

**City of Fayetteville Staff Review Form**

**2021-0920**

**Legistar File ID**

**12/7/2021**

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Chung Tan

11/18/2021

ECONOMIC DEVELOPMENT (050)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

APPROVAL OF A RESOLUTION EXPRESSING THE CITY COUNCIL'S INTENT TO SELL 0.25 ACRES OF MUNICIPALLY OWNED REAL PROPERTY ON PARCEL 765-12173-000.

**Budget Impact:**

Account Number	Fund									
Project Number	Project Title									
<b>Budgeted Item?</b> <u>  No  </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Current Budget</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">-</td> </tr> <tr> <td>Funds Obligated</td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td><b>Current Balance</b></td> <td><b>\$</b></td> <td style="text-align: right;"><b>-</b></td> </tr> </table>	Current Budget	\$	-	Funds Obligated	\$	-	<b>Current Balance</b>	<b>\$</b>	<b>-</b>
Current Budget	\$	-								
Funds Obligated	\$	-								
<b>Current Balance</b>	<b>\$</b>	<b>-</b>								
<b>Does item have a cost?</b> <u>  No  </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Item Cost</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">-</td> </tr> <tr> <td><b>Budget Adjustment Attached?</b>    <u>  No  </u></td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td><b>Remaining Budget</b></td> <td><b>\$</b></td> <td style="text-align: right;"><b>-</b></td> </tr> </table>	Item Cost	\$	-	<b>Budget Adjustment Attached?</b> <u>  No  </u>	\$	-	<b>Remaining Budget</b>	<b>\$</b>	<b>-</b>
Item Cost	\$	-								
<b>Budget Adjustment Attached?</b> <u>  No  </u>	\$	-								
<b>Remaining Budget</b>	<b>\$</b>	<b>-</b>								

V20210527

**Purchase Order Number:** \_\_\_\_\_

**Previous Ordinance or Resolution #** \_\_\_\_\_

**Change Order Number:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

**Original Contract Number:** \_\_\_\_\_

**Comments:**



**MEETING OF DECEMBER 7, 2021**

**TO:** Mayor and City Council

**THRU:** Susan Norton, Chief of Staff  
Brad Hardin, Fire Chief  
Devin Howland, Director of Economic Vitality

**FROM:** Chung Tan, Deputy Director of Economic Vitality

**DATE:** November 18, 2021

**SUBJECT: A Resolution expressing the City Council of the City of Fayetteville's intent to sell 0.25 acres of City owned land on parcel 765-12173-000**

---

**RECOMMENDATION:**

Staff is recommending approval of a resolution expressing the City Council's intent to sell 0.25 acres of parcel 765-12173-000.

**BACKGROUND:**

In the early Fall of 2021, the Department of Economic Vitality was approached by Payne Phillips who expressed his desire to purchase 0.25 acres of City owned land immediately south of Fire Station #6 on W. Martin Luther King Junior Blvd. After consultation with Fire Chief Brad Hardin that this land was not needed for current or future fire purposes, Payne Phillips provided the City with a letter expressing his interest in the opportunity to bid on the property.

**DISCUSSION:**

Payne has informed City staff that his current plans are the development of a food truck court and other entertainment offerings traiside in the future. He currently owns parcels 765-12171-000 and 765-12172-000 to the immediate south of Fire Station #6 as well. Initial plans for the site include removing litter and debris, as well as the undergrowth of invasive plant species.

The City-owned property is currently zoned P-1 institutional. The site is bordered by the Tsa-La-Gi trail to the east, S. Hollywood Avenue to the West, and an access road to University of Arkansas Remote Parking Lot 99 to the north. The parcel does contain a few young trees mixed in amongst the undergrowth. Staff will work with the City's Urban Foresters to identify trees the City wants to see retained as part of the real estate contract negotiations should a bid be chosen.

Should this resolution be adopted by the Fayetteville City Council, City staff would begin working with the Purchasing Division to advertise that the 0.25 acres is open for public bids. If a bid is recommended to City Council to accept, City staff would begin the land sale public

notification process per section 34.27 'Sale of Municipally Owned Real Property' of the City's code.

**BUDGET/STAFF IMPACT:**

Future revenue to the fund which owns parcel 765-12173-000.

**Attachments:**


Exhibit Map

Letter of interest from Payne Phillips



 Parcel Boundary  
 Portion to be Sold (0.23 ac)

**Exhibit A:**  
 Parcel 765-12173-000 Land Sale Request  
 Fayetteville, AR


**CITY OF  
FAYETTEVILLE  
ARKANSAS**

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user, and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, suit or damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No warranty, express or implied, shall be construed to waive that tort immunity set forth under Arkansas law.



Payne Phillips  
(479)200-3280  
paynehphillips@gmail.com  
124 W Meadow St.  
Fayetteville, AR 72701

October 18, 2021

Fire Chief Brad Hardin  
City of Fayetteville  
303 W Center Street  
Fayetteville, AR 72701

**RE: 1010 S Hollywood Ave. Fayetteville, AR 72701**

Dear Chief Hardin:

The purpose of this letter is to inform you of my interest to purchase approximately .25 acres of your property located at 1010 S Hollywood Avenue in Fayetteville, AR. I have a survey and an appraisal. I'm prepared to make a full market value offer.

I'm looking forward to hearing your reply about my intent to purchase. If you have any questions or comments, please feel free to reach out to me anytime.

Thank you,

Payne Phillips