

RESOLUTION NO. 2023- 20

**A RESOLUTION OF THE  
CITY OF FAIRFIELD BAY, ARKANSAS,  
EXPRESSING CITY COUNCIL'S  
INTENT TO ENTER INTO  
LONG-TERM LEASE OF CAMPGROUND WITH  
U.S. ARMY CORPS OF ENGINEERS,  
WITH THE CITY'S UNFETTERED ABILITY  
TO ENTER INTO SUBLEASE WITH  
FAIRFIELD BAY COMMUNITY CLUB, INC.,  
D/B/A FAIRFIELD BAY RESORT & COMMUNITY,  
A NON-PROFIT ENTITY,  
TO OPERATE THE CAMPGROUND;  
AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Fairfield Bay previously entered into a long-term lease of the Campground from the U.S. Army Corps of Engineers (Corps), and subsequently sub-leased the Campground to the Fairfield Bay Community Club, Inc. ("Resort"), and currently continues both arrangements by mutual agreements, after the April 2022 expiration of the long-term lease; and

**WHEREAS**, the City Council wishes to sublease the Campground to Resort when the City obtains a new long-term lease with the Corps;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF FAIRFIELD BAY, ARKANSAS**, that:

1. The City Council acknowledges the on-going business relationships with Campground visitors (and prospective visitors, with reservations made in the future, through Resort), Resort, and the Corps of Engineers, which has extended from May of 2022, to date; and acknowledges that those relationships preserve the "going concern" operation of the Corps' Campground located adjacent to the Marina at the City of Fairfield Bay, Greers Ferry Lake, Van Buren County, Arkansas.

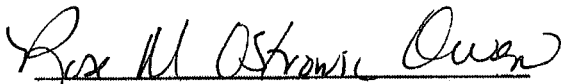
2. The City Council wishes to preserve all three on-going relationships: with prospective visitors, and others who have reservations to stay at the Campground in the future; with the Resort as sub-lessee from the City; and with the Corps of Engineers who leases the Campground to the City.
3. The City Council wishes to preserve the "going concern" nature of the Campground as it is currently operated by Resort as sublessee of City's lease with the Corps.
4. The City Council asks the Mayor to negotiate with the Corps of Engineers as the continuing primary lessee of the Campground, and to preserve and protect City's unfettered ability to sublease the Campground to Resort.
5. This Resolution shall become effective immediately upon publication by posting by the Recorder-Treasurer, and shall likewise be published in a local newspaper of general circulation in the City of Fairfield Bay.
6. The Mayor and the Recorder-Treasurer be, and they are hereby, authorized to take any and all actions necessary to execute this Resolution, and to proceed with efforts necessary for the City to sublease the Campground to Resort if and when City obtains another primary lease from Corps for the Campground, with adjustments that may be made by legal or other necessity, and as set forth therein.

**IT IS SO CONSIDERED AND RESOLVED** by the City Council for the City of Fairfield Bay on this 2<sup>nd</sup> day of October, 2023.

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**Honorable Jackie Sikes**  
**Mayor, City of Fairfield Bay, Arkansas**

Attest:

  
**Rose O. Owen, Recorder-Treasurer**

**Prepared by:**  
**AJ Kelly**  
**Kelly Law Firm, PLC**  
**Rev: 10/1/23**