

O-08-96

ORDINANCE NO. _____

AN ORDINANCE MODIFYING THE BOUNDARIES OF REDEVELOPMENT DISTRICT #5 (“MAPLE REDEVELOPMENT DISTRICT”) OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

WHEREAS, on September 24, 2007, the City adopted Ordinance No. 7989 creating Redevelopment District #5 (“Maple Redevelopment District”) of the City of North Little Rock, under the authority of the Constitution and laws of the State of Arkansas, including particularly Amendment 78 to the Constitution of the State of Arkansas and Ark. Code Ann. § 14-168-301 et seq., (collectively referred to herein as “the Act”); and

WHEREAS, Ark. Code Ann. § 14-168-305(g) provides that the boundaries of a redevelopment district may be modified from time to time by ordinance, so long as such change in the boundary does not reduce the amount of tax increment available to secure the financing of any outstanding bonds, notes, or other obligations with respect to the district; and

WHEREAS, no bonds, notes, or other obligations are outstanding with respect to the Maple Redevelopment District; and

WHEREAS, it is proper to expand the Maple Redevelopment District to include such parcels, streets, sidewalks, and other right-of-ways that require improvement to resolve development-inhibiting factors, including but not limited to: pedestrian and vehicular traffic, the provision of utilities, and other matters affecting the orderly growth of the Maple Redevelopment District.

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

SECTION 1: That the City of North Little Rock, Arkansas hereby modifies the boundaries of “The Redevelopment District of the City of North Little Rock, Arkansas #5 (“Maple Redevelopment District”)), pursuant to the Act, specifically including without limitation Ark. Code Ann. § 14-168-305(g), and designates the new boundaries of such redevelopment district to be the boundaries of the contiguous tracts of real property as depicted on attached Exhibit “A.”

SECTION 2: That the City of North Little Rock, Arkansas hereby finds the modification of the Maple Redevelopment District will benefit the real property within the Maple Redevelopment District because it will encourage the improvement of the real property thereby eliminating and preventing the development and spread of slums or blighted, deteriorated and deteriorating areas, and discouraging the loss of commerce, industry, and employment, and increasing employment.

SECTION 3: That the City of North Little Rock, Arkansas hereby reaffirms that the

real property within the Maple Redevelopment District is in a partially unimproved condition and contains substandard and deteriorated property, and hereby determines that the unimproved real property within the Maple Redevelopment District is in a blighted area, due to the fact that the area surrounding the Maple Redevelopment District is predominantly developed, and such unimproved real property is substantially impairing the growth of the city and the county due to the absence of structures, infrastructure and site improvements.

SECTION 4: That a copy of this ordinance duly certified by the City Clerk shall be filed in the office of Circuit Clerk and Ex-Officio Recorder of Pulaski County at Little Rock, Arkansas.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 6: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 7: It is hereby found and determined that the immediate passage of this ordinance is necessary in order to insure the proper and orderly growth and development of the real property of the district and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Patrick H. Hays

SPONSOR:

ATTEST:

Mayor Patrick H. Hays

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY