

R-16-177

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY LOCATED AT THE CORNER OF REGINA LANE AND U.S. HIGHWAY 70 IN THE CITY OF NORTH LITTLE ROCK FROM MR. GEORGE GLOVER; AND FOR OTHER PURPOSES.

WHEREAS, Mr. George Glover desires to donate certain real property to the City of North Little Rock, and the City wishes to accept said land.

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

SECTION 1: That the Mayor and City Clerk are hereby authorized to execute such documents as may be deemed advisable or necessary to accept the donation of certain real property located at the corner of Regina Lane and U.S. Highway 70 consisting of approximately 3.22 acres of undeveloped woodland and graphically depicted on the Phase I Environmental Site Assessment attached hereto as Exhibit A.

SECTION 2: That funding for transactional and closing costs as are customarily assigned to the grantee of real property are hereby appropriated from the General Fund. The City Attorney may execute such documents as may be reasonably advisable or necessary to evidence the donation contemplated by this resolution for taxing authorities.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

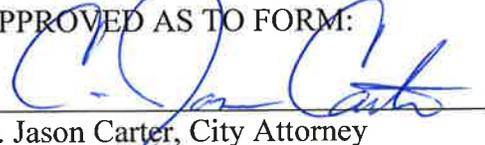
ATTEST:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:48</u>	A.M.	_____	P.M.
By	<u>City Atty. Carter</u>			
DATE	<u>11/8/16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>T. McGraw</u>			



501-399-9375
17 River Ridge Road
Little Rock, AR 72207
awoker@comcast.net

September 3, 2015

Mr. George A. Glover
Via email: george@glovertruck.com

Re: Phase I Environmental Site Assessment
3.22 acres of undeveloped land
Address: 1918 Regina Lane (Corner of Regina Lane and U.S. Highway 70)
City: North Little Rock, Arkansas

Dear Mr. Glover:

Ecologic Environmental Services, Inc. (Ecologic) is pleased to submit the enclosed Phase I Environmental Site Assessment report for the above-referenced site. This assessment was performed in accordance with the American Society of Testing and Materials E1527-13 protocols.

We appreciate the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any other services.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Woker".

Anne Woker
President, Ecologic Environmental Services, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**3.22 ACRES OF UNDEVELOPED LAND
1918 REGINA LANE
NORTH LITTLE ROCK, ARKANSAS**

Report Date: September 3, 2016



Prepared For:

**MR. GEORGE GLOVER
And
THE CITY OF NORTH LITTLE ROCK**

Prepared By:

**ECOLOGIC ENVIRONMENTAL SERVICES, INC.
17 RIVER RIDGE ROAD
LITTLE ROCK, ARKANSAS 72227**

EXECUTIVE SUMMARY

Mr. George Glover retained Ecologic, Inc. to conduct a Phase I Environmental Site Assessment (assessment) for a property addressed as 1918 Regina Lane (at the corner of Regina Lane and Highway 70) in North Little Rock, Pulaski County, Arkansas (the “subject property” or “site”). The objective of the assessment was to provide an independent, professional opinion regarding *recognized environmental conditions*, as defined by ASTM, associated with the subject property. Ecologic, Inc. understands this assessment is being performed in association with Mr. George Glover’s transferring ownership of the subject property to the City of North Little Rock.

This assessment was performed under the conditions of, and in accordance with ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, additions to, or deletions from the ASTM Practice are described in the report. Details of the work performed, sources of information, and findings are presented in the report. Limitations and Exceptions of this assessment are described in Sections 1.4.

The subject property consists of approximately 3.22 acres of land that is undeveloped. A site map is included in the Appendix A.

The historical research presented in this assessment has established the *obvious* uses of the subject property and adjoining properties since 1949. An interview with the present owner was conducted. A site visit was completed. Research of state and federal environmental agency databases was conducted.

This assessment has revealed no *recognized environmental conditions*, or *historical recognized environmental conditions* in connection with the subject property as defined in the Standard Practice.

implemented only in light of that assignment. The services provided by Ecologic, Inc. in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 Location and Legal Description

The subject property is addressed as 1918 Regina Lane in North Little Rock, Pulaski County, Arkansas. The site is approximately 3.22 acres in size.

The current owner of the subject property is Mr. George A. Glover.

2.2 Subject Property and Vicinity General Characteristics

The subject property is comprised of 3.22 acres that is covered by woods. The site is located on the corner of Regina Lane and Highway 70 in North Little Rock, Arkansas. The surrounding area is hay fields to the west, residential to the east, and heavy commercial development to the south.

2.3 Current Use of the Subject Property

The site is currently undeveloped woodland.

2.4 Descriptions of Subject Property Structures and Improvements

The subject property consists of approximately 3.22 acres of undeveloped woodlands.

2.5 Current Use of Adjoining Properties

Adjoining and nearby properties were observed from the subject property or from public access areas for indications of potential environmental concern to the subject property. The uses and features of adjoining properties are described below (by relative compass direction and across adjoining roadways):

South		
Company/Facility Name	Address	Type/Relevant Observations (if any)
Adessa Little Rock Auto Auction	8700 U.S. Highway 70	None

North		
Company/Facility Name	Address	Type/Relevant Observations (if any)
Wooded Land	N/A	None

East		
Company/Facility Name	Addresses	Type/Relevant Observations (if any)
Construction Site for the new Ben E. Keith Distribution Center	N/A	None

West		
Company/Facility Name	Addresses	Type/Relevant Observations (if any)
50 acres of woodland with one single-family dwelling	Unknown	None

3.0 USER PROVIDED INFORMATION

The Standard Practice identifies User obligations to provide the following types of information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

Mr. George Glover, current owner of the subject property, completed the Phase I Environmental Site Assessment User Questionnaire (Questionnaire). It is provided in the appendices.

The following is a summary of information provided by Mr. Glover.

3.1 Title Records

Mr. Glover did not provide recorded land title records. In addition, Ecologic, Inc. is not aware if the User has engaged a title company or title professional to undertake such a review.

3.2 Environmental Liens or Activity and Use Limitations

Mr. Glover is not aware of environmental liens currently recorded against or relating to the subject property. In addition, Mr. Glover is also unaware of any activity or use limitations currently recorded against or relating to the subject property.

3.22 Specialized Knowledge

Mr. Glover did not report any specialized knowledge or experience that is material to *recognized environmental conditions*.

3.4 Commonly Known or Reasonably Ascertainable Information

Other than the former service station at the subject site, commonly known or reasonably ascertainable information within the local community about the subject property that is material to *recognized environmental conditions* in connection with the subject property.

3.5 Valuation Reduction for Environmental Issues

According to the ASTM1527-13, the User must report a significantly lower purchase price that does not reasonably reflect fair market value of an uncontaminated property. Mr. Glover did not report a lower purchase price.

3.6 Owner, Property Manager, and Occupant Information

Mr. Glover is the current owner of the subject property. He has owned the property for two years.

3.7 Reason for Performing Phase I

According to ASTM 1527-13, either the User shall make known to the environmental professional the reason why the User wants to have the Phase I Environmental Site Assessment performed or, if the User does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for the Landowner Liability Protections under the Brownfields Amendments.

Mr. Glover identified the reason for conducting this Phase I Environmental Site Assessment as Mr. George Glover is transferring the subject property title to the City of North Little Rock.

3.8 Previous Environmental Reports

Mr. Glover did not provide any previous environmental reports to Ecologic, Inc. for review.

9.0 CONCLUSIONS

Ecologic, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope of limitations of ASTM Practice E 1527-13 of a property addressed as 1918 Regina Lane in North Little Rock, Pulaski County, Arkansas, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

This assessment has not revealed any environmental concerns or *recognized environmental conditions, or historical recognized environmental conditions* in connection with the subject property as defined in the Standard Practice.

10.0 ADDITIONAL SERVICES

The User did not request additional services.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL

Certification of the Environmental Professional signing below:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

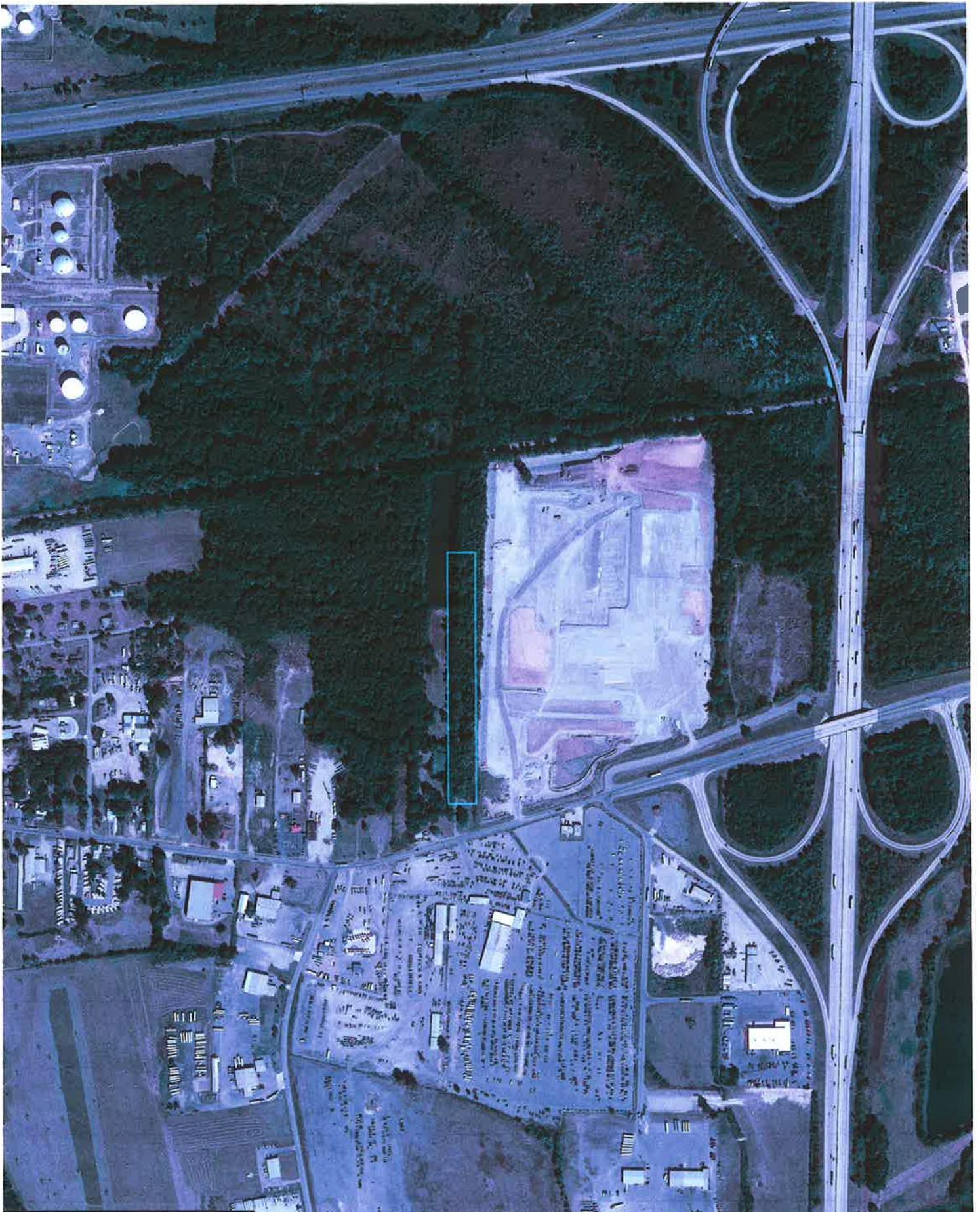
This report was prepared by:



Anne Woker
Environmental Professional

September 3, 2016

Phase I Environmental Site Assessment
1918 Regina Lane
North Little Rock, Arkansas



e in Sec 27-2N-11W
Pulaski County

