represent and warrant that they are authorized to enter into this Agreement on behalf of their respective entities and that execution hereof will bind the entities to this Agreement.

11. *Counterparts*

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same agreement.

12. *Facsimile*

For purposes of executing this Agreement, a facsimile signature shall be as effective as an actual signature.

13. *Applicable Law*

This Agreement shall be construed and enforced in accordance with the laws and public policies of the State of Arkansas.

14. *Survival*

The representations, warranties, and agreements of the parties contained herein shall survive the Closing and shall not be merged into the Closing, instead surviving as though all warranties,

representations, covenants and agreements made in this Agreement were incorporated into the Warranty Deed delivered by the City of Fayetteville to Purchasers as if set out word for word.

15. *No Waivers*

The waiver by either party hereto of any condition or the breach of any term, covenant or conditions herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained.

16. *Time of Essence*

Time is of the essence in this Agreement.

17. *Invalidity*

If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court, it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the parties hereto.

18. *Complete Agreement*

All understandings and agreements heretofore existing between the parties are merged into this Agreement that alone fully and completely expresses their agreement. This Agreement may be changed only in writing signed by both of the parties hereto and shall apply to and bind the successors and assigns of each of the parties hereto and shall not merge with the deed delivered to Purchasers at closing.

**PURCHASERS**

**CITY OF FAYETTEVILLE,  
ARKANSAS**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
**MYRIAH DAWN JOHNSON**

By: \_\_\_\_\_  
**LIONELD JORDAN, Mayor**

ATTEST:

By: \_\_\_\_\_  
**JOHN CHRISTOPHER LOONEY**

By: \_\_\_\_\_  
Sondra E. Smith, City Clerk



**SURPLUS PROPERTY APPRAISAL  
FOR  
ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT**

JOB NO. 040039    PROJECT NO: N/A    COUNTY: Washington    TRACT NO: 25R  
LOCATION: Hwy. 71 – 15<sup>th</sup> St. (Fayetteville) (F), Route 112 Section 0  
FEE OWNER: Arkansas Highway Commission  
ADDRESS: P.O. Box 2261 Little Rock, AR 72203  
ESTATE APPRAISED: Fee Simple  
AREA OF SUBJECT PROPERTY: 2,198± sf (0.05± ac)  
(Legal Description Attached)

**MARKET VALUE CONCEPT**

Market Value may be defined as follows: The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

**PURPOSE OF APPRAISAL**

The purpose of this appraisal is to estimate the Fair Market Value of the within described property.

**PREMISE AND LIMITING CONDITIONS**

1. The sketch map, construction plans, and/or tract descriptions furnished the Appraisal Section by the Engineering Section are correct.
2. The attached legal description is correct and reflects the fee owner and all holders of less than fee interests in the property.
3. Information, dates, estimates and opinions contained in this report were obtained from sources considered to be reliable. However, no liability for them can be assumed or guaranteed.

Each of the undersigned states that she/he is not interested in the property appraised, or the sale thereof; that she/he believes herself/himself to be well informed concerning the value of the property appraised; and that the fair market value of the property as of the 27th day of July, 2017 is:

**\$ 1,650.00**

8/3/2017  
Date

  
Appraiser: Tammy Green, CG 0877

8/3/2017  
Date

  
Appraiser: Kenneth Redus, CR 2011

7/3/2017  
Date

  
Appraiser: Nathan Broytes, CR 2884

QC: 

**CERTIFICATE - SURPLUS PROPERTY**

We hereby certify:

That we have personally inspected the property herein appraised, that we have made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That to the best of our knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That the existence of potentially hazardous material used in the construction or maintenance of any structures, and/or the existence of hazardous materials or hazardous waste, which may or may not be present on the property, was not observed by us; nor do we have any knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The existence of hazardous materials or potentially hazardous waste material may have an effect on the value of the property.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of surplus property.

That neither our employment nor our compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That we have no direct or indirect present or contemplated future personal interest in such property.

That we have not revealed the findings and results of such appraisal to anyone other than the proper officials of the State Highway and Transportation Department of said State or officials of the Federal Highway Administration, and we will not do so until so authorized by said State Officials, or until we are required to do so by due process of law, or until we are released from this obligation by having publicly testified as to such findings.

That in our opinion, the Fair Market Value of the subject property as of the 27th day of July, 2017 is \$1,650.00 based on our independent appraisal and the exercise of our professional judgment.

8/3/2017  
Date

  
Appraiser: Tammy Green, CG 0877

\_\_\_\_\_  
Date

\_\_\_\_\_  
Appraiser: Kenneth Redus, CR 2011

8/3/2017  
Date

  
Appraiser: Nathan Broyles, CR 2884



I hereby certify:

That I have not personally inspected the property herein appraised, that I have not made a personal field inspection of the comparable sales relied upon in making said appraisal.

That to the best of our knowledge and belief the subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That our opinion of value is limited to the examination to the information and analysis presented within the appraisal report. The data contained within the appraisal report has not been independently confirmed and I have not identified additional market data to consider. The appraiser(s) reserves the right to modify his opinion of value if any of the information used is proven to be false or otherwise in error.

That our determination of the fair market value has been reached independently, based on the review of the market data contained within and supported by the attached documented appraisal report.

That to the best of our knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That the existence of potentially hazardous material used in the construction or maintenance of any structures, and/or the existence of hazardous materials or hazardous waste, which may or may not be present on the property, was not observed by us; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser(s), however, are not qualified to detect such substances. The existence of hazardous materials or potentially hazardous waste material may have an effect on the value of the property.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of surplus property.

That neither our employment nor our compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property. \_\_\_\_\_

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the State Highway and Transportation Department of said State or officials of the Federal Highway Administration, and I will not do so until so authorized by said State Officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That in our opinion, the Fair Market Value of the subject property as of the 27<sup>th</sup> day of July is **\$1,650.00** based on our independent appraisal and the exercise of our professional judgment.

8/3/2017  
Date

  
Appraiser: Ken Redus CR 2011

\_\_\_\_\_

Appraiser: \_\_\_\_\_

Job:

Tract:

## **Narrative Description**

The subject property contains 2,198± square feet or 0.05± acre as per the legal description provided. It is a triangular lot within a platted subdivision known as Meadow Vale Subdivision. The subdivision is located along South Razorback Road within the city limits of Fayetteville, Arkansas in Washington County.

The subject is Part of Lots 5 and 6 in Block 1 of Meadow Vale Subdivision (a.k.a. Lot 25R) and has a physical location just north of the northwest corner of the intersection of Sligo Street and South Razorback Road. According to the city zoning ordinance, the subject is zoned RMF-24 (Residential Multi-Family, 24 Units Per Acre).

According to the AHTD Right of Way map, the lot has approximately 104.02± feet of frontage along South Razorback Road on its west side. It has a depth along the northern property line of 35.55± feet and a depth along the southern property line of 8.32± feet. The western property line measures 100.23± feet.

Access is available from Razorback Road, but it was not developed at the time of inspection. The site has a level topography and appears to have adequate drainage. According to USGS Soil Maps, the subject property has a soil composition that includes Leaf silt loam. According to FEMA Flood Map 05143C0220F effective 05/16/2008, the subject property is located in Zone X, which is outside the flood plain area. At the time of inspection, the entire tract was wooded with no apparent improvements or bodies of water on site.

The subject's area is serviced by typical urban utilities including phone, electric, water, sewer, gas, and cable tv. The area is serviced by typical urban services including police and fire protection, and trash pick-up.

Due to the subject's insufficient size coupled with the triangular shape, it not developable as an independent lot. Therefore, the subject property is suitable only for assemblage to an adjoining lot.

**MARKET DATA APPROACH  
(Whole Property)  
COMPARISON WITH SUBJECT PROPERTY**

| SALE                | 1          | 2             | 3          |
|---------------------|------------|---------------|------------|
| Date of Sale        | March 2017 | December 2012 | March 2017 |
| Size in Square Feet | 41,437±    | 10,019±       | 16,200±    |
| Sales Price         | \$49,000   | \$20,000      | \$25,000   |
| Unit Price          | \$1.18/sf  | \$2.00/sf     | \$1.54/sf  |

**ADJUSTMENT FACTORS**

|                             |                  |                  |                  |
|-----------------------------|------------------|------------------|------------------|
| Conditions of Sale          | Market           | Market           | Market           |
| Improvement(s)              | -0-              | -0-              | -0-              |
| <b>ADJUSTED SALES PRICE</b> | <b>\$1.18/sf</b> | <b>\$2.00/sf</b> | <b>\$1.54/sf</b> |
| Time                        | -0-              | -0-              | -0-              |
| Location                    | -0-              | -0-              | -0-              |
| Utility                     | (\$0.59/sf)      | (\$1.00/sf)      | (\$0.77/sf)      |
| Topography                  | -0-              | -0-              | -0-              |
| Utilities                   | -0-              | -0-              | -0-              |
| <b>INDICATED UNIT VALUE</b> | <b>\$0.59/sf</b> | <b>\$1.00/sf</b> | <b>\$0.77/sf</b> |

**Time:**

There was no evidence found to indicate a significant change in property values in the subject's neighborhood during the past five years. Therefore, an adjustment for time was not considered to be necessary.

**Utility:**

The subject lot includes the area remaining after the acquisition for construction of Razorback Road. This remainder is insufficient in size for development as an independent lot. Therefore, it's only use would be for assemblage purposes. Based on ArDOT studies for the effect on value of properties purchased for assemblage purposes, the comparable sales were adjusted 50% to reflect the effect that would likely be found in the market.

**CORRELATION OF INDICATED VALUES:**

Sales 1 and 2 used in the table above represent sales of buildable lots within the subject's subdivision. Sale 1 adjoins the subject property on the western and southern sides. Sale 3 is a developable lot located in a different subdivision in the subject's neighborhood. All of these properties have similar zoning classifications and are adjacent to multi-family developments. Although they are all within the subject's immediate area, Sale 1 physically adjoins the subject property and was considered most like the subject with regard to location. Sales 2 and 3 were considered to be most like the subject with regard to size. The transfer of Sales 1 and 3 occurred this year and were considered to be most relevant with regard to time. For these reasons, all three of the sales were given weight in determining an estimate of value for the subject tract. The adjusted prices reflect the likely effect on the market value that the subject's limitations present. The range of indicated values is between \$0.59/sf and \$1.00/sf. The estimated current assemblage value of the subject property is \$0.74/sf, applied as follows:

**ESTIMATED LAND VALUE:**

**2,198± sf @ \$0.74/sf = \$1,632.02 rounded to \$1,650.00**

# Photographs



**Whole Property Looking Northwest 7/27/2017**



**Street Scene Looking North Along Highway So. Razorback Road 7/27/2017**

## **Addendum**

**Area Data**

**Legal Description**

**Aerial View Maps**

**Comparable Sales Location Map**

**Comparable Sales**

**Assessor's Record Information**

**Fayetteville City Zoning Map**

**FEMA Flood Map**

**USGS Soil Map**

**ArDOT Assemblage Studies**

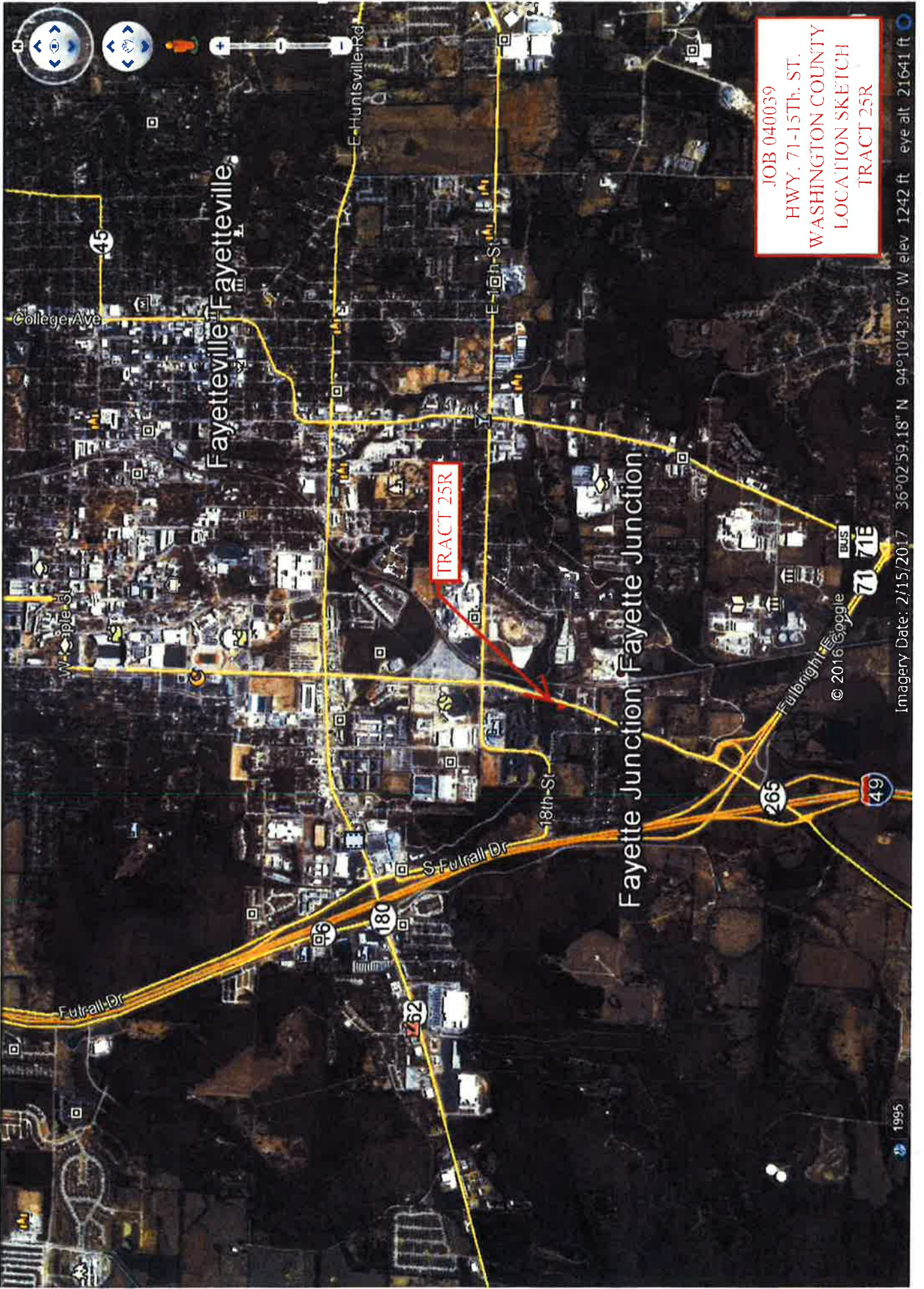
JOB 40039  
TRACT 25R

### LEGAL DESCRIPTION

Part of Lots 5 and 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of Lot 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20; thence South  $87^{\circ} 08' 33''$  East along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 94.05 feet for the point of beginning; thence North  $03^{\circ} 11' 48''$  East a distance of 100.23 feet to a point on the North line of Lot 5, Block 1 of Meadow Vale Subdivision; thence South  $87^{\circ} 08' 27''$  East along the North line of Lot 5, Block 1 of Meadow Vale Subdivision a distance of 35.55 feet to a point on the Westerly proposed right of way line of proposed Razorback Drive; thence South  $18^{\circ} 22' 30''$  West along said proposed right of way line a distance of 104.02 feet to a point on the South line of Lot 6, Block 1 of Meadow Vale Subdivision; thence North  $87^{\circ} 08' 33''$  West along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 8.32 feet to the point of beginning and containing 2,198 square feet more or less.





JOB 040039  
HWY. 71-15TH. ST.  
WASHINGTON COUNTY  
LOCATION SKETCH  
TRACT 25R

Imagery Date: 2/15/2017 36°02'59.18" N 94°10'43.16" W elev. 1242 ft eye alt. 21641 ft

1995





TRACT 25R

JOB 040039  
HWY. 71-15Th. ST.  
WASHINGTON COUNTY  
LOCATION SKETCH  
TRACT 25R

Imagery Date: 2/15/2017 36°02'40.15" N 94°10'56.35" W elev 1234 ft eye alt 2126 ft  
© 2016 Google

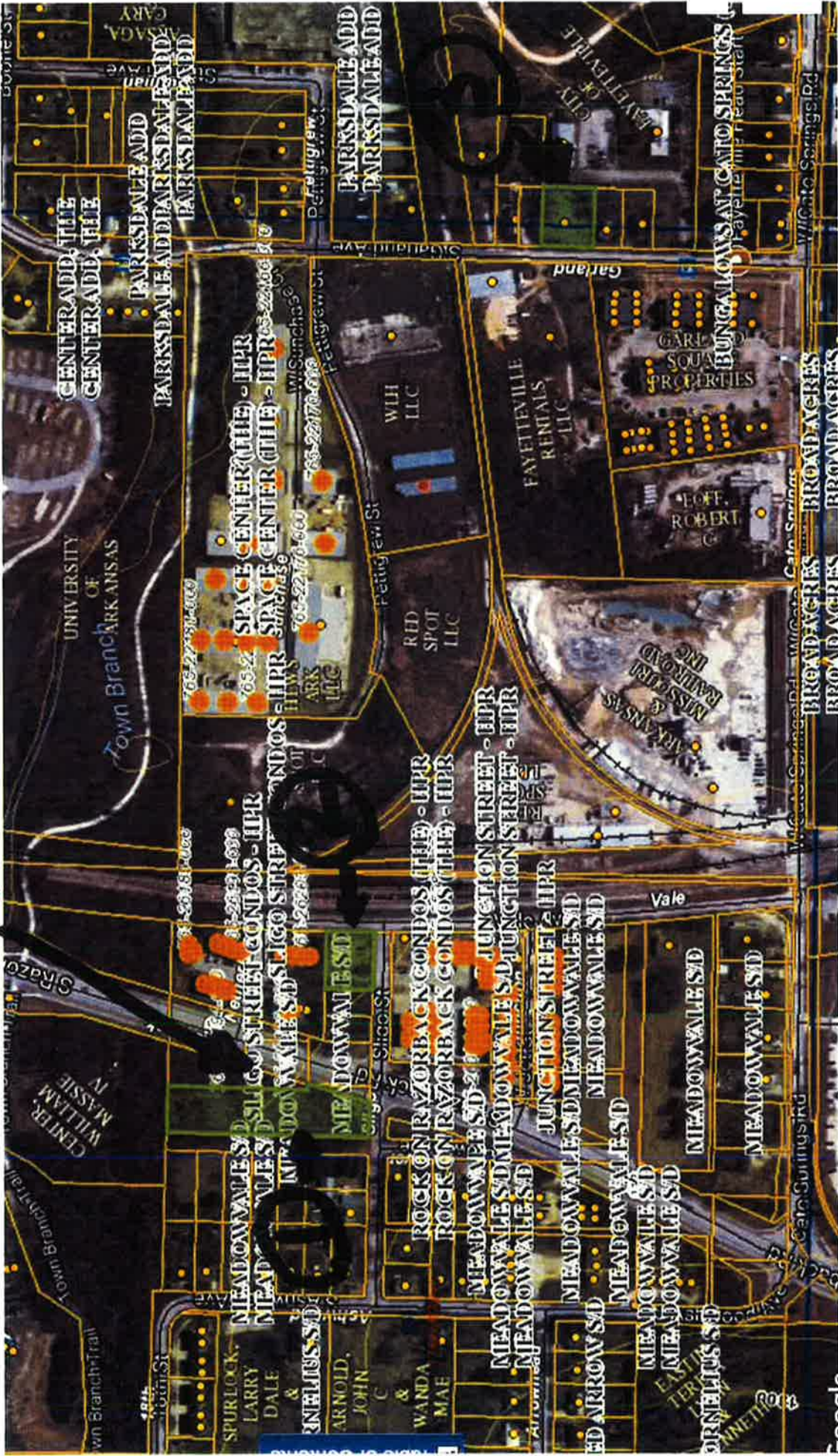
1994







# Subject





## COMPARABLE SALE 1

**GRANTOR:** Deborah L. Johnson (f.k.a. Deborah L. Bolinger)  
**GRANTEE:** Myriah Johnson & John Looney, H/W  
**DATE:** 3/25/2017  
**CONSIDERATION:** \$49,000  
**RECORDED** Bk. 2017 Pg. 9338  
**VERIFICATION:** N/A  
**MOTIVATION:** Investment  
**USE (DATE OF SALE):** Vacant Land  
**USE NOW:** Vacant Land  
**FRONTAGE:** 75±ft along Sligo Street; 135±ft along So. Razorback Road  
**SHAPE:** Almost rectangular  
**SOIL TYPE:** Silty loam  
**ACCESS:** From Sligo Street  
**SIZE:** 0.95± ac or 41,437± sf  
**PER UNIT:** \$51,579/ac or \$1.18/sf  
**REV. STAMPS:** \$161.70  
**FINANCING:** Typical  
**ZONING:** NS-L (Neighborhood Services-Limited)  
**H & B USE:** Multi-Family Residential  
**DEPTH:** 430±ft along western property line  
**DRAINAGE:** Appears adequate  
**UTILITIES:** All city  
**LEGAL DESC:** West ½ of Lots 1-6 & All of Lot 7, Block 1, Meadow Vale Subdivision  
**LOCATION:** At the northwest corner of Sligo Street & So. Razorback Road, Fayetteville  
**TOPOGRAPHY:** Level to undulating  
**REMARKS:**

---



**JOB:** 040039 Surplus Tr 25R  
**COUNTY:** Washington  
**SALE:** 1

## COMPARABLE SALE 2

**GRANTOR:** Betty Bohannon Family Revocable Trust  
**GRANTEE:** Clarence McMahon Bypass Trust  
**DATE:** 12/19/2012  
**CONSIDERATION:** \$20,000  
**RECORDED** Bk. 2012 Pg. 38882  
**VERIFICATION:** N/A  
**MOTIVATION:** Investment  
**USE (DATE OF SALE):** Vacant Land  
**USE NOW:** Vacant Land  
**FRONTAGE:** 130±ft along Sligo Street; 95±ft along Vale Avenue  
**SHAPE:** Rectangular  
**SOIL TYPE:** Silty loam  
**ACCESS:** From Sligo Street or Vale Ave – not developed  
**SIZE:** 0.23± ac or 10,018± sf  
**PER UNIT:** \$86,963/ac or \$2.00/sf  
**REV. STAMPS:** \$66.00  
**FINANCING:** Typical  
**ZONING:** RMF-24 (Residential Multi-Family-24 units per acre)  
**H & B USE:** Multi-Family Residential  
**DEPTH:** 95±ft along western property line  
**DRAINAGE:** Appears adequate  
**UTILITIES:** All city  
**LEGAL DESC:** East 130' of Lot 13, Block 1, Meadow Vale Subdivision  
**LOCATION:** At the north corner of Sligo Street & Vale Avenue, Fayetteville  
**TOPOGRAPHY:** Level to undulating  
**REMARKS:**

---



**JOB:** 040039 Surplus Tr 25R  
**COUNTY:** Washington  
**SALE:** 2

### COMPARABLE SALE 3

**GRANTOR:** Jane M. Combs  
**GRANTEE:** Anderson Investments, LLC  
**DATE:** 3/1/2017  
**CONSIDERATION:** \$25,000  
**RECORDED** Bk. 2017 Pg. 6720  
**VERIFICATION:** N/A  
**MOTIVATION:** Investment  
**USE (DATE OF SALE):** Vacant Land  
**USE NOW:** Vacant Land  
**FRONTAGE:** 108±ft along So. Garland Avenue  
**SHAPE:** Rectangular  
**SOIL TYPE:** Silty loam  
**ACCESS:** From So. Garland Ave.  
**SIZE:** 0.37± ac or 16,200± sf  
**PER UNIT:** \$67,222/ac or \$1.54/sf  
**REV. STAMPS:** \$82.50  
**FINANCING:** Typical  
**ZONING:** RSF-8 (Residential Single Family-8 units per acre)  
**H & B USE:** Two-Family Residential  
**DEPTH:** 150±ft  
**DRAINAGE:** Appears adequate  
**UTILITIES:** All city  
**LEGAL DESC:** Part of the S ½, SW ¼, SW ¼, Sec 21, T16N, R30W, Fayetteville Outlots  
**LOCATION:** 1918 So Garland Avenue, Fayetteville  
**TOPOGRAPHY:** Level to slightly sloping  
**REMARKS:** It appears that there was previously a dwelling on this site



**JOB:** 040039 Surplus Tr 25R  
**COUNTY:** Washington  
**SALE:** 3



Parcel: 765-08375-003  
 Prev. Parcel: 765-08375-002

## Washington County Report

ID: 42977  
 As of: 7/31/2017

### Property Owner

**Name:** ARKANSAS STATE HIGHWAY  
 COMM  
**Mailing Address:** PO BOX 2261  
 LITTLE ROCK, AR 72203  
**Type:** (EG) Ex. Government  
**Over 65 Freeze:** No  
**Tax Dist:** (011) FAYETTEVILLE SCH, FAY  
**Size (Acres):**  
**Extended Legal:** FOR 1995: PT LOTS 5 & 6 BLOCK 1

### Property Information

**Physical Address:** RAZORBACK  
**Subdivision:** MEADOWVALE S/D  
**Block / Lot:** 001 / --  
**S-T-R:** 20-16-30

#### Market and Assessed Values:

|                  | Estimated<br>Market Value | Full Assessed<br>(20% Mkt Value) | Taxable<br>Value |
|------------------|---------------------------|----------------------------------|------------------|
| <b>Land:</b>     |                           |                                  |                  |
| <b>Building:</b> |                           |                                  | 0                |
| <b>Total:</b>    |                           |                                  |                  |

#### Taxes:

|                          |  |
|--------------------------|--|
| <b>Estimated Taxes:</b>  | \$0  |
| <b>Homestead Credit:</b> | \$0 <small>Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.</small> |

#### Land:

| Land Use | Size  | Units     |
|----------|-------|-----------|
|          | 1.000 | House Lot |

#### Deed Transfers:

| Date      | Book | Page  | Deed Type  | Stamps | Est. Sale | Grantee                        | Code | Type |
|-----------|------|-------|------------|--------|-----------|--------------------------------|------|------|
| 5/23/1995 | 95   | 24933 | Warr. Deed | 3.30   | \$100     | ARKANSAS STATE HIGHWAY<br>COMM |      |      |

Not a Legal Document.  
 Subject to terms and conditions.  
[www.datascoutpro.com](http://www.datascoutpro.com)

**Map:**

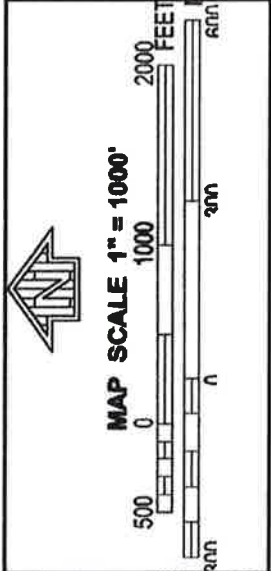
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**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**WASHINGTON COUNTY,**  
**ARKANSAS**  
**AND INCORPORATED AREAS**

PANEL 220 OF 575  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

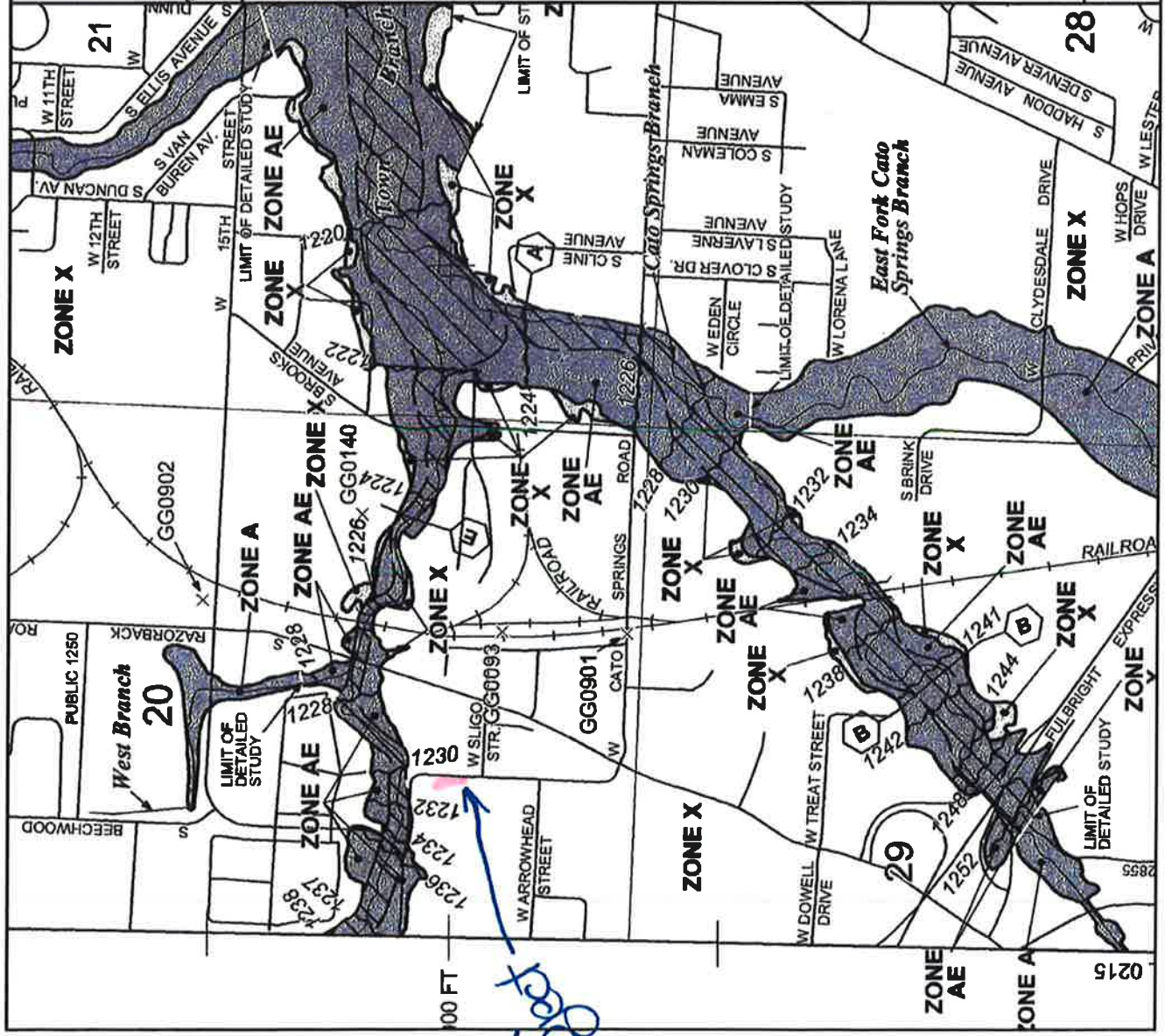
CONTAINS:      NUMBER      PANEL      SUFFIX  
 COMMUNITY      00212      F      F  
 WASHINGTON COUNTY      00214      F      F  
 FAYETTEVILLE CITY OF      00217      F      F  
 GREENLAND, CITY OF

Notice to User: This Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

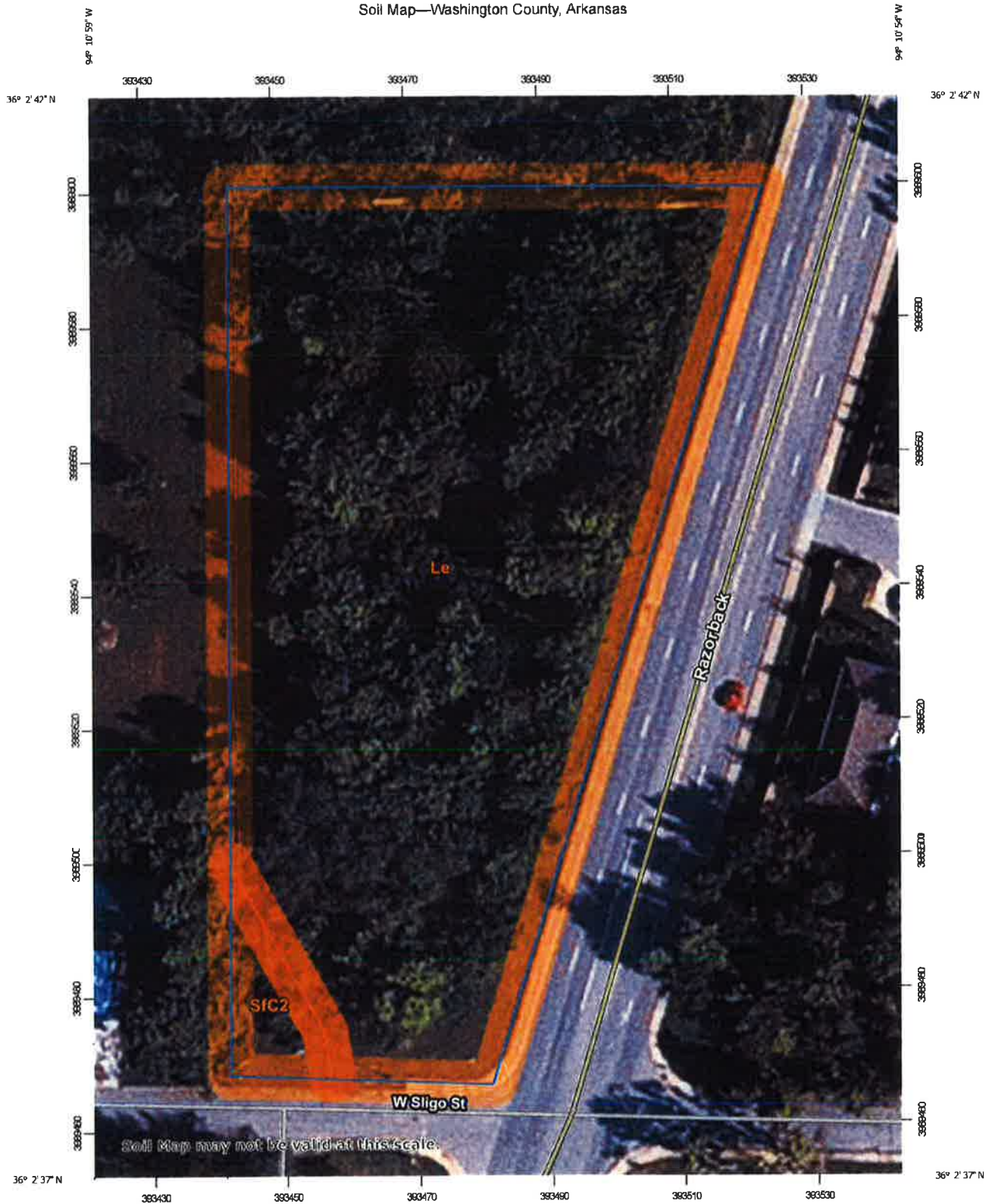
MAP NUMBER  
 05143C0220F  
 MAP REVISED  
 MAY 16, 2008

Federal Emergency Management Agency

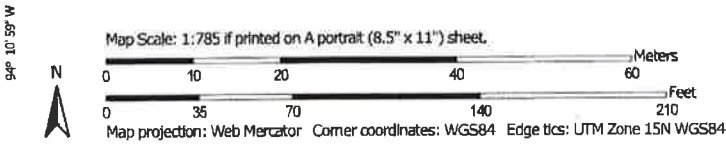
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)



Soil Map—Washington County, Arkansas



Soil Map may not be valid at this scale.





Soil Map—Washington County, Arkansas

**MAP LEGEND**

- |                               |  |                       |                       |
|-------------------------------|--|-----------------------|-----------------------|
| <b>Area of Interest (AOI)</b> |  |                       | Spoil Area            |
| <b>Soils</b>                  |  |                       | Stony Spot            |
|                               |  |                       | Very Stony Spot       |
|                               |  |                       | Wet Spot              |
| <b>Special Point Features</b> |  |                       | Other                 |
|                               |  |                       | Special Line Features |
|                               |  | <b>Water Features</b> |                       |
|                               |  |                       | Streams and Canals    |
|                               |  | <b>Transportation</b> |                       |
|                               |  |                       | Rails                 |
|                               |  |                       | Interstate Highways   |
|                               |  |                       | US Routes             |
|                               |  |                       | Major Roads           |
|                               |  |                       | Local Roads           |
|                               |  | <b>Background</b>     |                       |
|                               |  |                       | Aerial Photography    |
|                               |  |                       |                       |
|                               |  |                       |                       |
|                               |  |                       |                       |
|                               |  |                       |                       |
|                               |  |                       |                       |
|                               |  |                       |                       |
|                               |  |                       |                       |

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Arkansas  
 Survey Area Date: Version 13, Sep 28, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2010—Oct 30, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Washington County, Arkansas (AR143) |   |              |                |
|-------------------------------------|---|--------------|----------------|
| Map Unit Symbol                     | Map Unit Name   | Acres In AOI | Percent of AOI |
| Le                                  | Leaf silt loam  | 1.9          | 96.6%          |
| SfC2                                | Savannah fine sandy loam, 3 to 8 percent slopes, eroded | 0.1          | 3.4%           |
| <b>Totals for Area of Interest</b>  |   | <b>2.0</b>   | <b>100.0%</b>  |

## **Assemblage and/or Land-Locked Property Value**

Historically, assemblage values have been observed, by this appraiser, to be well below the market value of similar but not impaired properties, (e.g., see Assemblage and/or Land-Locked Property Value, Job 001966, Available Access (Timberland) Matched Paired Analysis, Job 001934, Available Access (Timberland) Matched Paired Analysis, Job 020357, and Comparisons for Assemblage, Job 060579, and Comparisons for Assemblage, Commercial and Residential, Job 020314, as follows. Given the following data and analysis from various markets around the state, the appraiser concludes that an assemblage value indication would be applicable, estimated in the 15% - 50% range as compared to similar property with good or unrestricted utility.

**EPSIII/ELL/SAM**

## **Assemblage and/or Land-Locked Property Value Residential Development Highest and Best Use Project #001966**

On **Project #001966** (Spring, 2009), it was verified through our sales research:

Sale 21 (102.7±ac) was sold for \$14,216/ac.

Sale 22 (52.56±ac), was sold for \$4,033/ac.

(Sale 22 was a sell off from Sale 21 and was an Assemblage and/or Land-Locked property sale)

This matched paired analysis is indicating an Assemblage and/or Land-Locked Property Value (Residential Development Highest and Best Use) of 28%.

**EPSIII**

**AVAILABLE ACCESS (TIMBERLAND)  
MATCHED PAIRED ANALYSIS\*  
Project # 001934**

Sale 37T @ \$820/ac and Sale 20 @ \$1,188/ac = +31.0%

Sale 37T @ \$820/ac and Sale 48 @ \$1,325/ac = +38.1%

Sale 2 @ \$875/ac and Sale 20 @ \$1,188/ac = +26.3%

Sale 2 @ \$875/ac and Sale 48 @ \$1,325/ac = +40.0%

Sale 8 @ \$450/ac and Sale 20 @ \$1,188/ac = +62.1%

Sale 8 @ \$450/ac and Sale 48 @ \$1,325/ac = +66.0%

Sale 39A @ \$680/ac and Sale 20 @ \$1,188/ac = +42.8%

Sale 39A @ \$680/ac and Sale 48 @ \$1,325/ac = +48.7%

Sales 20 and 48 represent tracts with Good access.

Sales 2 and 37T represent tracts with Fair to Average access.

Sales 8 and 39A represent Assemblage tracts with Poor access.

Based on the above analysis it appears that fair to average access property could have a market value 25 – 40% less than similar properties with good access; and assemblage tracts with poor access properties could have a market value 40 – 60% less than similar properties with good access.

\*Note: Sale 37T and 48 were each adjusted for the value of timber indicated by the Grantee as indicated on each sale.

**EPSIII**

**AVAILABLE ACCESS (TIMBERLAND)  
MATCHED PAIRED ANALYSIS\*  
Project # 020357**

**Average to Good**

Sale 19 @ \$1,223 and Sale 15a @ \$1,377 = 11%  
Sale 19 @ \$1,223 and Sale 24 @ \$1,421 = 14%  
Sale 19 @ \$1,223 and Sale 48 @ \$1,523 = 20%

Sale 20 @ \$1,327 and Sale 15a @ \$1,377 = 4%  
Sale 20 @ \$1,327 and Sale 24 @ \$1,421 = 7%  
Sale 20 @ \$1,327 and Sale 48 @ \$1,523 = 13%

Sale 22 @ \$1,311 and Sale 15a @ \$1,377 = 5%  
Sale 22 @ \$1,311 and Sale 24 @ \$1,421 = 8%  
Sale 22 @ \$1,311 and Sale 48 @ \$1,523 = 14%  
From 4% to 20% with an Average Difference of 11%

**Fair to Good**

Sale 2 @ \$988 and Sale 15a @ \$1,377 = 28%  
Sale 2 @ \$988 and Sale 24 @ \$1,421 = 30%  
Sale 2 @ \$988 and Sale 48 @ \$1,523 = 35%

Sale 13 @ \$936 and Sale 15a @ \$1,377 = 32%  
Sale 13 @ \$936 and Sale 24 @ \$1,421 = 34%  
Sale 13 @ \$936 and Sale 48 @ \$1,523 = 39%  
From 28% to 39% with an Average Difference of 33%

**Poor (Assemblage Tracts) to Good**

Sale 14 @ \$591 and Sale 15a @ \$1,377 = 57%  
Sale 14 @ \$591 and Sale 24 @ \$1,421 = 58%  
Sale 14 @ \$591 and Sale 48 @ \$1,523 = 61%

Sale 18 @ \$577 and Sale 15a @ \$1,377 = 58%  
Sale 18 @ \$577 and Sale 24 @ \$1,421 = 59%  
Sale 18 @ \$577 and Sale 48 @ \$1,523 = 62%

Sale 42 @ \$758 and Sale 15a @ \$1,377 = 45%  
Sale 42 @ \$758 and Sale 24 @ \$1,421 = 47%  
Sale 42 @ \$758 and Sale 48 @ \$1,523 = 50%

**Poor (Assemblage Tracts) to Good Continued**

Sale 32 @ \$468 and Sale 15a @ \$1,377 = 66%

Sale 32 @ \$468 and Sale 24 @ \$1,421 = 67%

Sale 32 @ \$468 and Sale 48 @ \$1,523 = 69%

Sale 33 @ \$529 and Sale 15a @ \$1,377 = 62%

Sale 33 @ \$529 and Sale 24 @ \$1,421 = 63%

Sale 33 @ \$529 and Sale 48 @ \$1,523 = 65%

From 45% to 69% with an Average Difference of 59%

Sales 15a, 24, and 48 represent timberland tracts with Good access.

Sales 19, 20, and 22 represent timberland tracts with Average access.

Sales 2 and 13 represent timberland tracts with Fair access.

Sales 14, 18, 32, 33 and 42 represent timberland Assemblage Tracts with Poor access.

Based on the above analysis it appears that average access property could have a market value 5 – 15% less than similar properties with good access; fair access properties could have a market value 25 – 35% less than similar properties with good access and assemblage tracts with poor access could have a market value 50 – 60% less than similar properties with good access.

**\*Note: Values utilized for each sale were based on the land only contributory value adjusted for 5% Time (Sale 22 Land Only Value was also adjusted -150 for Motivation).**

**EPSIII**



## COMPARISON FOR COMMERCIAL ASSEMBLAGE

JOB: 60579

| Sale         | Sale 06     | Sale 05     | Sale 04      |
|--------------|-------------|-------------|--------------|
| Date of Sale | 2-20-2008   | 9-28-2005   | 3-30-2007    |
| Size         | 75,010±s.f. | 87,120±s.f. | 110,825±s.f. |
| Sales Price  | \$515,000   | \$750,000   | \$1,389,000  |
| Unit Price   | \$6.87/s.f. | \$8.61/s.f. | \$12.53/s.f. |

### ADJUSTMENT FACTORS

|                      |             |             |              |
|----------------------|-------------|-------------|--------------|
| Cond. of Sale        |             |             |              |
| Improvement          |             | -2.87       |              |
| Adjusted Sale Price  | \$6.87/s.f. | \$5.74/s.f. | \$12.53/s.f. |
| Time                 | +0.65       | +1.38       | +1.88        |
| Indicated Unit Value | \$7.52/s.f. | \$7.12/s.f. | \$14.41/s.f. |

### CORRELATION OF INDICATED VALUES:

The three sales shown above are located in or near the U.S. Hwy. 167 corridor in northern Pulaski County, Arkansas, and may be found in the Sales Brochure for Job 060579. The sales were adjusted on a per unit basis for improvements at the time of sale, and market appreciation (time) at an annual rate of 6%. Sale 04 is considered to have good accessibility. Sale 04 is located at the intersection of Smokey Lane and E. 46<sup>th</sup> Street, just off Landers Rd. Sales 05 and 06 are considered to have limited accessibility, given the one-way service roads, and their relative position to off-ramps. Paired sales analysis between Sales 05 and 06 with Sale 04, indicated between 48% to 51% difference for limited access at the northern end of the commercial corridor.

Support for the adjustment for fully controlled access is found in the paired sales analysis of Sales 01, 02 and 03. These sales are in connection with the Glenn Ridge Crossing development south of the Colonel Glenn Rd. along Interstate 430 in Little Rock, Arkansas. These sales may also be found in the Sales Brochure for Job 060579. After adjustments for expenditures after purchase (dirt-work) and size, the sales indicated between 19% to 38% discount for lack of access. These comparisons indicate that it is reasonable to conclude that purchases made for assemblage purposes would bring approximately 40 - 50% of market value.

**ELL**

## COMPARISON FOR COMMERCIAL ASSEMBLAGE

### Job 020314

| SALE               | Sale 45         | Sale 48-B          | Sale 77         |
|--------------------|-----------------|--------------------|-----------------|
| Date of Sale       | May 8, 2000     | September 28, 2005 | March 20, 2003  |
| Land Size          | 35,430±s.f.     | 38,333±s.f.        | 20,473±s.f.     |
| Improvement Size   | N/A             | N/A                | N/A             |
| <b>SALES PRICE</b> | <b>\$10,000</b> | <b>\$38,000</b>    | <b>\$30,000</b> |

### ADJUSTMENT FACTORS

| Conditions of Sale          |                    |                    |                    |
|-----------------------------|--------------------|--------------------|--------------------|
| <b>ADJUSTED SALES PRICE</b> | <b>\$0.28/s.f.</b> | <b>\$0.99/s.f.</b> | <b>\$1.47/s.f.</b> |
| Time                        | +0.04              | +0.05              | +0.00              |
| <b>INDICATED VALUE</b>      | <b>\$0.32/s.f.</b> | <b>\$1.04/s.f.</b> | <b>\$1.47/s.f.</b> |

|                |               |
|----------------|---------------|
| <b>\$1.04</b>  | <b>\$1.47</b> |
| <b>\$0.32</b>  | <b>\$0.32</b> |
| <b>\$0.72</b>  | <b>\$1.15</b> |
| <b>69%</b>     | <b>78%</b>    |
| <b>AVERAGE</b> | <b>74%</b>    |

#### **CORRELATION OF INDICATED VALUES:**

The three sales are of similarly located vacant lots on at hwy 167 in Grant County, near the community of Ico, Arkansas and found for the Sales Brochure for **Job 020314**. Sale 45 was purchased for the specific purpose of assemblage and there is no road/highway frontage. Sales 48-b and 77 were purchased in order to develop. Time was the only adjustment deemed necessary. Time was calculated on a 5% annual rate for Commercial Property. This comparison indicates that purchases made purely for assemblage purposes bring about 74% less than the expected of the market value.

**Appr: adjustments: assemblage: SAM**

## COMPARISON FOR RESIDENTIAL ASSEMBLAGE

Job 020314

| SALE               | 5                 | 30                | 32               |
|--------------------|-------------------|-------------------|------------------|
| Date of Sale       | December 30, 1999 | November 20, 1997 | October 31, 2001 |
| Land Size (acres)  | 3.85              | 3.17              | 1.21             |
| Improvement Size   | N/A               | N/A               | N/A              |
| <b>SALES PRICE</b> | <b>\$25,000</b>   | <b>\$19,000</b>   | <b>\$4,000</b>   |

### ADJUSTMENT FACTORS

| Conditions of Sale          |                   |                   |                   |
|-----------------------------|-------------------|-------------------|-------------------|
| <b>ADJUSTED SALES PRICE</b> | <b>\$6,494/ac</b> | <b>\$5,994/ac</b> | <b>\$3,306/ac</b> |
| Time                        | N/A               | N/A               | N/A               |
| <b>INDICATED VALUE</b>      | <b>\$6,494/ac</b> | <b>\$5,994/ac</b> | <b>\$3,306/ac</b> |

|                            |                            |
|----------------------------|----------------------------|
| \$6,494/ac                 | \$5,994/ac                 |
| \$3,306/ac                 | \$3,306/ac                 |
| <hr style="width: 100%;"/> | <hr style="width: 100%;"/> |
| \$3,188/ac                 | \$2,688/ac                 |
| 49%                        | 45%                        |
| Average:                   | 47%                        |

#### **CORRELATION OF INDICATED VALUES:**

The two sales are of similarly located vacant lots on AR. Hwy 167 in Grant County, near the community of Ico, Arkansas and found for the Sales Brochure for **JOB 020314**. Sale 32 is unable to perk by itself, and therefore is suitable only for assemblage purposes. An owner of an adjacent property purchased Sale 32 as an assemblage property. Sale 5 and Sale 30 were purchased in order to develop. No adjustments were deemed necessary. This comparison indicates that purchases made purely for assemblage purposes bring about 47% of the market value expected.

**Appr: adjustments: assemblage: SAM**

**ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT**

**LITTLE ROCK, ARKANSAS**

**September 14, 2017**

**ADMINISTRATIVE CIRCULAR NO. 2017-12**

**TO: ALL DIVISION HEADS AND DISTRICT ENGINEERS**

We are transmitting herewith for your information and records a copy of the Minutes of the Commission Meeting in Little Rock, AR on September 6, 2017.

After making a careful review of these proceedings, please take appropriate action through designated lines of authority to forward the carrying out of any orders applying to your respective divisions and districts.



**Scott E. Bennett  
Director of Highways  
and Transportation**

**c: Commission**



MINUTES OF THE MEETING  
OF THE  
ARKANSAS STATE HIGHWAY COMMISSION

September 6, 2017

Following is the record of proceedings of the Arkansas State Highway Commission in Little Rock, Arkansas, September 6, 2017. Members present were:

Dick Trammel, Chairman  
Thomas B. Schueck, Vice Chairman  
Robert S. Moore, Jr., Member  
Alec Farmer, Member  
Philip Taldo, Member

2017-071                   IT IS ORDERED that a meeting of the Arkansas State Highway Commission be opened at 9:30 a.m., September 6, 2017.

2017-072                   WHEREAS, the Purchasing Committee has awarded purchases on July 19, 2017 and August 7, 2017, in the amount of \$887,717.05 and \$2,132,994.60, respectively, totaling \$3,020,711.65, and supply and service contracts, in accordance with authority previously conveyed, all of which have been documented by official minutes which are of record in the files of the Commission and Equipment and Procurement Division.

NOW THEREFORE, IT IS ORDERED that the action of the Purchasing Committee be ratified and confirmed in all particulars.

2017-073                   WHEREAS, the Department utilizes automated planning, design, proposal management, letting and bid management, and construction pay estimate management systems to provide technical support in the development of highway projects; and

WHEREAS, the American Association of State Highway and Transportation Officials' (AASHTO) AASHTOWare software products provide the needed systems required by the Department.

2017-073 - Continued

NOW THEREFORE, the Director is authorized to enter into the annual licensing agreement for the AASHTOWare products.

2017-074

WHEREAS, the Highway System in Arkansas facilitates safe mobility, economic development, and tourism enhancement throughout the State; and

WHEREAS, public information and education activities play an important role in providing the citizens of our State with pertinent information relative to the issues facing the Commission and Department; and

WHEREAS, the Arkansas Good Roads Foundation serves as an effective group to provide this information and education to transportation stakeholders, elected officials, and the public.

NOW THEREFORE, the Director is authorized to make a contribution of \$30,000 to the Arkansas Good Roads Foundation for its public information and education activities for State Fiscal Year 2018.

2017-075

WHEREAS, it has been determined that improvements are warranted to enhance safety at the 20 railroad crossings indicated on the attached list; and

WHEREAS, Federal-aid Rail-Highway Crossing Safety funds are eligible for these improvements.

NOW THEREFORE, the Director is authorized to proceed with improvements at these crossings as funds become available subject to the following conditions:

- Maintenance of the signals and surfaces shall be performed by the Railroad Company at no cost to the State.
- All required right-of-way shall be furnished at no cost to the State.

2017-076

WHEREAS, the Arkansas Strategic Highway Safety Plan (2017) identified the full deployment of an improved crash data system (eCrash) as a priority safety strategy; and

WHEREAS, the Arkansas State Police (ASP) has been assisting local law enforcement agencies in upgrading their computer systems to allow for the implementation of the eCrash system; and

WHEREAS, the eCrash system implementation has been slow due to funding limitations; and

WHEREAS, a speedy deployment of the eCrash system will be highly beneficial to the safety of our transportation system; and

WHEREAS, Federal-aid safety funds are eligible for these improvements.

NOW THEREFORE, the Director is authorized to partner with the ASP to assist local law enforcement agencies in upgrading computer systems for the eCrash system.

2017-077

WHEREAS, the Commission acquired in fee, property from four different owners as noted on sheets two and three of the right of way map for Job No. 4460 Sec 3, Shibley Grade Separation at Alma; and

WHEREAS, Crawford County, Arkansas, has requested that a portion of said highway be transferred to it pursuant to Arkansas Code Ann. § 27-65-109, for the transportation purposes; and

WHEREAS, the District Engineer for District Four, desires to transfer the responsibility of maintenance to the County, as a portion of the road has been abandoned and closed by the County; and

WHEREAS, the Commission's interest in that requested portion of Job No. 4460 Sec 3 that is the subject of the County's request is more specifically described as follows:

Part of the East half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, part of the West half of the Southwest Quarter of Section 11, part of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 15

all in Township 9 North, Range 31 West, Crawford County, Arkansas, more particularly described as follows:

BEGINNING at a point being used as the Quarter corner of Sections 10 and 15 also being on the Northerly right of way line of I-40 as established by AHTD Job 4460 Sec. 3; thence North 64°34'57" East along said right of way line a distance of 322.62 feet to a point; thence North 66°29'51" East along said right of way line a distance of 900.00 feet to a point; thence North 66°29'51" East along said right of way line a distance of 1,580.44 feet to a point; thence North 34°36'13" East along said right of way line a distance of 158.98 feet to a point; thence North 02°42'34" East along said right of way line a distance of 76.40 feet to a point; thence North 12°19'45" East along said right of way line a distance of 203.46 feet to a point; thence South 87°17'26" East along said right of way line a distance of 5.30 feet to a point; thence South 00°43'29" West along said right of way line a distance of 277.17 feet to a point; thence South 87°17'26" East along said right of way line a distance of 41.10 feet to a point; thence South 00°43'29" West along said right of way line a distance of 65.60 feet to a point; thence South 86°23'56" East along said right of way line a distance of 75.56 feet to a point on the Northerly control of access of I-40 as established by AHTD Job 4460 Sec 3; thence South 63°17'51" West along said C of A a distance of 88.36 feet to a point; thence South 62°25'34" West along said C of A a distance of 148.48 feet to a point; thence South 66°06'58" West along said C of A a distance of 129.95 feet to a point; thence South 66°37'03" West along said C of A a distance of 229.41 feet to a point; thence South 66°33'37" West along said C of A a distance of 230.58 feet to a point; thence South 66°44'30" West along said C of A a distance of 282.83 feet to a point; thence South 66°45'54" West along said C of A a distance of 369.15 feet to a point; thence South 65°09'27" West along said C of A a distance of 118.20 feet to a point; thence South 66°25'43" West along said C of A a distance of 255.82 feet to a point; thence South 66°29'25" West along said C of A a distance of 133.47 feet to a point; thence South 65°59'22" West along said C of A a distance of 229.78 feet to a point; thence South 67°37'26" West along said C of A a distance of 111.53 feet to a point; thence South 66°49'19" West along said C of A a distance of 222.93 feet to a point; thence South 66°47'13" West along said C of A a distance of 129.03 feet to a point; thence South 66°19'33" West along said C of A a distance of 92.56 feet to a point; thence South 66°09'33" West along said C of A a distance of 127.37 feet to a point; thence South



2017-077 - Continued

66°12'32" West along said C of A a distance of 107.41 feet to a point; thence South 66°34'40" West along said C of A a distance of 162.42 feet to a point; thence South 66°40'06" West along said C of A a distance of 220.41 feet to a point; thence along a curve to the right, having a radius of 1,188.26 feet a distance of 454.66 feet, having a chord bearing of South 79°18'36" West for a distance of 451.89 feet to a point; thence North 89°43'42" West a distance of 398.97 feet to a point; thence North 00°16'18" East a distance of 65.00 feet to a point on the Northerly right of way line of I-40 as established by AHTD Job 4460 Sec. 3; thence South 89°44'56" East along said right of way line a distance of 417.31 feet to a point; thence North 87°20'13" East along said right of way line a distance of 78.37 feet to a point; thence North 80°27'16" East along said right of way line a distance of 191.24 feet to a point; thence North 71°02'03" East along said right of way line a distance of 177.70 feet to a point; thence North 68°36'49" East along said right of way line a distance of 291.96 feet to the POINT OF BEGINNING and containing 6.62 acres or (288224 sq. ft.) more or less as shown on plans prepared by the AHTD referenced as Job 4460 Sec 3. 11/29/16 DJH

NOW THEREFORE, upon receipt of a proper resolution from the Crawford County, the Director is authorized to enter into a transfer agreement for the above described property pursuant to Minute Order 2012-008, conditioned upon the County's continued maintenance of the property interest herein transferred for said highway purposes, and provided that in the event the Crawford County fails to use and maintain the property described herein, or abandons same, then the transfer agreement shall, upon 30 days notice, be terminated, and all interest transferred shall revert to the Commission.

2017-078

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 25R from Charles Masterson and Ada Masterson, husband and wife, for Job No. 040039, by Warranty Deed dated April 4, 1995, and filed of record on May 23, 1995, as Document No. 95024933, in the Circuit Clerk's office for Washington County, Arkansas; and

WHEREAS, John Looney and Myriah Johnson have requested to purchase Tract No. 25R, which the District Engineer for

District 4 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, this tract was acquired as surplus by the Commission and is exempt from reacquisition by the former owner under Ark. Code Ann. §27-67-322. John Looney and Myriah Johnson offered to purchase this tract for ONE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$1,650.00), the fair market value by three Commission appraisers.

WHEREAS, the Commission acquired Tract No. 25R for ONE HUNDRED AND NO/100 DOLLARS (\$100.00), which the tract is more particularly described as follows:

Part of Lots 5 and 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of Lot 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20; thence South 87° 08' 33" East along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 94.05 feet for the point of beginning; thence North 03° 11' 48" East a distance of 100.23 feet to a point on the North line of Lot 5, Block 1 of Meadow Vale Subdivision; thence South 87° 08' 27" East along the North line of Lot 5, Block 1 of Meadow Vale Subdivision a distance of 35.55 feet to a point on the Westerly proposed right of way line of proposed Razorback Drive; thence South 18° 22' 30" West along said proposed right of way line a distance of 104.02 feet to a point on the South line of Lot 6, Block 1 of Meadow Vale Subdivision; thence North 87° 08' 33" West along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 8.32 feet to the point of beginning and containing 2,198 square feet more or less.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of ONE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$1,650.00) from John Looney and Myriah Johnson, the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed

2017-078 - Continued

conveying the right, title, interest or equity of the above-described property to John Looney and Myriah Johnson, husband and wife; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Washington County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal Law.

2017-079

WHEREAS, the Department maintains certain drives on the University of Arkansas at Monticello campus as part of the Institutional Drives System; and

WHEREAS, the University has revised their traffic plan resulting in the addition of certain drives within the campus.

NOW THEREFORE, IT IS ORDERED that upon official notification by the Deputy Director and Chief Engineer, drives totaling approximately 0.16 miles, as shown on the attached sketch, are hereby added to the Institutional Drives System as a portion of State Highway 871, Section 1.

2017-080

WHEREAS, IN FAULKNER COUNTY, IN THE CITY OF CONWAY, a project to relocate a portion of Highway 25, Section 0, is nearing completion; and

WHEREAS, the City of Conway has passed Resolution No. R-11-50 agreeing to accept ownership of the bypassed portion of Highway 25, Section 0, in accordance with Arkansas Code Annotated § 14-301-102; and

WHEREAS, Faulkner County has passed Resolution No. 11-06, agreeing to accept ownership of the bypassed portion of Highway 25, Section 0, in accordance with Arkansas Code Annotated § 14-301-102.

NOW THEREFORE, IT IS ORDERED that upon official notification by the Deputy Director and Chief Engineer, the following changes are hereby made to the State Highway System as shown on the attached sketch.

- The bypassed portion of Highway 25, Section 0 is hereby removed from the State Highway System.
- U.S. Highway 64 Spur, Section 8S, will be redesignated as Highway 25, Section 0.
- The newly constructed portion of roadway built by Job 080397 is hereby added to the State Highway System as Highway 25, Section 0.

2017-081

WHEREAS, IN FAULKNER COUNTY, IN THE CITY OF CONWAY, Minute Order 2004-012 adopted the *Highway 64/Highway 65 Connection (Conway) Study* as a guide for future project development; and

WHEREAS, the City of Conway has requested an update of this study.

NOW THEREFORE, the Director is authorized to proceed with updating this feasibility study of an improved connection between Highway 64 east and Highway 65 north in Conway.

2017-082

WHEREAS, IN GARLAND COUNTY, the City of Hot Springs, Garland County, and the Department have identified a need to study the Highway 270 interchanges at Highway 270B, Highway 70/70B, Highway 88, and Highway 7, in the City of Hot Springs; and

WHEREAS, Garland County and the City of Hot Springs have expressed interest in partnering with the Department to study these interchanges; and

WHEREAS, a comprehensive study of all four interchanges, including a portion of Highway 7, is needed to identify feasible and



2017-082 - Continued

reasonable alternatives that would provide congestion relief and improve safety for motorists and pedestrians.

NOW THEREFORE, the Director is authorized to enter into the necessary partnering agreements for completion of the study.

FURTHERMORE, upon the completion of the study, warranted improvements will be considered for funding as future Statewide Transportation Improvement Programs are developed.

2017-083

WHEREAS, IN PERRY COUNTY, local officials and community leaders have requested a study to determine the need for and feasibility of raising a portion of Highway 60 west of the Arkansas River; and

WHEREAS, flooding of Highway 60 west of the Arkansas River for approximately one-half mile has been an ongoing problem; and

WHEREAS, it has been determined that this flooding could be alleviated by improvements that include raising this portion of Highway 60.

NOW THEREFORE, the Director is authorized to conduct a study to determine the need for and feasibility of raising a portion of Highway 60 west of the Arkansas River.

2017-084

WHEREAS, IN CRAIGHEAD COUNTY, the City of Jonesboro has expressed interest in partnering with the Department on various state highway projects within the City as shown on the attached list; and

WHEREAS, the City of Jonesboro has agreed to contribute \$7.81 million in partnering funds towards these projects included in the 2016-2020 Statewide Transportation Improvement Program (STIP); and

WHEREAS, as part of the partnering commitment, Highway 141, Section 0 and a portion of Highway 226, Section 3, as shown

2017-084 - Continued

on the attached sketch, will be removed from the State Highway System upon completion of Job 100657, I-555 - Hwy. 49 (Commerce Dr. Extension) (Jonesboro).

NOW THEREFORE, the Director is authorized to enter into the necessary agreements with the City of Jonesboro and to proceed with surveys, plans and construction of improvements upon receipt of a resolution from the City and as funds become available.

2017-085

WHEREAS, the Federal Lands Access Program (FLAP) provides funding to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands; and

WHEREAS, the Department applied for and was awarded FLAP funding to improve Highway 8 from Black Springs to Caddo Gap; and

WHEREAS, the Department must enter into an agreement with FHWA Eastern Federal Lands Highway Division to establish roles and responsibilities for implementation of the project.

NOW THEREFORE, the Director is authorized to enter into any necessary agreements with Eastern Federal Lands Highway Division and to proceed with surveys, plans, and construction of a project to improve this segment of Highway 8.

2017-086

WHEREAS, the City Council of Alma, by Resolution 2017-9, has requested a bridge on Highway 162, within the City Limits of Alma, be named in honor of Bill Blasingame; and

WHEREAS, the Arkansas Highway Commission has adopted guidelines for the installation of commemorative signs by Minute Order 2014-023 and the City's request meets these guidelines.

NOW THEREFORE, the Director is authorized to permit the installation of signs in each direction at the ends of the bridge on Highway 162, as requested by the City, in accordance with Commission Policy.

2017-087

WHEREAS, the Highway Commission, by Minute Order 2014-109, adopted a policy to conduct snow and ice removal operations; and

WHEREAS, in order to achieve acceptable results on Highway 27, District 8 personnel have identified the need for a satellite salt storage facility in the mountainous area of Van Buren County; and

WHEREAS, District personnel have located a tract of land suitable for the location of this facility.

NOW THEREFORE, the Director is authorized to proceed with the purchase of the property needed for the construction of a satellite salt storage facility on Highway 27 in northern Van Buren County.

2017-088

WHEREAS, the Arkansas State Highway Commission will accept bids on the following projects at the October 11, 2017 letting; and

| JOB NO. | DISTRICT | COUNTY                | JOB NAME  | ROUTE | APHN |
|---------|----------|-----------------------|---|-------|------|
| 040750  | 04       | WASHINGTON & CRAWFORD | HWY. 59 SLIDE REPAIR (WASHINGTON & CRAWFORD COS.) (S)     | 59    | Y    |
| 080423  | 08       | VAN BUREN             | BEE BRANCH - NORTH (S)                                    | 65    | Y    |
| 090501  | 09       | NEWTON                | HWY. 7 SLIDE REPAIR (NEWTON CO.) (S)                      | 7     | Y    |
| 100822  | 10       | CRAIGHEAD             | HENSON RD. RR SIG. UPGRADE & TRAFFIC SIG. (JONESBORO) (S) | 91    | Y    |
| 012288  | VAR      | VARIOUS               | LOW-COST SAFETY IMPVTS. (DISTS. 5, 6, 8 & 9) (S)          | VAR   | Y    |
| C72003  | 04       | WASHINGTON            | FARMINGTON DOUBLE SPRINGS RD. IMPROVEMENTS (S)            | ---   | -    |
| BR5007  | 03       | NEVADA                | WILSON CREEK STR. & APPRS. (S)                            | ---   | -    |
| BR6507  | 04       | SEBASTIAN             | BRANCH OF VINEYARD CREEK STR. & APPRS. (S)                | ---   | -    |
| BR6812  | 01       | ST. FRANCIS           | FIRST CREEK STR. & APPRS. (S)                             | ---   | -    |

WHEREAS, a thorough bid review and analysis is undertaken by the Department to ensure that only those projects are awarded which are judged to be in the best interests of the State; and

WHEREAS, the right is retained to reject any or all proposals, to waive technicalities, or to advertise for new proposals, also as judged to be in the best public interests of the State; and

WHEREAS, the Commission desires to expedite work on these important projects; and

WHEREAS, in accordance with Amendment 42 of the Arkansas Constitution, Section 6, as well as other laws of this State, the Commission has the authority to delegate certain powers to the Director of Highways and Transportation.

NOW THEREFORE, upon the contractors furnishing the necessary performance and payment bonds and submitting all additional information required for the above mentioned projects, the Director is hereby authorized to enter into contracts and supplemental agreements for any projects deemed to be in the best interests of the State.

FURTHERMORE, the Director is authorized to reject any or all proposals, to waive technicalities, and/or to advertise for new proposals whenever deemed to be in the best interests of the State.

Chairman Dick Trammel opened the meeting by welcoming everyone in attendance. He also recognized and complimented Vice Chairman Tom Schueck for the recent article in Arkansas Business titled "The Influencers: Tom Schueck of Lexicon, Inc."

MOTION Commissioner Alec Farmer moved, Commissioner Philip Taldo seconded and the motion passed to approve the Minutes from the previous Commission Meeting of July 26, 2017.

MOTION Commissioner Robert Moore moved, Commissioner Alec Farmer seconded and the motion passed to submit three (3) applications to receive INFRA (Infrastructure for Rebuilding America) Grants, Federal Fiscal Years 2017-2018. The following projects are:

- 30 Crossing in Pulaski County
- Highway 70 - Sevier St. (I-30) in Saline County
- Interstate 69 in Drew and Desha Counties



MOTION

The Commission approved Minute Order 2016-074 on July 13, 2016, to authorize the Department to advertise for consultant services for On-Call Consultant Data Collection Services. Commissioner Alec Farmer moved, Vice Chairman Tom Schueck seconded and the motion passed to accept the Staff's recommendation to enter into negotiations with the following two (2) firms:

Pavement Performance Data and Imagery Collection  
Fugro Roadware, Inc. - Austin, Texas

Model Inventory of Roadway Element (MIRE) Data Collection  
Pathway Service, Inc. - Tulsa, Oklahoma

MOTION

After Director Bennett presented the highlights of the Act 1 Section 19 Report - Draft Rules for the Distribution of Highway Funds and Prioritization of Highway Construction Projects, Commissioner Alec Farmer moved, Vice Chairman Tom Schueck seconded and the motion passed to submit the proposed rules to the Highway Commission Review and Advisory Subcommittee of the Legislative Council by October 1, 2017. These rules are not required to be promulgated, but shall be published after the review by the Subcommittee.

OTHER DISCUSSION ITEMS

Mike Boyd, Chief Fiscal Officer, provided the July 2017 update on state highway revenue. Mr. Boyd noted that state highway revenues to the Department from traditional sources are up a total of 14.0% (\$4.3 million) in the State Fiscal Year (SFY) 2018 compared to the same period for SFY 2017. With the revenue from the Natural Gas Severance Tax coming in higher for this year compared to last year, total revenues available are 16.5% (\$5.1 million) higher for this year. Actual state revenue received is 18.4% (\$5.6 million) above projected (budgeted) revenue for this year.

In closing, Mr. Boyd stated that July revenue from the 0.5% General Sales Tax for the Connecting Arkansas Program was 1.23% lower, (\$186,478) than projected by the Department of Finance and Administration (DF&A). Since inception this revenue source is 0.45%, or \$3.1 million, under DF&A's projections.

Director Bennett provided the latest information on the Federal highway and transit funding issues. Director Bennett noted that the passage of the FAST Act, passed in December 2015, provided increased funding over its five year term. After three Continuing Resolutions, Congress was able to pass a budget for Federal Fiscal Year 2017. The budget will provide full funding for the FAST Act until September 30, 2017. On May 23, 2017, President Trump released his full budget proposal for Federal Fiscal Year 2018 entitled "The New Foundation for American Greatness". This budget would provide full funding for the FAST Act in Federal Fiscal Year 2018. However, beginning in Federal Fiscal Year 2021, funding would be limited to revenue that is deposited into the Highway Trust Fund. This would result in a 40% reduction in the Federal-aid Highway Program.

In closing, Director Bennett stated that not only are there questions regarding future Federal-aid funding, but the source of dependable long-term State revenue to provide the match for Federal-aid funds beyond 2017 and the additional State revenue needed to adequately maintain and improve Arkansas' transportation system have not been identified.

Director Bennett gave an update on the status of the 2011 Interstate Rehabilitation Program (IRP) and Connecting Arkansas Program (CAP). The 2011 Interstate Rehabilitation Program was approved by Arkansas voters in November 2011. Under this program, the Commission has the authority to issue up to \$575 million in GARVEE bonds for Interstate rehabilitation. Three series of bonds have been issued. The first was sold in September 2012 at a par value of \$197 million (true interest cost of 1.6%) with a premium of \$33 million (total of \$230 million available for construction). The second was sold in October 2013 at a par value of \$172 million (true interest cost of 2.2%) with a premium of \$29 million (total of \$201 million available for construction). The third was sold in November 2014 at a par value of \$206 million (true interest cost of 2.1%) with a premium of \$37 million (total of \$243 million available for construction).

The Connecting Arkansas Program was approved by Arkansas voters in November 2012. Under this program, the Commission has the authority to issue up to \$1.3 billion in revenue bonds for four-lane highway construction. The first series of bonds was sold in September 2013 at a par value of \$469 million (true interest cost of 3.1%) with a

Discussion Item - Continued

premium of \$25 million (total of \$494 million available for construction). No other bond sales under this program are expected.

Director Bennett presented a summary of the apparent low bids and bidders from the August 30, 2017, Bid Letting.

Danny Straessle, Section Head of Public Information, gave a presentation of the IDrive Arkansas Cameras. On August 29, 2017, the Department added statewide cameras to IDrive Arkansas. Currently over 90 cameras are available for viewing. Video information is obtained from cameras belonging to ArDOT, TDOT, MDOT, the City of North Little Rock and KFSM-Channel 5 in Fort Smith.

Director Bennett presented a summary of the possible 2018 Initiated Act Timeline and where the Department is on the timeline. In addition, Arkansas Legislative Audit completed the audit of the Department's revenue and needs. The report was part of the discussion and will be presented to the Legislative Joint Audit Committee on September 8.

Director Bennett presented a list of upcoming meetings and events that the Commissioners and Director will be attending, including the Legislative Joint Audit Committee Meeting on September 8, AR Asphalt Pavement Assoc. Luncheon on September 14, Red River Welcome Center Dedication on September 18, and a Joint House Public Transportation/Senate Transportation, Technology, and Legislative Affairs Committee Meeting on October 26.

Director Bennett gave a brief summary of the August 9 accident where a semi-truck collided with the overpass and spilled frozen pizza along I-30 just outside the main offices. Within a day the story, and the Department's photos and tweets, had gone viral and were being featured in overseas publications.

Director Bennett reported that the Broadway Bridge was among twelve finalists announced in the 2017 America's Transportation Awards competition sponsored by the American Association of State Highway and Transportation Officials (AASHTO), AAA and the U.S. Chamber of Commerce. The project is now competing for the Grand Prize, determined by an independent panel of expert judges and the People's Choice Award, selected by the general public. He encouraged everyone to vote.

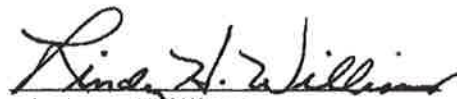
Director Bennett concluded the meeting with recognizing a couple of employees that have received awards recently:

- Sergeant James Hamrick, Arkansas Highway Police - CVSA - North American Standard Level V - Passenger Carrier Vehicle Inspection - 3rd Place
- Matt Barnett, Videographer - TransComm Skills Award - 1st Runner Up - Inside IDriveArkansas - Construction Zone Tutorial

2017-089

IT IS ORDERED that a meeting of the Arkansas State Highway Commission be closed at 12:55 p.m., September 6, 2017.

I hereby certify that the above and foregoing is a true record of the proceedings taken by the Arkansas Highway Commission at its meeting on September 6, 2017.

  
Lindy H. Williams  
Commission Secretary



# TREE SURVEY

**Adjacent Land Owner**

1. PARCEL #765-0375-000  
KAYVAN JOHN ENTERPRISES INC.  
14365 MOUNTAIN ROAD  
LOWELL, AR 72745

2. PARCEL #765-1487-000  
CENTER WILLIAM WASSIE IV  
22 COURT CIRCLE  
SAN ANTONIO, TX 78208

**Municipalities Notes**

COMPLETED FIELD WORK:  
MARCH 8, 2017  
KAYVAN JOHN ENTERPRISES INC.  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83  
REFERENCE DOCUMENTS:  
1. REDESCRIPTION DEED FILED IN DEED BOOK 2005 AT PAGE 10922.  
2. SUBDIVISION PLAT FILED IN PLAT BOOK 4 AT PAGE 78.  
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN  
OUT OF SCALE FOR CLARITY.  
DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND  
DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.  
DIMENSIONS WERE FOUND AT POINTS WHERE  
INDICATED.

BY GRAPHIC PLOTTING ONLY. NO PORTION OF THIS  
SURVEY IS BEING MADE FROM A PHOTO AERIAL  
INSURANCE RATE MAP, COMMUNITY PANEL NO.  
09-14-2022K, WHICH BEARS AN EFFECTIVE DATE OF  
5/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**Legend of Symbols & Abbreviations**

- BOUNDARY LINE
- CENTERLINE OF ROAD (CL)
- RIGHT-OF-WAY (R.W. R.O.W.)
- BUILDING SET BACK (B.S.B.)
- OVERHEAD POWER LINE
- TREE/TREE LINE
- SET/FOUND 1/2" REBAR
- ⊙ TELEPHONE PEDESTAL
- ⊕ STORM WATER MANHOLE
- ⊗ POWER POLE

**Zoning & Subdivision Information**

CURRENT ZONING: "NS-1" Neighborhood Services - Unimod  
BUILDING SET BACKS:  
FRONT - 25' from the front property line.  
SIDE - 5'  
REAR - 15'

**Survey Description**

THE WEST HALF OF LOTS 1 THROUGH 4, PART OF LOTS 5 AND 6,  
MEADOWDALE SUBDIVISION, LOT 1, BEING IN BLOCK 1, AS PER  
PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE  
CIRCUIT CLERK AND EXCISE/RECORDS DEPARTMENT OF WASHINGTON  
COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS: "POINT" BEING MORE PARTICULARLY DESCRIBED  
BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST  
CORNER OF SAID LOT 1, THENCE S89°02'36" E 58.17' TO A FOUND 1/2" REBAR, THENCE S02°11'24" W 20.00'  
TO A FOUND 1/2" REBAR, THENCE S02°11'24" W 20.00' TO A FOUND 1/2" REBAR, THENCE  
S89°02'36" E 58.17' TO A FOUND 1/2" REBAR, THENCE  
N45°22'34" W 33.29' THENCE S02°42'27" W 12.11' THENCE  
S19°10'17" W 12.03' TO A FOUND 1/2" REBAR, THENCE  
S02°11'24" W 20.00' TO A FOUND 1/2" REBAR, THENCE S02°11'24" W  
48.87' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.14  
ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS  
OF WAY RECORDED.

**Owner/Developer**

PARCEL #765-0375-000  
JOHNSON, MYRAH & LOONEY, JOHN  
GAINESVILLE, TX 72640



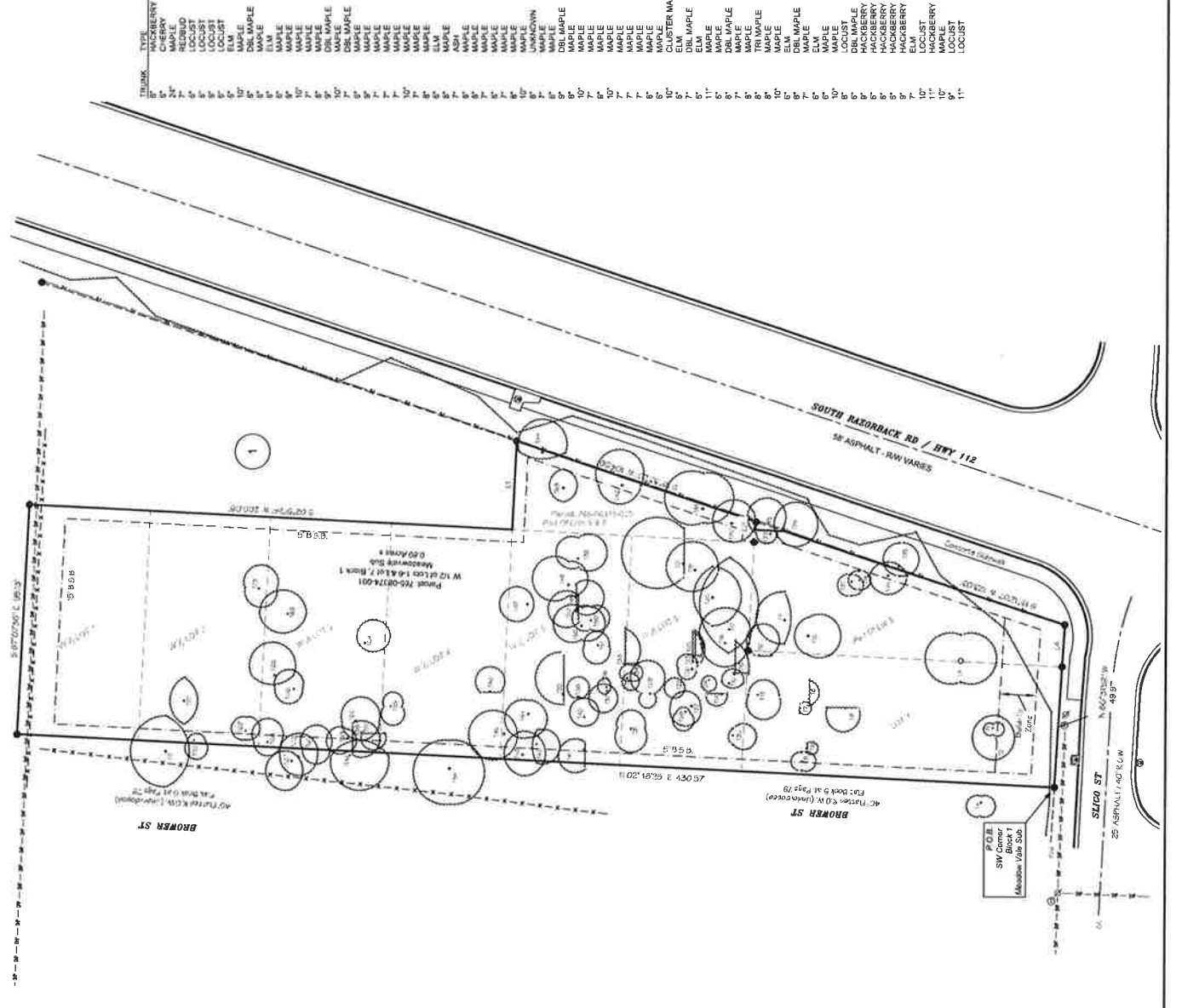
**Utility Notes**

THE LOCATION OF UTILITIES SHOWN HEREON  
ARE FROM OBSERVED EVIDENCE OF ABOVE  
GROUND UTILITIES ONLY. THE  
UNDERGROUND PLANS OR SURFACE  
MARKINGS TO DETERMINE THE  
LOCATION OF ANY SUBTERRANEAN USES,  
BEFORE DIGGING IN THIS AREA, CALL ONE  
CALL: 811 FOR FIELD LOCATIONS  
(REQUEST FOR GROUND MARKINGS) OF  
UNDERGROUND UTILITY LINES.

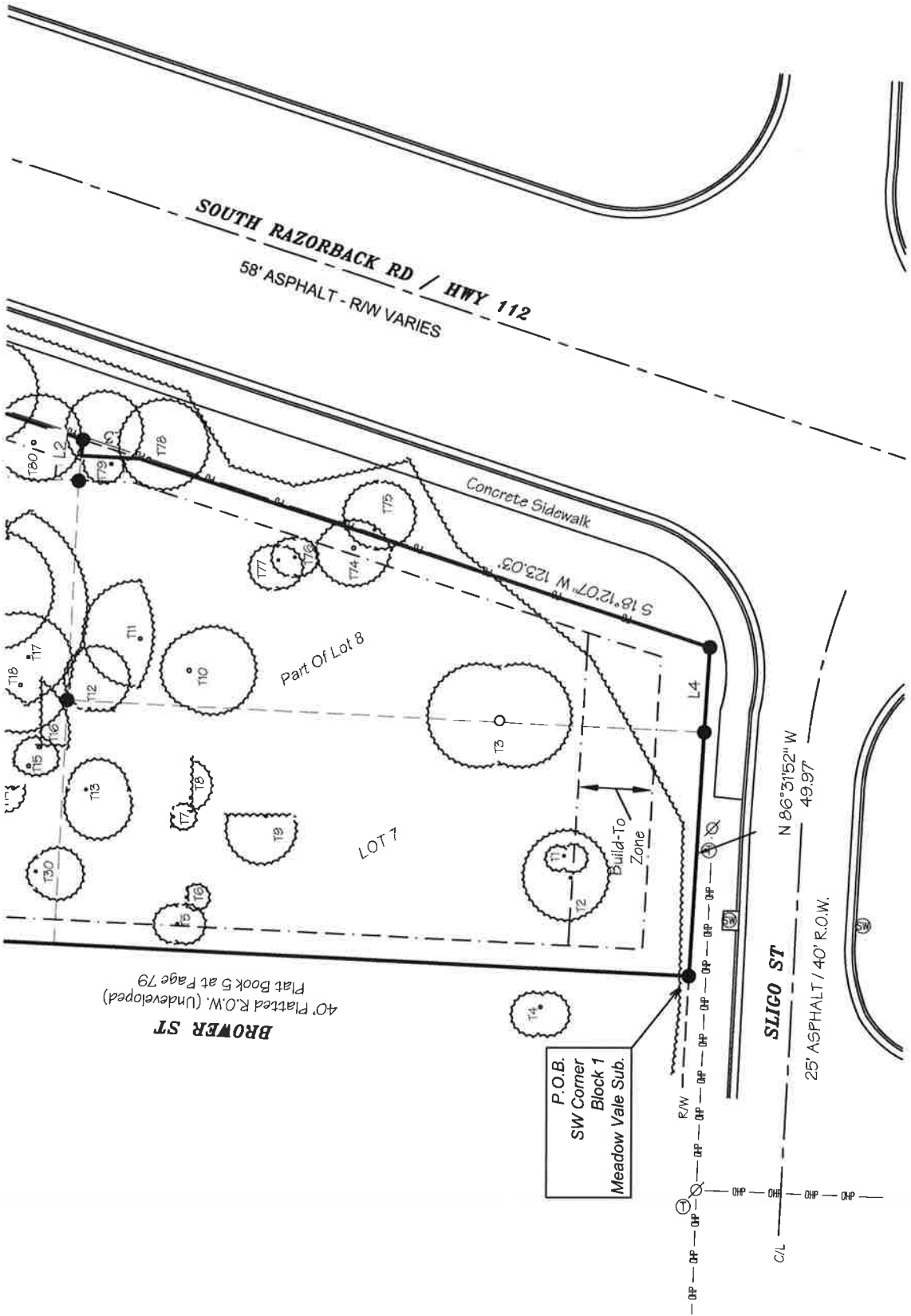


**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
524 W. SYCAMORE ST. SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479-443-4806  
www.BLEWINC.com  
Certificate of Authorization No. 1534

|  |                    |                 |
|--|--------------------|-----------------|
| APPROVED BY: JH 1/25/2018                    | DATE: 1/25/2018    | SCALE: 1" = 35' |
| PROJECT NO: 18-207                           | COUNTY: WASHINGTON | STATE: AR       |
| LOCATION: W. SILICO STREET, FAYETTEVILLE, AR |                    |                 |
| FOR THE BEST AND SHORTEST OF:                |                    |                 |
| <b>CHRIS LOONEY</b>                          |                    |                 |



| TRUNK | TYPE      | CANOPY      | LABEL |
|-------|-----------|-------------|-------|
| 1"    | HICKBERRY | 4N12E125SW  | 1     |
| 2"    | MAPLE     | 50W14E125S  | 2     |
| 3"    | REDBUD    | 50W14E125S  | 3     |
| 4"    | LOCUST    | 40S14E125W  | 4     |
| 5"    | LOCUST    | 40S14E125W  | 5     |
| 6"    | LOCUST    | 40S14E125W  | 6     |
| 7"    | LOCUST    | 40S14E125W  | 7     |
| 8"    | LOCUST    | 40S14E125W  | 8     |
| 9"    | LOCUST    | 40S14E125W  | 9     |
| 10"   | LOCUST    | 40S14E125W  | 10    |
| 11"   | DBL MAPLE | 12N12E2512W | 11    |
| 12"   | MAPLE     | 2N12E2512W  | 12    |
| 13"   | MAPLE     | 2N12E2512W  | 13    |
| 14"   | MAPLE     | 3N12E2512W  | 14    |
| 15"   | MAPLE     | 3N12E2512W  | 15    |
| 16"   | MAPLE     | 4N12E2512W  | 16    |
| 17"   | MAPLE     | 4N12E2512W  | 17    |
| 18"   | MAPLE     | 4N12E2512W  | 18    |
| 19"   | DBL MAPLE | 12N12E105SW | 19    |
| 20"   | MAPLE     | 12N12E105SW | 20    |
| 21"   | DBL MAPLE | 25N12E2512W | 21    |
| 22"   | MAPLE     | 25N12E2512W | 22    |
| 23"   | MAPLE     | 25N12E2512W | 23    |
| 24"   | MAPLE     | 25N12E2512W | 24    |
| 25"   | MAPLE     | 25N12E2512W | 25    |
| 26"   | MAPLE     | 25N12E2512W | 26    |
| 27"   | MAPLE     | 25N12E2512W | 27    |
| 28"   | MAPLE     | 25N12E2512W | 28    |
| 29"   | MAPLE     | 25N12E2512W | 29    |
| 30"   | MAPLE     | 25N12E2512W | 30    |
| 31"   | MAPLE     | 25N12E2512W | 31    |
| 32"   | MAPLE     | 25N12E2512W | 32    |
| 33"   | MAPLE     | 25N12E2512W | 33    |
| 34"   | MAPLE     | 25N12E2512W | 34    |
| 35"   | MAPLE     | 25N12E2512W | 35    |
| 36"   | MAPLE     | 25N12E2512W | 36    |
| 37"   | MAPLE     | 25N12E2512W | 37    |
| 38"   | MAPLE     | 25N12E2512W | 38    |
| 39"   | MAPLE     | 25N12E2512W | 39    |
| 40"   | UNKNOWN   | UNKNOWN     | 40    |
| 41"   | MAPLE     | 25N12E2512W | 41    |
| 42"   | MAPLE     | 25N12E2512W | 42    |
| 43"   | DBL MAPLE | 8N12E105SW  | 43    |
| 44"   | MAPLE     | 8N12E105SW  | 44    |
| 45"   | MAPLE     | 15N12E105SW | 45    |
| 46"   | MAPLE     | 4N12E45SW   | 46    |
| 47"   | MAPLE     | 12N12E2512W | 47    |
| 48"   | MAPLE     | 12N12E2512W | 48    |
| 49"   | MAPLE     | 12N12E2512W | 49    |
| 50"   | MAPLE     | 12N12E2512W | 50    |
| 51"   | MAPLE     | 12N12E2512W | 51    |
| 52"   | MAPLE     | 12N12E2512W | 52    |
| 53"   | MAPLE     | 12N12E2512W | 53    |
| 54"   | MAPLE     | 12N12E2512W | 54    |
| 55"   | MAPLE     | 12N12E2512W | 55    |
| 56"   | MAPLE     | 12N12E2512W | 56    |
| 57"   | MAPLE     | 12N12E2512W | 57    |
| 58"   | MAPLE     | 12N12E2512W | 58    |
| 59"   | MAPLE     | 12N12E2512W | 59    |
| 60"   | MAPLE     | 12N12E2512W | 60    |
| 61"   | MAPLE     | 12N12E2512W | 61    |
| 62"   | MAPLE     | 12N12E2512W | 62    |
| 63"   | MAPLE     | 12N12E2512W | 63    |
| 64"   | MAPLE     | 12N12E2512W | 64    |
| 65"   | MAPLE     | 12N12E2512W | 65    |
| 66"   | MAPLE     | 12N12E2512W | 66    |
| 67"   | MAPLE     | 12N12E2512W | 67    |
| 68"   | MAPLE     | 12N12E2512W | 68    |
| 69"   | MAPLE     | 12N12E2512W | 69    |
| 70"   | MAPLE     | 12N12E2512W | 70    |
| 71"   | MAPLE     | 12N12E2512W | 71    |
| 72"   | MAPLE     | 12N12E2512W | 72    |
| 73"   | MAPLE     | 12N12E2512W | 73    |
| 74"   | MAPLE     | 12N12E2512W | 74    |
| 75"   | MAPLE     | 12N12E2512W | 75    |
| 76"   | MAPLE     | 12N12E2512W | 76    |
| 77"   | MAPLE     | 12N12E2512W | 77    |
| 78"   | MAPLE     | 12N12E2512W | 78    |
| 79"   | MAPLE     | 12N12E2512W | 79    |
| 80"   | MAPLE     | 12N12E2512W | 80    |
| 81"   | MAPLE     | 12N12E2512W | 81    |
| 82"   | MAPLE     | 12N12E2512W | 82    |
| 83"   | MAPLE     | 12N12E2512W | 83    |
| 84"   | LOCUST    | 10N12E105SW | 84    |



**BROWER ST**  
 40' Platted R.O.W. (Undeveloped)  
 Plat Book 5 at Page 79

P.O.B.  
 SW Corner  
 Block 1  
 Meadow Vale Sub.

**SLICO ST**

25' ASPHALT / 40' R.O.W.

N 86°31'52" W  
 49.97'

**SOUTH RAZORBACK RD / HWY 112**  
 58' ASPHALT - R/W VARIES

Concrete Sidewalk

Part Of Lot 8

LOT 7

Build-To Zone

R/W

C/L

S 18°12'07" W 123.03'