

Harold Perrin

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Forman
Committee

From: Lloyd McCracken [LMcCracken@mylibertybank.com]
Sent: Tuesday, April 19, 2011 1:45 PM
To: Harold Perrin
Subject: 204 Floyd property
Attachments: Gibson.pdf

2002 minutes

Harold---

I talked with you on March 10 regarding land and a house owned by Jim Gibson (a relative of my wife) located at 204 Floyd Street.

You asked L.M Duncan to contact me. I appreciate the assistance that L.M. has provided.

Here is the brief background (I am keeping this very condensed. I personally was involved in several of the discussions described below).

In 2008, Harry Hardwick, on behalf of the City, contacted Jim Gibson and state the city wished to purchase Jim's home at 204 Floyd (for a water retention project).

Harry advised it might be a while before the city would be ready to close on the purchase.

Thereafter, a formal offer and acceptance was presented to Jim, which Jim executed on June 23, 2008. Subsequently, a recommendation to purchase the property was made by Mayor Forman to the city council. On August 19, 2008, the city council authorized consummation of the purchase for a total price of \$26,150. (copies of the offer and acceptance, the mayor's recommendation, and the council authorization are attached).

The city consummated the purchase of numerous other properties located in the same block as Jim. I was told at that time by Harry that the city was purchasing 27 houses.

For whatever reason, the city did not consummate the purchase of Jim's property. In a January 2009 conversation with me, Harry mentioned that it might be 2 years until the city would be ready to move forward on the project.

Since 2008, the city has demolished and cleared many houses on the nearby properties, including removal of some trees and shrubbery.

I assume by either mis-understanding or by mistake, on more than one occasion, city equipment entered Jim's property and some trees and shrubs located on Jim's property were cleared (without Jim's permission).

Early last month, Jim called me and asked if I knew or could find out when the city would consummate the purchase of his property. (As I discussed with you, due to an accident, Jim has been disabled for many years. He sometimes calls me to ask for help or assistance in regard to his business matters.)

Jim's call to me is what prompted my call to you on March 10.

L.M. has advised that he does not believe the city has a need for Jim's property.

So here is a recap---

The City entered into an offer and acceptance agreement and the city council authorized consummation of the purchase of Jim's property.

Jim Gibson wishes for the city to consummate the previously agreed upon purchase.

What needs to be done for the city to complete the purchase of this property?

I appreciate your help on this.

thanks

Lloyd McCracken, Jr.
Office 972 5866

- RES-08:110** A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF JONESBORO AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 204 FLOYD STREET, JONESBORO, ARKANSAS FOR THE PURPOSE OF CREATING A DETENTION POND.
- Sponsors: Mayor's Office and Public Works
- Attachments: [Resolution.pdf](#)
- This item was PASSED on the consent agenda.**
- Enactment No: R-EN-110-2008
- RES-08:126** RESOLUTION SETTING FORTH THE POLICY FOR WITHDRAWALS OF ZONING AMENDMENT APPLICATIONS FOR THE CHANGE OF THE BOUNDARY OF A ZONING DISTRICT, ANNEXATIONS AND CONDITIONAL USES BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
- Sponsors: Metropolitan Area Planning Commission and Planning
- Attachments: [Resolution Cover Memo Withdrawal Policy](#)
- This item was PASSED on the consent agenda.**
- Enactment No: R-EN-111-2008
- RES-08:129** A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE LEASE NO. DTFASW-09-L-00001 WITH THE FEDERAL AVIATION ADMINISTRATION (FAA)
- Sponsors: Mayor's Office and Municipal Airport Commission
- Attachments: [FAA Letter](#)
[FAA Lease 2008](#)
- This item was PASSED on the consent agenda.**
- Enactment No: R-EN-112-2008
- RES-08:130** A RESOLUTION TO APPROVING THE CITY OF JONESBORO, ARKANSAS TO PARTICIPATE UNDER THE 2009 ARKANSAS DEPARTMENT OF PARKS AND TOURISM'S OUTDOOR RECREATION GRANT PROGRAM
- Sponsors: Parks & Recreation
- This item was PASSED on the consent agenda.**
- Enactment No: R-EN-113-2008

6. New Business

Ordinances on First Reading

- ORD-08:053** AN ORDINANCE TO AMEND 2008 BUDGET WITH APPROPRIATIONS FOR PAYMENT OF FINAL MATA BILLING FROM CITY WATER AND LIGHT OF JONESBORO, ARKANSAS
- Sponsors: Public Works, Mayor's Office and Engineering



**CITY OF
JONESBORO**

Please be advised that I am in receipt of an appraisal located on 204 Floyd St. and owned by James Lee Gibson in the amount of \$22,750.00.

I hereby recommend that an additional sum of \$3,400.00 be added to the appraised value for purchase of said property for the total price of \$26,150.00. My recommendation is based upon the following criteria, established in **Resolution 2006:62**, to wit:

A. Actual Reasonable expense in moving

B. Direct losses of tangible personal property

C. Moving expenses limited, but not limited to transportation, packing, storage, replacing signs and stationary, insurance on items moved, rental brokerage payments and payment for license and certification expenses \$ 2,400.00

D. Replacement housing costs, including but not limited to interest and reasonable expenses incurred in title researches (\$560.00), recording fees (\$40.00), and closing costs (\$400.00) : \$ 1,000.00.

E. Unusual or extra ordinary expense items determined by the Mayor to be unique to the particular property being acquired _____.

Total: \$26,150.00 (Appraised value & additional expenditures)

Sincerely

Mayor