



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, August 2, 2022

5:30 PM

Municipal Center, 300 S. Church

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### **PUBLIC WORKS COUNCIL COMMITTEE MEETING AT 5:00 P.M.**

*Council Chambers, Municipal Center*

#### **1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.**

#### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

#### **3. ROLL CALL BY CITY CLERK APRIL LEGGETT**

#### **4. SPECIAL PRESENTATIONS**

**COM-22:031** NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION (NEAIDC)  
ANNUAL REPORT

**Sponsors:** Mayor's Office

**Attachments:** [NAIDC Report 1st QTR 2022](#)

[NAIDC Annual Report 2021](#)

[Contract City-NAIDC 2022](#)

#### **5. CONSENT AGENDA**

*The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.*

**MIN-22:064** MINUTES FOR THE CITY COUNCIL MEETING ON JULY 19, 2022

**Attachments:** [CC Minutes 07192022](#)

**RES-22:109** A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ALLOCATE  
\$250,000.00 OF AMERICAN RESCUE PLAN FUNDS FOR ENHANCED MOSQUITO  
ABATEMENT

**Sponsors:** Mayor's Office and Streets

**Attachments:** [Jonesboro Aerial Proposal Letter](#)



NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION (NEAIDC) FOR FUNDING OF ECONOMIC DEVELOPMENT SERVICES

**Sponsors:** Mayor's Office and Finance

**Attachments:** [NAIDC Report 1st QTR 2022](#)

[NAIDC Annual Report 2021](#)

[Contract City-NAIDC 2022](#)

**Legislative History**

7/26/22 Finance & Administration Recommended to Council  
Council Committee

**RES-22:125**

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A LEASE AGREEMENT FOR A LAW ENFORCEMENT FACILITY AND APPROPRIATE RESTRICTED FUNDS FOR THE POLICE DEPARTMENT

**Sponsors:** Police Department, Mayor's Office and Finance

**Attachments:** [Police Lease Contract](#)

**Legislative History**

7/26/22 Finance & Administration Recommended to Council  
Council Committee

*RESOLUTIONS REMOVED FROM THE CONSENT AGENDA*

**RES-22:122**

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE: THE 2022-2026 CONSOLIDATED PLAN AND THE 2022 ACTION PLAN THAT INCLUDES THE 2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS AND BUDGET.

**Sponsors:** Community Development and Grants

**Attachments:** [FY22 CDBG Five Year Consolidated Plan and FY22 Action Plan](#)

**Legislative History**

7/26/22 Finance & Administration Recommended to Council  
Council Committee

**6. NEW BUSINESS**

*ORDINANCES ON FIRST READING*

**ORD-22:034**

AN ORDINANCE TO AMEND ORDINANCE CHAPTER 10 ARTICLE I SECTION 10 OF THE JONESBORO CODE OF ORDINANCES TO ADD SUBSECTION 13 PROVIDING FOR GUIDELINES ON THE HANDLING, DISPLAYING, OR GIVING AWAY OF ANIMALS IN THE CITY OF JONESBORO

**Sponsors:** Animal Control and Mayor's Office

**Legislative History**

7/19/22 Public Safety Council Recommended to Council  
Committee

**7. UNFINISHED BUSINESS**

*ORDINANCES ON SECOND READING*

**ORD-22:030** AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Sponsors:** Engineering

**Legislative History**

7/5/22	Public Works Council Committee	Recommended to Council
7/19/22	City Council	Held at one reading

**ORD-22:032** AN ORDINANCE REGARDING THE ABANDONMENT OF A UTILITY EASEMENT LOCATED ON PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT AS REQUESTED BY HB MEDICAL HOLDINGS, LLC

**Attachments:** [Petition](#)

[Plat](#)

[Resolution](#)

[Letters](#)

[city letter](#)

**Legislative History**

7/19/22	City Council	Held at one reading
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**ORD-22:033** AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR ASSISTING OTHERS, INC., D/B/A THE EDGE COFFEE SHOP TO BE LOCATED AT 1900 AGGIE ROAD, JONESBORO, ARKANSAS

**Attachments:** [Assisting Others, Inc. DBA The Edge Coffee Shop\\_Redacted](#)

**Legislative History**

7/19/22	City Council	Held at one reading
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*ORDINANCES ON THIRD READING*

**ORD-22:031** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 5459 E. NETTLETON AVENUE AS REQUESTED BY EASTON AGRICULTURAL, LLLP

**Attachments:** [Staff Summary-C.C.](#)

[HANCOCK SURVEY 20220426](#)

[Application](#)

[Certified Mail Receipt](#)

[Charge Sheet - Paid](#)

[Hancock Survey](#)

[Publication Fee Receipt](#)

**Legislative History**



7/5/22	City Council	Held at one reading
7/19/22	City Council	Held at second reading

**8. MAYOR'S REPORTS****9. CITY COUNCIL REPORTS****10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.*

**11. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-22:031

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**Agenda Date:** 8/2/2022

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Other  
Communications

NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION (NEAIDC)  
ANNUAL REPORT

# NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

1<sup>st</sup> Quarter 2022

Thank you for your continued support of economic development in Jonesboro and Craighead County. This report highlights activity in the first quarter of 2022 and reflects on our partners as they begin implementation of a second five-year strategic plan for economic development. Jonesboro is a dynamic city, and we are excited to see the growth and advancements that will be made this year.

Sincerely,  
Al M. Heringer III, Chairman

## TALENT RECRUITMENT

Everyone needs great talent! A key component of Jonesboro Unlimited's economic development strategic plan is Talent Recruitment – keeping the talent we have and bringing new talent to Jonesboro. One tool being developed is an additional section to the Jonesboro Unlimited website for talent attraction. Currently in development, this website will be designed to be utilized by those looking to relocate to our city.

Another tool being redesigned is the Jonesboro Jobs website. This site is getting a refresh and redesign to pull job seekers and employers alike to the site for exciting, new job opportunities. Be on the lookout for a rollout in July.

The importance of keeping up with growth trends for our city and county cannot be underrated. We live in an ever-changing world. To remain dynamic and vibrant for recruiting talent and families to our region, we must stay attuned to our changing demographics.

	Jonesboro 2010	Jonesboro 2021	Percentage of Growth	Craighead County 2010	Craighead County 2021	Percentage of Growth	Arkansas 2010	Arkansas 2021	Percentage of Growth
Population	67,356	80,586	16.4%	96,443	115,686	16.6%	2,915,918	3,116,869	6.4%
Median Age	31.4	33.9		33.2	35.5		37.4	39.2	
Average Household Size	2.45	2.45		2.49	2.48		2.47	2.47	
Housing Units Owner/Renter/Vacant	49.9% / 42.3% / 7.8%	49.3% / 42.5% / 8.3%		55.8% / 36.2% / 8.0%	54.6% / 36.9% / 8.5%		58.4% / 28.8% / 12.9%	56.9% / 28.9% / 14.2%	

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography; ESRI Community Analyst; May 31, 2022



Draft day was an inaugural event hosted by the Arkansas State Chamber of Commerce and Be Pro Be Proud. Held at the Jonesboro High School campus, the event introduced over 700 high school students from area schools to industrial careers by paring students' skills with regional industries' job opportunities.

Governor Asa Hutchinson kicked off the event by speaking to students and industrial leaders. Students had the opportunity to network in a job fair setting and had scheduled interviews with more than 30 companies needing talent in our region.



Networking at the Draft Day Job Fair



## ARKANSAS SCHOLARS

Arkansas Scholars is a program that encourages students to do well in high school. To be an Arkansas Scholar, students are asked to meet a set of criteria that prepares them for both the workplace and for additional education after high school. Visits are made to students from area schools each year to review the criteria and get students lined up to participate in the program. A new video has been created to talk about the program.

## QUALITY OF PLACE

The City of Jonesboro and Jonesboro Unlimited are partnering to fund a comprehensive soft surface trail study. Soft surface trails are ideal for mountain bike users, runners, joggers, and pedestrians. The final report is expected in July.

## BUSINESS ATTRACTION & RETENTION

### INDUSTRY EXPANSION UPDATE

**Spirit Fitness** received approval from the city and county for state Tax Back program participation, and construction continues on their 150,000 SF facility in the Craighead Technology Park



**Camfil APC** continues construction on their 247,000 SF plant in the Craighead Technology Park, with complete move-in scheduled for fall of this year.



**Nestlé** is continuing their expansion project of adding a Hot Pockets line to the Jonesboro facility. They will create 100 new jobs with this expansion.



## ACTIVITY

Activity during the first quarter of the year was strong, with ten industrial inquiries, six business retention & expansion projects, and five market research requests.

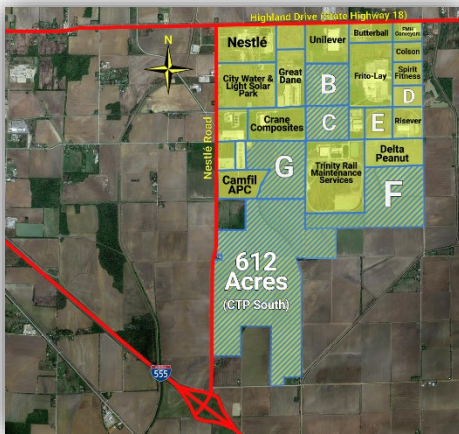
## PLANT MANAGERS' ROUNDTABLE

A roundtable discussion was held recently with area plant managers. These discussions are important for networking and sharing ideas about topics of importance to our manufacturers.

## WAGE & BENEFIT SURVEY

2021 Jonesboro Area Industry Wage & Benefit Survey was recently completed, with 5,552 manufacturing employees represented. This survey is used in business recruitment efforts and provided to our participating local existing industries. It gives an accurate overlook of our manufacturing sector's wages and benefits.

## INFRASTRUCTURE



## LAND

Shovel ready is a term consultants like to hear when looking at a proposed site for their clients. As reported last quarter, the Jonesboro Economic Development Corporation (JEDC) recently purchased 412.69 acres south of the Craighead Technology Park to be used for industrial activity. JEDC is currently going through the process of re-zoning 237 acres of that site from R-1 to I-2 through the City of Jonesboro. This makes the site one step closer to being shovel ready for development.

## INFRASTRUCTURE DEVELOPMENT

Infrastructure improvements, such as roadways, rail, and utility extensions are costly. Our economic development partners have spent millions of dollars over the years on infrastructure improvements for the Craighead Technology Park, making it a premier location for industry. Potential funding grants and opportunities are being sought by our economic development partners to provide the infrastructure needed at acreage recently purchased.

## AIR

New flights to Nashville from Jonesboro! Air Choice One has served Jonesboro since 2012 under federally subsidized Essential Air Service contracts from the U.S. Department of Transportation (DOT). They were recently selected by the DOT to continue service for Jonesboro through February 2026. With the extension of service, Air Choice is offering added service with daily flights to Nashville, in addition to their current service to St. Louis.

In March, Southern Airways Corporation purchased Air Choice One. Plans are to continue services as scheduled by Air Choice One. In May, Southern Airways agreed to a merger with the electric aviation firm Surf Air Mobility. With the merger, Surf Air Mobility will upgrade Southern Airways' current fleet of 40 aircraft to hybrid electric aircraft.

## MARKETING

It takes community, state, and national partnerships to be successful in economic development. Below are just a few of the organizations and collaborations some of our partners participated in this quarter.

**The Northeast Arkansas Economic Development Coalition** is made up of eight counties in Northeast Arkansas – Craighead, Clay, Cross, Greene, Jackson, Poinsett, Randolph, and Lawrence. Steven Lamm, VP of Economic Development for Jonesboro Unlimited, is active in the organization and is working with the Coalition to commission a labor study for the region.

**The Arkansas State Chamber of Commerce** recently held a planning retreat to look at policy and a legislative agenda for the next few years. Mark Young, President of Jonesboro Unlimited, participated in this discussion, as it has a huge impact on economic development in the years to come.

Steven Lamm, VP of Economic Development, participated in the **Arkansas Economic Development Commission's** Consultant Event in Chicago recently.

Rex Nelson, with the **Arkansas Democrat Gazette**, came to Jonesboro and met with community leaders to get a good feel for our city. He wrote an article in the Democrat-Gazette highlighting Jonesboro's strong economy and future. See it attached to this report.

The **Arkansas Economic Development Foundation** held their annual luncheon in April. Mark Young and Steven Lamm, with Jonesboro Unlimited, and several community leaders attended this event and heard keynote speaker David Burritt, U.S. Steel President & CEO.

Mark Young and Shelle Randall taught a workforce development class at the **Mid-South Basic Economic Development Course**, held in April this year.



# OPINION | REX NELSON: A strong economy

Diversity is the key to Jonesboro's industrial growth by [Rex Nelson](#) | April 24, 2022 at 2:16 a.m.



deering art for sunday style

For decades, residents in the northeast quadrant of Arkansas gravitated toward Memphis. They watched Memphis television stations, read Memphis newspapers, and listened to Memphis radio stations. They went to Memphis to visit the doctor, to eat out, and to shop. Slowly, those habits changed as Jonesboro emerged as the regional center for northeast Arkansas. People in towns

such as Trumann and Harrisburg once went to Memphis. They now go to Jonesboro.

What happened? There's the growth of Arkansas State University, the emergence of Jonesboro as a medical hub thanks to St. Bernards Medical Center and NEA Baptist Memorial

Hospital, and the explosion in shopping and dining opportunities.

In the 1980 census, Jonesboro had 31,530 residents. That figure grew to 46,535 in 1990, 55,115 in 2000, and 67,263 in 2010. During the following decade, Jonesboro grew another 16.8 percent to 78,576 residents in the 2020 census. There's little doubt that the population has surpassed

80,000 since the census was taken.

Jonesboro is now the state's fifth-largest city behind Little Rock (202,591), Fayetteville (93,949), Fort Smith (89,142) and Springdale (84,161).

I'm sitting in a conference room at the Jonesboro Regional Chamber of Commerce headquarters with a group of city leaders as they discuss how to keep the momentum going. They have a deep understanding of the fact that economic development in the 21st century is all about attracting and retaining talented people. The days of focusing entirely on industrial parks in an attempt to lure manufacturers are gone.

"Talent attraction is the thing we talk about all of the time," says Mark Young, the chamber's president and CEO. "That's the key."

In 2019, a proposed 1 percent sales tax increase that would have funded quality-of-life amenities failed in a close election. One thing that has held Jonesboro back has been the political

influence of regressive remnants of the Tea Party movement.

"The election outcome disappointed me because the new funds would have been earmarked solely for quality-of-life and community improvement projects, and to increase budgets for our firefighters and police officers," Jonesboro banker Gabe Roberts wrote in a recent column for Talk Business & Politics.

Roberts, a vice president at First Community Bank in Jonesboro, noted that "nice things cost money. In order to compete with other cities in the state, we need to step up to the plate and offer more in regards to quality-of-life activities."

The Jonesboro City Council responded last September by passing a 2 percent restaurant tax to go along with an increase in the hotel tax from 3 to 4 percent. The restaurant tax, which went into effect Jan. 1, is expected to produce between \$3 million and \$4 million in annual revenue that will be used to construct a regional sports complex.

Studies have shown that such a complex could produce \$30 million a year or more for businesses in the city as people come from across the region to watch children and

grandchildren participate in tournaments.

In December, the Jonesboro Advertising and Promotion Commission appointed a 10-member steering committee to plan a sports complex that likely will include basketball courts, volleyball courts, and an indoor swimming pool. In February, the commission hired Eastern Sports Management to conduct a feasibility study.

The city recently opened the Jonesboro Shooting Sports Complex, a \$10 million facility that features a rifle range, pistol range, three trap and skeet fields, and two archery ranges. It's already attracting out-of-town visitors.

Jonesboro Mayor Harold Copenhaver drew more than 500 people for his annual state of the city address in March. He says that's proof of the strong community involvement that has helped build Jonesboro.

One of the first things Copenhaver did after becoming mayor last year was to create a caucus with mayors from seven counties in northeast Arkansas. He says regionalization is crucial to the city's future.

Copenhaver, a former state legislator, is a graduate of Jonesboro High School and ASU. He has worked as a

business development officer for Centennial Bank, as a farm manager, and in the insurance industry. He understands the city's history and how it became a regional attraction. He has joined forces with municipal and county leaders in western Tennessee and northern Mississippi to form RegionalSmart, an organization designed to bring major projects to the Mid-South.

In addition to opening the shooting sports complex, Copenhaver has done other things to enhance the city's quality of life during his first 16 months in office. In 2021, the city tripled spending on sidewalks to \$750,000 while increasing funding for street and drainage projects. The mayor has also worked to improve high-speed broadband access for homes and businesses.

Copenhaver also realizes the benefits of a clean town. The city entered into a partnership with Breaking Bonds Ministries in which its members clear litter from streets and waterways.

"They've become an invaluable asset; we've even hired four of them as city employees," Copenhaver said during his state of the city address. "And I'm proud to say that with the teamwork of Keep Jonesboro Beautiful,



our city is significantly cleaner than it was 12 months ago."

During our morning meeting, I'm handed a report titled "Jonesboro Quality of Life and Connectivity Master Plan." Those around the table are quick to point out that the folks in northwest Arkansas aren't the only ones who recognize the importance of quality trail systems.

The report states: "Jonesboro has many positive attributes, which have been championed by community leaders: a thriving college, an extensive health care system, a robust industrial and manufacturing sector, and steady population growth. However, compared with national averages, Jonesboro's citizens have a relatively low income and health issues associated with inadequate opportunities for physical activity.

"Jonesboro is vehicular-oriented and lacks safe multimodal active transit access such as well-defined pathways for pedestrians and cyclists. This report proposes a city-wide connectivity network. ... Bike and pedestrian networks act as catalysts within cities, improving citizens' quality of life and connectivity between neighborhoods, major

employers, public institutions and parks."

"We have to do a better job communicating the importance of such quality-of-life upgrades," Copenhaver says.

Young says Jonesboro has become a city that "always has its foot on the gas pedal. We're not comfortable sitting back and enjoying what we've already accomplished."

I meet a staff member who has been hired by the chamber to focus on talent attraction and retention, another example that Jonesboro's leaders understand what it takes to succeed in a knowledge-based economy.

"If we can get people to come here and visit, the community will then sell itself," says Chris Barber, the St. Bernards Healthcare president and CEO. Jonesboro has come a long way since 1858 when a state senator named William Jones proposed the creation of a new county.

"The proposal called for the county to incorporate land from an area represented by Jones' fellow state senator, Thomas Craighead, who opposed the idea," writes Arkansas historian Nancy Hendricks. "When the bill passed, Jones proposed that the county be named for

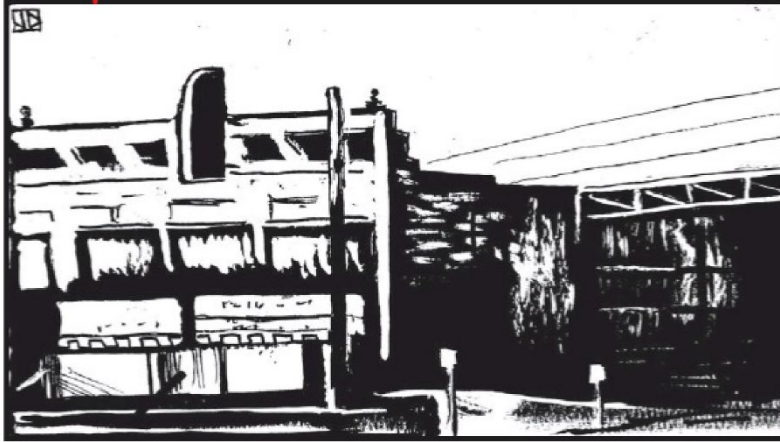
Craighead, who, in turn, proposed that the county seat be named for Jones. The town of Jonesborough was created, with the spelling later simplified.

"Craighead County and Jonesboro were officially born Feb. 19, 1859. Farmer Fergus Snoddy donated 15 acres for a town in the area that's now downtown Jonesboro. In 1883, with the railroad coming to Jonesboro, voters finally approved the town's official incorporation. ... The town was a center of the logging industry, requiring efficient transportation to get the timber to market."

Several railroads were built in the area during the 1880s.

"Jonesboro's growth was enhanced in 1906 with the creation of City Water & Light as a municipal utility," Hendricks writes. "It continues to serve the town and, due to its reasonable utility rates, is often cited as a major factor in Jonesboro's growth, attracting business and industry."

Following a malaria epidemic, sisters from the Olivetan



Benedictine order established a six-room hospital in 1900. It was named in honor of St. Bernard Tolomei, founder of the Olivetan Benedictines. More progress followed in 1909 when the Legislature established four district agricultural schools.

"Jonesboro competed against Greene County and Mountain Home to house the school," Hendricks writes. "After a pledge of \$40,000 and 200 acres of land, Jonesboro was chosen. Classes were first held Oct. 3, 1910, at the First District Agricultural School. Now known as Arkansas State University, it was the first of the district colleges to be granted university status.

"Also in 1910, a group of area farmers decided to try growing rice in fields outside town. Their success led to the creation in 1930 of what at the time was the largest rice mill in the world, operated by Riceland Foods. The rice industry continues to be

among Jonesboro's leading businesses." Jonesboro grew from 2,065 residents in the 1890 census to 10,326 in 1930. Though it sits on Crowley's Ridge, its economy at the time was dependent on the fortunes of farmers in the lowlands on either side of the ridge. Those farmers were devastated by the Great Flood of 1927, the Great Drought of 1930-31 and the Great Flood of 1937.

Jonesboro was helped by the 1912 election of Thaddeus Caraway to the U.S. House of Representatives and his 1920 election to the U.S. Senate. The Jonesboro resident served in the Senate until his death on Nov. 6, 1931. Caraway brought a number of federal projects to the city during his years in Congress.

"In 1932, his widow, Hattie Caraway, became the nation's first elected female senator," Hendricks writes. "She often helped Jonesboro by finding jobs on federal projects for poor and

handicapped residents, interceded at Arkansas State to find work-study positions for needy students, and lobbied to build a post office. "When World War II began, Caraway helped convince the U.S. government to establish a military training detachment at the college. The college training detachment brought GIs from across the country to Jonesboro. Many settled in town after the war. ... In 1952, Jonesboro resident Francis Cherry was elected governor."

Cherry was defeated after one term by Orval Faubus of Madison County. The city still managed to grow from 16,310 residents in the 1950 census to 21,418 in 1960, even as Craighead County's population fell from 50,613 to 47,303 during the same decade.

"The town saw dynamic growth in the 1950s and 1960s with the establishment of businesses such as Arkansas Glass, Colson Caster, Frolic Footwear, General Electric and Hytrol Conveyor," Hendricks writes.

Following our morning meeting, Young drives me to the Jonesboro Industrial Park, where manufacturers built facilities from the 1960s through the 1980s. We then head to Craighead Technology Park, which

began in 1986 with the purchase of 750 acres. It doubled in size in 2006, and another 400 acres recently were acquired. The city owns six miles of railroad spurs in the park.

Jonesboro's record of industrial growth is well known across the state. It became a food processing center as Frito-Lay, ConAgra, Post and Nestle built facilities there. Add in the growth of the education and health care sectors--along with retail and restaurant growth--and one has the makings of a vibrant regional hub.

"We truly have a diversified economy," Young says.  
"That's our strength

# NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

Annual Report 2021

On behalf of the Northeast Arkansas Industrial Development Commission, we would like to present our 2021 Annual Report. While we were still battling COVID and working our way back to normalcy, this past year was a whirlwind of growth and expansion in all of Jonesboro's key economic sectors. We appreciate the continued support from the City of Jonesboro and Craighead County. It is a team collaboration that advances our city. The development of high-paying jobs from both new and existing industries raises the bar for all. We are inspired and excited to see what is in store for our great city in the coming year!

Sincerely,  
Al M. Heringer III, Chairman

## SHOUT OUT TO OUR EXISTING INDUSTRIES

We all know Jonesboro is a great place to do business! Our location, utilities, and talent are second to none. It's a true testament when our existing industries choose to expand and reinvest in our city when determining where to grow their footprint. Several of our industries are growing in Jonesboro!



Camfil APC – 247,000 SF facility in the Craighead Technology Park – adding 67 new jobs



Colson Group – 146,640 SF facility in the Craighead Technology Park



Nestlé Prepared Foods - \$100 million investment – 100 Jobs – Addition of a Hot Pockets Line





Spirit Fitness Products – 150,000 SF - \$10 million investment – 40-50 Jobs added



Nice-Pak Products, Inc. – Adding capacity and 300 team members in Jonesboro



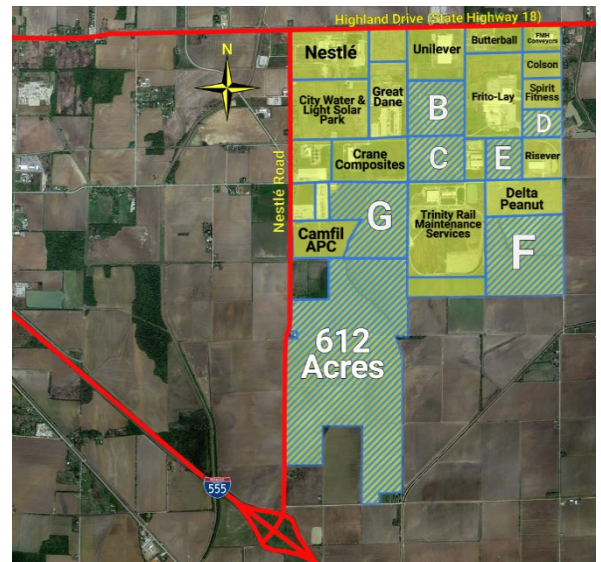
CWL Solar Park – 98 acres in the Craighead Technology Park – 13.25 Megawatt capacity



Riceland Foods - \$13.2 million investment – 80 jobs between Stuttgart and Jonesboro

## INFRASTRUCTURE

The Jonesboro Economic Development Corporation (JEDC) is owner and manager of land used for industrial development in Jonesboro. To keep Jonesboro on an accelerated path for growth, it was imperative that additional land be acquired for future projects. In 2021, JEDC purchased 412.69 acres south of the current Craighead Technology Park to be used for industrial activity. There is an additional 200 acres adjacent to this property that can join this site for a total of 612 acres for future developments.





Rail Storage Yard

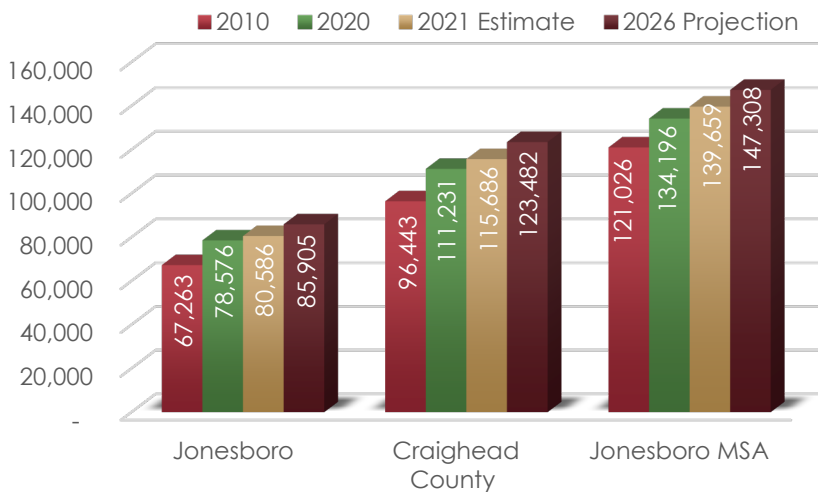
Many of Jonesboro's industries utilize rail services to bring in raw materials or ship out finished product. A 9.6-acre site for a rail storage yard site was purchased in 2021 and is being developed to provide closer, quality access for rail service. The site is located between the Craighead Technology Park and the Jonesboro Industrial

Park. When complete, there will be four tracks with a capacity for storage for 180 rail cars.

Our economic development partners have been working with the Corps of Engineers to obtain a permit to relocate a small drainage ditch that runs through the middle of a premiere site (Site "F") in the Craighead Technology Park, dividing the 150-acre site. A five-year permit was obtained in 2021 and the ditch will be relocated before the permit expires.

Want to know what a manufacturing facility can look like on a 100-135acre site in the Craighead Technology Park? We can show you! Jonesboro Unlimited, in partnership with Nabholz, provides an online tool so you can visualize the construction of a 100,000 square foot manufacturing facility. Check out our virtual building here: <https://www.youtube.com/watch?v=bXA5yP9MStY>.

## POPULATION AND THE JONESBORO MSA



Jonesboro is the 5th largest city in the State of Arkansas.

The Jonesboro Metropolitan Statistical Area (MSA) is comprised of Craighead and Poinsett counties and has a 2020 population of 134,196.

In 2021, the U.S. Office of Management and Budget (OMB) made a proposal to change the criteria for MSA designation. This would have

affected Jonesboro and 144 other MSA's in the country – it would have cost millions in federal funding for our city and taken Jonesboro off the radar screen for many economic development projects. A grassroots effort led by Jonesboro Unlimited and our federal delegation assisted in leading the OMB making the decision NOT to change the MSA criteria at this time.

# Annual Inventory of Job Growth and Capital Investment

Jonesboro continues to thrive! During 2021, employers in Jonesboro Unlimited's targeted industries (Logistics, Professional Services, Healthcare, Agricultural, and Manufacturing) created **1,029 net new jobs** and made a capital investment of **\$252.1million**. Over the past five years, **5,001** net new jobs were created and a capital investment of **\$802 million** was made.

## BUSINESS ATTRACTION, RETENTION & EXPANSION

Jonesboro had **28 inquiries** during 2021, leading to **six site visits**. There were **35 business retention & expansion activities** in 2021, and **26 market research requests**.

## MOMENTUM20 JONESBORO

Jonesboro's second five-year strategic plan was completed by Jonesboro Unlimited and consultant Ernst and Young in

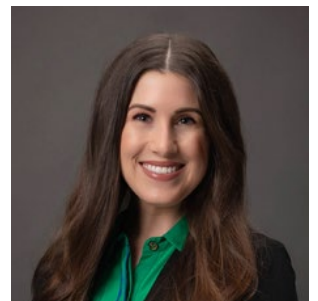
the fall of 2021. A roll-out of the plan was held in August, with Amy Holloway, National Economic Development Strategist speaking. The plan builds on the successes and programs developed during our first plan, and targets four priorities – Business Growth & Innovation, Talent Attraction & Workforce Development, Quality of Life & Infrastructure, and Branding & Marketing. Exciting times are ahead for Jonesboro!

## WELCOME NEW JONESBORO UNLIMITED TEAM MEMBERS!



Steven Lamm joined the Jonesboro Unlimited team in March of 2021, as Vice President of Economic Development. Steven is an Arkansas State graduate and comes to Jonesboro Unlimited after serving as the Vice President of Workforce Development at the Fort Smith Chamber of Commerce. Prior to that he served as Project Manager for the Arkansas Economic Development Commission. Steven brings a wealth of talent and experience in economic development,

In addition, Jonesboro Unlimited is delighted to announce that Casey Worlow has joined their team as Director of Talent Attraction in January of this year. Casey comes to Jonesboro Unlimited from St. Bernards Healthcare, where she served as the Strategic Partnership Manager. Talent attraction has become an emphasis in economic development nationally. Recognizing the importance of being a leader in this effort, Jonesboro Unlimited added this position as part of their new five-year strategic plan.



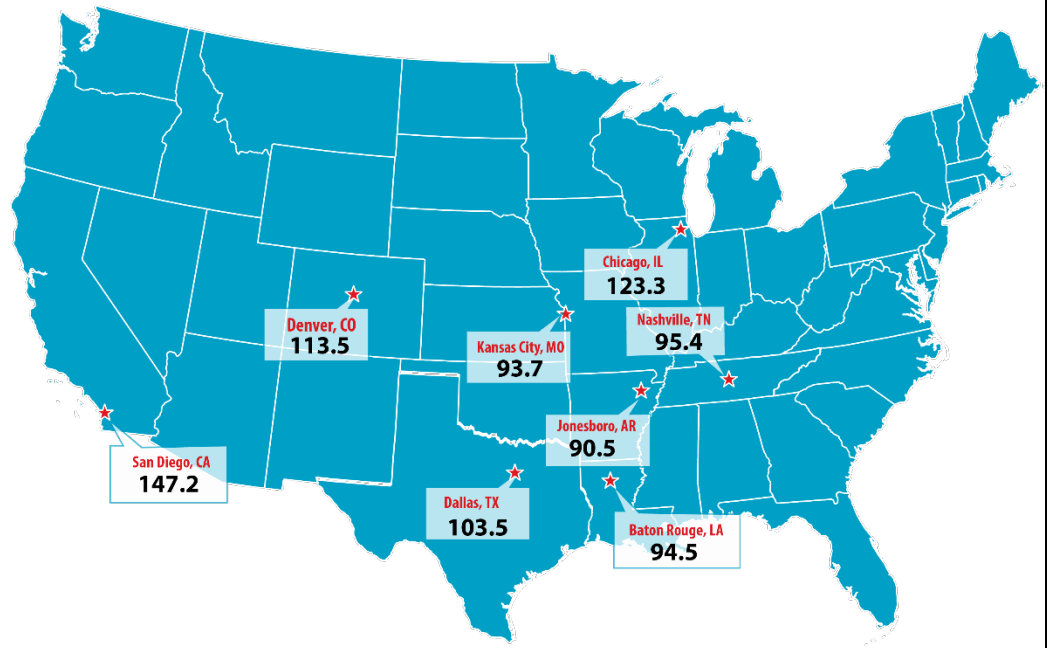
We're excited to have Steven and Casey on the Jonesboro Unlimited team!



## COST OF LIVING

Today's news is all about the rising cost of living. It's good to know that your dollars still go farther in Jonesboro than most anywhere else in the United States!

*COLI 4<sup>th</sup> Quarter Annual  
Average 2021*





## Agreement

THIS AGREEMENT is entered into between the City of Jonesboro, Arkansas ("City") and the Northeast Arkansas Industrial Development Commission ("NEAIDC"), and shall be in effect from January 1, 2022 to December 31, 2022. This agreement may be renewed by mutual agreement and subject to approval by the Jonesboro City Council.

WHEREAS, the NEAIDC was established under City Ordinance 86:1557 and City Code Section 2-447 to 2-458 to oversee the expenditure of public funds directed to industrial development and to promote economic development; and,

WHEREAS, A.C.A Section 14-176-103 authorizes cities to contract and provide funding for economic development services; and,

WHEREAS, the City appoints four members to the NEAIDC of the total of seven; and,

WHEREAS, economic development provides a valuable public purpose to the City of Jonesboro including the creation and retention of jobs, expansion of the tax base, and improvements to real property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the parties agree as follows:

1. The NEAIDC and its partners will promote economic development through the following activities:
  - a. Attraction of new business and industry;
  - b. Retention and expansion of existing businesses;
  - c. Workforce development initiatives, including coordination with the educational institutions within the community to promote education and training needed for local employers;
  - d. Production of marketing materials and promotional campaigns;
  - e. Building relationships with site selection consultants, business executives, and targeted business association organizations;
  - f. Building relationships with the Arkansas Economic Development Commission and other state and federal agencies involved in economic development and related activities;
  - g. Facilitate infrastructure and industrial land planning and development;
  - h. Management of industrial properties owned by partner entities;
  - i. Promotion of Jonesboro's targeted industries; and,
  - j. Other services and programs associated with economic development activities.
  
2. The NEAIDC will provide a written report each quarter (prior to the last day of April, July, October, and January) to the City indicating progress of its activities of Section 1 and report on the economy of Jonesboro. The NEAIDC will also provide an oral report to the City Council upon request.

3. The NEAIDC will provide a written annual report to the City prior to March 31, 2021 that will include the activities of section 1, economic data for Jonesboro, and other data as requested by the City.
4. The City agrees to provide funding of \$338,500 to NEAIDC in one installment, which includes \$167,250 for economic services as indicated in Section 1, and \$171,250 for capital improvements related to industrial property.

IN WITNESS WHEREOF, the parties have hereunto set their hands on \_\_\_\_\_, 2022.

CITY OF JONESBORO, ARKANSAS

BY: \_\_\_\_\_  
Harold Copenhaver, Mayor

ATTEST: \_\_\_\_\_  
April Leggett, City Clerk

NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

BY: \_\_\_\_\_  
NEAIDC Board Chairman



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-22:064

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON JULY 19, 2022



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, July 19, 2022

5:30 PM

Municipal Center, 300 S. Church

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### PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.

#### PUBLIC HEARING AT 5:25 P.M.

*Mayor Harold Copenhaver asked if anyone in the audience wished to speak for or against the public hearing regarding the abandonment of a utility easement located on part of Lot 1 of HB Medical Holdings Apache Drive Minor Plat as requested by HB Medical Holdings, LLC. No one spoke for or against the issue.*

#### 1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK APRIL LEGGETT

**Present** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent** 1 - Bobby Long

#### 4. SPECIAL PRESENTATIONS

*Tribute and Moment of Silence for Officer Vincent Parks*

*Mayor Harold Copenhaver said, good evening Council. Normally, I stand up here with exciting news for the community, but tonight I would like to say a few words on behalf of an event that occurred this past weekend and it is a very significant event. It is a month of sadness for the City of Jonesboro as one of our newest JPD recruits passed away this weekend.*

*Officer Vincent Parks had only recently dedicated himself to serve our city, as a member of our proud Jonesboro Police Department. His passing on Sunday was a tragedy not only for his personal family including his wife Christina and his wonderful daughter, many of the loved ones of his family, but also for his new City family.*

*Jonesboro will never get to see the impact Officer Parks would eventually make in service to our community, but we do owe him the tribute of any officer willing to put our safety above their own. Jonesboro Police Department carries on with its duties, despite a heavy heart. I share that weight, as I know you do as well. So before we proceed tonight with this Council session, I ask that we all bow our heads in a moment of silence honoring Jonesboro Police Officer Vincent Parks.*

Thank you.

A funeral service will be held at noon Friday at Central Baptist Church, preceded by visitation from 9:30 a.m. until noon at the church.

## **5. CONSENT AGENDA**

### *Approval of the Consent Agenda*

**A motion was made by Councilperson Chris Moore, seconded by Councilperson Chris Gibson, to Approve the Consent Agenda. The motioned PASSED**

**Aye:** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

[MIN-22:061](#) MINUTES FOR THE CITY COUNCIL MEETING ON JULY 5, 2022

**Attachments:** [CC Minutes 07052022](#)

**This item was passed on the Consent Agenda.**

[RES-22:106](#) A RESOLUTION TO THE CITY OF JONESBORO TO ENTER INTO AN INDEMNIFICATION AGREEMENT WITH VIKING CAPITAL, LLC

**Attachments:** [Indemnification Agreement - 303 S Main](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-106-2022

### *RESOLUTIONS REMOVED FROM THE CONSENT AGENDA*

[RES-22:099](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2612 Crawford : Parcel : 01-144273-02300 OWNER: Randy and Aley Crawford

**Attachments:** [CityJboroMayor 20220606 130041](#)

**A motion was made by Councilperson Chris Moore, seconded by Councilperson John Street, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

Enactment No: R-EN-107-2022

[RES-22:102](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 416 N Main Street, Parcel: 01-144182-10400. OWNER: Roger L. Smith

**Attachments:** [416 North Main Supporting Docs](#)

**A motion was made by Councilperson Chris Moore, seconded by Councilperson John Street, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

Enactment No: R-EN-108-2022

[RES-22:104](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 3016 HWY 141 North : Parcel: 01-154311-00800: OWNER: RKC Investments, LLC

**Attachments:** [3016 N 141 Supporting docs](#)

*Jarrod Dunigan, 1801 Conway Lane, said, I just saw the article on the front page of the paper about the property, just a couple of hours ago. So, I am really unprepared. I know it had mentioned that you all were looking for a couple of proposals for the property and you couldn't really come up with anything. However, I had actually been in talks with Mr. Wesley at the ministry a couple of years ago about the property. And, the last couple of years haven't been good, but they haven't been good for a lot of people. The property ended up selling for about half of what was quoted to me. I don't know how the whole process is. I thought I would come up here and if there was enough interest, I could put together a deeper proposal and submit it about the ideas that I had for the property. Is this the right place? Councilmember Chris Moore stated, the point before us is strictly the condemnation, not redevelopment. City Attorney Carol Duncan said, the city is not going to end up owning the property. Mr. Dunigan asked, is this the 3016 Hwy. 141-N property? Ms. Duncan said, right. The city will not own it with this condemnation. What would happen is if the condemnation goes through, the city would tear down the building and put a lien on the property. Mr. Dunigan said, okay. Ms. Duncan said, so we wouldn't own it. RKC Investments is who owns the property. So, that is who you would need to talk to. Mr. Dunigan asked, can I come up there? I can't hear. Ms. Duncan said, RKC Investments is who you would need to speak to about any proposal to purchase the property because the city doesn't own it and won't own it at the end of this. Mayor Harold Copenhaver said, it is a condemnation of the facility on the property. That is all this is. So, RKC Investments will still have ownership of the property. Ms. Duncan stated, Tony Thomas, in the back is going to explain it all to you. Mayor Copenhaver said, he can help you. Ms. Duncan said, he can help explain it all to you. Mayor Copenhaver said, thank you sir.*

**A motion was made by Councilperson Chris Moore, seconded by Councilperson John Street, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

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Enactment No: R-EN-109-2022

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

#### [ORD-22:030](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

*Councilmember John Street motioned, seconded by Councilmember Charles Frierson to suspend the rules and offer ORD-22:030 by title only. All voted aye.*

**Held at one reading**

#### [ORD-22:032](#)

AN ORDINANCE REGARDING THE ABANDONMENT OF A UTILITY EASEMENT LOCATED ON PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT AS REQUESTED BY HB MEDICAL HOLDINGS, LLC

**Attachments:** [Petition](#)  
[Plat](#)  
[Resolution](#)  
[Letters](#)  
[city letter](#)

*Councilmember John Street motioned, seconded by Councilmember Brian Emison to suspend the rules and offer ORD-22:032 by title only. All voted aye.*

**Held at one reading**

#### [ORD-22:033](#)

AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR ASSISTING OTHERS, INC., D/B/A THE EDGE COFFEE SHOP TO BE LOCATED AT 1900 AGGIE ROAD, JONESBORO, ARKANSAS

**Attachments:** [Assisting Others, Inc. DBA The Edge Coffee Shop\\_Redacted](#)

*Councilmember John Street motioned, seconded by Councilmember Brian Emison to suspend the rules and offer ORD-22:033 by title only. All voted aye.*

*Councilmember David McClain asked, was this not approved a little over a year or two ago? Councilmember Joe Hafner said, it was a different owner. Mayor Harold Copenhaver said, it was a different owner at that time. Councilmember McClain said, got it.*

**Held at one reading**

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON SECOND READING*

#### [ORD-22:028](#)

AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR MAI OF JONESBORO DBA AS VALENTINE NAILS LOCATED AT 1841 E. HIGHLAND DRIVE

**Attachments:**     [Ordinance](#)  
[Valentine Nails Highland Drive Redacted-USE THIS](#)

Councilmember Chris Moore stated, I have a few questions. I was in contact with the City Attorney and I asked her to research other cities and learn size and what restrictions they may have. It became pretty obvious that most cities our size are not in a dry county. So, I believe that only left us with one city that places restrictions. Was that Conway Carol? City Attorney Carol Duncan said, their rules are basically the same as ours. Councilmember Moore said, and so, when we contacted the City of Conway, their requirements are basically the same as ours with a character study and an affirmation that the zoning is correct are basically the only two things that they require and that is what we currently require. I just wanted to make those comments. I know that was brought up at the last council meeting. Councilmember Joe Hafner asked, at what point do we correct this ordinance? Ms. Duncan said, the applicants are here if you want them to come forward.

Ms. Duncan asked, has anyone talked to you about the fact that the ordinance is not in the right format? Tuan Le, business address – 1841 E. Highland Drive Suite D, said, we have not heard any recommendations or any new changes to the requirements so far. Ms. Duncan said, well, it is not really about the requirements necessarily. This is just a procedural issue. Your ordinance has the WHEREAS clauses, but it doesn't have the enacting part. So, in order for us to enact it, it has to have NOW THEREFORE the Council finds that and whatever the Council's ruling on it. So, I don't know what you all used to create this, but you all left the bottom off of it. Does that make sense? Mr. Le said, Chrystal Mommsen is the one that helped us with this process. Unfortunately, a lot of this we don't quite understand. Maybe Chrystal can help us explain in further detail. Crystal Mommenson said, that is something that I got from City Hall and I just gave to them and I think that they just rewrote it. Ms. Duncan said, right, but it doesn't have the end of it. It has the three WHEREAS clauses, but it doesn't have a NOW THEREFORE be it ordained by the City Council of the City of Jonesboro that and then Section 1, Section 2, however many sections. Mr. Le asked, so in other words, we would need to rewrite in a correct format? Ms. Duncan said, correct. Mr. Le said, got you. Ms. Duncan said, that is one issue. I don't know if there are other questions that people have for you, but that is the legal question I have. Mr. Le said, got it.

Councilmember Moore asked, if Chrystal is their spokesperson, can I ask you a couple of questions? Ms. Mommsen said, absolutely. Councilmember Moore asked, Chrystal, can you explain to me what the business model is? Typically, in Jonesboro, the business model for a private club is they have requirements to serve food. Ms. Mommsen said, yes and they have a full kitchen. The only reason that I am really involved is because MAI was my non-profit and I gave it to them. So, I have been kind of helping make sure they understand some things about it. They do have a full kitchen. They have a menu. They plan to serve like charcuterie boards, sandwiches, finger foods, and things like that mainly. Councilmember Moore asked, do they intend to serve food as a stand-alone business? In other words, is food the primary business or is nails the primary business and the food is just a requirement for the liquor license? Will you be able to come in and sit down and eat at their establishment? Ms. Mommsen said, you will be able to come in and eat at their establishment. I think they are primarily nails though. Councilmember Moore said, okay. Ms. Mommsen said, if you didn't want to get your nails done, say if me and my husband came in, I could get my nails done and he could eat. Or, I could have a cocktail while I was getting my nails done. I think that is kind of the mindset.



*Mr. Le asked, can I elaborate on that Mr. Moore? Councilmember Moore said, yes sir. Mr. Le said, the whole purpose is that the clientele come to our business and enjoy a simple glass of wine. It is not elaborate like a bar, like a full blown bar where there are a lot of mixed drinks. If a customer walks in and has a pedicure done and asked for a glass of wine, I'll go with a complement glass of wine mainly. And, if they request if they can buy a glass, then we might pour another glass for them. But, all goes to complement on a first glass you know with a pedicure. To your questions, if someone came in and said you know my kids are here or Chrystal's husband is here, I want a couple of sandwiches, can you make one? Absolutely, we have an area, a designated area around the bar area where they can sit there and we can make the cold sandwiches and bring them it up and serve their family. Absolutely sir. Councilmember Moore said, my only concern is that something is your primary business, not just the service of alcohol. I want to make sure that you are not operating a bar and everything else is a secondary business. So, what you are saying is the nail business will be your primary business and the service of alcohol will just be a continuation of that business not a stand-a-lone business, is that correct? Mr. Le said, yes sir. Councilmember Moore said, that was the only question.*

*Ms. Duncan asked, have you all talked to the Health Department about any restrictions that they have? I know we had that question last time. Mr. Le said, yes, we did and we met all of the requirements. Little Rock sent us an approved letter of the layouts, the entrance, the exit, and so on and the sanitation part. Then, the City of Jonesboro came out and inspected and passed it. Mayor Copenhaver said, thank you. They will need to come back and amend this. Ms. Duncan said, right. I don't know what you all want to do. Do you want to hold it on the second reading until they bring back an amendment? Councilmember Chris Moore said, I would say we would postpone it temporarily and give them time to correct the amendment. Then, it would not be on the next council meeting, but it would be on the one after that. Ms. Duncan said, that would give you time to get it changed and resubmitted to the Clerk's office. Councilmember Chris Moore motioned to temporarily postpone to give them time to correct their ordinance, seconded by Councilmember John Street, until the August 16, 2022 City Council meeting. All voted aye. Mayor Copenhaver said, thank you. Ms. Duncan said, just make sure that you all get that to the City Clerk before that date. Councilmember Joe Hafner said, by the Thursday before the City Council meeting. Ms. Duncan said, yes.*

**A motion was made by Councilperson Chris Moore, seconded by Councilperson John Street, that this matter be Postponed Temporarily. The motion PASSED with the following vote:**

**Aye:** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

[ORD-22:031](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 5459 E. NETTLETON AVENUE AS REQUESTED BY EASTON AGRICULTURAL, LLLP

**Attachments:** [Staff Summary-C.C.](#)  
[HANCOCK SURVEY 20220426](#)  
[Application](#)  
[Certified Mail Receipt](#)  
[Charge Sheet - Paid](#)  
[Hancock Survey](#)  
[Publication Fee Receipt](#)

**Held at second reading**

### ORDINANCES ON THIRD READING

[ORD-22:029](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 4913 E. JOHNSON AVENUE AS REQUESTED BY HALL PREMIER DEVELOPMENT, LLC

**Attachments:** [Staff Summary - City Council](#)  
[Application](#)  
[Boundary Plat](#)  
[Boundary Plat Johnson](#)  
[Site Plan](#)  
[Certified Mail Receipt](#)  
[Charge Sheet - Paid](#)  
[Publication Fee Receipt - Rezoning](#)

*Dianne Craig, 1105 Pomona Street, said, our property is adjacent to this property that is requesting rezoning. I've been unable to attend any previous meetings because of an illness in my family. I was told by the City's Planning Department and also Mr. Dave Hall, the developer with Hall Premiere who I spoke to on July 7, 2022 that there is to be a counseling center there and we are not opposed to the counseling center at all. We do have some concerns about a couple of things. There is a row of trees at the property line at our backyard. My question to Mr. Hall was if the trees would be left there as a barrier between our yard and the counseling center. And, we were also concerned about what kind of parking lot lights would be on that property that might keep the inside of our house lit up all night. And, as our house is very close to this property that could be a problem for us. I spoke to my neighbor next to us that is also adjacent. They are also concerned about the trees. They are unable to attend since they work an hour away and don't get off until 6:00 p.m. Mr. Hall told me that the plans have not been finalized so he could not address either of my concerns as he did not know what trees might be cut and anything about parking lot lights. He said he did not even know at this point exactly where the building would be positioned on the lot. If this property is rezoned with no specific plans, how can I address my concerns? Okay, thank you. Mayor Harold Copenhaver said, thank you for your comments and we will get back with you and your husband Mrs. Craig and initiate your concerns. Okay. Thank you for coming forward.*

*Councilmember Chris Gibson said, this is on third reading. We probably need to call Derrel up. Mayor Copenhaver said, Derrel, if you want to, do you have the footprint of that at this point? No? Okay. Councilmember Chris Moore asked, Mr. Mayor, is it in the general, I mean in the general procedure that once it is rezoned that whatever plan would have to go before the MAPC? Mayor Copenhaver said, that is correct. They are*

going to have another opportunity. Councilmember Moore said, I believe what she needs is the opportunity to speak to the MAPC or know their schedule because that is when they will address the parking lot lighting, the trees, the site plan, and all of that. Mayor Copenhaver said, absolutely. So, you will have another opportunity. City Attorney Carol Duncan said, we cannot designate what business goes there. Mayor Copenhaver said, right. Councilmember Moore said, that is correct. Ms. Duncan said, and we are not allowed to ask those questions. Mayor Copenhaver said, right. (Speaking off mic and inaudible) Ms. Duncan asked, Derrel do you want to come up? Ms. Craig asked, will I have an option to address my concerns if they go ahead and rezone it commercial? Mayor Copenhaver said, after this meeting, if it passes, it will be rezoned. And, at that point in time, then whoever owns the property at that time has to submit a plan to Planning. At that point, it starts that process of what type of facility or what the plans are. Then, you can engage your concerns and questions again at that point as well. Councilmember Charles Frierson said, it doesn't come to the Council. Please explain that to her. Ms. Duncan said, yeah, it does not come back here. It goes to the Metropolitan Area Planning Commission which we can let you know when that happens, but just pay attention to their agenda. Will it go to them Derrel on a site plan on something like that? It depends on what the size is right? Planning Director Derrel Smith said, if it is under 75,000 sq. ft., it is staff approved. Ms. Duncan said, it will be staff done. Mrs. Craig asked, how would I know when that is going to be? Ms. Duncan said, Derrel is going to come up and tell you how to get in touch with them.

Councilmember Joe Hafner asked, can I read something while he is coming up as part of the motion from MAPC? Mayor Copenhaver responded, yes sir. Councilmember Hafner said, it says the final site plan is subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any development of this property. Ms. Duncan said, right. Mayor Copenhaver said, that is right. Ms. Duncan said, that is going to cover most of that, but she would have to contact them. I think the rules say that lights can't go off the property. Councilmember Moore stated, I do understand her concerns. Mayor Copenhaver said, absolutely. Councilmember Moore said, if it is below the 75,000 sq. ft. threshold, it is going to be reviewed in-house and not at the MAPC so technically you wouldn't know. Mayor Copenhaver said, not unless she knew how to get a hold of them. That's right. Councilmember Moore said, that's right. 75,000 is actually pretty big to be in-house. Mrs. Craig said, thank you very much. Mayor Copenhaver said, thank you Mrs. Craig. Thank you Derrel.

**A motion was made by Councilperson John Street, seconded by Councilperson Chris Moore, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 11 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman;Joe Hafner;David McClain;LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

Enactment No: O-EN-033-2022

## **8. MAYOR'S REPORTS**

Mayor Harold Copenhaver reported on the following:

First of all, I want to tell you since we last met, the Chiefs and I called meetings with all of the local superintendents and SRO's from all of our school districts regarding

safety. Jonesboro experienced a horror of a school shooting a quarter of a century ago and as I see it these events cannot take place in our community as they are around the nation. It is essential that we have a coordinated plan and prompt plan that's flawless response in the event of an active shooter incident. I can promise you our school leaders as well as JPD and the Sheriff's Department are unstinting in their commitment to school safety.

I also held meetings with almost all of our bank presidents to show them how our real-time crime center works and ensure their commitment to growing it. Our banks are some of Jonesboro's greatest strengths and they are committed to this community. I think you will be impressed by what they bring to the table with our commitment together.

This feeds directly into my next note and it is a trip that I took to D.C. this past week and visited with our elected delegation. Our senators and representative are well aware of the dangers of gun violence right now. And, a few of our leadership team and I showed them what we need and how we are prepared to use complementary assistance and we are asking for their assistance in any way that they can provide it. I think the crime center caught their unanimous attention, but we also talked about infrastructure projects ranging from our airport, rail, overpasses and of course, we expressed our gratitude of the \$750,000 we received to improve our JET bus system.

The odd looking device, do we have it? Do you want to bring that up Chief Hamrick? I wanted for this for you council and those in the council to see this. This is one of the new devices that we ordered a year ago and Chief, how many devices did we receive? Fire Chief Marty Hamrick said, we received three complete sets of equipment including a spreader, cutter and rams. They are battery powered. Mayor Copenhaver said, this was purchased with funding that the city approved. Can you show how it works? Chief Hamrick said, these are a lot faster and a lot quieter and a lot stronger than the gas powered units. Mayor Copenhaver said, thank you Chief. I think it is important that you see what new technology is doing and how the City of Jonesboro are utilizing it for our residents. I want to commend council for allowing us to purchase those. So, I appreciate you coming up and taking the effort Chief. That is called the Jaws of Life. And, as you know, as I mentioned earlier, this came from the ARPA funding that we utilized earlier last year.

We are also finally seeing new equipment that has been trickling in. The chain of supplies continue to loosen up a little bit. We have received a new excavator, a knuckleboom, and a smaller sanitation truck known as a packrat in recent weeks. So, we hope this will ease up some of our stress on the Sanitation Department.

As you know, we are coming off of a very, very big weekend of activities in Jonesboro. I hope a lot of you participated. I saw a few of you at the events. And, I want to offer a big thank you to our Parks Department. It also takes a lot of volunteers to make our weekends very special and I appreciate those who made great days in this community for the soccer tournament at Joe Mack. We had a fabulous JETS swim meet at the Y pool and a one of a kind musician celebration downtown with a lot of musicians, many bands from our local community.

I also want to say thank you to our Police because they provide us a community to live in that we are all very proud of. So, I want to personally say thank you Chief and to all of the departments that make our city great. Thank you so much.

## **9. CITY COUNCIL REPORTS**

Councilmember LJ Bryant said, I would just say if folks haven't been to ASTATE's Pack Path, it's a really cool bike-ped path. I'm going out there. I have ran quite a bit and once the kids show up, I probably won't go there anymore because they will be busy, but anyway, they have done a really nice job.

## **10. PUBLIC COMMENTS**

James Elwin Hinds – 508 Ridgecrest, said, before I get to the main thing I got up here for and I know there is at least one person who wanted to be included in this. We have all been hearing about the school shootings and probably everybody in here knows somebody who was shot in a school shooting. I know we have at least one person who helped deal with the Westside shooting and we need to remember and be very thankful for the first responders we had that we are not talking like the people down in Texas what took the police so long to get this under control. Our people were there in an unbelievable amount of time and got the thing reduced. Now, it is sad that we lost some and sad that some got shot, but we will never have to sit and wonder what would have happened had our police been more alert and up to the job. So, we do have to keep that in mind and how thankful we need to be for that. Now, for the thing that I did get up here for and the thing that I came here for. And, I know you can think that we have got 7 ½ years to go before we think of that. Now, 7 ½ years when I was little was a long time. It is not a long time. Seven years can be gone before you realize it. Recently, in the Jonesboro Sun, there was a thing about how Arkansas was one of the most undercounted states during the 2020 census. I looked at something and the estimate is that Jonesboro was undercounted by over 3,000 people. Now, we know for example that population is a major factor, maybe the most important factor in allocating tax money and it doesn't stop there. When you are writing grants, one of the very commonly asked things that you are supposed to put in your request is how many people are affected by this. And, folks, 3,000 people can make a difference between whether we get a grant or not. We need to take a look at why were we undercounted. And, what are we going to do in 2030 to be sure that we get every citizen of Jonesboro counted? And, we need to start thinking on that process and planning for that now because seven years from now is going to be too late. Mayor Copenhaver said, thank you Mr. Hinds for your comments.

Patti Lack, 4108 Forest Hill Road, said, I am here to bring up the subject of a homeless shelter again. And, the reason why I am doing it is that I know that you all just passed that resolution or ordinance about tearing down the old nursing home north of here and at one time that was supposed to be a homeless shelter for us years and years ago. Also too in the paper, and it's not that I am saying anything about this gentleman, but it says beating the heat. You know it is going to get hot again and then sometimes it gets cold and we don't have a place to put our homeless people and I think it is getting worse all of the time. Just to bring back a little bit of what all the talk has been over the years is that it was the North Church property and that was turned down. We had the nursing home over on Southwest Drive and that didn't fulfill the needs that we had. Walnut Street Baptist Church, they had an idea of having a homeless shelter and that fell through. I know a couple of years ago we had the idea of the current maintenance building to turn that possibly into a homeless shelter along with the property that is right next to it and I know that the city owns that so that might have been a perfect place. I don't know if that is still in the works there. And, then recently, I heard that there was another project that we were pretty close to having a homeless shelter. I didn't get all the bits and pieces of it. But, for some reason, that was turned down too. And, I don't know what that was. I want to say thank you. There are two places here in town and thank heavens for them because they have the volunteers, but they are also too funded by donations from people and it's not really

associated with the city, but they certainly help our community. And, that is Fisher Street Church of God and I think with you looking at the churches in the community coming together is that they practice what they preach, but I think it is only a day center instead of a night center for them. I don't even know if they are open yet. I think they are pretty close to it. I think they said late summer. Also too, the HUB, I know that Kim Chase has come here several times and talked about what the HUB does. And, thank heavens for what they do because they connect and help individuals with the resources. And again, it is not a day center. It is trying to help these people get their feet on the ground again and not worry about trying to make it day to day and where they are going to be sleeping. So, thank heavens for both of them. Earlier today I googled homeless shelters in Jonesboro and believe it or not when you do it is that it comes up with about twelve of them, but none of them are really homeless shelters because the ones that are listed are the Salvation Army, the United Way, Helping Neighbors Food Pantry, Habitat for Humanity, and the American Red Cross. There is about a dozen of them. But, then, when I looked on Facebook too I saw that there is a place up in Paragould that is called the Mission Outreach and they do a fantastic job. And, I was reading the article that was on Facebook and this really made you feel good and it was a success story and they said that they were honoring a 51 year-old lady that had successfully completed her rehab and had a full-time job now and soon she is going to be going out into an apartment by her own and being able to afford it and they are actually having a spa day at the end of this month. So, I look at Paragould and they have got something good going on and the one thing that I would like maybe for some of us or some of you to go out there and figure out what they are doing right and see what we can do here because they are a lot smaller than us. But, I think it is a growing problem that we have. Mayor, I know that this topic is very important to you. You know I was excited that it was one of your top priorities that you had and I know it still is. And, I hope that we can find something because we have had things that are really close to helping our people here and we really need to because it's just a growing problem. So, I hope we can start hearing about something that is going on from now on. So, thank you. Mayor Copenhaver said, thank you so much and I will say a few comments on that Ms. Lack. Obviously, this administration takes this to heart. This is our community and we want to be able to serve all of those in the community with their needs and requirements and getting them back on the streets is a key relevance factor as well. And, we are looking at other areas as you have mentioned, Paragould and other communities have some entities and non-profits. It is very important that non-profits, the City of Jonesboro has a plethora of non-profits in our community that do wonderful works and it is about unifying these and this is a process unfortunately that is not a fast one, but we want to do it correctly when we do. So, I do appreciate your comments. Thank you.

Tuan Le, 2064 Sloan Lake Drive, said, on behalf of the small Vietnamese Asian community that we have in town, we have not spoken up about our growth in this community. My wife and I came here in 2011, so exactly twelve years ago. Very proud. By the time we got here, I think the Vietnamese population was maybe thirty people. As we speak, the growth of a lot of people, it's under the radar. I don't think a lot of people know all of that. Right now, we are sitting at around 700+ plus a lot of ASU students that came to me as a business owner and you know talked to me about certain concerns. The number one concern they have is ASTATE. There are a lot of ASTATE students. They are recruiting a lot of ASTATE students from China, Vietnam, and a lot of southeast nation countries. And, one of the concerns they have is that the safety of where they live, student housing, which is right on Johnson. My partners and I recently built the Yard and we have businesses in there. And, as they come in and dine with us, night is a really big concern when we walk from your business on campus to Johnson. I wish there was a way that we felt safer. That was one of the main

concerns. So, hopefully, you guys will take this agenda and find a resolution or a solution for it. I appreciate your time again. Thank you. Mayor Copenhaver said, absolutely. Thank you and that coincides with what we are doing with our real-time crime center and how we can collaborate with our local business partners and providing safety to accessibility with cameras and those type of operations so we can communicate with you, with the JPD and we can help you and assist you with that area. So, thank you for your comments.

**11. ADJOURNMENT**

**A motion was made by Councilperson Joe Hafner, seconded by Councilperson Brian Emison, that this meeting be Adjourned. The motion PASSED with the following vote.**

**Aye:** 11 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Chris Gibson; Charles Coleman; Joe Hafner; David McClain; LJ Bryant and Brian Emison

**Absent:** 1 - Bobby Long

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

**Harold Copenhaver, Mayor**

**Attest:**

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

**April Leggett, City Clerk**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:109

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Public Safety Council Committee

**File Type:** Resolution

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ALLOCATE \$250,000.00 OF AMERICAN RESCUE PLAN FUNDS FOR ENHANCED MOSQUITO ABATEMENT

WHEREAS, discussions held by the Jonesboro Public Safety Committee, and city administration, with Vector Disease Control and administrative discussions with entomologists at Arkansas State University have focused on reducing disease transmissions and nuisance commonly associated with increased mosquito populations during the summer season citing a public health concern; and

WHEREAS, additional direct and aerial applications aimed at mosquito abatement will help to reduce mosquito populations and exposure to common mosquito-related illnesses; and

WHEREAS, partnering with Arkansas State University for additional research will help to identify future techniques that increase effectiveness of mosquito abatement efforts; and

WHEREAS, current guidelines qualify this project for American Rescue Plan funding.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

1. The City of Jonesboro approves funding not to exceed \$250,000.00 for increased mosquito abatement programs and research for public health and quality of place benefits.
2. The Mayor, Harold Copenhaver, and City Clerk, April Leggett are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this allocation.





Kris New  
Regional Director  
Vector Disease Control International  
2211 N. Church St.  
Jonesboro, AR

Brian Richardson  
CAO, City of Jonesboro

Mr. Richardson:

I am proposing that we add 7 aerial missions to the current 8 that we are already doing. This will be an additional 90,000 acres treated in the City of Jonesboro, allowing us to treat the city twice weekly by air during the peak of the mosquito season. 8 missions are currently included in our turnkey pricing, and the additional missions beyond that will be invoiced separately.

Pricing will be **\$1.49 per acre**, with an estimated 90,000 additional acres.

Total annual pricing not to exceed **\$151,000.00**

This includes all aspects of the missions, including mixing, loading, scouting, licensing, and GIS support.

Please let me know if you have any questions, or want to discuss this further.

Sincerely,

Kris New, Regional Director  
601-622-7640  
knew@vdc.net  
July 7, 2022



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:119

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO CONVEY A PERMANENT EASEMENT TO THE ARKANSAS STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF ARKANSAS FOR HIGHWAY PURPOSES

WHEREAS, the City of Jonesboro is owner of certain real property, which is described below:

Part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

Commencing at a railroad spike being used as the Section Corner of Sections 25, 26, 35, 36; thence North 89°22'54" East along the South line of the Southwest Quarter of the Southwest Quarter of Section 25 a distance of 22.51 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by AHTD Job R00041; thence North 00°20'24" East along said right of way line a distance of 62.64 feet to a point on the Northerly right of way line of C.W. Post Road as established by AHTD Job R00041; thence South 55°43'47" East along said right of way line a distance of 36.06 feet to a point; thence South 00°25'48" West along said right of way line a distance of 0.86 feet to a point; thence North 89°58'31" East along said right of way line a distance of 105.20 feet to the POINT OF BEGINNING; thence North 89°22'53" East a distance of 184.79 feet to a point on the Northerly right of way line of C.W. Post Road as established by ARDOT Job 100657; thence South 85°39'39" East along said right of way line a distance of 20.10 feet to a point on the Northerly right of way line of C.W. Post Road as established by AHTD Job R00041; thence South 89°36'50" West along said right of way line a distance of 61.19 feet to a point; thence South 89°58'31" West along said right of way line a distance of 143.64 feet to the point of beginning and containing 188 square feet more or less as shown on plans prepared by the ARDOT referenced as Job 100657.

WHEREAS, the Arkansas State Highway Commission needs the above described property for the construction of the I-555 - Hwy. 49, Dr. Martin Luther King Jr. Dr. Extension property;

WHEREAS, the City of Jonesboro has agreed to convey the permanent easement for the above described property to the Arkansas State Highway Commission; and,

WHEREAS, the City of Jonesboro will be compensated \$125.00 for the conveyance of the above

described property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1. The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate this conveyance.

**ARKANSAS DEPARTMENT OF TRANSPORTATION  
COMPENSATION ESTIMATE**

**Arkansas Job Number: 100657    County: Craighead    Tract: 85S**  
**Location: I-555 – Hwy. 49, Dr. Martin Luther King Jr. DR. Extension**  
**(Jonesboro) (S)**

**Fee Owner:** City of Jonesboro, Arkansas  
**Address:** 300 S Church Street  
Jonesboro, AR 72401  
**Telephone:** 870-932-1052

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Area Of The Whole:	180,005±sf	Permanent Easement(s):
Area Of Remainder:	179,817±sf	Temporary Easement(s):
Area Of Acquisition:	188±sf	

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**ACQUISITION COMPENSATION:**

Fee Title: 188±sf @ \$0.59/sf      (rnd)	\$	125.00
Temporary Easement(S):	\$	
Permanent Easement(S):	\$	
Improvements Acquired:	\$	
	Subtotal:	\$ 125.00
Cost To Cure Items:	\$	
SIGNS:	\$	
	<b>Estimate of Total Compensation</b>	<b>\$ 125.00</b>

  
PREPARED BY Allen Lewis

  
ADMINISTRATIVE APPROVAL

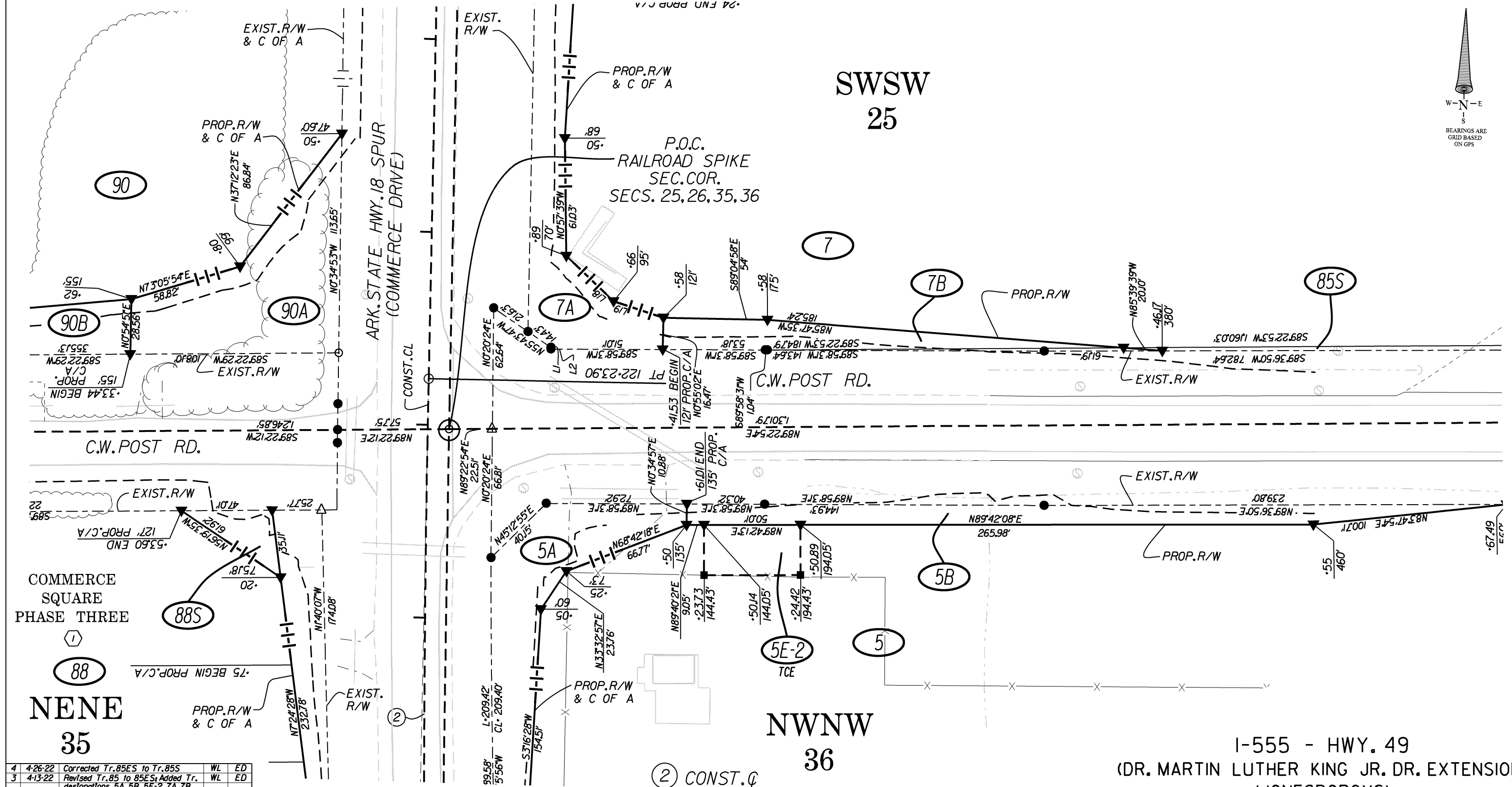
Date: 6/6/2022

Date: June 6, 2022

QC: BM

**COMMENTS:**





4	4-26-22	Corrected Tr. 85E to Tr. 85S	WL	ED
3	4-13-22	Revised Tr. 85 to 85E; Added Tr. designations 5A, 5B, 5E-2, 7A, 7B, 90A & 90B; Rev. C/A Breaks from 121-54.54(LT) to 121-53.60(LT), 121-60.29(RT) to 121-61.01(RT), 122-40.69(RT) to 122-41.53(RT), 122-80.00(LT) to 122-33.44(LT)	WL	ED
2	3/30/2022	Corrected B & D's on Tr. 85	WL	ED
1	01/26/22	Added TCE 5E-2; Added Trs 88S & 90; Rev. ATA Tr. 7; Rev. ATA Tr. 85; Rev. Tr. 85E to 85	JM	ED
NO.	DATE	DESCRIPTION	BY	CK'D
DATE:	04/2020	REVISIONS		
DESIGNED:	J. Murray	REVIEWED:	E. Dixon	

② CONST. CL  
 Δ = 02°18'54" Right  
 D = 00°30'00"  
 T = 231.53'  
 L = 463.00'  
 R = 11,459.16'

Name	Line Length	Direction
L1	0.86'	N 00°25'48" E
L2	6.96'	S 89°58'31" W
L18	33.97'	S 46°28'08" E
L19	27.73'	S 71°58'49" E

I-555 - HWY. 49  
 (DR. MARTIN LUTHER KING JR. DR. EXTENSION)  
 (JONESBORO)(S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB 100657 CRAIGHEAD COUNTY  
 SCALE: 1" = 50'

JOB NAME: I-555-Hwy.49 (Dr. Martin Luther King Jr. Dr. Extension) JOB  
(Jonesboro)(S)

100657  
TRACT  
FAP  
85S

**CONTRACT TO SELL**  
**REAL ESTATE FOR HIGHWAY PURPOSES**  
(A PARTIALLY CONTROLLED ACCESS FACILITY)

Grantor: City of Jonesboro, Arkansas  
Address: 300 S Church Street, Jonesboro, AR 72401

Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, situated in the County of Craighead, State of Arkansas, to wit:

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

Commencing at a railroad spike being used as the Section Corner of Sections 25, 26, 35, 36; thence North 89°22'54" East along the South line of the Southwest Quarter of the Southwest Quarter of Section 25 a distance of 22.51 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by AHTD Job R00041; thence North 00°20'24" East along said right of way line a distance of 62.64 feet to a point on the Northerly right of way line of C.W. Post Road as established by AHTD Job R00041; thence South 55°43'47" East along said right of way line a distance of 36.06 feet to a point; thence South 00°25'48" West along said right of way line a distance of 0.86 feet to a point; thence North 89°58'31" East along said right of way line a distance of 105.20 feet to the POINT OF BEGINNING; thence North 89°22'53" East a distance of 184.79 feet to a point on the Northerly right of way line of C.W. Post Road as established by ARDOT Job 100657; thence South 85°39'39" East along said right of way line a distance of 20.10 feet to a point on the Northerly right of way line of C.W. Post Road as established by AHTD Job R00041; thence South 89°36'50" West along said right of way line a distance of 61.19 feet to a point; thence South 89°58'31" West along said right of way line a distance of 143.64 feet to the point of beginning and containing 188 square feet more or less as shown on plans prepared by the ARDOT referenced as Job 100657.

- ED 3-10-2022
- ED 4-1-2022 Rev
- ED 4-12-2022 Rev
- ED 4-22-2022 Rev

- Uncontrolled Access
- Partially Controlled Access – Access break from Station \_\_\_\_\_ to Station \_\_\_\_\_
- Fully Controlled Access
- Fully Controlled Access with a frontage road
- Maintenance Agreement

PREAUDITED AND ACCEPTED:

Property Manager to Negotiator

\_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_





## Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	City of Jonesboro Arkansas	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Exempt payee  <input type="checkbox"/> Other (see instructions) ▶ _____ <b>Municipal Government</b>	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
P. O. Box 1845    300 S Church Street		
City, state, and ZIP code		
Jonesboro AR 72401		
List account number(s) here (optional)		

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

<b>Social security number</b>									
			-				-		
<b>Employer identification number</b>									
7	1								
			-				-		

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>Leann Shaw</i>	Date ▶ <i>6-19-22</i>
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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of Form**

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

# MORTGAGE AUTHORIZATION

Form must be filled out completely, signed and submitted to the Right of Way Division/Administrative Section immediately following first contact.

Job #: _____	Tract#: _____
Property Owner:	_____
Address:	_____
	_____
Telephone #:	_____
	_____

Mortgage Company:	_____
Address:	_____
	_____
Telephone #:	_____
Loan #:	_____
Contact Person:	_____

Due to the construction of the above-mentioned project, we are acquiring property from your mortgagor. It will be necessary to obtain a Partial Release from your company. The mortgagor is aware that some or all the proceeds from this transaction may be required to be applied to the principal balance of the mortgage. The mortgagor is also aware that we will be negotiating only with the mortgagor and that any checks for funds conveyed will be made to the property owner.

**If no mortgage exists, write "NONE and sign below where indicated."**

This form must be completed and signed by the property owner, whether a mortgage exists or not.

By our signatures we are authorizing the Arkansas Department of Transportation to enter into the process necessary to obtain a Partial Release.

Property Owner / Mortgagor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:120

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO AMEND THE 2022 BUDGET TO ADD TWO NEW PATROL OFFICER POSITIONS IN ORDER TO FILL NEW SCHOOL RESOURCE OFFICER POSITIONS FOR THE JONESBORO AND NETTLETON SCHOOL DISTRICTS

WHEREAS, RES-21:297 adopted the City of Jonesboro 2022 budget; and

WHEREAS, the 2022 budget will need to be amended in order to hire one additional school resource officer for the Nettleton School District and one additional school resource officer for the Jonesboro School District, the budgeted amount will need to be increased by a total of \$60,500.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Jonesboro that:

1. The 2022 Budget is hereby amended \$60,500 to add two new resource officer positions for the first semester of the 2022-23 school year. The money for said increase will come from the city general fund. The associated salary and benefits will be reimbursed to the general fund from the Nettleton School District and Jonesboro School District for the above described SRO positions.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:121

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ALLOCATE \$500,000.00 OF AMERICAN RESCUE PLAN FUNDING AND ACCEPT THE LOW BID AND ISSUE A PURCHASE ORDER TO KINDER BROTHERS EXCAVATING, INC. FOR MISCELLANEOUS DITCH MAINTENANCE AND IMPROVEMENTS

WHEREAS, the City of Jonesboro Street and Engineering Departments have identified multiple benefits to stormwater drainage system maintenance; and

WHEREAS, surfacing maintenance and mowing will help stormwater drainage efficiency by reducing system flow blockages; and

WHEREAS, maintained and adequately surfaced drainage infrastructure will also help to alleviate the nesting and harboring of mosquitoes; and

WHEREAS, current guidelines qualify this project for American Rescue Plan funding; and

WHEREAS, the City of Jonesboro advertised for bids for miscellaneous ditch maintenance and Kinder Brothers Excavating was the low bidder.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro approves appropriating American Rescue Plan funding not to exceed \$500,000.00 for drainageway improvements and maintenance.

Section 2: The City of Jonesboro shall accept the low bid and issue a purchase order to Kinder Brothers Excavating, Inc. to perform miscellaneous ditch maintenance.

Section 3: The Mayor, Harold Copenhaver, and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to allocated funds and issue a Purchase Order for miscellaneous ditch maintenance.



Budgeted Amount

Opened by  
Tabulated by

S A Kent  
T B Cooper

Bid #:  
Date:

2022:25  
07/13/22

DIVISIONS/DEPARTEMENT: Engineering - Ditch Mowing	Crabtree & Son	Kinder Brothers				
--	----------------	-----------------	--	--	--	--

NOTE: No award will be made at bid opening - all bids will be evaluated in the coming days.

Page 1

Item	Quan	Description	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount
1	LS	Christian Crk Bridge to Gee St		47,600.00		29,266.82								
2	LS	Christian Crk RR to Washington		19,600.00		12,184.23								
3	LS	Christian Crj Hester to Alexander		123,200.00		77,025.83								
4	LS	Christian Crk Wash to Matthews		14,000.00		7,576.60								
5	LS	Christian Crk Matthews to Hester		5,600.00		3,092.31								
6	LS	Christian Crk Johnson To Culber		19,600.00		10,836.30								
7	LS	Lost Crk Lacy/1555 to Dan Ave		140,000.00		87,016.37								
8	LS	Lost Crk Willett to N Church		109,200.00		67,352.45								
9	LS	Lost Crk Patrick to Mays Rd		47,600.00		29,848.28								
10	LS	Lost Crk Lost Creek to Blankship		36,400.00		22,306.92								
11	LS	Higginbottom Creek Harrisburg to Caraway		86,800.00		52,904.05								
				649,600.00		399,410.16								
						95 days								





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:123

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH THE UNITED STATE DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS (OJP) AND ACCEPT THE FY21 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) LOCAL SOLICITATION

WHEREAS, the City of Jonesboro, Arkansas was awarded the FY2022 JAG Grant in the amount of \$43,840 with no local match requirement; and

WHEREAS, the City of Jonesboro Police Department will utilize funds to purchase a 2x2 video wall, a NUC 12 video relay kit, training guns, ballistic shields, BPV carriers, and auto computer power adapters; and

WHEREAS, the City of Jonesboro, Arkansas passed the 2022 budget in RES-21:297, which will need to be amended to reflect the award amount.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The City of Jonesboro, Arkansas will enter into agreement with the Department of Justice to accept the Office of Justice Programs JAG grant for \$43,840.

SECTION 2: The 2022 budget is hereby amended to include the aforementioned grant from the Department of Justice.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

## 2022 JAG

Item	Line Item	Quantity	Price Ea.	Subtotal	Tax	S/H
2x2 video wall	0232-00	1	14,809.00	14,809.00	1,258.77	0.00
NUC 12 video relay kit	0232-01	1	1,596.00	1,596.00	135.66	0.00
Training guns	0224-00	6	110.99	665.94	56.60	21.95
Ballistic Shields	0232-01	3	2,400.00	7,200.00	612.00	112.57
BPV carriers	0207-00	46	283.68	13,049.28	1,109.19	0.00
Auto computer power adapter	0224-00	20	147.99	2,959.80	251.58	0.00
Total						



Total	Vendor
16,067.77	Sound Concepts
1,731.66	PC Nation
744.49	Blank Gun Armory
7,924.57	Paraclete
14,158.47	Teeco Safety
3,211.38	Amazon
43,838.34	



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:124

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,  
FOR THE CITY OF JONESBORO TO ENTER INTO AN AGREEMENT WITH THE  
NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION (NEAIDC) FOR  
FUNDING OF ECONOMIC DEVELOPMENT SERVICES

WHEREAS, the Northeast Arkansas Industrial Development Commission (NEAIDC) was  
established under ORD-86:1557 to oversee the expenditure of public funds directed to industrial  
development and to promote economic development; and

WHEREAS, the City of Jonesboro appoints four members of the total of seven to the NEAIDC  
Board of Directors; and

WHEREAS, Resolution 21:297 adopted the City of Jonesboro's 2022 budget and included  
\$167,250 for Industrial Development in the General-Outside Agencies Fund, and \$227,500 for NEA  
Development in the Capital Improvements-Other/Annual Obligations Fund, for a combined total  
amount of \$394,750; and

WHEREAS, the terms and conditions of services provided by the NEAIDC are defined in the  
attached agreement.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
JONESBORO, ARKANSAS, THAT:

Section 1: The Mayor and City Clerk are hereby authorized to execute said agreement.

Section 2: The funding of \$338,500, \$167,250 for Industrial Development in the General-Outside  
Agencies Fund and \$171,250 for NEA Development in the Capital Improvements-Other/Annual  
Obligations Fund, is authorized to be provided to NEAIDC from the amount appropriated in the 2022  
budget.

# NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

1<sup>st</sup> Quarter 2022

Thank you for your continued support of economic development in Jonesboro and Craighead County. This report highlights activity in the first quarter of 2022 and reflects on our partners as they begin implementation of a second five-year strategic plan for economic development. Jonesboro is a dynamic city, and we are excited to see the growth and advancements that will be made this year.

Sincerely,  
Al M. Heringer III, Chairman

## TALENT RECRUITMENT

Everyone needs great talent! A key component of Jonesboro Unlimited's economic development strategic plan is Talent Recruitment – keeping the talent we have and bringing new talent to Jonesboro. One tool being developed is an additional section to the Jonesboro Unlimited website for talent attraction. Currently in development, this website will be designed to be utilized by those looking to relocate to our city.

Another tool being redesigned is the Jonesboro Jobs website. This site is getting a refresh and redesign to pull job seekers and employers alike to the site for exciting, new job opportunities. Be on the lookout for a rollout in July.

The importance of keeping up with growth trends for our city and county cannot be underrated. We live in an ever-changing world. To remain dynamic and vibrant for recruiting talent and families to our region, we must stay attuned to our changing demographics.

	Jonesboro 2010	Jonesboro 2021	Percentage of Growth	Craighead County 2010	Craighead County 2021	Percentage of Growth	Arkansas 2010	Arkansas 2021	Percentage of Growth
Population	67,356	80,586	16.4%	96,443	115,686	16.6%	2,915,918	3,116,869	6.4%
Median Age	31.4	33.9		33.2	35.5		37.4	39.2	
Average Household Size	2.45	2.45		2.49	2.48		2.47	2.47	
Housing Units Owner/Renter/Vacant	49.9% / 42.3% / 7.8%	49.3% / 42.5% / 8.3%		55.8% / 36.2% / 8.0%	54.6% / 36.9% / 8.5%		58.4% / 28.8% / 12.9%	56.9% / 28.9% / 14.2%	

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography; ESRI Community Analyst; May 31, 2022



Draft day was an inaugural event hosted by the Arkansas State Chamber of Commerce and Be Pro Be Proud. Held at the Jonesboro High School campus, the event introduced over 700 high school students from area schools to industrial careers by paring students' skills with regional industries' job opportunities.

Governor Asa Hutchinson kicked off the event by speaking to students and industrial leaders. Students had the opportunity to network in a job fair setting and had scheduled interviews with more than 30 companies needing talent in our region.



Networking at the Draft Day Job Fair



### ARKANSAS SCHOLARS

Arkansas Scholars is a program that encourages students to do well in high school. To be an Arkansas Scholar, students are asked to meet a set of criteria that prepares them for both the workplace and for additional education after high school. Visits are made to students from area schools each year to review the criteria and get students lined up to participate in the program. A new video has been created to talk about the program.

### QUALITY OF PLACE

The City of Jonesboro and Jonesboro Unlimited are partnering to fund a comprehensive soft surface trail study. Soft surface trails are ideal for mountain bike users, runners, joggers, and pedestrians. The final report is expected in July.

## BUSINESS ATTRACTION & RETENTION

### INDUSTRY EXPANSION UPDATE

**Spirit Fitness** received approval from the city and county for state Tax Back program participation, and construction continues on their 150,000 SF facility in the Craighead Technology Park



**Camfil APC** continues construction on their 247,000 SF plant in the Craighead Technology Park, with complete move-in scheduled for fall of this year.



**Nestlé** is continuing their expansion project of adding a Hot Pockets line to the Jonesboro facility. They will create 100 new jobs with this expansion.



## ACTIVITY

Activity during the first quarter of the year was strong, with ten industrial inquiries, six business retention & expansion projects, and five market research requests.

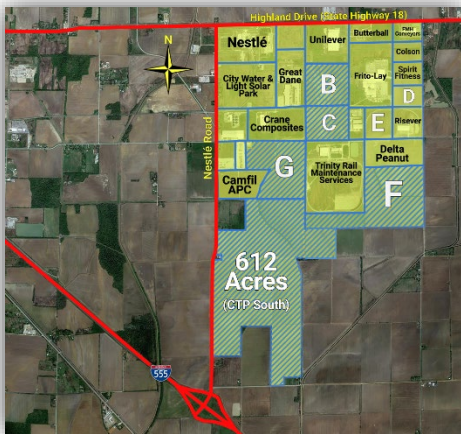
## PLANT MANAGERS' ROUNDTABLE

A roundtable discussion was held recently with area plant managers. These discussions are important for networking and sharing ideas about topics of importance to our manufacturers.

## WAGE & BENEFIT SURVEY

2021 Jonesboro Area Industry Wage & Benefit Survey was recently completed, with 5,552 manufacturing employees represented. This survey is used in business recruitment efforts and provided to our participating local existing industries. It gives an accurate overlook of our manufacturing sector's wages and benefits.

## INFRASTRUCTURE



## LAND

Shovel ready is a term consultants like to hear when looking at a proposed site for their clients. As reported last quarter, the Jonesboro Economic Development Corporation (JEDC) recently purchased 412.69 acres south of the Craighead Technology Park to be used for industrial activity. JEDC is currently going through the process of re-zoning 237 acres of that site from R-1 to I-2 through the City of Jonesboro. This makes the site one step closer to being shovel ready for development.

## INFRASTRUCTURE DEVELOPMENT

Infrastructure improvements, such as roadways, rail, and utility extensions are costly. Our economic development partners have spent millions of dollars over the years on infrastructure improvements for the Craighead Technology Park, making it a premier location for industry. Potential funding grants and opportunities are being sought by our economic development partners to provide the infrastructure needed at acreage recently purchased.

## AIR

New flights to Nashville from Jonesboro! Air Choice One has served Jonesboro since 2012 under federally subsidized Essential Air Service contracts from the U.S. Department of Transportation (DOT). They were recently selected by the DOT to continue service for Jonesboro through February 2026. With the extension of service, Air Choice is offering added service with daily flights to Nashville, in addition to their current service to St. Louis.

In March, Southern Airways Corporation purchased Air Choice One. Plans are to continue services as scheduled by Air Choice One. In May, Southern Airways agreed to a merger with the electric aviation firm Surf Air Mobility. With the merger, Surf Air Mobility will upgrade Southern Airways' current fleet of 40 aircraft to hybrid electric aircraft.

## MARKETING

It takes community, state, and national partnerships to be successful in economic development. Below are just a few of the organizations and collaborations some of our partners participated in this quarter.

**The Northeast Arkansas Economic Development Coalition** is made up of eight counties in Northeast Arkansas – Craighead, Clay, Cross, Greene, Jackson, Poinsett, Randolph, and Lawrence. Steven Lamm, VP of Economic Development for Jonesboro Unlimited, is active in the organization and is working with the Coalition to commission a labor study for the region.

**The Arkansas State Chamber of Commerce** recently held a planning retreat to look at policy and a legislative agenda for the next few years. Mark Young, President of Jonesboro Unlimited, participated in this discussion, as it has a huge impact on economic development in the years to come.

Steven Lamm, VP of Economic Development, participated in the **Arkansas Economic Development Commission's** Consultant Event in Chicago recently.

Rex Nelson, with the **Arkansas Democrat Gazette**, came to Jonesboro and met with community leaders to get a good feel for our city. He wrote an article in the Democrat-Gazette highlighting Jonesboro's strong economy and future. See it attached to this report.

The **Arkansas Economic Development Foundation** held their annual luncheon in April. Mark Young and Steven Lamm, with Jonesboro Unlimited, and several community leaders attended this event and heard keynote speaker David Burritt, U.S. Steel President & CEO.

Mark Young and Shelle Randall taught a workforce development class at the **Mid-South Basic Economic Development Course**, held in April this year.



# OPINION | REX NELSON: A strong economy

Diversity is the key to Jonesboro's industrial growth by [Rex Nelson](#) | April 24, 2022 at 2:16 a.m.



deering art for sunday style

For decades, residents in the northeast quadrant of Arkansas gravitated toward Memphis. They watched Memphis television stations, read Memphis newspapers, and listened to Memphis radio stations. They went to Memphis to visit the doctor, to eat out, and to shop. Slowly, those habits changed as Jonesboro emerged as the regional center for northeast Arkansas. People in towns

such as Trumann and Harrisburg once went to Memphis. They now go to Jonesboro.

What happened? There's the growth of Arkansas State University, the emergence of Jonesboro as a medical hub thanks to St. Bernards Medical Center and NEA Baptist Memorial

Hospital, and the explosion in shopping and dining opportunities.

In the 1980 census, Jonesboro had 31,530 residents. That figure grew to 46,535 in 1990, 55,115 in 2000, and 67,263 in 2010. During the following decade, Jonesboro grew another 16.8 percent to 78,576 residents in the 2020 census. There's little doubt that the population has surpassed

80,000 since the census was taken.

Jonesboro is now the state's fifth-largest city behind Little Rock (202,591), Fayetteville (93,949), Fort Smith (89,142) and Springdale (84,161).

I'm sitting in a conference room at the Jonesboro Regional Chamber of Commerce headquarters with a group of city leaders as they discuss how to keep the momentum going. They have a deep understanding of the fact that economic development in the 21st century is all about attracting and retaining talented people. The days of focusing entirely on industrial parks in an attempt to lure manufacturers are gone.

"Talent attraction is the thing we talk about all of the time," says Mark Young, the chamber's president and CEO. "That's the key."

In 2019, a proposed 1 percent sales tax increase that would have funded quality-of-life amenities failed in a close election. One thing that has held Jonesboro back has been the political

influence of regressive remnants of the Tea Party movement.

"The election outcome disappointed me because the new funds would have been earmarked solely for quality-of-life and community improvement projects, and to increase budgets for our firefighters and police officers," Jonesboro banker Gabe Roberts wrote in a recent column for Talk Business & Politics.

Roberts, a vice president at First Community Bank in Jonesboro, noted that "nice things cost money. In order to compete with other cities in the state, we need to step up to the plate and offer more in regards to quality-of-life activities."

The Jonesboro City Council responded last September by passing a 2 percent restaurant tax to go along with an increase in the hotel tax from 3 to 4 percent. The restaurant tax, which went into effect Jan. 1, is expected to produce between \$3 million and \$4 million in annual revenue that will be used to construct a regional sports complex.

Studies have shown that such a complex could produce \$30 million a year or more for businesses in the city as people come from across the region to watch children and

grandchildren participate in tournaments.

In December, the Jonesboro Advertising and Promotion Commission appointed a 10-member steering committee to plan a sports complex that likely will include basketball courts, volleyball courts, and an indoor swimming pool. In February, the commission hired Eastern Sports Management to conduct a feasibility study.

The city recently opened the Jonesboro Shooting Sports Complex, a \$10 million facility that features a rifle range, pistol range, three trap and skeet fields, and two archery ranges. It's already attracting out-of-town visitors.

Jonesboro Mayor Harold Copenhaver drew more than 500 people for his annual state of the city address in March. He says that's proof of the strong community involvement that has helped build Jonesboro.

One of the first things Copenhaver did after becoming mayor last year was to create a caucus with mayors from seven counties in northeast Arkansas. He says regionalization is crucial to the city's future.

Copenhaver, a former state legislator, is a graduate of Jonesboro High School and ASU. He has worked as a

business development officer for Centennial Bank, as a farm manager, and in the insurance industry. He understands the city's history and how it became a regional attraction. He has joined forces with municipal and county leaders in western Tennessee and northern Mississippi to form RegionalSmart, an organization designed to bring major projects to the Mid-South.

In addition to opening the shooting sports complex, Copenhaver has done other things to enhance the city's quality of life during his first 16 months in office. In 2021, the city tripled spending on sidewalks to \$750,000 while increasing funding for street and drainage projects. The mayor has also worked to improve high-speed broadband access for homes and businesses.

Copenhaver also realizes the benefits of a clean town. The city entered into a partnership with Breaking Bonds Ministries in which its members clear litter from streets and waterways.

"They've become an invaluable asset; we've even hired four of them as city employees," Copenhaver said during his state of the city address. "And I'm proud to say that with the teamwork of Keep Jonesboro Beautiful,



our city is significantly cleaner than it was 12 months ago."

During our morning meeting, I'm handed a report titled "Jonesboro Quality of Life and Connectivity Master Plan." Those around the table are quick to point out that the folks in northwest Arkansas aren't the only ones who recognize the importance of quality trail systems.

The report states: "Jonesboro has many positive attributes, which have been championed by community leaders: a thriving college, an extensive health care system, a robust industrial and manufacturing sector, and steady population growth. However, compared with national averages, Jonesboro's citizens have a relatively low income and health issues associated with inadequate opportunities for physical activity.

"Jonesboro is vehicular-oriented and lacks safe multimodal active transit access such as well-defined pathways for pedestrians and cyclists. This report proposes a city-wide connectivity network. ... Bike and pedestrian networks act as catalysts within cities, improving citizens' quality of life and connectivity between neighborhoods, major

employers, public institutions and parks."

"We have to do a better job communicating the importance of such quality-of-life upgrades," Copenhaver says.

Young says Jonesboro has become a city that "always has its foot on the gas pedal. We're not comfortable sitting back and enjoying what we've already accomplished."

I meet a staff member who has been hired by the chamber to focus on talent attraction and retention, another example that Jonesboro's leaders understand what it takes to succeed in a knowledge-based economy.

"If we can get people to come here and visit, the community will then sell itself," says Chris Barber, the St. Bernards Healthcare president and CEO. Jonesboro has come a long way since 1858 when a state senator named William Jones proposed the creation of a new county.

"The proposal called for the county to incorporate land from an area represented by Jones' fellow state senator, Thomas Craighead, who opposed the idea," writes Arkansas historian Nancy Hendricks. "When the bill passed, Jones proposed that the county be named for

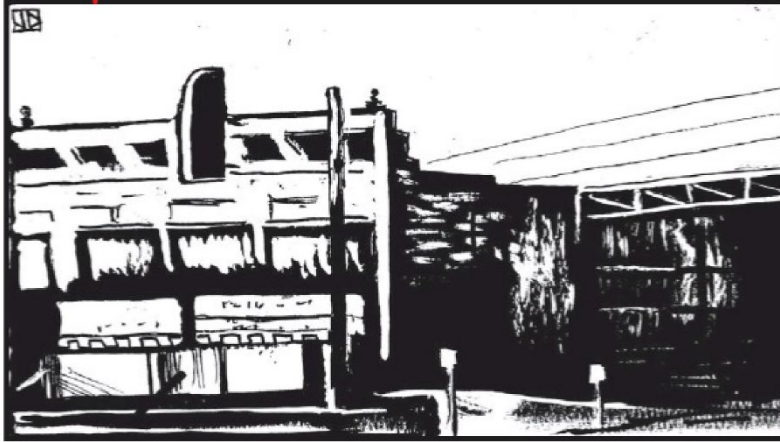
Craighead, who, in turn, proposed that the county seat be named for Jones. The town of Jonesborough was created, with the spelling later simplified.

"Craighead County and Jonesboro were officially born Feb. 19, 1859. Farmer Fergus Snoddy donated 15 acres for a town in the area that's now downtown Jonesboro. In 1883, with the railroad coming to Jonesboro, voters finally approved the town's official incorporation. ... The town was a center of the logging industry, requiring efficient transportation to get the timber to market."

Several railroads were built in the area during the 1880s.

"Jonesboro's growth was enhanced in 1906 with the creation of City Water & Light as a municipal utility," Hendricks writes. "It continues to serve the town and, due to its reasonable utility rates, is often cited as a major factor in Jonesboro's growth, attracting business and industry."

Following a malaria epidemic, sisters from the Olivetan



Benedictine order established a six-room hospital in 1900. It was named in honor of St. Bernard Tolomei, founder of the Olivetan Benedictines. More progress followed in 1909 when the Legislature established four district agricultural schools.

"Jonesboro competed against Greene County and Mountain Home to house the school," Hendricks writes. "After a pledge of \$40,000 and 200 acres of land, Jonesboro was chosen. Classes were first held Oct. 3, 1910, at the First District Agricultural School. Now known as Arkansas State University, it was the first of the district colleges to be granted university status.

"Also in 1910, a group of area farmers decided to try growing rice in fields outside town. Their success led to the creation in 1930 of what at the time was the largest rice mill in the world, operated by Riceland Foods. The rice industry continues to be

among Jonesboro's leading businesses." Jonesboro grew from 2,065 residents in the 1890 census to 10,326 in 1930. Though it sits on Crowley's Ridge, its economy at the time was dependent on the fortunes of farmers in the lowlands on either side of the ridge. Those farmers were devastated by the Great Flood of 1927, the Great Drought of 1930-31 and the Great Flood of 1937.

Jonesboro was helped by the 1912 election of Thaddeus Caraway to the U.S. House of Representatives and his 1920 election to the U.S. Senate. The Jonesboro resident served in the Senate until his death on Nov. 6, 1931. Caraway brought a number of federal projects to the city during his years in Congress.

"In 1932, his widow, Hattie Caraway, became the nation's first elected female senator," Hendricks writes. "She often helped Jonesboro by finding jobs on federal projects for poor and

handicapped residents, interceded at Arkansas State to find work-study positions for needy students, and lobbied to build a post office. "When World War II began, Caraway helped convince the U.S. government to establish a military training detachment at the college. The college training detachment brought GIs from across the country to Jonesboro. Many settled in town after the war. ... In 1952, Jonesboro resident Francis Cherry was elected governor."

Cherry was defeated after one term by Orval Faubus of Madison County. The city still managed to grow from 16,310 residents in the 1950 census to 21,418 in 1960, even as Craighead County's population fell from 50,613 to 47,303 during the same decade.

"The town saw dynamic growth in the 1950s and 1960s with the establishment of businesses such as Arkansas Glass, Colson Caster, Frolic Footwear, General Electric and Hytrol Conveyor," Hendricks writes.

Following our morning meeting, Young drives me to the Jonesboro Industrial Park, where manufacturers built facilities from the 1960s through the 1980s. We then head to Craighead Technology Park, which

began in 1986 with the purchase of 750 acres. It doubled in size in 2006, and another 400 acres recently were acquired. The city owns six miles of railroad spurs in the park.

Jonesboro's record of industrial growth is well known across the state. It became a food processing center as Frito-Lay, ConAgra, Post and Nestle built facilities there. Add in the growth of the education and health care sectors--along with retail and restaurant growth--and one has the makings of a vibrant regional hub.

"We truly have a diversified economy," Young says.  
"That's our strength

# NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

Annual Report 2021

On behalf of the Northeast Arkansas Industrial Development Commission, we would like to present our 2021 Annual Report. While we were still battling COVID and working our way back to normalcy, this past year was a whirlwind of growth and expansion in all of Jonesboro's key economic sectors. We appreciate the continued support from the City of Jonesboro and Craighead County. It is a team collaboration that advances our city. The development of high-paying jobs from both new and existing industries raises the bar for all. We are inspired and excited to see what is in store for our great city in the coming year!

Sincerely,  
Al M. Heringer III, Chairman

## SHOUT OUT TO OUR EXISTING INDUSTRIES

We all know Jonesboro is a great place to do business! Our location, utilities, and talent are second to none. It's a true testament when our existing industries choose to expand and reinvest in our city when determining where to grow their footprint. Several of our industries are growing in Jonesboro!



Camfil APC – 247,000 SF facility in the Craighead Technology Park – adding 67 new jobs



Colson Group – 146,640 SF facility in the Craighead Technology Park



Nestlé Prepared Foods - \$100 million investment – 100 Jobs – Addition of a Hot Pockets Line





Spirit Fitness Products – 150,000 SF - \$10 million investment – 40-50 Jobs added



Nice-Pak Products, Inc. – Adding capacity and 300 team members in Jonesboro



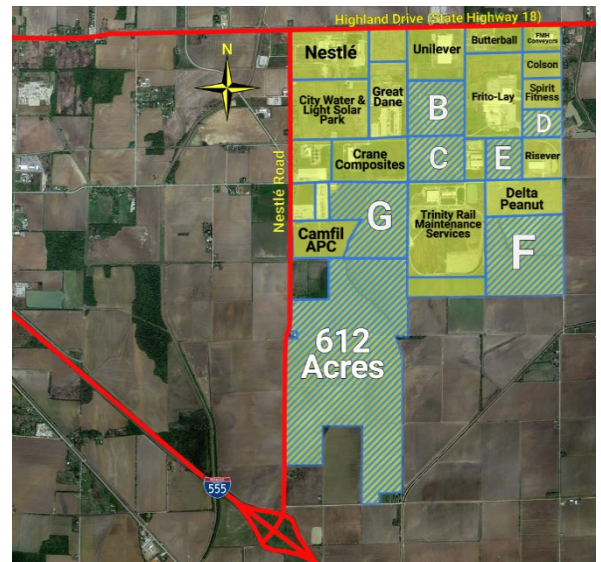
CWL Solar Park – 98 acres in the Craighead Technology Park – 13.25 Megawatt capacity



Riceland Foods - \$13.2 million investment – 80 jobs between Stuttgart and Jonesboro

## INFRASTRUCTURE

The Jonesboro Economic Development Corporation (JEDC) is owner and manager of land used for industrial development in Jonesboro. To keep Jonesboro on an accelerated path for growth, it was imperative that additional land be acquired for future projects. In 2021, JEDC purchased 412.69 acres south of the current Craighead Technology Park to be used for industrial activity. There is an additional 200 acres adjacent to this property that can join this site for a total of 612 acres for future developments.





Rail Storage Yard

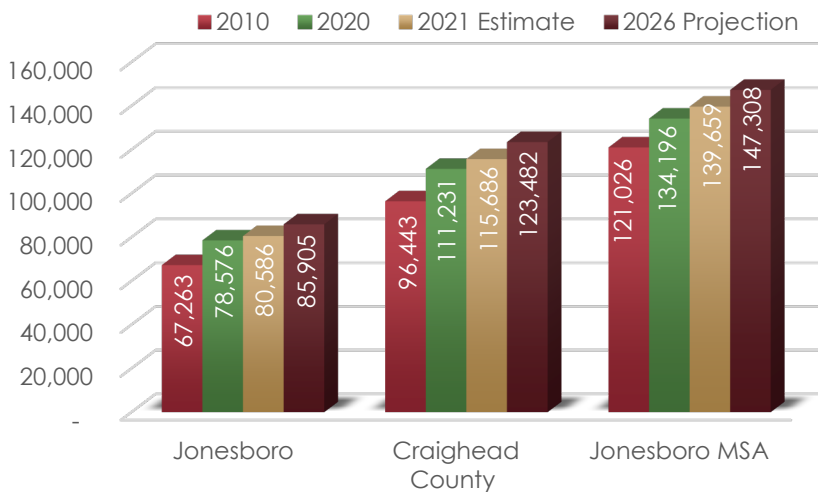
Many of Jonesboro's industries utilize rail services to bring in raw materials or ship out finished product. A 9.6-acre site for a rail storage yard site was purchased in 2021 and is being developed to provide closer, quality access for rail service. The site is located between the Craighead Technology Park and the Jonesboro Industrial

Park. When complete, there will be four tracks with a capacity for storage for 180 rail cars.

Our economic development partners have been working with the Corps of Engineers to obtain a permit to relocate a small drainage ditch that runs through the middle of a premiere site (Site "F") in the Craighead Technology Park, dividing the 150-acre site. A five-year permit was obtained in 2021 and the ditch will be relocated before the permit expires.

Want to know what a manufacturing facility can look like on a 100-135acre site in the Craighead Technology Park? We can show you! Jonesboro Unlimited, in partnership with Nabholz, provides an online tool so you can visualize the construction of a 100,000 square foot manufacturing facility. Check out our virtual building here: <https://www.youtube.com/watch?v=bXA5yP9MStY>.

## POPULATION AND THE JONESBORO MSA



Jonesboro is the 5th largest city in the State of Arkansas.

The Jonesboro Metropolitan Statistical Area (MSA) is comprised of Craighead and Poinsett counties and has a 2020 population of 134,196.

In 2021, the U.S. Office of Management and Budget (OMB) made a proposal to change the criteria for MSA designation. This would have

affected Jonesboro and 144 other MSA's in the country – it would have cost millions in federal funding for our city and taken Jonesboro off the radar screen for many economic development projects. A grassroots effort led by Jonesboro Unlimited and our federal delegation assisted in leading the OMB making the decision NOT to change the MSA criteria at this time.

# Annual Inventory of Job Growth and Capital Investment

Jonesboro continues to thrive! During 2021, employers in Jonesboro Unlimited's targeted industries (Logistics, Professional Services, Healthcare, Agricultural, and Manufacturing) created **1,029 net new jobs** and made a capital investment of **\$252.1million**. Over the past five years, **5,001** net new jobs were created and a capital investment of **\$802 million** was made.

## BUSINESS ATTRACTION, RETENTION & EXPANSION

Jonesboro had **28 inquiries** during 2021, leading to **six site visits**. There were **35 business retention & expansion activities** in 2021, and **26 market research requests**.

## MOMENTUM 20 JONESBORO

Jonesboro's second five-year strategic plan was completed by Jonesboro Unlimited and consultant Ernst and Young in

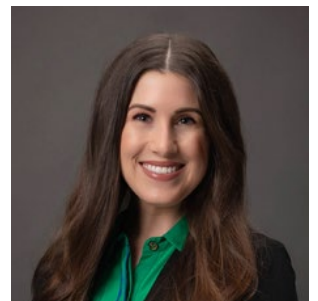
the fall of 2021. A roll-out of the plan was held in August, with Amy Holloway, National Economic Development Strategist speaking. The plan builds on the successes and programs developed during our first plan, and targets four priorities – Business Growth & Innovation, Talent Attraction & Workforce Development, Quality of Life & Infrastructure, and Branding & Marketing. Exciting times are ahead for Jonesboro!

## WELCOME NEW JONESBORO UNLIMITED TEAM MEMBERS!



Steven Lamm joined the Jonesboro Unlimited team in March of 2021, as Vice President of Economic Development. Steven is an Arkansas State graduate and comes to Jonesboro Unlimited after serving as the Vice President of Workforce Development at the Fort Smith Chamber of Commerce. Prior to that he served as Project Manager for the Arkansas Economic Development Commission. Steven brings a wealth of talent and experience in economic development,

In addition, Jonesboro Unlimited is delighted to announce that Casey Worlow has joined their team as Director of Talent Attraction in January of this year. Casey comes to Jonesboro Unlimited from St. Bernards Healthcare, where she served as the Strategic Partnership Manager. Talent attraction has become an emphasis in economic development nationally. Recognizing the importance of being a leader in this effort, Jonesboro Unlimited added this position as part of their new five-year strategic plan.



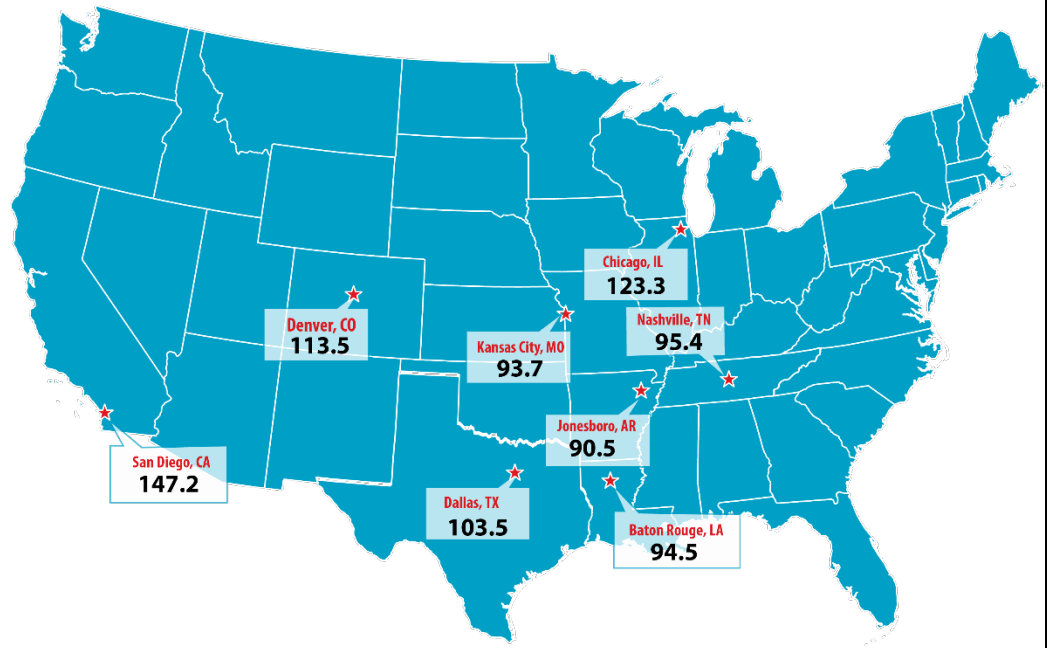
We're excited to have Steven and Casey on the Jonesboro Unlimited team!



## COST OF LIVING

Today's news is all about the rising cost of living. It's good to know that your dollars still go farther in Jonesboro than most anywhere else in the United States!

*COLI 4<sup>th</sup> Quarter Annual  
Average 2021*



## Agreement

THIS AGREEMENT is entered into between the City of Jonesboro, Arkansas ("City") and the Northeast Arkansas Industrial Development Commission ("NEAIDC"), and shall be in effect from January 1, 2022 to December 31, 2022. This agreement may be renewed by mutual agreement and subject to approval by the Jonesboro City Council.

WHEREAS, the NEAIDC was established under City Ordinance 86:1557 and City Code Section 2-447 to 2-458 to oversee the expenditure of public funds directed to industrial development and to promote economic development; and,

WHEREAS, A.C.A Section 14-176-103 authorizes cities to contract and provide funding for economic development services; and,

WHEREAS, the City appoints four members to the NEAIDC of the total of seven; and,

WHEREAS, economic development provides a valuable public purpose to the City of Jonesboro including the creation and retention of jobs, expansion of the tax base, and improvements to real property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the parties agree as follows:

1. The NEAIDC and its partners will promote economic development through the following activities:
  - a. Attraction of new business and industry;
  - b. Retention and expansion of existing businesses;
  - c. Workforce development initiatives, including coordination with the educational institutions within the community to promote education and training needed for local employers;
  - d. Production of marketing materials and promotional campaigns;
  - e. Building relationships with site selection consultants, business executives, and targeted business association organizations;
  - f. Building relationships with the Arkansas Economic Development Commission and other state and federal agencies involved in economic development and related activities;
  - g. Facilitate infrastructure and industrial land planning and development;
  - h. Management of industrial properties owned by partner entities;
  - i. Promotion of Jonesboro's targeted industries; and,
  - j. Other services and programs associated with economic development activities.
  
2. The NEAIDC will provide a written report each quarter (prior to the last day of April, July, October, and January) to the City indicating progress of its activities of Section 1 and report on the economy of Jonesboro. The NEAIDC will also provide an oral report to the City Council upon request.

3. The NEAIDC will provide a written annual report to the City prior to March 31, 2021 that will include the activities of section 1, economic data for Jonesboro, and other data as requested by the City.
4. The City agrees to provide funding of \$338,500 to NEAIDC in one installment, which includes \$167,250 for economic services as indicated in Section 1, and \$171,250 for capital improvements related to industrial property.

IN WITNESS WHEREOF, the parties have hereunto set their hands on \_\_\_\_\_, 2022.

CITY OF JONESBORO, ARKANSAS

BY: \_\_\_\_\_  
Harold Copenhaver, Mayor

ATTEST: \_\_\_\_\_  
April Leggett, City Clerk

NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

BY: \_\_\_\_\_  
NEAIDC Board Chairman



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:125

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A LEASE AGREEMENT FOR A LAW ENFORCEMENT FACILITY AND APPROPRIATE RESTRICTED FUNDS FOR THE POLICE DEPARTMENT

WHEREAS, the Jonesboro Police Department utilizes a leased facility to house law enforcement personnel following the destruction of city owned property in the March 2020 tornado; and

WHEREAS, the current leased space consisting of 2,200 rentable sq. ft. at a lease amount of \$2,750.00 monthly was only temporary; and

WHEREAS, a need for a larger space necessitates JPD to pursue a different property; and

WHEREAS, the City of Jonesboro, Arkansas desires to enter into a 5 year lease contract from August 1, 2022 to July 31, 2027 with Industrial Destination LLC for a 1.01 acre property located at Lot 29 of West Washington Business Complex, Phase II consisting of approximately 7,500 rentable square feet, with rent at \$5,200.00 per month for the first 24 months of the lease term and increasing \$500.00 per month each 12 months of the remaining 36 month lease term along with the other terms and conditions of the Lease Agreement; and,

WHEREAS, the Lease Agreement provides an Option to Purchase during the second and third years of the initial lease that applies rental amounts over that period to be applied to the purchase price; and

WHEREAS, Insurance proceeds were received resulting from an insurance claim settlement of property that housed police personnel; and

WHEREAS, A restricted fund appropriation of \$26,000 is necessary in order to provide funding for the lease payment.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,  
THAT:

SECTION 1: Lease payments of \$26,000 will be drawn from insurance proceeds received from the settlement of City property that was occupied by JPD at that time.

SECTION 2: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

# LEASE AGREEMENT

This Lease Agreement (the "Lease") is entered as of July \_\_\_\_\_, 2022 ("effective date") by and between Industrial Destination LLC with its corporate office located at 2516 Dr. Martin Luther King Jr Drive in Jonesboro, AR (hereinafter referred to as the "Landlord") and City of Jonesboro with its office located at 300 South Church Street, Jonesboro, AR 72401, (hereinafter referred to as the "Tenant"), upon the terms and conditions contained herein.

## *DESCRIPTION OF PREMISES*

Landlord hereby leases to Tenant and Tenant leases from Landlord office and warehouse space consisting of approximately 7,500 square feet and located on the ground floor of said building.

(hereinafter referred to as the "Premises"). The Lease shall include the use of the outside parking area on the north and east sides of the building and all sidewalks, adjacent to such building described herein.

The Premises is leased in "as is" condition. This building has another tenant in the upstairs portion of the building that has its own entrances and will be sharing the parking lot on this property. The entire property is approximately 1.01 acres, Lot 29 of West Washington Business Complex, Phase II.

Currently there is a tenant in place in the building for the upstairs portion of the building that consists of approximately 1750 square feet. Their lease term runs through November 2023. Should the city determine that they need the upstairs space in the future, they will need to notify the Landlord before July 1, 2023 so as to give the upstairs tenant time to relocate. Then the upstairs tenant's lease will not be renewed, and the City of Jonesboro may have the option to lease this additional space upstairs for \$1500 per month after November 2023. The additional space and rent will run concurrently with the balance of the City's initial lease of the building.

## *LEASE TERM*

The term of this lease will be sixty (60) months (5-years), commencing on Aug 1, 2022 (the "Commencement Date"), and ending on July 31, 2027, at 12:00 midnight (the "Term"). Termination of the Lease by the Tenant at any time during the Term will result in an obligation by the Tenant to pay an amount equal to one hundred percent (100%) of the remaining lease amount at that time.

## *CHARGE*

During the Term of this Lease, the Tenant shall pay Landlord sixty (60) monthly rent installments ("Monthly Rent"), due in advance or on the first day of each calendar month (the "Due Date"), for the Premises without deduction, demand or offset, except as otherwise set forth herein, as follows:

Months 1-24 of this lease term                      \$5,200 per month

Months 25-36 of this lease term	\$5,700 per month
Months 37-48 of this lease term	\$6,200 per month
Months 49-60 of this lease term	\$6,700 per month

There are no lease renewal options offered at this time.

Should the Term commence or terminate on a day other than the first day or last day of a calendar month the Monthly Rent shall be prorated.

Invoices for Monthly Rent shall be emailed to the Tenant by the Landlord no later than ten (10) days prior to the Due Date. All Monthly Rent payments shall be payable to: Industrial Destination LLC, 2516 Dr. Martin Luther King Jr Drive, Jonesboro, AR 72401.

In the event Tenant should fail to pay any rental installment within five (5) days of Due Date thereof, there shall be added to any such installment a late charge of \$100.00 per day for every day said rental installment shall remain unpaid. Such charges shall be retroactive to the first (1<sup>st</sup>) day of the month or the due date.

#### *SECURITY DEPOSIT*

The Landlord agrees to waive the Security Deposit because of the fact that the City of Jonesboro pledges to make any necessary repairs to the building to return it to its original state at the end of the lease term. See below sections on Damages and Destruction.

#### *USE*

The Premises shall be used by Tenant for business purposes in conducting its normal day-to-day business operations, including, but not limited to City of Jonesboro Business and not for any other purposes without the prior written consent of Landlord. Should the City of Jonesboro decide to make a change of use from the initial use, they will notify the Landlord 30 days prior making the change.

As Applicable, Tenant shall be responsible for securing a certificate of occupancy or an occupancy permit with respect to its use of the Premises prior to occupancy.

#### *PREMISES TAXES & INSURANCE*

The Landlord shall be responsible for paying all taxes concerning the structure and grounds of the Premises, including property taxes during the term of this Lease. Tenant shall be responsible for all taxes attributed to the personal or business property of Tenant on the Premises and for all license, privilege and occupation taxes, levied, assessed, or charged against Tenant on account of operation of Tenant's business on the Premises. The Landlord shall be responsible for the cost of insuring (as it sees fit) the structure and grounds of the Premises during the Term of this Lease.

#### *UTILITIES*

Tenant shall pay for the cost of all utility services on the Premises and shall hold Landlord harmless therefrom. As for telephone, fax, and internet services, the Tenant will have complete responsibility for arrangement and payment of such service(s).

During winter/cold months the Tenant shall keep the temperature above 32 degrees (F) at all times inside the Premises to prevent water pipes from freezing.

#### *CONDITION OF LEASED PREMISES*

Tenant hereby accepts the Leased Premises in its condition existing as of the Commencement Date and subject to all applicable zoning, municipal, county, state and federal laws, ordinances and regulations governing and regulating the use of the Leased Premises, and any easements, covenants, restrictions, or other matters of record applicable to the Premises, and accepts this Lease subject thereto and to all matters disclosed thereby. The Tenant will be responsible for the upkeep of the yard, trimming of shrubs, as well as cleaning the property's exterior to maintain a favorable appearance. The Tenant will also be responsible for all snow removal of the parking lot. The Tenant will be responsible for the costs and construction of all improvements necessary for their operations and daily use of the property. All improvements must comply with state and city ordinances and current building codes.

#### *SECURITY SYSTEM(S)*

Security for theft and fire protection shall be implemented, supported, and maintained at Tenant's sole expense. Landlord will not be liable or responsible for the benefit, use of, or the results from use of an electronic security surveillance system(s) at the Premises. All methods of security required by the Tenant at the Premises and maintenance/testing thereof shall be the Tenant's responsibility during the term of this Lease.

#### *NON-LIABILITY OF LANDLORD AND TENANT FOR DAMAGES*

Landlord will not be liable for assets stored or used by the Tenant or its employees, customers, or vendors on the Premises during the Term of this Lease and Landlord will not provide any kind of insurance for these assets stored or used on the Premises. Any damage to such Tenant assets caused by natural disaster (flood, tornado, lightning, earthquake, wind, rain, ice, sleet, snow, and etc.), fire, theft, vandalism, water damage, roof leaks, floor puddling, fire-sprinkler prevention system function-malfunction-damage, or any other uncontrolled disaster will be Tenant's responsibility.

Landlord is not responsible or liable for the condition of any asset or item received, produced, stored, or shipped at the Premises. The Landlord will not be responsible for the quality, quantity, or well-being of any stored asset as it moves in and out of the Premises.

Landlord will not be responsible for damages to the Premises caused by Tenant's neglect for securing the Premises. As possessor of the Premises and during this Lease term, the Tenant has a duty to police the Premises with a reasonable diligence in securing the property against reasonably foreseeable crimes (i.e. secure: exterior walk-through doors, overhead doors, windows, gates, etc., activate security system on exit, and turn on night time exterior lighting).

Landlord will not be responsible or liable for any personal injury to any of the Tenant's personnel or any person affiliated with the Tenant, inside the Premises, on



equipment, or anywhere on the grounds outside the Premises. Tenant shall hold Landlord harmless from any and all liability, loss, or other damage claims or obligations resulting from any personal injuries or losses.

Tenant shall defend and hold Landlord harmless from, any and all expense, claims, or liability arising from: (a) the use of the Premises by the Tenant; (b) the conduct of the Tenant's business or anything else done or permitted by the Tenant to be done in or about the Premises and grounds; (c) any breach or default in the performance of Tenant's obligations under this Lease Agreement; (d) any misrepresentation or breach of warranty by Tenant under this Lease Agreement; or (e) other acts or omissions of Tenant, its agents, employees, vendors, customers, visitors, and business invitees.

The Landlord shall defend and hold Tenant harmless against any and all expense, claim, loss or liability as a result of any breach by the Landlord or Landlord's agents of any covenant or condition of this Lease, or the carelessness, negligence, or improper conduct of the Landlord or Landlord's agents.

#### *WAIVER OF CLAIMS*

Landlord shall not be liable to Tenant, or to Tenant's employees, visitors, or to any other persons, for damage to persons or property caused by any act, omission, or neglect of Tenant, or any co-tenant of Tenant at the Premises.

Tenant shall not be liable to Landlord, or to Landlord's employees, visitors, or to any other persons, for damage to persons or property caused by any act, omission, or neglect of Landlord.

#### *REPAIRS and MAINTENANCE*

Landlord shall have no obligation of repair or maintenance to or for the Premises other than for the repair and maintenance of the structural systems, to include roof, exterior walls, foundation, and HVAC, as well as any normal pre-commencement existing utility services coming to the Premises; all which must be reported to Landlord in a timely manner if need of repair is found by Tenant. Tenant at its sole expense, shall promptly make all other necessary repairs and replacements to the Premises, whether interior or exterior, ordinary or extraordinary, or structural or nonstructural, as and when necessary. Such obligation shall include but not be limited to repairs and maintenance to the pipes, plumbing systems/fixtures, electrical systems, interior lighting, exterior lighting, doors and doorways, windows, glass, fixtures, and all equipment used in connection with the Premises, and the driveways, parking lots, sidewalks and curbs, parking spaces, adjoining or appurtenant thereto. The quality and class of all repairs and replacements shall be at least equal to that of the original work. If Tenant defaults in making such repairs or replacements within a reasonable amount of time, Landlord may make them for Tenant's account, and all expenses thereof shall constitute and be collectible as additional rent. All reasonable sums so paid by

Landlord and all reasonable costs and expenses (including, without limitation, attorney's fees and expenses) so incurred, together with interest thereon at the rate of ten percent (10%) per annum from the date of payment of the expense, shall constitute additional rental payable by Tenant under this Lease and shall be paid by Tenant to Landlord on demand.

#### *QUIET ENJOYMENT*

Landlord covenants and warrants that so long as Tenant is not in material default hereunder, Tenant shall have quiet enjoyment of the Premises and peaceably and quietly have, hold, occupy and enjoy the Premises pursuant to the terms of this Lease and shall not be disturbed by Landlord or by anyone claiming by, through or under Landlord.

#### *NON-DISTURBANCE*

Landlord represents and warrants that other than Tenant and Landlord, no parties have an interest (whether secured or unsecured) in the Premises. In the event of a sale of the Premises, Landlord shall notify Tenant with the name of the new owner, along with the closing date of such sale.

So long as Tenant is not in default in the payment of Monthly Rent, (i) Tenant's possession of the Premises and Tenant's rights and privileges under this Lease, or any extensions or renewals thereof shall not be diminished or interfered with by Landlord, (ii) Tenant's occupancy of the Premises shall not be disturbed by Landlord for any reason whatsoever during the Term or any extensions or renewals thereof, and (iii) Landlord will not join Tenant as a party defendant in any action or proceeding for the purpose of terminating Tenant's interest and estate under this Lease because of any default under a mortgage.

#### *LAW, ORDINANCES, ETC.*

Tenant agrees to comply with all laws, ordinances, orders and regulations affecting the Premises and the cleanliness, safety, operation or use thereof and furthermore agrees to comply with the regulations or requirements of any insurance underwriter, inspection bureau or similar agency with respect to the Premises.

Tenant agrees to keep the Premises in compliance with all local and state fire codes and regulations thereof required.

Tenant agrees not to: (1) permit any unlawful or immoral practice to be carried on or committed on the Premises; (2) make any use of or allow the Premises to be used for any purpose other than that permitted under paragraph-6 "USE"; (3) keep or use or permit to be kept or used on the Premises any inflammable fluids (other than those normally kept, used or sold by Tenant) explosives, or hazardous material without the written permission of the Landlord first obtained; (4) use the Premises for any purpose whatsoever which might create a nuisance or injure the reputation of the Premises; (5) deface or injure the Premises; (6) commit or suffer any waste; or (7) install any electrical equipment that overloads the lines.

#### *DAMAGES*

Any damages to the Premises including but not limited to interior and exterior walls, the roof, support columns, foundation, offices, doors, windows, dock-doors, dock-

equipment, plumbing items, sidewalks, retaining walls, light fixtures, heater units, a/c units, electrical system, sprinkler/fire protection system or any equipment owned by the Landlord affixed to Premises or grounds outside including but not limited to fences, guard rails/columns, parking lots, drive ways, yard, ditches, gates, lawns, landscaping, light poles, water valves, electrical fixtures, sewer system, and etc. caused by the Tenant, its employees, vendors, customers, or any affiliates of the Tenant will be repaired at the expense of the Tenant. In the event such damage is caused, and the Tenant does not repair such damage within a reasonable amount of time, upon such notice from Landlord, Landlord may elect to have such items repaired and invoice Tenant for such repairs with payment due within ten (10) business days of Tenant's receipt of such invoice.

#### *DAMAGE AND DESTRUCTION*

If the Premises or any part thereof or any appurtenance thereto is so grossly damaged by fire, casualty, or structural defects that the same cannot be used for Tenant's purposes, then Tenant or Landlord shall have the right, within thirty (30) days following damage, to elect by notice to the other to terminate this Lease as of the date of such damage. Landlord shall have reasonable time to make such repairs or remedy the issue and if during this time Tenant is unable to run normal operations, Tenant will not be required to pay Monthly Rent during such remediation period. Once repaired, Tenant would be obligated to begin making regular Monthly Rent payments. If Tenant elects to terminate this Lease, Tenant shall be responsible to remove all fixtures, furnishings, and equipment (Tenant's property) and make all necessary repairs to return the property to its original state, within a reasonable time period not to exceed 45 days. If repairs are not made to return the property to its original state, then the landlord may elect to have the repairs completed with the tenant being responsible for the costs thereof.

#### *ENVIRONMENT*

Tenant agrees to use the Premises in compliance with all applicable federal, state, and local environmental laws, ordinances, rules and regulations (hereinafter, "Environmental Laws"). The term "hazardous materials" means any substances identified as hazardous wastes, hazardous materials, or hazardous substances under Environmental Laws, and includes, but are not limited to, gasoline and petroleum products, asbestos, polychlorinated biphenyls, radioactive materials, flammable explosives, and toxic substances. Tenant will not store any hazardous materials at the Premises unless Tenant does so in compliance with all applicable Environmental Laws. Tenant shall be solely responsible for cleaning up and remediating any hazardous material leakage and or violations of Environmental Laws caused by Tenant, Tenant's employees, Tenant's vendors, or Tenant's customers at the Premises or the adjacent grounds. Tenant shall indemnify and hold Landlord harmless from any loss, claim, liability or expense (including, without limitation, reasonable attorneys' fees, court costs, consultant fees, expert fees, penalties, fines, removal, clean-up, transportation, disposal and restoration expenses) arising in connection with Tenant's failure to comply with Environmental Laws during the term of this Lease.

Landlord will defend and hold Tenant harmless for any hazardous materials which existed prior to Tenant's occupancy or were caused by Landlord, other tenants, past tenants-occupants-owners before, during, or after Tenant's occupancy.

Tenant, at Tenant's option, shall be permitted by Landlord to perform a Phase I and Phase II environmental to establish a baseline of any preexisting conditions at the Premises. Tenant will provide Landlord a copy of such environmental baseline, if performed.

#### *SAFETY*

All safety requirements by the Tenant as well as federal, state, and local safety requirements, including OSHA, for Tenant's use of the Premises will be met at the Tenant's arrangement and expense. Tenant may use any safety item already installed, displayed, or attached at the Premises at Tenant's risk and cost of maintaining.

Tenant acknowledges that "smoking" is prohibited in all areas of the Premises except in areas, if any, outside the 7,500 square foot Building.

#### *CHANGES AND ADDITIONS*

Any changes or additions to the Premises and the grounds surrounding the Premises required by Tenant will need to be approved by Landlord and paid by the Tenant. Such changes could include but are not limited to storage facility, signs, awnings, marquees, or other structures projecting from or on the exterior of the Premises. Changing the structure of the building or offices in any way (moving walls, doors, windows, fans, & etc.), the addition or the moving of any electrical, phone, water, sewer, gas, or cable line at the Premises will need to have approval of the Landlord.

#### *ALTERATIONS AND IMPROVEMENTS*

All alterations and improvements to the Premises required by the Tenant will be arranged and paid for by the Tenant. Alterations and improvements may include, but are not limited to physical construction, equipment installation, remodeling, addition of safety equipment, signs, and markings, addition of windows or doors, changing or upgrading of equipment (HVAC, dock, electrical), machine pits, additional truck parking, and addition of electrical equipment and fixtures at the Premises required by the Tenant.

Any alteration or improvement made to the Premises by the Tenant must be approved by the Landlord before the Tenant may proceed with such. Landlord's consent shall not unreasonably be withheld for such alterations or improvements. At the point the Tenant vacates the Premises, all alterations and improvements will stay with the Premises and becomes the property of the Landlord and shall remain upon and be surrendered with the Premises without molestation or injury. Tenant may remove its equipment or trade fixtures provided any damage done to the Premises in the installation or removal of any such equipment or trade fixtures is promptly repaired by Tenant, and if not repaired by Tenant within 45 days, Landlord may repair same, and Tenant shall pay the cost thereof.

#### *LIENS*

Tenant agrees to pay promptly for any work or materials provided by laborers or materialmen on or about the Premises, and to promptly pay all local, state and federal taxes, including, but not limited to, sales taxes, and the like related to such work and materials. Tenant shall not permit or suffer any lien to attach to Premises. Should any third-party attempt to attach a lien to the Premises, Tenant shall, within thirty (30) days of its notice thereof, file for release of such lien; provided, however, that in the event Tenant contests any such lien, Tenant agrees to be solely responsible for all legal fees required in the removal thereof.

#### *OUTSIDE STORAGE*

Tenant shall not store assets equipment, obsolete items, cardboard, crates, or trash (trash that is not contained in a trash dumpster picked up on a weekly basis at Tenant's expense) outside of Premises, other than normal autos that are used in their day-to-day business operations without the written approval of the Landlord. Tenant agrees to keep the Premises looking acceptable as compared to other similar properties near the Premises and to comply with all city codes with regards to cleanliness of the outside grounds.

#### *JANITORIAL, LAWN AND GROUNDS MAINTENANCE*

Tenant shall arrange and pay for all janitorial services for the Premises that they may require.

#### *PEST CONTROL*

At Tenant's own discretion, the Tenant shall, at its sole expense, retain a pest control/extermination service, which shall treat the Lease Premises on a regular basis if needed by Tenant for insects, rodents, wild animals, etc. The Landlord will not provide pest control.

#### *ACCESS TO PREMISES*

Tenant agrees that Landlord, its agents, its employees or servants, or any person authorized by Landlord, upon reasonable notice, may enter the Premises at reasonable times for the purpose of: (a) inspecting the condition of Premises; (b) making needed repairs, additions or improvements; (c) exhibiting the Premises to prospective purchasers; provided that such access doesn't interfere with the business of the Tenant.

#### *DEFAULT*

(a) By Tenant. If the Tenant defaults in the performance of any of the covenants, terms, conditions or provisions of this Lease, and after written notice from the Landlord, Tenant fails to cure such default within ten (10) days after receipt of such notice in the case of monetary default or fails to cure such default within thirty (30) days in the case of non-monetary default, then the Landlord may, at its option (but shall not be required to do so), perform the same for the account of the Tenant and any amount paid or expenses incurred by the Landlord in the performance thereof shall be deemed additional rent and payable when the next installment of rent shall become due. Additionally, if the Tenant defaults in performance of this Lease, or if Tenant shall make an assignment for the benefit of

creditors, of the interest of the Tenant in the Premises shall be sold under execution or other process of law, or if the Tenant shall be adjudged a bankrupt, or if a receiver or trustee shall be appointed for the Tenant by any Court, and, after written notice from the Landlord, Tenant fails to cure such default within ten (10) days after receipt of such notice in the case of monetary default or fails to cure such default within thirty (30) days in the case of non-monetary default, then the landlord may lawfully re-enter the Premises with demand for possession therefor, and recover possession of the Premises and the improvements thereof, expel the Tenant and those holding under the Tenant and no allowance shall be paid to the Tenant. Such re-entry shall not constitute trespass and shall not prejudice any other remedies which might otherwise be provided by law for breach of covenant, and upon entry, the rights of the Tenant under this Lease shall terminate and the Tenant agrees that in the event of such termination, Tenant will reimburse the Landlord against all unavoidable loss of rent and expense of reletting, which the Landlord may incur by reason of such termination for the remainder of the unexpired term of this Lease.

(b) By Landlord. If the Landlord defaults in the performance of any of the covenants, terms, conditions or provisions of this Lease, and after written notice from the Tenant fails to cure such default within thirty (30) days after receipt of such notice, then the Landlord shall be in default of this lease and Tenant shall have any and all remedies available under law or equity.

#### *ESTOPPEL CERTIFICATE*

Tenant agrees, at any time and not required more than four (4) times annually, upon not less than thirty (30) days prior written notice from the Landlord, to execute, acknowledge and deliver to the Landlord a statement in writing: (i) certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that this Lease is in full force and effect as modified and stating the modifications); (ii) stating the dates to which the rent and other charges hereunder have been paid by the Tenant; (iii) stating whether or not the Landlord is in default in the performance of any covenant, agreement or condition contained in this Lease, and, if so, specifying each such default of which Tenant may have knowledge; and (iv) stating the address to which notices to the Tenant shall be sent.

#### *ASSIGNMENT, SUBLEASE, OR LICENSE*

Tenant shall have the right to sublet all or part of the Premises at any time with Landlord's written consent, which consent shall not be unreasonably withheld or delayed. Landlord may assign its interest in this Lease without any approval of Tenant required.

#### *HOLDING OVER*

If Tenant remains in possession of the leased Premises after the expiration of this lease without a new lease reduced to writing and duly executed, even if Tenant shall have paid, and Landlord shall have accepted, rent in respect to such holding over, Tenant shall be deemed to be occupying the leased premises only as a Tenant from month to month, subject to all the covenants, conditions, and agreements of this Lease, except that monthly rent shall

accrue at a rate equal to 110% of the monthly rent rate payable in the last month immediately preceding the expiration of this lease term. In no event shall Tenant be liable for any consequential and/or indirect damages suffered by Landlord by reason of Tenant's holdover.

#### *SURRENDER OF PREMISES*

Tenant shall deliver and surrender to Landlord possession of the Premises upon expiration of this Lease, or its earlier termination, broom clean and in as good condition and repair as the Premises were at the commencement of this Lease term or may have been established by Landlord during the continuance thereof. See the section above called "Alterations and Improvements".

#### *WAIVER*

The failure of the Landlord to insist upon strict performance by Tenant of any of the covenants, conditions and agreements of this Lease shall not be deemed a waiver of any of the Landlord's rights or remedies and shall not be deemed a waiver of any subsequent breach or default by Tenant in any of the covenants, conditions, and agreements of this Lease. No surrender of the Premises shall be affected by Landlord's acceptance of rental or by any other means whatsoever unless the same be evidence by Landlord's written acceptance of such surrender.

#### *REPRESENTATIONS*

It is understood and agreed by Tenant that Landlord and Landlord's agents have made no representations or promises with respect to the Premises or the making or entry into this lease, except as in this Lease expressly set forth, and that no claim or liability, or cause for termination, shall be asserted by Tenant against Landlord for, and Landlord shall not be liable by reason of, the breach of any representations or promises not expressly stated in this Lease.

Tenant and Landlord further agree that Lessee/Seller is represented by Martin Young of Halsey Thrasher Harpole Real Estate Group and Lessor/Buyer is represented by Gary Harpole of Halsey Thrasher Harpole Real Estate Group. All brokerage commissions shall be paid by Lessor/Seller per a separate commission agreement with HTHREG.

#### *REMEDIES*

All rights and remedies of Landlord herein created or otherwise extending at law are cumulative and the exercise of one or more rights or remedies shall not be taken to exclude or waive the right to the exercise of any other. All such rights and remedies may be exercised and enforced concurrently and whenever and as often as deemed desirable.

#### *SUCCESSORS AND ASSIGNS*

All covenants, promises, conditions, representations herein contained shall be binding upon, apply and inure to the parties hereto and their respective heirs, executors,

administrators, successors and assigns; it being understood and agreed, however, that paragraph "Assignment, Sublease, or License" is in no way impaired by this provision.

### *SIGNS*

Tenant, at its sole cost and expense, shall have the right to place and maintain during the Term of this agreement its usual and customary signs on the exterior and on the interior of the Premises, as well as signs adjacent to the street fronting the Premises. Tenant agrees to install and maintain such signs in good order, repair, and in compliance with all applicable governmental rules, regulations, and ordinances and shall pay all fees related to any required permits. Landlord has unilateral authority to approve all signs as per the color, size and placement, prior to tenant's installation of the signage.

### *NOTICES*

Wherever in this Lease it shall be required or permitted that notice or demand be given or served by either party to this Lease or on the other, such notice or demand shall be given or served and shall not be deemed to have been duly given or served unless in writing and forwarded by certified or registered mail, addressed as follows:

LANDLORD:

Jeff Throesch  
Industrial Destination LLC  
2516 Dr. MLK Jr Drive  
Jonesboro, AR 72401

TENANT:

Mayor Harold Copenhaver  
City of Jonesboro

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### *ATTORNEY FEES*

If there is a legal proceeding in which Landlord and Tenant are adversarial parties in such legal proceeding, each party shall be responsible for their attorney's fees and costs in connection therewith.

### *MODIFICATION OF AGREEMENT*

Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

### *INTERPRETATION*

The parties hereto agree that it is their intention hereby to create only the relationship of Landlord and Tenant, and no provision hereof, or act of either party hereunder, shall ever be construed as creating the relationship of principal and agent, or a partnership, or a joint venture or enterprise between the parties hereto.

### *POSSESSION*



Landlord warrants that it has the right and authority to execute this Lease, and Tenant, upon payment of the required rents and subject to the terms, conditions, covenants and agreements contained in this Lease, shall have possession of the Premises as described prior (per Exhibit "A") during the full term of this lease as well as any extension or renewal thereof, on Aug1, 2022. Landlord warrants that Tenant shall peacefully and quietly hold and enjoy the Premises for the full Term hereof so long as it does not remain in uncured material default in the performance of any of its agreements hereunder beyond the expiration of any applicable notice and cure period. Upon full execution of this Lease by both parties hereto, Landlord shall deliver possession of the Premises to Tenant on Aug 1, 2022.

*OPTION TO PURCHASE*

Lessee/Seller represents and warrants to the Lessor/Purchaser an "Option to Purchase" the entire property for a sales price of \$825,000.00. This "Option to Purchase" is afforded the city during the second and third years of their initial lease and both parties will be represented by their respective real estate agents in this initial agreement if negotiations to purchase take place prior to the beginning of the fourth year of the initial lease.

IN WITNESS WHEREOF, the parties below have executed this Lease Agreement on the day and year first above mentioned.

**Landlord:**  
Industrial Destination LLC

**Tenant:**  
City of Jonesboro

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-22:122

**Agenda Date:**

**Version:** 1

**Status:** Recommended to Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE: THE 2022-2026 CONSOLIDATED PLAN AND THE 2022 ACTION PLAN THAT INCLUDES THE 2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS AND BUDGET.

WHEREAS, the City of Jonesboro has held at least two public hearings and public comment period for their Five Year Consolidated Plan and Action Plans; and

WHEREAS, the Consolidated Plan must include an Action Plan for the first year of the new Five Year Consolidated Plan; and

WHEREAS, the Action Plan contains the 2022 Community Development Block Grant Projects and Budget for \$621,812 of federal funds. The 2022 Action Plan's budget is listed below:

### **CDBG FY 2022 BUDGET**

#### **ALLOCATION**

\$621,812.00

#### **ADMINISTRATION**

\$124,362.40

#### **Public Services**

Hope Found NEA

\$19,271.80

The Link Theater

\$10,000.00

Jonesboro Business Association

\$10,000.00

CASA

\$10,000.00

Hispanic Community Services, Inc.

\$15,000.00

1st Time Home Buyer

\$29,000.00

**LMI Homeowner Rehab**

\$60,000.00

**Public Infrastructure/Facilities**

CWL Sewer Project x 10 LMI applicants

\$100,000.00

Parks

\$55,000.00

Neighborhood Revitalization (WEN)

\$25,000.00

Street Lights on Creath/Electrical Underground

\$120,000.00

Homelessness

\$20,000.00

Emergency Funding

\$24,177.80

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: The 2022-2026 Consolidated Plan and 2022 Action Plan, attached hereto are hereby approved by the City Council.

SECTION 2: The 2022 Action Plan CDBG Projects and Budget are hereby approved for the Action Plan.

SECTION 3: The Mayor, Harold Copenhaver and City Clerk, April Leggett are hereby authorized to execute all documents necessary to effectuate the Consolidated Plan and Action Plan.

SECTION 4: The Grant Administrator is hereby directed to submit the plans to the U.S. Department of Housing and Urban Development on August 16, 2022 through I D1S.



# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. The funds will be used for housing rehabilitation, affordable housing or community development projects, public supportive services, and removal of architectural barriers for the elderly or disabled. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80% of median)
- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as earthquake, flood or hurricane relief)

The City of Jonesboro, located in the Northeast corner of Arkansas in Craighead County, is one of the state's fastest growing cities, the fifth largest city in Arkansas (with 77,391 people), and the second largest city in land mass. Located between Little Rock, St. Louis, and Memphis, Jonesboro stands out as the largest metropolitan city in Northeast Arkansas within a 80.2 square-mile radius area. Jonesboro is the county seat for Craighead County, also the home to Arkansas State University, and considered a regional center for manufacturing, agriculture, medicine, education, and trade.

Housing and community development needs include affordable housing in the Census tract areas that include the low-income populations. Maintaining the current housing stock in these areas and neighborhood revitalization are high priorities. Affordable housing is a definite need by either ownership or rental. The Jonesboro Urban Renewal and Housing Authority (JURHA) provide rental assistance, but there are nearly 1,000 people currently on the waiting list for HCV and public housing. Furthermore, city has identified this as a high priority; however, with CDBG funding endanger of been cut by Federal legislators, the impact that can be made using CDBG funds is minimal. The city will be working closely with the housing authority to develop additional funding possibilities.

The Jurisdiction has very limited space to shelter the homeless population. The only shelter space consist of 22 beds at the local Salvation Army, which always stays full. When space is unavailable at the Salvation Army, many homeless residents are transported to shelters in nearby counties. Additionally, area churches provide 1-2 night accommodations at local motels if funds are available. At the time of the last point in time (PIT) Count. The volunteers counted 104 unsheltered and 21 sheltered individuals within the Jurisdiction. However, in April of 2017, the City, with the support of volunteers, opened the HUB, a resource center for homeless and families in crisis. Since the opening of the HUB, over 100 homeless residents have come forward seeking services, such as birth certificates, identification, assistance with disability and social security, counseling, drug rehabilitation, transportation, job

placement, and of course, finding a place to sleep or live. CDBG funding will be utilized to assist with the homeless population and is considered a high priority. The Jurisdiction is working closely with the NEA Homeless Coalition to address the ever growing homeless population needs.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

According to the data tables below, in 2020 Jonesboro had a population of 77,391 with 30,123 households and a median income of \$47,062.

According to the CHAS data, Jonesboro has housing problems in each of the four housing areas: Housing lacking complete plumbing or kitchen facilities; Overcrowded; Severely Overcrowded and Housing Cost Burden.

There is a great discrepancy in renter-occupied housing vs. owner-occupied housing.

The vast majority of rental property is located in R/ECAP (low-income) areas of Jonesboro. While the national standard for housing cost burden says that not more than 30% of income should be paid in housing cost, the 2020 American Fact Finder results show a direct correlation between income and percent of income paid in housing cost. For the 26.5% of Jonesboro families living on less than \$20,000 per year, 21.1% of them pay 38.6% of their income in housing costs. While 18.2% of our families earn between \$20,000 to \$34,999 annually, 8.5% of them pay more than 30% of their income in housing costs.

According to the 2008-2012 CHAS data below, 5,602 renters pay more than 30% of their income in housing cost, compared to 1,450 homeowners who pay more than 30% in housing cost. Additionally, 3,348 renter-households vs. 745-homeowners pay 50% or more of their income in housing cost. The total of 8950 renter-occupied households and 2,195 owner-occupied homes are living with a housing cost burden.

Jonesboro also has over 200 substandard renter-occupied units and over 35 owner-occupied substandard units. Over 450 renter-occupied units are over-crowded vs. 104 owner-occupied over crowded units.

The high rate of housing cost burden indicates a need to provide affordable housing at all income levels. There is also a need to prepare marginalized residents for homeownership through financial literacy and classes that teach understanding credit. Furthermore, the high rate of severe housing problems in renter-occupied housing indicates a need for property owner's accountability, such as a local property maintenance code, which would require property owners to maintain a certain standard on rental property.

## **3. Evaluation of past performance**

## **Housing**

The jurisdiction continues to focus on the stabilization of the housing market:

- Met with Habitat for Humanity to discuss partnership in new construction of affordable housing, transitional housing, rehabilitations, and neighborhood revitalization.
- Expanded our new homebuyers program
- Expanded and improved our Homeowner Rehabilitation program
- Assisted with homeless counts done by the regional homeless coalition
- Expanded Code Enforcement to alert of possible condemnations of housing that can rehabilitate.
- Provided for the maintenance, upkeep, and expansion of our parks and community centers.

### **Supportive Housing Needs**

Among the agencies active in assisting those at risk of becoming homeless are Salvation Army, Goodwill Industries, Veterans Action Clergy, Family Crisis Center of NEA, Consolidated Youth Services, Mid-South Health, Jonesboro Urban Renewal Housing Authority, Crowley's Ridge Development Center, FOCUS, local DHS offices, and the HUB.

Most of these agencies provide supportive services which include counseling for the mentally and emotionally ill, victims of substance abuse, family violence, serious and adolescent sex offenders, family therapy, and anger control/social motivation classes. Other services provided include Court Advocacy and interstate contact (for children moving out of the state.)

### **Transitional/Permanent Housing Needs**

There remains a definite need for transitional housing in Jonesboro. Domestic violence victims, children coming out of the foster care and protective services system at the age of eighteen, prisoners, and those coming out of drug and alcohol rehabilitation all are in need of housing. Currently there are no agencies that have the capacity and/or funding to implement a project of sufficient size to address this issue.

### **Emergency Shelter Needs**

The primary goal is to eliminate homelessness through the provision of affordable housing and the needed support services necessary to build self-sufficiency. Although permanent housing is HUD's primary focus, the City continues to find, that on this issue, the immediate needs differ. Currently the City has one "general" emergency shelter, the Salvation Army, which has neither the staff, nor the facilities required to change their current policy, which does not allow anyone, including mothers with children, to remain on the premises throughout the day. Having the homeless on the streets during the day is not acceptable. While other services try to fill this gap, the need remains unaddressed. Additionally, the Salvation Army has a total of 22 beds.

## **Recognize Housing Needs**

The City of Jonesboro remains aware of the many housing needs going unmet and continues to seek solutions in an attempt to address those needs. Funding for rental housing is severely underfunded and affordable housing in the City of Jonesboro has improved, but is very limited for our very low-income families. The PHA is unable to keep up with the demand for public assisted housing, with a waiting list of up-to eighteen months.

## **Public Services**

In partnership with several non-profits, the jurisdiction continues to provide support and financial resources to cover a range of outreach services for underserved populations. Services have included: after school care, translation services, community engagement, community gardens, and more.

## **4. Summary of citizen participation process and consultation process**

The City of Jonesboro has designed this community-wide Citizen Participation Plan to provide for and encourage citizen participation in its public hearings and HUD-funded programs. This Plan is an essential element of the City's present and future community development and has been established to comply with the regulations and requirements of the CDBG program as administered by the Department of Housing and Urban Development (HUD). This Plan supersedes all other Citizen Participation Plans, which may have been adopted by the City of Jonesboro.

The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the City's CDBG program. The Plan sets forth policies and procedures designed to maximize the opportunity for citizen participation in the community development process. Persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized, participation was encouraged and emphasized.

Citizens are encouraged to participate in all phases of the CDBG program(s) and are provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) are the responsibility of the City of Jonesboro.

## **5. Summary of public comments**



The public hearings for the CDBG Consolidated and AFH produced several comments from the small group of residents that attended the seven meetings. In addition, JURHA submitted 1,312 surveys with 251 responses that was returned to the housing authority for review. Twenty of the twenty-seven participants in the public hearings provided the following responses that were used in the development of the Consolidated Plan and 2022 Action Plan. They are as follows: individuals expressed their top priority was for more public infrastructure throughout the CDBG targeted areas in sidewalks, lighting, public transit, drainage improvements and other street needs. The second priority was the need for affordable and decent housing in the CDBG targeted areas. The third priority was for the expansion of public transit throughout the CDBG identified neighborhoods.

The AFFH meetings produced the following responses used in the development of the Fair Housing goals outlined in the AFH Plan. Those responses are as follows: Many residents requested the following items: 1. The City should provide more variety for independent living for elderly and disabled residents; 2. Senior housing should provide amenities such as recreational activities to improve the quality of life; 3. Transportation for the elderly and disabled leaves much to be desired. Yes, the City provides public transportation (JETS), but how do you get to the bus stops when you are elderly or disabled.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

As stated previously, the public hearings for the CDBG Consolidated, Action and AFH Plans produced several comments from the small group of residents that attended the meetings. The City and JURHA received a few comments that were not accepted because they were not in considered as one of the National Objectives or the focus of HUD funding. Those responses are as follows: at one of the focus group sessions, one resident expressed concerned about the AFFH rule. They stated that this rule and subsequent assessment tools would allow the Federal government additional authority to direct the City in the zoning of its land use.

Another resident expressed concerned that the AFH would allow low-income families to use Section 8 vouchers to move into middle or high income neighborhoods. She also expressed that as long as low-income families can use Section 8 to rent, that they will not be concerned about purchasing a house.

In the Consolidated and 2022 Action Plans, one of the residents requested funding for rehabilitation of Habitat Housing.

## **7. Summary**

The City's Five Year Strategy is intended to be flexible in order to take advantage of opportunities that may become available. However, the following are the goals for the next five years. The types and number of projects that are carried out will also depend on the amount of CDBG funding available for the next five years and the city will adjust appropriately.

These are the following goals that will be implemented through the Consolidated Plan:

1. Determine the need to expand public transportation (JET) which may include operating after 6:00 p.m. and/or introduce weekend routes around Publicly Supported Housing and in R/ECAP
2. Establish a Citizens Fair Housing Board to educate residents (with a focus on protected classes) on how to apply fair housing laws, and to reduce community opposition to the development of affordable housing in high opportunity areas in Jonesboro
3. By 2023, develop a community revitalization strategy to reverse the trend of segregation in the R/ECAP by addressing the contributing factors in each fair housing issues
4. Through the previously discussed outreach efforts of the CFHB, increase knowledge and understanding of fair housing among landlords and residents and affirmatively furthering fair housing, international property maintenance codes, and revised state landlord/tenant laws.
5. Increasing awareness and enforcement of fair housing laws among publicly assisted families.
6. Establish a land bank/land trust to make homes more affordable for low-wealth families, help eliminate slums and blight, and reverse the trend of deteriorating property in low-income areas by making two (2) low-income home per year available through 2022.
7. The City will increase accessibility for people with disabilities through sidewalk and pedestrian crossing investments and expansion of para- transit services.
8. Increase the number of property owners willing to accept Housing Choice Vouchers to open up available housing throughout the community due to the lack of affordable housing for Publicly assisted families in the Housing Choice Voucher Program.
9. Create Attractive Neighborhoods through fostering livability and functionality in low-income neighborhoods.
10. Increase housing and services opportunities to the homeless populations.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	JONESBORO	Grants and Community Development Department

**Table 1 – Responsible Agencies**

#### Narrative

#### Consolidated Plan Public Contact Information

**Tonya G. Hass, HUD Grant Manager**

**P.O. Box 1845**

**300 South Church Street**

**Jonesboro, AR 72403-1845**

**Phone: 870.336.7229**

**Fax: 870.933.4626**

**thass@jonesboro.org**

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Jonesboro, the Jonesboro Urban Renewal & Housing Authority (JURHA), and Mid-South Health Systems are actively involved in the Northeast Arkansas Balance of State Continuum of Care. Through this partnership, the jurisdiction enhances coordination by providing technical assistance, collaboration and funding opportunities. The jurisdiction also partners with these organizations in an exchange of ideas and information. The jurisdiction and JURHA recently submitted its joint AFH plan to HUD. This coordinated effort required an examination that revealed how crucial it is for the organizations to not only continue coordination of efforts, but to expand efforts to create a transparent relationship in order to better serve our constituents.

The City also partners with Mid-South Health Systems, the City's largest mental health agency. Mid-South Health is a recipient of CDBG funds and provides outreach and coordination through its involvement in city and civic affairs and participation in community events. In addition to counseling, the organization provides staff and volunteers who collaborate with government on serving the homeless, near homeless and those in transition from institutions into the larger community.

The jurisdiction is a key partner with the Northeast Arkansas Balance of State Continuum of Care. Members of the Taskforce cover a wide range of service delivery areas and include Goodwill Industries, homeless shelters, churches, Craighead County Veterans Action Clergy, Mid-South Health Systems, Habitat for Humanity, Reclamation House and others. It is this Taskforce, along with several volunteers, who have committed to providing the necessary expertise and time to ensure the needs of homeless and near homeless citizens are met.

As previously stated, the City of Jonesboro is an active partner in the Continuum of Care. This relationship has been important in helping us meet the needs of low- and moderate-income residents, the homeless, and those facing homeless. However, in the State of Arkansas, ESG funds are administered through the state Department of Human Services. Any organization applying to the State for sub-grantee funds must be a member of the Continuum of Care, and the Continuum's role is limited to providing confirmation and a letter of support that the applicant agency is in good standing with the Continuum of Care.

During the planning process, the jurisdiction reached out to JURHA, Mid-South Health Systems, Goodwill Industries, the Metropolitan Planning Organization (MPO), East Arkansas Planning and Development District (EAPDD), Craighead County Veterans Services, Crowley's Ridge Development Council (CRDC), Hispanic Community Services, Inc. (HCSI), and a host of other non-profit organizations, church outreach ministries, community groups and neighborhood associations.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

As previously stated, the City of Jonesboro is an active partner in the Continuum of Care. This relationship has been important in helping us meet the needs of the homeless and those facing homeless. However, in the State of Arkansas, ESG funds are administered through the state Department of Human Services. Any organization applying to the State for sub-grantee funds must be a member of the Continuum of Care, and the Continuum’s role is limited to providing confirmation and a letter of support that the applicant agency is in good standing with the Continuum of Care.

During the planning process, the jurisdiction reached out to JURHA, Mid-South Health Systems, Goodwill Industries, the Metropolitan Planning Organization (MPO), East Arkansas Planning and Development District (EAPDD), Craighead County Veterans Services, Crowley’s Ridge Development Council (CRDC), Hispanic Community Services, Inc. (HCSI), and a host of other non-profit organizations, church outreach ministries, community groups and neighborhood associations.

The City conducts the annual PIT Count; collaborates with its partners to serve the homeless populations and those endangered becoming homeless. During this year’s PIT count, we saw an increase of individuals being homeless within Craighead County than in Greene or Poinsett.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Arkansas Balance of State, one of the regional Continuum of Care organizations, serves the jurisdiction. City staff regularly attend their monthly meetings. A member of staff also serves on the CoC Nominating Committee.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Jonesboro planning process is a 12-month process that solicits and accepts input throughout the year. Information and data are collected from federally mandated public hearings; including CDBG, AFH hearings, community meetings and listening sessions. The jurisdiction met with the local housing authority on several occasions to plan and discuss the joint AFH plan. This process has enhanced the avenues for sharing data and gaining a better understanding of how we can coordinate our efforts to improve the lives of our low- and moderate-income citizens. Additionally, social service agencies and

other entities were also invited to the table during the planning process as well as throughout the year. This year-long listening process has proven to be successful in gaining input from a cross-section of the community and service providers.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Jonesboro Urban Housing Renewal
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans AFH Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Jonesboro Urban Renewal and Housing Authority (JURHA) is the jurisdiction's partner on the development of the AFH Plan. They provided the public housing needs, housing choice vouchers data and assisted in the public hearings. In addition to the AFH partnership, JURHA has representation on the Homeless Taskforce since its inception.
2	<b>Agency/Group/Organization</b>	East Arkansas Planning & Development District, Inc.
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	EAPDD has developed through a Housing Sustainability and Economic Development Plan in 2021 for 12 counties in Northeast Arkansas. This plan was made possible through the HUD Sustainability and Economic Growth Program and the City was an active participant in their study for housing stock and economic conditions.
3	<b>Agency/Group/Organization</b>	Jonesboro Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Other government - County Regional Planning and Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Transportation Planning
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Jonesboro has consulted over the last three years regarding transportation planning for the City and County jurisdictions.



4	<b>Agency/Group/Organization</b>	Jonesboro Economical Transportation System
	<b>Agency/Group/Organization Type</b>	Public Transit Organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Public Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	JET has been involved in the transportation needs for our low- to moderate income populations as well the homelessness programs of the jurisdiction.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	City of Jonesboro	This plan overlaps the Consolidated and Action Plans through ensuring affordable and decent housing is available for the homeless to become independent and integrated into the community. In addition, transportation planning and implementation was the second goal that was part of both programs for the jurisdiction.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the City’s CDBG program. The Plan sets forth policies and procedures designed to maximize the opportunity for citizen participation in the community development process. Special emphasis is placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized.

Citizens are encouraged to participate in all phases of the CDBG program(s) and are provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) are the responsibility of the City of Jonesboro.

The City will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all CDBG program(s), including, but not limited to, the following phases:

Identification and assessment of housing and community development needs; determination of CDBG project(s) and documentation; and the development of CDBG application(s);

1. changes and/or amendments to approved CDBG projects; and,
2. assessment of CDBG program performance.

All phases of the community development process are conducted by local officials in an open manner. Citizens are encouraged to participate at all levels and given access to program information during each phase of any CDBG program as outlined herein.

As the fundamental means of notifying interested citizens about the Consolidated Plan and related activities, such as the Annual Action Plan or the Consolidated Annual Performance and Evaluation Report, the Grants Administrator will utilize advertisement notices in newspapers of general circulation. Such notices will be published at least fourteen (14) calendar days prior to public hearings. All notices will be written in

plain, simple language and direct efforts will be undertaken to publish and / or post information at locations that will elicit maximum low- and moderate-income and minority participation.

The City will conduct at least two (2) public hearings to obtain citizens' views and to respond to proposals and questions. The hearings will occur prior to development of the draft plan and will be intended to solicit public input regarding distinct issues, thereby aiding in developing the content of the plan.

Information about the time, location and subject of each hearing will be provided to citizens at least fourteen (14) calendar days in advance through adopted public notice and outreach procedures. This notification will be disseminated to local governments and other interested parties. Public notification of the hearings will be published in the local newspaper. Grants and Community Development Department staff may also attend other meetings and conventions in the City of Jonesboro throughout the year, thereby providing an opportunity for additional public information on the Consolidated Plan.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Non-profit organizations	The City held 2 public meetings for the 2022-2026 Consolidated Plan and the 2022 Action Plan. Of the 2 meetings, the attendance was low with a total participation of 12 individuals. Three of the participants were black with 2 Hispanic/Latinos self-identified and 4 white non Hispanic. 8 of the participants were considered low to moderate income individuals. Three	The Twelve individuals expressed their top priority was for addressing homelessness. PPublic infrastructure throughout the CDBG targeted areas and sidewalks, lighting, public transit, drainage improvements and other street needs were also priorities. The Third priority of the citizens was the need for affordable and decent housing in the CDBG targeted areas. The third priority was for addressing blighted properties in the jurisdiction. Our fourth priority is for first time homebuyers program. Fifth priority is	Homelessness was our number one priority to address. The Jurisdiction has continually visited this priority but not much luck in finding a suitable location.	17
OMB Control No: 2506-0117 (exp. 09/30/2021)	Consolidated Plan		JONESBORO			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Surveys	Minorities  Non-English Speaking - Specify other language: Hispanic  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Landlord and realtors	JURHA and the City requested of 1,328 individuals to participate in a fair housing survey that requested the residents' housing needs for the AFH Plan. Of the 1,328 surveys sent, only 251 surveys were returned to JURHA and the City.	Many residents requested the following items: 1. The City should provide more variety for independent living for elderly and disabled resident2. Senior housing should provide amenities such as recreational activities to improve the quality of life3. Transportation for the elderly and disabled leaves much to be desired. Yes, the City provides public transportation (JETS), but how do you get to the bus stops when you are elderly or disabled. The individual was informed about the 'para transit' service provided by JETS, and	At one of the focus group sessions, one resident expressed concerned about the AFFH rule, stating that this rule and subsequent assessment tool would allow the Federal government coming in and tell the City how to zone its land use. Stall met with the resident before the meeting and explained that this is a planning document for use by the city and the Federal government has neither the desire or resources to tell cities how they should zone their property. HUD staff were available at this focus session and tried to reassure the resident, as well, that this is not what this planning document is about. We could not accept this comment because it was not the focus of	

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**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Continue the Fair Housing Board to hear complaints and monitor adherence to fair housing policies and regulations.

Increase knowledge and understanding of fair housing and affirmatively furthering fair housing through outreach and education:

Offer meeting space and set up educational schedule for both consumers and providers of housing to be carried out by the Arkansas Fair Housing Commission (AFHC):

- Assist in coordinating local delivery of educational services to local renters,
- Assist in coordinating local delivery of professional training services to landlords, program managers, other rental housing providers.

Prominently display posters, flyers, and fair housing educational printed materials

Distribute printed materials that provide information regarding:

- Definitions of reasonable accommodation and modification,
- Examples of discriminatory terms and conditions in rental markets,
- Differences between affirmatively furthering fair housing, affordable housing production and preservation, and landlord/tenant rights and responsibilities.

Consider updating the Jonesboro Fair Housing Ordinance to be consistent with current state and federal fair housing laws and enhance the accessibility and awareness of this resolution.

Create improved referral system by distributing information about fair housing including how to file a complaint.

Create fair housing outreach e-mail distribution list for fair housing materials that might be distributed quarterly to all those who may be interested in fair housing.

Request technical support from the State's Little Rock HUD office for outreach and education activities that might be targeted to racial and ethnic minority consumers of housing.

Establish baseline information of the actual level and types of discrimination occurring in the community through audit testing activities:

- Request that the City track complaint data more closely and use complaint data to compare year-to-year changes in fair housing activities. While more complaints are likely to be filed if educational efforts are successful, the goal of this action is to decrease the percentage of complaints that are found to be without cause and increase the percentage of those that are amicably reconciled. An additional goal is the decrease of the number of persons who abandon the complaint process without resolution.

Coordinate renter, homebuyer and homeowner credit training with local bankers and Realtors.

- • Enhance the understanding of poor real estate business practices, such as steering, redlining and blockbusting.
- • More broadly inform the public of recent land use changes to exclusionary zoning and land use policies.
- • Enhance understanding of credit, what leads to poor credit and the attributes of predatory lending.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2018	Most Recent Year: 2022	% Change
Population	74,710	77,391	7%
Households	26,218	30,123	15%
Median Income	\$45,931.00	\$67,605.00	47%

**Table 5 - Housing Needs Assessment Demographics**

Alternate Data Source Name:

2018-2022 ACS

Data Source Comments:

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,245	7,947	4,270	3,115	14,210
Small Family Households	1,290	1,160	1,315	1,330	7,440
Large Family Households	125	150	310	320	1,020
Household contains at least one person 62-74 years of age	370	645	895	455	3,060
Household contains at least one person age 75 or older	160	410	420	405	1,240
Households with one or more children 6 years old or younger	920	695	810	740	1,885

**Table 6 - Total Households Table**

Alternate Data Source Name:

2018-2022 CHAS

Data Source Comments:

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	20	60	25	145	4	0	0	25	29
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	25	0	35	95	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	165	74	30	329	15	0	40	50	105
Housing cost burden greater than 50% of income (and none of the above problems)	1,875	1,220	164	30	3,289	290	220	160	60	730
Housing cost burden greater than 30% of income (and none of the above problems)	115	545	1,325	160	2,145	165	190	430	115	900

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	375	0	0	0	375	75	0	0	0	75

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**

2018-2022 CHAS

**Data Source**

**Comments:**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,010	1,430	304	125	3,869	320	220	200	135	875
Having none of four housing problems	385	1,010	2,495	1,370	5,260	270	685	1,280	1,485	3,720
Household has negative income, but none of the other housing problems	375	0	0	0	375	75	0	0	0	75

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source**

**Comments:**

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	835	745	425	2,005	235	110	225	570
Large Related	95	150	95	340	0	0	85	85
Elderly	85	295	335	715	165	220	125	510
Other	1,055	695	684	2,434	65	80	175	320
Total need by income	2,070	1,885	1,539	5,494	465	410	610	1,485

**Table 9 – Cost Burden > 30%**

Alternate Data Source Name:  
2018-2022 ACS  
Data Source  
Comments:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	780	405	55	1,240	125	25	65	215
Large Related	75	80	0	155	0	0	10	10
Elderly	60	170	80	310	135	140	20	295
Other	1,005	570	74	1,649	30	60	65	155
Total need by income	1,920	1,225	209	3,354	290	225	160	675

**Table 10 – Cost Burden > 50%**

Data Source: 2013-2017 CHAS

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	75	165	24	30	294	19	0	15	50	84

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	20	25	50	35	130	0	0	25	0	25
Other, non-family households	0	0	0	0	0	10	0	0	0	10
Total need by income	95	190	74	65	424	29	0	40	50	119

**Table 11 – Crowding Information – 1/2**

**Alternate Data Source Name:**  
2018-2022 CHAS  
**Data Source**  
**Comments:**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Data Source**  
**Comments:**

**Describe the number and type of single person households in need of housing assistance.**

There is a total of 637 overcrowded single family households in the jurisdiction. Of the 637 households, 165 renters have a housing burden of 30%; 130 renters have a housing burden between 30 and 50%, and 35 renters have a housing burden of 80% or higher of their monthly income! When we compare that to single family *homeowners*, Only 4 have a housing cost burden of 30%; 40 have a burden of 30-50%; and there are on households with a burden of 50-80%; however, 60 single family households have a housing burden between 80 and 100%. Based on personal circumstances/situations, all these families could be in danger of homelessness.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the Jonesboro Police Department, in 2021, there were 562 reports of domestic violence, dating violence, sexual assault and stalking. An overwhelming percentage (80%) were domestic violence; a small percentage (2%) were stalking, and 18% were cases of rape.

### **What are the most common housing problems?**

The housing problems that plague this jurisdiction are primarily because of the age of housing stock and poorly maintained homes especially for low-income and minorities that are renters. Since the State of Arkansas nor the jurisdiction have property maintenance codes (tenant and landlord laws) to govern the housing stock, the housing standards are merely based on certain portions of the International Property Standards. The portions adopted were based on the basic structural design with fire codes applied during the construction phase. While our rental housing stock continues to decline, we anticipate 3,348 of the low-income and minority households would be in danger of losing their housing.

As the housing stock continues to decline, the low-income households could easily become homeless since the affordable housing is consider substandard for human habitation in certain instances. The two major housing characteristics that have been linked to homelessness would be plumbing and electrical failures because of years of neglect or availability of funds.

### **Are any populations/household types more affected than others by these problems?**

The lack of decent affordable housing in certain areas affects the ability of protected classes to access housing outside low poverty areas. Other policies of notice are: Education, transportation, and employment. Low income areas in Jonesboro are also at a disadvantage for grocery stores and fresh produce.

A person's place of residence plays a tremendous role in their exposure to poverty. Residency goes to the heart of exposure to poverty. This becomes obvious when looking at the data. Minority populations (Blacks/Hispanics) Are at the top of every bad index and the bottom of every good index. Further, R/ECAP data shows that these protected groups are disproportionately represented within the R/ECAP. While they represent a minority of the City's population, they represent a majority percentage of the population's poorest and most under served. Racial and Ethnic families with children are most affected by the poverty indicators. Between 60 and 80% percentage of families in the R/ECAP area have children who have a high exposure to poverty.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**



Low income and extremely low income families who are at imminent risk of homelessness have diverse need. The law states that anyone going without utilities for a week (7 days) due to delinquency can be evicted from their home. Therefore, in addition to the need for utility assistance/deposits, these families require rental assistance, assistance with deposits, transportation, assistance with obtaining identification.

The jurisdiction currently does not have a rapid rehousing program.

We have also determined that both categories of families require structure, life skill classes (including budgeting and financial management), and mentoring.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The jurisdiction has not identified any housing characteristics that are linked to instability or increased risk of homelessness.

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,610	380	450
White	1,515	160	210
Black / African American	910	195	94
Asian	24	0	85
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	25	60
0	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:

2018-2022 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,385	960	0
White	1,470	675	0
Black / African American	700	195	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	115	35	0
0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Alternate Data Source Name:**

2018-2022 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,255	2,010	0
White	1,550	1,550	0
Black / African American	345	250	0
Asian	15	10	0
American Indian, Alaska Native	0	15	0
Pacific Islander	55	0	0
Hispanic	200	85	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Alternate Data Source Name:**

2018-2022 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	535	2,585	0
White	440	1,965	0
Black / African American	75	545	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	60	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**  
2018-2022 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,330	655	450
White	1,305	370	210
Black / African American	835	265	94
Asian	24	0	85
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	25	60
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2018-2022 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,650	1,695	0
White	1,030	1,110	0
Black / African American	410	485	0
Asian	0	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	35	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Alternate Data Source Name:**

2018-2022 CHAS

**Data Source Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	504	3,775	0
White	319	2,795	0
Black / African American	95	500	0
Asian	15	10	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	55	0
Hispanic	59	225	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Alternate Data Source Name:**

2018-2022 CHAS

**Data Source Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	260	2,855	0
White	200	2,200	0
Black / African American	35	575	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	60	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Alternate Data Source Name:**  
2018-2022 CHAS

**Data Source Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,835	3,880	4,214	470
White	15,600	2,790	2,754	225
Black / African American	2,895	770	1,145	94
Asian	270	0	39	85
American Indian, Alaska Native	25	0	0	0
Pacific Islander	0	55	0	0
Hispanic	755	185	140	60

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 CHAS

### Discussion:



**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

**If they have needs not identified above, what are those needs?**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing – 91.205(b)

### Introduction

The Jonesboro Housing Authority's Housing Choice voucher program is comprised of 57.74% of families who have a person with disability, 15.25% of families are elderly households, and 73% of the households have children in the household.

The Jonesboro Housing Authority has issued 1312 HCV vouchers from January 1, 2020 through July 1, 2021 with 99 families finding housing and 55 families vouchers expired. Families allow the voucher to expire for many reasons but lack of affordable housing is almost at least part of the reason if not the primary reason for a voucher expiring. Affordable housing was found 64.03% of the time but in many cases the search took up to 120-150 days - 24.24% of the families finding affordable housing with 30 days, 36.36% of the families finding affordable housing in 30 - 60 days, 18.18% of the families take 60-90 days to find housing, 11.11% of families take 90-120 to find affordable housing, 10.10% of families find affordable housing 120-150 days. Listed below is an analysis of HGV families by census track . The largest concentration of HGV holders are in census 4.00, 6.10 and followed by 6.20 with is the R/ECAP area. Although census track 4.00 is not listed as a R/ECAP area it is fast becoming an area of contraction among low-income families Census Tracks 1.00 - 8.00 are within the City of Jonesboro and Census Tracks 9.00 - 12:00 census are outside the City of Jonesboro but within Craighead County.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	224	224	0	0	0	22	4

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Alternate Data Source Name:**

Census.gov Housing Statistics for Jonesboro, AR

**Data Source Comments:**

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,201	9,426	0	9,212	0	9,829
Average length of stay	0	0	3	4	0	4	0	3
Average Household size	0	0	2	2	0	2	0	3
# Homeless at admission	0	0	171	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	244	244	0	113	0	0
# of Disabled Families	0	0	212	837	0	327	0	4
# of Families requesting accessibility features	0	0	135	1,283	0	1,232	0	22
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

Census.gov Housing Statistics for Jonesboro, AR

**Data Source Comments:**

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	318	548	0	524	0	10	2
Black/African American	0	0	732	733	0	706	0	12	2
Asian	0	0	6	1	0	1	0	0	0
American Indian/Alaska Native	0	0	6	1	0	1	0	0	0
Pacific Islander	0	0	2	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

2018-2022 CHAS

Data Source Comments:

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	14	0	13	0	1	0
Not Hispanic	0	0	133	1,269	0	1,219	0	21	4

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
Census.gov Housing Statistics for Jonesboro, AR  
**Data Source Comments:**

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Affordable housing was found less than 50% of the time but in many cases the search took up to 120-150 days - 24.24% of the families finding affordable housing with 30 days, 36.36% of the families finding affordable housing in 30 - 60 days, 18.18% of the families take 60-90 days to find housing, 11.11% of families take 90-120 to find affordable housing, 10.10% of families find affordable housing 120-150 days. Listed below is an analysis of HGV families by census track . The largest concentration of HGV holders are in census 4.00, 6.10 and followed by 6.20 with is the R/ECAP area.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Public Housing maintains 1256 units of the public housing stock inside the borders of the R/ECAP Area. Of the 19 public housing units within the R/ECAP, 95% of them are families with children. Thirty-four of the 134 units outside of the R/ECAP are located within one block of the R/ECAP on streets that intersect with the northern border (Belt Street) of the R/ECAP area. 100% of the units bordering the R/ECAP are comprised of families with children.

Jonesboro Housing Authority also manages a LIHTC property of 31 units that falls within the R/ECAP area. Of the 31 LIHTC units managed by JURHA within the R/ECAP, 12.9% are elderly and 22.6% are disabled.

### **How do these needs compare to the housing needs of the population at large**

Jonesboro has a home ownership rate at almost 56 percent. This is below the national average and the goals established for cities by HUD based on its sustainable communities initiatives. Even greater concern, were the home ownership rates among African Americans and Hispanics, at 18% and 32%, drastically lower than the city, state and national averages.

According to the 2010 U.S. Census American Fact Finder, 49% of white families own their own home; and 29.1% are renters; while less than 5% of minorities own their own home, but approximately 15% rent their home.

The vast majority of rental property is located in RE/CAP areas of Jonesboro. While the national standard for housing cost burden says that not more than 30% of income should be paid in housing cost, the 2020 American Fact Finder results show a direct correlation between income and percent of income paid in housing cost. For the 26.5% of Jonesboro families living on less than \$20,000 per year, 21.1% of them pay 38.6% of their income in housing costs. While 18.2% of our families earn between \$20,000 to \$34,999 annually, 8.5% of them pay more than 30% of their income in housing costs.

Jonesboro Housing Authority's Public Housing is located just outside of the Racially/Ethnicly Concentrated Areas of Poverty (R/ECAP). Though physically located out of the Racially/Ethnicly Concentrated Areas of Poverty (R/ECAP), based on the PHA annual review for de-concentration in Public Housing, 87% (121 of 140 public housing residents) fall at or below the Extremely Low Income Level! Eleven of the remaining 19 families live at the 50% or Very Low Income Level.

## **Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Over the past 24 months, the jurisdiction has been strategically planning how to end homelessness in our metropolitan area.

A gaps analysis has been developed to determine what needs and services are not being met. The analysis found that most needs are available throughout the tri-county area. However, services are fragmented (not available every day) and many services are not advertised or promoted.

In early February, the Balance of State Continuum of Care members volunteered to do the annual PIT count. The count was completed for a three-county area: Craighead, Poinsett, and Green Counties.

Results from the PIT Count show that 82% of the homeless need assistance with Food; 45% need assistance with Employment; 23% need medical assistance; 18% need counseling, 17% need assistance with SSI/SSDI, and 3% said they need assistance in furthering their education.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	104	15	700	250	3	60
Persons in Households with Only Children	1	78	0	0	0	0
Persons in Households with Only Adults	0	6	50	50	4	60
Chronically Homeless Individuals	5	0	25	25	1	365
Chronically Homeless Families	6	0	0	0	0	0
Veterans	1	1	9	9	2	120



Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	5	5	0	120

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:  
2018-2022 ACS

Data Source Comments: Enter the PIT statistics for Craighead County

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

This process of tracking homelessness data has been increasingly difficult due to the pandemic. Currently there are two persons enrolled in the HUB for homelessness. The 2022 PIT county recorded a total of 777 homeless persons in the three county region. There were 880 Students that were reported in the three county school districts.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	15	0
Black or African American	13	0
Asian	3	0
American Indian or Alaska Native	10	0
Pacific Islander	↪	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	31	0
Not Hispanic	607	0

Data Source

Comments:

2022 PIT COUNTY SUMMARY

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There were 30 homeless veterans in the 2022 PIT count.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Of the 777 2022 Homeless PIT Count, 449 are white; 201 were black, and 50 others. The minority population is approximately 18% in the City of Jonesboro and they make up 20% of the homeless population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The Jurisdiction has very limited space to shelter the homeless population. Shelter space consist of 22 beds at the local Salvation Army, which stays full. When space is available, homeless residents are transported to shelters in nearby counties. Additionally, area churches provide 1-2 night accommodations at local motels. At the time of the last PIT Count. The volunteers counted

21 unsheltered and 37 sheltered individuals within the Jurisdiction. Since the opening of the HUB, over 100 homeless residents have come forward seeking services, such as birth certificates, identification, assistance with disability and social security, counseling, drug rehabilitation, transportation, job placement, and of course, finding a place to sleep or live.

Within the tri-county metropolitan area, where we conduct our PIT Count, There was a total of 777 homeless individuals. Of this total, 390 were males and 279 were females; 19 were under the age of 18 ; 431 were white, 200 black; and 60 other. A large percentage suffer from mental illness and drug and alcohol abuse. Those identified 28 of those were counted as fleeing a domestic violence situation.

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The number of people with various types of disabilities in Jonesboro is significant. Some of these disabilities may not require any particular special housing modifications, while many do. Typically, special home modification must be made to accommodate a resident when specified modifications are not already available in a unit, with the exception of new apartments that are required to comply with Americans with Disabilities Act (ADA) standards before receiving a certificate of occupancy from the building official.

### Describe the characteristics of special needs populations in your community:

Total Disabilities	8718
Hearing Difficulty	2338
Vision Difficulty	1768
Ambulatory Difficulty	5056
Cognitive Difficulty	4062
Self-Care Difficulty	1743
Independent Living Difficulty	2859

\*[Hudapps.hud.gov/Aft/ArcGis/table/13/051410](https://hudapps.hud.gov/Aft/ArcGis/table/13/051410)

### What are the housing and supportive service needs of these populations and how are these needs determined?

Accommodations are often expensive to provide in an existing unit. Universal design ordinances require that all new housing units be built with future accommodations in mind, minimizing the cost of future changes. These include larger doors to allow for wheelchair access, blocking in walls to facilitate the installation of grab bars, and larger space in closets and bathrooms to allow turning room for a wheelchair. While no data exist that indicates the extent to which the housing stock in Jonesboro

accommodates persons with disabilities, it is not very likely to be a significant number, beyond the recently built multifamily units that have been compliant with ADA standards.

Based on hudapps data, 1,168 persons between the ages of 5 to 17; 5207 persons between the ages of 18 to 64; and 3249 persons age 65 years and older were classified as having a disability. These figures represent a total of 9624 of the population of the jurisdiction.

Supportive Services for this population group will generally focus on the following needs:

- Group housing,
- Mobility assistance in normal daily activities,
- Physical rehabilitation and medical care,
- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Special transportation needs due to medical and physical condition, and
- Assistance in meal preparation, housekeeping and shopping (depending on the stage of the disease).

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Northeast Arkansas Regional AIDS Network (NARAN) assists in preventing homelessness in several ways: providing emergency rental assistance and emergency utility assistance; Assisting in placing homeless family units in housing. This included assistance with locating apartments, referrals for long-term rental assistance if appropriate, providing furniture and household items, providing clothing, and providing food from the organization's food pantry. The organization has provided many indirect services that have assisted clients so that they could remain healthy enough to continue employment. With continue employment, the client remains able to have income so that they can pay rent/mortgage and utilities independently. For those who are unable to continue working, the organization will assist the clients with the applications for disability benefits through the Social Security Administration. NARAN has served over 300 clients in the last several years.

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

There remains a definite need for transitional housing in Jonesboro. Domestic violence victims, children coming out of the foster care and protective services system at the age of eighteen, prisoners, and those coming out of drug and alcohol rehabilitation all are in need of housing. Our existing agencies are not able to accommodate the need. Most do not have the capacity and/or funding to implement a project of sufficient size to address this issue.

The Jurisdiction is developing a plan to eliminate homelessness through its homeless resource center by providing rapid rehousing, affordable housing and supportive services needed to build self-sufficiency.

Currently the City has one “general” emergency shelter, the Salvation Army, which offers 22 total beds.

In addition to the transitional housing for homeless, the individuals with disabilities transitioning from institutional settings in the community are unable to find the appropriate transitional housing for their needs. Again, without this critical public facilities to assist our special needs individuals leaves these individuals at risk of homelessness or remaining in the institutional setting.

### **How were these needs determined?**

These needs were determined based on the demands of those whom will be a direct recipients as well from the service providers that work with these populations. The public hearings provided several needs that will become some of our goals. After these needs were provided, the staff began reviewed the goals of the AFH and HUD regulations to ensure the needs/projects proposed will fit into the program.

### **Describe the jurisdiction’s need for Public Improvements:**

As part of the hearings, many residents and city officials agreed the City needed street improvements throughout, but particularly in North Jonesboro and Fairview Neighborhoods. These residents were overwhelmingly passionate about needed sidewalks, bike lanes and street drainage. Some insisted there were additional needs for security lighting and more policing in the R/ECAP areas of the jurisdiction.

As stated in the AFH, the City has a small transit system and approximately 45 percent of the sidewalks are usable overall with the low-income areas even further worse. In addition, the City has no bike lanes for the residents in our low-income areas that use bicycles to travel to work and other place as a mode of transportation. Many residents in these areas use the public transit during the week but the service is extremely limited during weekdays with no services offered on weekends and nights.

### **How were these needs determined?**

Again, these needs were expressed in different venues such as public hearings, city council meetings, newspaper editorials and social media outlets. Again, the demands/needs from the residents and public hearings are reviewed and the determination is made if these items meet the National Objectives and the definition of public improvements for the targeted neighborhoods. These comments were converted into goals for the City to meet the needs of the residents of our low-income areas. Again, these needs were chosen to provide better quality of life of those individuals within the targeted areas of CDBG.

### **Describe the jurisdiction's need for Public Services:**

In the public hearings, some of the needs for services within these neighborhoods were suggested for childcare services throughout the year, summer camps for educational and community enhancement, recreational activities for youth, workforce training and housing counseling. The largest need is for childcare services and summer camps that provide these residents with services that could not be affordable otherwise.

### **How were these needs determined?**

Each year, the jurisdiction makes its request for public service applicants available to the non-profit community. Submitted applications are reviewed by staff to ensure applicant proposals are responsive and have a direction connection to the CDBG ConPlan/Action Plan goals. Once reviewed by staff, applications and proposals are submitted to the Citizen Action Committee for review and selection. The committee ranks the applications on a weighted scoring sheets and those with the highest scores are funded—based on available public service funds.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The following section of the Consolidated Plan presents the analysis of housing supply and demand in Jonesboro. The analysis is based on data collected from the U.S. Census Bureau, Jonesboro Board of Realtors, realtytrac.com. It should be understood that the current housing market was very unpredictable at the time of the creation of this document and projections into the future will be minimal. As economic conditions stabilize a clearer picture of the housing market will be possible. While some improvements have been seen in the market, further market declines could return through 2022/2023. Projections beyond that time period would be pure speculation without any concrete data to support it.

There are 115 homes are for sale in Jonesboro, AR real estate market. The number of homes for sale in Jonesboro, AR increased by 57.5% between May 2022 and June 2022. The median list price of listings available in June 2022 was \$265,000, while the average time on the real estate market was 49 days. Between June 2021 and June 2022, listing prices of homes in this real estate market have seen the following changes: 1 bedroom properties prices increased by 0%, 2 bedrooms properties did not move, prices of 3 bedrooms properties went up by 5%, 4 bedrooms properties did not move, prices of 5 bedrooms properties increased by 4.6%. Volume of homes for sale changed: 1 bedroom homes inventory did not change, the quantity of 2 bedrooms homes went up by 33.3%, 3 bedrooms homes inventory increased by 48.5%, number of 4 bedrooms homes increased by 74.1%, 5 bedrooms homes inventory increased by 57.1%.

According to the U.S. Census, there were 31,736 housing units in Jonesboro in 2020.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Jonesboro has a home ownership rate of 58.2 percent. This is below the national average and the goals established for cities by HUD based on its sustainable communities initiatives. Of even greater concern, were the home ownership rates among African Americans and Hispanics, at 13% and 32%, drastically lower than the city, state and national averages. Home ownership rates are highest in areas of the city with newer homes, despite the higher median housing values in those areas.

There is a direct correlation between the housing cost burden of those who rent and those who own their own home, The vast majority of rental property is located in RE/CAP areas of Jonesboro. While the national standard for housing cost burden says that not more than 30% of income should be paid in housing cost, the 2020 American Fact Finder results show a direct correlation between income and percent of income paid in housing cost. For the 20.2% of Jonesboro families living on less than \$20,000 per year, 26.3% of them pay 39.6% of their income in housing costs. While 18.2% of our families earn between \$20,000 to \$34,999 annually, 8.5% of them pay more than 30% of their income in housing costs.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,207	67%
1-unit, attached structure	410	2%
2-4 units	2,337	10%
5-19 units	2,832	12%
20 or more units	944	4%
Mobile Home, boat, RV, van, etc	1,587	7%
<b>Total</b>	<b>24,317</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

**Alternate Data Source Name:**

Census.gov Housing Statistics for Jonesboro, AR

**Data Source Comments:**

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	45	0%	315	2%
1 bedroom	70	0%	2,545	19%
2 bedrooms	1,565	10%	5,715	43%
3 or more bedrooms	13,319	89%	4,805	36%
<b>Total</b>	<b>14,999</b>	<b>99%</b>	<b>13,380</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Based on the AFH, the Jonesboro Housing Authority's local data for the Housing Choice Voucher program show that census 6 and census 4 has the highest level of rental property available. Census 6 has been identified as having a high level of Segregation of Black, Non-Hispanic and is also in the R/ECAP area.

The majority of Jonesboro Housing Authority's Public Housing is located just outside of the R/ECAP area with only 12.58% of the units being in the R/ECAP. Map 5 indicates that Public Housing is located at 500 East Cherry, which is one building of one site. Public Housing is made up of six different complexes, scattered among different locations within a five-mile radius all outside the A/CAP. In 70 of our 151 public housing units are located on East Alpine and East Roseclair, contiguous to Garden Manor and North Acres Apartments which are also shown on the map. Thirty-six public housing units are located on Marshall and Melrose bordering, but not within the R/ECAP northern border (Belt). Craighead Place is a Low Income Housing Tax Credit 31 unit complex located at 1435 Belt is within the R/ECAP with eight public housing units in the MeadowCrest complex at 1011 Belt and 11 individual single family units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There is no loss of public or assisted housing units expected during this consolidated plan period, though units may go in and out of service due to maintenance, and as soon as repairs are complete the units will be placed back into service. Major obstacles to meeting underserved needs consist primarily of a lack of funding for the development of additional units and rental subsidies to support additional units.

**Does the availability of housing units meet the needs of the population?**

The Jonesboro Housing Authority has issued 15285 vouchers from January 1, 2021 through December 2021. Affordable housing was found 64.29% of the time but in many cases the search took up to 120-150 days - 24.24% of the families finding affordable housing with 30 days, 36.36% of the families finding affordable housing in 30 - 60 days, 18.18% of the families take 60-90 days to find housing, 11.11% of families take 90-120 to find affordable housing, 10.10% of families find affordable housing 120-150 days.

The lack of affordable housing, concentration of affordable housing in certain areas, and limitation of density of housing does limit or deny access to opportunity and can promote segregation.

### **Describe the need for specific types of housing:**

There is currently no formal process in place for requesting and obtaining reasonable accommodations and accessibility modifications.

The Jonesboro Housing Authority's HGV and Public Housing follow federal regulations stipulating that requests for accommodations will be considered reasonable if they do not create an "undue financial and administrative burden" for the PHA, or result in a "fundamental alteration" in the nature of the program or service offered. A fundamental alteration is a modification that alters the essential nature of a provider's operations.

While Jonesboro has made great strides in the scope of its affordable housing stock for moderate income families, there is still a grave disparity between affordable units for those living in poverty. Segregating residents by income (which is generally minorities, elderly, disabled, and others based on their familial status), increases the size and scope of our R/ECAP, denies access to opportunity by confining these low income residents to a specific area with limited opportunity, where they have a shortage of 'affordable' housing, publicly supported housing, and limited access for those who are disabled. Without a knowledge of fair housing laws and their rights under the law, residents will continue to be disenfranchised and this situation will get worse.

Much of Jonesboro's affordable and rental housing is located in just a two neighborhoods (North Jonesboro and Fairview). These neighborhoods have a high representations of minority and other protected class residents. This concentration of affordable housing has a disproportionate impact on protected classes and impacts their housing choice, their ability to access neighborhoods with community amenities like good schools and proximity to jobs. Affordable housing in a variety of neighborhoods throughout the city will cause the continued decline in segregated areas and within our R/ECAP.

### **Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

While the City of Jonesboro effectively uses its CDBG entitlement funds to improve the quality of life in low-income neighborhoods, more funds must be leveraged if significant changes are to occur. The lack of public investment in certain neighborhoods leads to a diminished quality of life, which leads to segregation, R/ECAPs, and disparities in opportunities.

### Cost of Housing

	Base Year: 2019	Most Recent Year: 2022	% Change
Median Home Value	127,500	265,000	108%
Median Contract Rent	497	717	44%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	4,044	30.2%
\$500-999	8,175	61.1%
\$1,000-1,499	910	6.8%
\$1,500-1,999	155	1.2%
\$2,000 or more	80	0.6%
<b>Total</b>	<b>13,364</b>	<b>99.9%</b>

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	450	No Data
50% HAMFI	1,910	645
80% HAMFI	7,615	2,255
100% HAMFI	No Data	4,100
<b>Total</b>	<b>9,975</b>	<b>7,000</b>

Table 31 – Housing Affordability

**Alternate Data Source Name:**

2018-2022 CHAS

**Data Source Comments:**

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 32 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

While Jonesboro has made great strides in the scope of its affordable housing stock for moderate income families, there is still a grave disparity between affordable units for those living in poverty. Therefore, this factor as listed as a high priority-it denies access to opportunity, fair housing choice, and civil rights. It also contributes to all seven of the fair housing issues. Segregating residents by income (which is generally minorities, elderly, disabled, and others based on their familial status), increases the size and scope of our R/ECAP, denies access to opportunity by confining these low income residents to a specific area with limited opportunity, where they have a shortage of 'affordable' housing, publicly supported housing, and limited access for those who are disabled. Without a knowledge of fair housing laws and their rights under the law, residents will continue to be disenfranchised and this situation will get worse.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Housing values are directly affected by absentee property owners whose property has been abandoned and/or deteriorated. Since this impacts multiple fair housing issues (R/ECAPS, Segregation, Access to Opportunity, Disproportionate Housing Needs), This was listed as a high priority in the AFH." CDBG funds are used as effectively as possible to fight blight when dealing with local property owners who qualify for assistance. However, absentee property owners present a challenge when cleaning up slums and blight.

There is a substantial need for private support and investment in the areas of economic development, housing, and commercial development in specific low income neighborhoods, this factor requires private investors and economic developers to be attracted to specific low-income neighborhoods. The degree of private development will depend on the degree of public investment such as infrastructure and other amenities. This Contributing Factor contributes to Access to Opportunity and Disproportionate Housing Needs, because Hispanic, African American, elderly, and citizens with disabilities inhabit these areas disproportionately, and suffer from a lack of amenities and development because of insufficient sources of private investment.

While the City of Jonesboro effectively uses its CDBG entitlement funds to improve the quality of life in low-income neighborhoods, more funds must be leveraged if significant changes are to occur. The lack of public investment in certain neighborhoods leads to a diminished quality of life, which leads to segregation, R/ECAPs, and disparities in opportunities. These neighborhoods are primarily inhabited by ethnic minorities, primarily African Americans and Hispanic. The results of a lack of public investment in these neighborhoods contributes to Segregation, R/ECAPS, Access to Opportunity, Disproportionate Housing Needs, and Disability and Access. Minorities, the elderly, and those with disabilities are affected because the lack of public investment means fewer amenities (i.e. housing, entertainment, shopping, etc.) and a lack of economic development in their neighborhoods to address these amenities. This issues will worsen without significant planning, investment and leveraging of resources.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

HOME Funds are not available in Jonesboro.

**Discussion**

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

Older housing stock and housing that may need maintenance are mainly in the central portions of the City. Not surprisingly, these areas also have the largest number of vacant structures and dilapidated buildings. Addressing these issues will be of importance in the comprehensive housing policy. The City's newest housing stock is in the southern and eastern portions of the city. This disparity in the concentration of older housing in older lower income concentrated areas, coupled with the location of new construction being primarily in other areas, is an issue facing Jonesboro.

Most of the city's housing is single-family. Over 70 percent of the total housing stock in Jonesboro between 2014-2022 was single-family. It is important to remember that the city's single-family homes include both homeowner occupied and rental units.

### **Definitions**

Five classifications are used to determine a policy orientation for reversing decline in the Neighborhood Classification Model below.

The five classifications are:

- i Stable Neighborhood Planning Areas / Stabilization
- i Neighborhood Planning Areas in Transition / Enhancement
- i Declining Neighborhood Planning Areas / Selective Renovation and Reinvestment
- i Deterioration Neighborhood Planning Areas / Selective Redevelopment; and
- i Residential Conversion to Non Residential Planning Areas / Redevelopment

### **Stable Neighborhood Planning Areas**

The Stable or Stabilization strategy is used in those neighborhoods that are in good to fair condition and that show some evidence of, at least, sustaining or beginning improvement. It is also used in conjunction with enhancement and other strategies when neighborhoods are showing some beginning decline.

### **Neighborhoods in Transition Planning Areas**

The Neighborhoods in Transition or Enhancement strategy is the next step up, in terms of intervention or participation in the neighborhood revitalization process. It is used in conjunction with stabilization

strategies in neighborhoods currently in good to fair condition and represents the primary strategy for those neighborhoods with minor deterioration but which are already showing signs of improvement. These are generally neighborhoods where private economic forces are already at work and it is clearly evident that market forces are still at work. City intervention or participation is used to facilitate, compliment and assist the revitalization process already underway.

### Declining Neighborhood Planning Areas

The Declining or Renovation - Reinvestment strategy is used in those neighborhoods where minor deterioration is prevalent and where decline is underway; and in those neighborhoods where there is major deterioration and where improvement has already started. The rationale for this strategy is that there needs to be a more active level of intervention or participation in these neighborhoods in order to either turn them around, or in those cases where there is sever deterioration, but some improvements, keep the process going. In some cases, this strategy is combined with selective redevelopment where existing conditions are such that renovation is too costly or where external pressures to change land use patterns are too great.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,350	16%	5,890	44%
With two selected Conditions	35	0%	380	3%
With three selected Conditions	4	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,620	84%	7,090	53%
<b>Total</b>	<b>15,009</b>	<b>100%</b>	<b>13,375</b>	<b>100%</b>

Table 33 - Condition of Units

Alternate Data Source Name:  
2018-2022 ACS  
Data Source Comments:

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,215	28%	4,205	31%
1980-1999	5,740	38%	4,555	34%
1950-1979	4,290	29%	3,955	30%
Before 1950	765	5%	655	5%
<b>Total</b>	<b>15,010</b>	<b>100%</b>	<b>13,370</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS



### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,055	34%	4,610	34%
Housing Units build before 1980 with children present	3,655	24%	1,615	12%

**Table 35 – Risk of Lead-Based Paint**

Alternate Data Source Name:  
2018-2022 ACS  
Data Source Comments:

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

The analysis considered the income concentrations in areas during the housing conditions survey, neighborhood planning assessment phase and the Assessment of Fair Housing. This data shows the correlation between lower income and areas identified as declining, in transition, and deterioration in the information. As discussed previously, there are non-viable portions of planning areas and arguably some entire neighborhoods, which are candidates for transition from residential to non-residential uses strictly based on planning principles, advanced signs of transition or the degree of neighborhood decline. However, the historical and cultural presence, resident input, and issues associated with replacement housing for those who would be displaced must be considered by the City. Other areas identified as declining and in transition were areas of high renter-occupied single-family and multifamily homes. Strategies to facilitate rehabilitation of these housing units are discussed in the issues relative to rental housing improvements and proactive code enforcement.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Approximately one-third of the total housing stock in Jonesboro was built prior to 1970. These housing units are likely older housing stock, and may contain lead-based paint in their interiors.

### Discussion



## **MA-25 Public and Assisted Housing – 91.210(b)**

### **Introduction**

Jonesboro Housing Authority's public housing is located just outside of the Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). Though physically located out of the Racially/Ethnically Concentrated Areas of Poverty (R/ECAP), based on the PHA annual review for deconcentration in Public Housing, 87% (121 of 140 public housing residents) fall at or below the Extremely Low Income Level! Eleven of the remaining 19 families live at the 50% or very low income level.

The Jonesboro Housing Authority's Housing Choice Voucher Family Characteristics and HAP by CFP Size report shows that the Black, Non-Hispanic population is 64.76% compared to 19.65% for the City of Jonesboro, AR CDBG population (Table 1 • Demographic Trends). The HGV program Elderly population is 15.25% compared to the City of Jonesboro 65+ population of 12.13% from Table 2 • Demographic Trends. The HGV program has a Disabled person in 57.74% of the households assisted. The City of Jonesboro shows 30% of the population as disabled in Table 1 Demographics. The HGV families are comprised of 73% with children and the City of Jonesboro has 47.91% Families with Children of the population Table 2 • Demographic Trends. The Housing Choice Voucher program is 91% female head of households and 10% male head of households. The Jonesboro, AR CDBG population is 47.97% Male and 52.03% Female. The Housing Authority has no data is available on National Origin as it is not tracked by our software.

The Jonesboro Housing Authority's Housing Public Housing Characteristics and report indicates that the Black, Non-Hispanic population is 70% compared to 19.65% for the City of Jonesboro, AR CDBG population (Table 1 • Demographic Trends). The JURHA Elderly 202 Project Based Housing is 88% which is slightly less than the 71.24% white population for the City of Jonesboro. The thirty- one unity Low Income Housing Tax Credit property managed by JURHA has a Black population at 80% compared to the 19.65% for the City of Jonesboro, AR CDBG population (Table 1 • Demographic Trends).

The Public Housing elderly population is 6.34% compared to the City of Jonesboro 65+ population of 12.13% from Table 2 - Demographic Trends. The Public Housing program has a Disabled person in 35.92% of the households assisted. The City of Jonesboro shows 30% of the population as disabled in Table 1 Demographics. The Public Housing families are comprised of 72.54% with children and the City of Jonesboro has 47.91% Families with Children of the population Table 2 - Demographic Trends. The public housing program is 79% female head of households and 21% male head of households. The Jonesboro, AR CDBG population is 47.97% Male and 52.03% Female. The Housing Authority has no data is available on National Origin as it is not tracked by our software.

In summary using local data from the Jonesboro Housing Authority the Housing Choice Voucher program and Jonesboro Public Housing Program, with the exception of the 70 unit elderly multifamily complex, has a higher proportion of protected class groups (Race - Black, Non-Hispanic, Disability, Sex, Familiar Status) than Jonesboro, AR CDBG jurisdiction.

**Totals Number of Units**

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			913	15,285				0	433	910
# of accessible units										
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

**Table 37 – Total Number of Units by Program Type**

Alternate Data Source Name:  
2018-2022 ACS  
Data Source Comments:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are a total of 913 public housing units with an inspection of 93 percent this year and overall score of 96 percent. A 93 percent would indicate excellent or above average condition, however to maintain the in this condition, JURHA needs to follow the 5-year plan for rehabilitation and replacement which depends on Capital Improvement Program that is endangered of massive budget cuts in Washington, D.C.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Aspen Gardens Development	96
Cayman Villa	96
Goff Courts	96
Jonesboro Ecumenical Center	96
Marshall	96
Oakrun	96
Woodland Courts	96

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Public Housing Authority has outlined their five-year plan for revitalization efforts for the public housing developments scattered throughout the city.

1. Rehab interior walls, interior doors - dwelling unit interior painting non-routine
2. Roll-in showers upgrade to dwelling units
3. Plumbing tubs, showers and bathroom flooring
4. Gutters and siding, downspouts, building exterior, siding, soffits
5. Roof replacement
6. Sidewalk and parking
7. Playground area equipment
9. Refrigerators and ranges
10. Kitchen cabinets, kitchen sinks and faucets, bathroom counters and sinks

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The above items listed in our physical needs work statements in JURHA five year plan through 2021. JURHA hopes to use capital fund program (CFP) allocation to complete the projects as needed.

**Discussion:**

Forecasts are that the CFP funds will continue to be reduced in future program years. JURHA depends on the CFP funds for revitalization and making necessary improvements for the living environment of our low and moderate income families residing in public housing. Tenants pay 30 percent of income toward the rent, so increasing rent payments will not an option for the revitalization required in the future.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Jurisdiction has very limited space to shelter the homeless population. Shelter space consist of 22 beds at the local Salvation Army, which stays full. When space is available, homeless residents are transported to shelters in nearby counties. Additionally, area churches provide 1-2 night accommodations at local motels.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	4	0	0	3	0
Households with Only Adults	18	0	27	5	0
Chronically Homeless Households	0	0	0	1	0
Veterans	0	0	0	1	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

One of five homeless persons were estimated to be seriously mentally ill in the jurisdiction. The homeless mentally ill are typically unable to work and are often not connected to entitlement programs. They usually benefit from the availability of supportive services, such as outreach, medication, case management, representative payee, specialized crisis services, and, often, substance abuse treatment. With housing placement, the mentally ill are often only successful if case management is available to help them manage their affairs.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Stepping Stone in Truman. is the lead agency for the Northeast Arkansas Continuum of Care Plan (CoC) process. Mission Outreach NEA is a non-profit organization providing shelter and food to the homeless and indigent people of Northeast Arkansas and Southeast Missouri. The City of Jonesboro participates in the CoC process and provides information and assistance in the development of the CoC.

The following is a list of the public housing facilities, agencies and entities:

- Jonesboro Urban Renewal and Housing Authority
  
- 1. Jonesboro Ecumenical Center, Inc.
- 2. Christopher Homes of Jonesboro
- 3. Aspen Gardens
- 4. Walker Courts
- 5. North Acres Apartments
- 6. Bel-Aire Village
  
- Crowley's Ridge Development Council
- Mid-South Health Systems
- Consolidated Youth Services
- Jonesboro Human Development Center
- Habitat for Humanity
- Abilities Unlimited
- Mission Outreach NEA, Inc.
- Wesley on the Ridge
- St. Bernard's Village

Homeless service providers in Jonesboro include:



- Mission Outreach NEA
- Salvation Army
- Consolidated Youth Services
- Women's Crisis Center
- Mid South Health Systems
- Jonesboro Human Development Center
- Crowley's Ridge Development Center
- Abilities Unlimited
- Pathfinders
- David E. Puryear Center

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The number of people with various types of disabilities in Jonesboro is significant. Some of these disabilities may not require any particular special housing modifications, while many do. Typically, special home modification must be made to accommodate a resident when specified modifications are not already available in a unit, with the exception of new apartments that are required to comply with Americans with Disabilities Act (ADA) standards before receiving a certificate of occupancy from the building official. Accommodations are often expensive to provide in an existing unit. Universal design ordinances require that all new housing units be built with future accommodations in mind, minimizing the cost of future changes. These include larger doors to allow for wheelchair access, blocking in walls to facilitate the installation of grab bars, and larger space in closets and bathrooms to allow turning room for a wheelchair. While no data exist that indicate the extent to which the housing stock in Jonesboro accommodates persons with disabilities, it isn't very likely to be a significant number, beyond the recently built multifamily units that comply with ADA standards.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Among the agencies that are most active in assistance to those at risk of becoming homeless are Salvation Army, Women's Crisis Center of NEA, Consolidated Youth Services, Mid-South Health, Jonesboro Urban Renewal Housing Authority, Crowley's Ridge Development Center, Consolidated Youth Services, Goodwill Industries, FOCUS, NARAN (Assistance to those with HIV/AIDS), CASA, local DHS offices, and the HUB.

These agencies provide diverse supportive services which include counseling for the mentally and emotionally ill, victims of substance abuse, domestic violence, serious and adolescent sex offenders, family therapy, and anger control/social motivation, transportation, career counseling and job placement classes. Other services provided include Court Advocacy and interstate contact (for children moving out of the state.) Educational services include GED tutoring, pregnancy and child care training, HIV/Aids, and independent living skills.

There remains a definite need for transitional housing in Jonesboro, domestic violence victims, children coming out of the foster care and protective services system at the age of eighteen, prisoners, and those coming out of drug and alcohol rehabilitation all are in need of housing. Currently there are no agencies that have the capacity and/or funding to implement a project of sufficient size to address this issue.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The city currently does not have an appropriate system to ensure supportive housing.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The current administration in the City of Jonesboro fully supports placing an emphasis on affordable housing. The staff has made a number of changes directed toward making affordable housing a reality through a variety of education and supportive programs.

The City believes neighborhood preservation and revitalization are an essential component of maintaining the sustainability of low income housing. The CDBG Program includes education, land acquisition for affordable housing, homeowner housing rehabilitation, new homeownership assistance, as well as assistance with a transitional housing.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Not Applicable

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Location and type of affordable housing is listed as a high priority contributing factor in our AFH, because it affects all seven (7) fair housing issues. Much of Jonesboro's affordable and rental housing is located in just two neighborhoods (North Jonesboro and Fairview). These neighborhoods have a high representation of minority and other protected class residents. This concentration of affordable housing has a disproportionate impact on protected classes and impacts their housing choice, their ability to access neighborhoods with community amenities like good schools and proximity to jobs. Affordable housing in a variety of neighborhoods throughout the city will cause the continued decline in segregated areas and within our R/ECAP.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Jonesboro is a city of distinction in Northeast Arkansas. We are the 5th largest city in Arkansas, with a population of over 77,391. Our Metropolitan Statistical Area (MSA) is over 132,828. Jonesboro is centrally located with easy access to other major markets, including America's Distribution Center, Memphis, Tennessee.

Jonesboro provides a positive business environment with a diversified economic foundation. A qualified workforce, low cost utilities, the training capabilities of Arkansas State University and an overall low cost of doing business are just a few reasons why many companies are proud to call Jonesboro home. In addition, the quality of life is exceptional, with a high-quality educational system, excellent healthcare facilities, abundant retail opportunities and numerous recreational and cultural activities available. (Jonesboro Regional Chamber of Commerce website)

As you can see from the HUD data source, Jonesboro is a hub of diverse business activity. Leading business activity includes: education, healthcare, manufacturing, retail, arts, entertainment and accommodations and wholesale trade.

Jonesboro also has a Civilian Labor Force of 66364; with 35,350 of those over 16 employed. However, the unemployment rate is just over 2.7%, and over 28% of our young people between the ages of 16 and 24 are unemployed.

Employed civilians include 6,415 high school graduates (or equivalency) and 6,891 with some college, and 8,730 of the civilian labor force has a college degree or higher. Only 1,976 of the civilian labor force with less than a high school diploma are employed. There is an approximately a \$35,000 gap in earnings between those with less than a high school diploma and those with a Bachelor's Degree.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	855	128	3	0	-3
Arts, Entertainment, Accommodations	3,402	5,582	11	15	4
Construction	3,494	1,742	11	5	-6

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	3,936	10,393	12	28	16
Finance, Insurance, and Real Estate	1,741	1,486	5	4	-1
Information	6,204	376	19	1	-18
Manufacturing	5,368	6,611	17	18	1
Other Services	462	671	1	2	1
Professional, Scientific, Management Services	1,002	1,437	3	4	1
Public Administration	0	0	0	0	0
Retail Trade	3,376	6,217	11	17	6
Transportation and Warehousing	978	1,343	3	4	1
Wholesale Trade	1,145	1,502	4	4	0
Total	31,963	37,488	--	--	--

**Table 40 - Business Activity**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

## Labor Force

Total Population in the Civilian Labor Force	51,078
Civilian Employed Population 16 years and over	51,078
Unemployment Rate	3.20
Unemployment Rate for Ages 16-24	14.90
Unemployment Rate for Ages 25-65	3.20

**Table 41 - Labor Force**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	4,750
Farming, fisheries and forestry occupations	200
Service	1,110
Sales and office	5,750
Construction, extraction, maintenance and repair	200
Production, transportation and material moving	541

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**

Civilian Labor Force Jonesboro-FRED

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,604	85%
30-59 Minutes	2,930	9%
60 or More Minutes	1,780	6%
<b>Total</b>	<b>32,314</b>	<b>100%</b>

**Table 43 - Travel Time**

**Alternate Data Source Name:**

DataUSA Labor Force

**Data Source Comments:**

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	275	1,210

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	14,802	385	3,325
Some college or Associate's degree	10,152	255	2,595
Bachelor's degree or higher	8,692	145	1,685

**Table 44 - Educational Attainment by Employment Status**

Alternate Data Source Name:

2018-2022 ACS

Data Source Comments:

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	85	125	229	490	745
9th to 12th grade, no diploma	770	695	413	1,145	920
High school graduate, GED, or alternative	1,995	2,890	2,695	4,815	2,975
Some college, no degree	5,455	2,485	2,105	3,229	2,040
Associate's degree	650	1,000	990	1,110	183
Bachelor's degree	1,180	2,880	1,745	2,785	1,188
Graduate or professional degree	20	900	1,355	1,885	1,210

**Table 45 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	37,745
High school graduate (includes equivalency)	98,010
Some college or Associate's degree	140,430
Bachelor's degree	129,435
Graduate or professional degree	179,315

**Table 46 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

2018-2022 ACS

Data Source Comments:

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**



As you can see from the HUD data source, Jonesboro is a hub of diverse business activity. Leading business activity include: education, healthcare, manufacturing, retail, arts, entertainment and accommodations and wholesale trade.

**Describe the workforce and infrastructure needs of the business community:**

The City has worked on updating the existing sidewalk and infrastructure inventory list since January 2018. This is listed as a high priority in our AFH because In our rough estimation of the inaccessible sidewalks and other infrastructure for pedestrian use, it was noted only 35-40% of the sidewalks and other infrastructure was ADA compliant. Furthermore, many of our intersections have pedestrian crossings and curb cuts but nothing further such as sidewalks, bike paths or multi-purpose trails. This factor only contributes to limiting or denying access to opportunity; however, it contributes to five of the seven fair housing issues: Segregation, R/ECAPs, Access to Opportunity, Disproportionate Housing Needs, and Disability and Access. It contributes to these fair housing issues by isolating minorities, the disabled, and the elderly to specific neighborhood with limited access. Pedestrian crosswalks without sidewalks are considered incomplete and will be addressed in later years. The funding for sidewalks and other infrastructure is extremely limited unless additional funding streams remain untapped. The issue is improving as residents and other stakeholders are forming partnerships to create a more livable city in our R/ECAP and other portions of the city disproportionately inhabited by minorities, elderly, and those with disabilities.

The limited availability, type, frequency, and reliability of public transportation is considered a also a high priority in our AFH because it contributes to Segregation, R/ECAPS, Access to Opportunity, Publicly supported housing and Disability and access. The City should look into developing one or several public transportation plans that will address the limitations of the public transit and other modes, such as sidewalks, multi-purpose trails and bicycle lanes. The lack of a centralized plan or other transportation plans continue to encourage segregation, other emerging R/ECAPS, limited access to opportunities for those who have no other means of transportation within their neighborhoods. In addition, the lack of transportation goes directly to the quality of life of our residents because it limits access to jobs, shopping, medical care, and other services. Without development of the public transportation within this jurisdiction to address this factor, racial/ethnic minorities, elderly, families and individuals with disabilities will continue to remain with limited public transportation. In the next five years, the City must find partners to help leverage the existing funds with other sources to address these gaps in the City's public transportation system.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City of Jonesboro and other partners are supporting a private enterprise in the building of a convention center and hotel. Currently, the jurisdiction has no convention center and most residents support the project and believe Jonesboro is overdue for getting a convention center.

Arkansas State University has built a convention center on the campus of the university. These two convention centers will provide jobs and career opportunities for hundreds of residents across a diverse range of skills and education. It is believed they will also serve as a catalyst for other business opportunities.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The jurisdiction is fortunate to have a very diverse business culture. Job opportunities range from manufacturing to healthcare and scientific professionals and almost everything in between. Jonesboro has an approximately 10 percent unemployment rate. This rate is based on those residents who struggle to maintain employment because of education, transportation, criminal background, and work history. There are employment programs within a number of non-profit organizations to assist these residents get on the road to sustainability.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

According to the Jonesboro Chamber of Commerce, the Workforce Training Center (WTC) is a non-profit, employer-driven consortium of industry and education that delivers cutting-edge training to its member companies' employees. The WTC is located within the Workforce Training Center at the ASUN Jonesboro Campus in the center of the Jonesboro Industrial Park. Curriculum includes courses in welding, industrial technology, mechatronics (advanced manufacturing), computer literacy and applications, safety and first aid, supply chain management, electronics, mechanical skills and many more. Training can be customized and developed for specific needs of individual companies and can be performed at the company's facility or offsite. Often training qualifies for grants offered through the Arkansas Department of Career Education – Office of Skills Development.

### **Arkansas State University Delta Center for Economic Development**

The Delta Center coordinates the economic development outreach services of ASU's College of Business and provides professional development training to the Jonesboro area. Courses such as computer literacy, a series of classes for supervisors, technology courses and more are offered on a regular basis. The Delta Center is also home to the Small Business Technology Development Center, which offers such classes as marketing a business using Facebook and Twitter, and assistance with developing a business plan.

## **Arkansas Economic Development Commission - Manufacturing Solutions**

AEDC - MS is housed within the ASU Delta Center and is a Workforce Training Center partner. AEDC - MS provides world class training, hands on implementation and expert coaching. They offer consulting in Lean 101, Training Within Industry, Toyota Kata, etc.

This effort offers a unique opportunity to partner for training with underserved populations.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

### **If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The formation of what has become known Jonesboro Vision 2030. The District realized the potential of the planning process to help shape the region's future and jumped on board to lead the way. Partnerships were developed with all twelve counties, most of the 107 cities, Arkansas State University, University of Arkansas Little Rock, five community colleges and a consulting team. Using the Partnership for Sustainability's Livability Principles, a project scope was developed to engage the local communities and traditionally marginalized populations through outreach, local planning, data collection and several specific deliverables designed to provide detailed analyses of existing conditions.

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The housing supply in Jonesboro was analyzed under three frameworks. First, the analysis examines the characteristics of the overall housing supply. Second, the housing supply was analyzed by tenure (owner-occupied and renter-occupied housing). Third, the housing supply was analyzed by housing type, including single-family, duplex, multifamily, mobile, manufactured, group quarters, and special needs housing. The analysis is based on data collected from the U.S. Census Bureau and other sources as available. It should be understood that the current housing market was very unpredictable at the time of the creation of this document and projections into the future will be minimal. As economic conditions stabilize a clearer picture of the housing market will be possible. Projections would be pure speculation without any concrete data to support it.

As discussed in the AFH, our R/ECAP area(s) is where houses having multiple housing problems are concentrated.

According to hudapps Table:

Demographics of Households with Disproportionate Housing Needs: 26% of homes lived in by whites have four or more housing problems, while 48% of homes lived in by blacks have four or more housing problems; 52% of homes lived in by Hispanics have four or more problems. With approximately 70% of the Jonesboro population being white, this shows disproportionate housing needs, with the majority of these housing problems located in rental property within the R/ECAP.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Racial and ethnic minorities disproportionately reside in the R/ECAP area of the jurisdiction. While blacks and Hispanics make up about 30% of the total population, Over 50% of the R/ECAP area is made up of ethnic minorities.

### **What are the characteristics of the market in these areas/neighborhoods?**

Data shows that Jonesboro continues to realize housing growth and in the past two decades, this growth was necessary and most likely attributable to units needed to accommodate the growing population. According to the U.S. Census, there were 1,380,728 housing units in Jonesboro.

Older housing stock and housing that may need maintenance are mainly in the central portions of the City. Not surprisingly, these areas also have the largest number of vacant structures and dilapidated buildings. Addressing these issues will be of importance in the comprehensive housing policy. The City's

newest housing stock is in the southern and eastern portions of the city. This disparity in the concentration of older housing in older lower income concentrated areas, coupled with the location of new construction being primarily in other areas, is an issue facing Jonesboro.

There are also a large affordable housing communities being developed in North Jonesboro and other areas of the city.

Jonesboro has a homeownership rate at almost 62 percent. This is below the national average and the goals established for cities by HUD based on its sustainable communities initiatives. Of even greater concern, were the homeownership rates among African Americans and Hispanics, at 18 percent and 32 percent, drastically lower than the city, state and national averages. Homeownership rates are highest in areas of the city with newer homes, despite the higher median housing values in those areas. The data show that the age of the housing stock tends to be marginally older for renter-occupied housing, with 31percent of rental housing and 26.7 percent of owner-occupied housing built prior to 1970.

Most of the city's housing is single-family. Over 70 percent of the total housing stock in Jonesboro is single-family. It is important to remember that the city's single-family homes include both homeowner occupied and rental units.

The Jonesboro Urban Renewal and Housing Authority (JURHA) manage 151 public housing units throughout the City of Jonesboro. Currently, 1,312 Jonesboro households receive tenant-based rental assistance through the Section 8 Voucher Program. The City has 344 subsidized units, which are affordable to very low income and low income households supported by various HUD programs.

As the city's population changes so will its demand for housing. The next section, 'Housing Demand', re-examines trends discussed in previous sections and projects possible population and housing scenarios for Jonesboro.

### **Are there any community assets in these areas/neighborhoods?**

Community assets include an alternative school, a pre-kindergarten center, a grocery store, a glass manufacturing facility, community centers, a few dollar stores, fast food and sit-down restaurants, a healthcare clinic, Arkansas State University, NYIT Medical School and a sparse small business community.

### **Are there other strategic opportunities in any of these areas?**

The lack of a community revitalization strategy is listed as a high priority in our AFH because it contributes to Segregation, R/ECAPS, Access to Opportunity, Disproportionate Housing Needs, and Disability and Access. An approved revitalization strategy would ensure city leaders, staff and residents are informed, aware, and on the same page when it comes to the city's future and would help create economic opportunity in disadvantaged neighborhoods with disproportionately high representation of protected classes. A revitalization strategy would also provide opportunities for residents to offer input and ideas about how their city develops. Without the development of a well-thought revitalization strategy to address this and other contributing factors, racial/ethnic minorities, people with disabilities and the elderly will be forced to remain in their circumstances, which will only get worse each year. The jurisdiction has goals in the AFH to develop a strategic plan for the area.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Jonesboro has a definite need for broadband infrastructure expansion. We are currently looking to invest ARA money into Broadband Infrastructure throughout the jurisdiction.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are a few providers in the jurisdiction to choose.

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan for the City of Jonesboro will consist of the following goals: decent and affordable housing, homelessness reduction and a comprehensive community development strategy.

#### Housing Strategy:

Housing costs remain high and overall housing affordability continues to be a major problem for low income individuals and families. Recent trends in home prices have led to an increasing number of people being priced out of the homeownership market. One consequence has been a shift in tenure trends, with increasing number of people remaining in the rental market, intensifying the competition for scarce affordable housing units. Increasing the supply of affordable housing and maintaining the current housing stock is a primary goal of the Consolidated Plan.

The city will continue to work with the Housing Authority in maintaining its current level of assisted rental units for low-income households over the next five years. The Housing Authority will attempt to increase its number of assisted rental units as additional HUD funding allows. However, we do not expect any significant increases in HUD funding for rental assistance or new construction in the next five years.

In addition to addressing the city's current assisted rental units, new homeownership and homeowner rehabilitation assistance will have a substantial impact on deteriorating neighborhoods. Owner occupants tend to be more invested in their neighborhoods, are less likely to move, and have a greater incentive to maintain their properties than their renter counterparts.

#### Homeless Strategy:

The City of Jonesboro intends to assist, as much as is feasibly possible, the current shelter and service providers addressing homelessness and services to those at risk of becoming homeless. These organizations strive to guide families effectively out of the generational poverty cycle and public assistance dependency into self sufficiency.

#### Community Development Strategy:

The city's Community Development Strategy involves focusing on neighborhoods with the highest concentrations of lower income households in order to maintain public facilities improvements, provide adequate neighborhood infrastructure and amenities in the form of transportation and community centers, improve neighborhood appearance and safety, and improve accessibility for disabled residents.

The Community Development Strategy also involves providing a variety of public services to those most in need in order to prevent homelessness, provide shelters, transitional housing, rapid rehousing efforts and support to those who are homeless, assist low income households with basic needs and the means through supportive services to break the poverty cycle, assist at-risk and homeless youth and help seniors survive on their limited incomes and continue living in their homes. The city intends to carry out the following actions over the next five years.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Jonesboro
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Employment Training
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Jonesboro - Low Income Areas
	<b>Area Type:</b>	Low Income Neighborhoods
	<b>Other Target Area Description:</b>	Low Income Neighborhoods
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	

	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	North Jonesboro
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	11/29/2012
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The North Jonesboro neighborhood boundaries identified as for the Strategy Area are the following: starts with the western boundary of State Highway 141 and runs East to North Caraway Road then the northern boundary starting on Belt Street and the southern boundary aligns with Aggie Road. The block census tract is 6.01 and part of 6.02 in Craighead County.
<b>Include specific housing and commercial characteristics of this target area.</b>	Majority of the housing stock dates to the 1930s to 1970s and primarily built as affordable housing. Average sizes of housing stock is 800 to 1500 square feet of living space on extremely small lot spaces of 25-40 linear feet of square frontage. This neighborhood has one grocery store, two general stores, three fast food restaurants, one dining restaurant and one manufacturer (Arkansas Glass Corporation). Two-thirds of the neighborhood would be considered as slums and blighted with a large amount of vacant lots throughout the area.	

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City did consult the residents of the neighborhood along with other departments and non-profit organizations involved with this group. In the 2012 - 2016 Consolidated Plan, it was established as a Neighborhood Revitalization Strategy Area due to the deterioration and lack of businesses within the neighborhood.</p>
<p><b>Identify the needs in this target area.</b></p>	<ol style="list-style-type: none"> <li>1. Rehabilitation of housing stock of low-income homeowners</li> <li>2. Clean up the slum and blighted parts of the neighborhood</li> <li>3. Create economic development opportunities within the neighborhood</li> <li>4. Invest with public infrastructure for quality of life improvements and amenities</li> <li>5. Build new affordable housing throughout the neighborhood on vacant lots</li> </ol>
<p><b>What are the opportunities for improvement in this target area?</b></p>	
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>This neighborhood has been considered as the low-income neighborhood with high criminal activities and deteriorated housing. The stigma of the neighborhood is the largest barrier for economic development to flourish and for residents to consider moving into the area.</p>

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Our CDBG money is used to assist LMI citizens of the jurisdiction.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	AFH Factor: Lack of Public Investment - Transit
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Elderly Persons with Mental Disabilities
	<b>Geographic Areas Affected</b>	Jonesboro North Jonesboro Low Income Neighborhoods
	<b>Associated Goals</b>	AFH: Improvement of Public Transit Housing and Services Opportunities to the Homeless
	<b>Description</b>	<p align="left">Lack of public investment in specific neighborhoods, including services and amenities.

	<b>Basis for Relative Priority</b>	This was given a high rating because the lack of transportation limit or deny fair housing choice, limit or deny access to opportunity, and limit or deny access to opportunity. The Housing Choice Voucher Resident Advisory Board and Public Housing Resident Council specifically identified transportation as a serious barrier. Transportation was discussed at length and it was agreed that more transportation routes and expanded hours are needed to help families get and keep jobs. Although a lack of transportation opportunities are city wide affecting not only the R/ECAP areas but also other majority white, high opportunity neighborhoods it is recognized that there is a much greater need for transportation opportunities in the R/ECAP area and near Publicly Supported housing. The lack of transportation may have disproportionate impact on low income and disability populations who are more likely to rely on public transportation. Improving transportation could help residents of R/ECAP and publicly supported housing access areas of high opportunity for either housing, jobs, or schools.
2	<b>Priority Need Name</b>	AFH: Access to Transportation for Persons
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	North Jonesboro Low Income Neighborhoods

	<b>Associated Goals</b>	AFH: Improvement of Public Transit AFH: Increase Accessibility for the Disabled
	<b>Description</b>	Access to transportation for persons with disabilities
	<b>Basis for Relative Priority</b>	The City has a small public transit system that serves approximately half of the city's population. Jonesboro Economical Transportation System (JET) has a para-transit program that runs adjacent to the fixed routes within 3/4 mile radius of it five routes. This contributing factor is listed as a high priority because its limited access to transportation for persons with disabilities which limits and denies access to opportunity, negatively impacts fair housing and civil rights compliance. It also contributes to five of the seven fair housing issues: segregation, R/ECAPS, access to opportunity, disproportionate housing needs, and disability and access. These issues are affected because, in general, persons with disabilities, who require public transportation are minority, elderly, and live in lower income (segregated) neighborhoods. The para-transit program is an on-call service and for a small fee, the jet will pickup disabled individuals at their door and return them upon their desire to return home. This small transit system is not adequate in providing these services to all residents, therefore we can ascertain that some of the individuals with disabilities do not have access to public transit system. In addition to the lack of access to our public transit, the City has limited resources of personnel and funding to adequately operate JET System throughout the city limits and its metropolitan area. The Metropolitan Planning Organization (MPO), concerned citizens, and the JET System are partnering to move this issue forward. We are hopeful this issues is on the verge of becoming better as the issue is now at the forefront of the City.
<b>3</b>	<b>Priority Need Name</b>	AFH: Availability, type, frequency & reliability
	<b>Priority Level</b>	High



<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	Jonesboro North Jonesboro Low Income Neighborhoods
<b>Associated Goals</b>	AFH: Improvement of Public Transit Housing and Services Opportunities to the Homeless
<b>Description</b>	The availability, type, frequency, and reliability of public transportation

	<b>Basis for Relative Priority</b>	The limited availability, type, frequency, and reliability of public transportation is considered a high priority because it contributes to Segregation, R/ECAPS , Access to Opportunity, Publicly supported housing and Disability and access. The City should look into developing one or several public transportation plans that will address the limitations of the public transit and other modes, such as sidewalks, multi-purpose trails and bicycle lanes. The lack of a centralized plan or other transportation plans continues to encourages segregation, other emerging R/ECAPS , limited access to opportunities for those who have no other means of transportation within their neighborhoods. In addition, the lack of transportation goes directly to the quality of life of our residents because it limits access to jobs, shopping, medical care, and other services. Without development of the public transportation within this jurisdiction to address this factor, racial/ethnic minorities, elder1y, families and individuals with disabilities will continue to remain with limited public transportation. In the next five years, the City must find partners to help leverage the existing funds with other sources to address these gaps in the City's public transportation system.
4	<b>Priority Need Name</b>	AFH: Community Opposition
	<b>Priority Level</b>	High

<b>Populat ion</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geogra phic Areas Affecte d</b>	North Jonesboro Low Income Neighborhoods
<b>Associa ted Goals</b>	AFH: Establish a Citizen Fair Housing Board
<b>Descrip tion</b>	<p align="left">Community Opposition</p>

	<b>Basis for Relative Priority</b>	Community Opposition is listed as a high priority contributing factor because it contributes to all seven (7) fair housing issues: Segregation, R/ECAPS, Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing, Disability and access and Fair Housing Enforcement/Outreach We know it is a contributing factor because Jonesboro residents who attend public meetings voice their opinions in opposition to multi-family and affordable housing projects in their neighborhoods. The City Council generally votes with the opposing views, as they are generally the majority in the room. Residents have verbally expressed the view that this type of housing should be in low-income areas. (i.e. North Jonesboro). As long as this community opposition to multifamily and affordable housing exists, this contributing factor will become worse and continue to segregation that affects minorities, people of color, people with disabilities, certain familial status, and people of certain specific national origins (i.e. Hispanic). Because racial and ethnic minorities in Jonesboro tend to be lower-income than non-Hispanic whites, they are disproportionately harmed by the lack of development of affordable housing that is a result of community opposition.
5	<b>Priority Need Name</b>	AFH: Lack of Private Investments
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	North Jonesboro Low Income Neighborhoods
	<b>Associated Goals</b>	AFH: Establish a Citizen Fair Housing Board Housing and Services Opportunities to the Homeless
	<b>Description</b>	Lack of Private Investment in specific neighborhoods

	<b>Basis for Relative Priority</b>	This is listed as a low priority because while there is a substantial need for private support and investment in the areas of economic development, housing, and commercial development in specific low-income neighborhoods, this factor requires private investors and economic developers to be attracted to specific low-income neighborhoods. The degree of private development will depend on the degree of public investment such as infrastructure and other amenities. This Contributing Factor contributes to Access to Opportunity and Disproportionate Housing Needs, because Hispanic, African American, elderly, and citizens with disabilities inhabit these areas disproportionately, and suffer from a lack of amenities and development because of insufficient sources of private investment.
6	<b>Priority Need Name</b>	AFH: Location and Type of Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Jonesboro North Jonesboro Low Income Neighborhoods
	<b>Associated Goals</b>	AFH: Develop a Community Revitalization Strategy AFH: Establish a Citizen Fair Housing Board AFH: Establish a City Land Bank AFH: Increase Acceptability of Housing Choice Housing and Services Opportunities to the Homeless
	<b>Description</b>	Location and type of affordable housing

	<b>Basis for Relative Priority</b>	Location and type of affordable housing is listed as a high priority-contributing factor because it affects all seven (7) fair housing issues. Much of Jonesboro's affordable and rental housing is located in just a two neighborhoods (North Jonesboro and Fairview). These neighborhoods have a large representation of minority and other protected class residents. This concentration of affordable housing has a disproportionate impact on protected classes and affects their housing choice, their ability to access neighborhoods with community amenities like good schools and proximity to jobs. Affordable housing in a variety of neighborhoods throughout the city will cause the continued decline in segregated areas and within our R/ECAP.
<b>7</b>	<b>Priority Need Name</b>	AFH: Occupancy Codes and Restrictions
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Jonesboro
	<b>Associated Goals</b>	AFH: Establish a Citizen Fair Housing Board
	<b>Description</b>	Occupancy Codes and Restrictions for housing stock with the City

	<b>Basis for Relative Priority</b>	Occupancy Codes and restrictions is listed as low priority. We realize the magnitude of this factor, but recognize the issue is something the state must address; and is indirectly an issue the city government will have to rectify over a period. The City Council (by a split vote) recently approved a property maintenance code that required property owners and homeowners to maintain their property at international standards. The code also allowed property owners to be fined should Code Enforcement determine the property was not maintained at international standards. Property owners lead an effort to repeal the code, and they were successful in gathering enough signatures to call for a public vote and were successful in repealing the city ordinance. This is a contributing factor because by-and-large substandard rental property is inhabited by ethnic minorities (i.e. Blacks and Hispanics). We know this factor contributes to fair housing because it denies certain protected classes the right to safe, decent affordable housing. With the appeal of the local property maintenance code and the lack of state of Arkansas landlord/tenant laws, this problem will become worse.
8	<b>Priority Need Name</b>	AFH: Private Discrimination
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	<b>Geographic Areas Affected</b>	North Jonesboro Low Income Neighborhoods
	<b>Associated Goals</b>	AFH: Establish a Citizen Fair Housing Board Housing and Services Opportunities to the Homeless
	<b>Description</b>	Private discrimination is currently monitored and/or reviewed by other organizations in the region (i.e. Legal, Fair Housing Commission, HUD and the NAACP); it is, therefore considered as a low priority.
	<b>Basis for Relative Priority</b>	Private Discrimination goes straight to the heart of all fair housing issues. Many residents express their beliefs and dismay when applying for housing, and may believe they are facing and combating one-on-one racial, ethnic, familial type, disability and social economic discrimination. If the City is to establish local regulations and a local process, we must begin to collect data and statistics, and establishes a review/hearing process that provides an opportunity for those who believe they have been discriminated against an opportunity to express their position, while allowing for those accused refuting the allegation. Private Discrimination touches on all seven fair housing issues and affects all protected classes. The issue will improve once a formal process is in place where residents can be heard.
9	<b>Priority Need Name</b>	AFH: Deteriorated and Abandoned Properties
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Elderly
	<b>Geographic Areas Affected</b>	Jonesboro



	<b>Associated Goals</b>	AFH: Develop a Community Revitalization Strategy
	<b>Description</b>	Deteriorated and abandoned properties within the targeted neighborhoods through CDBG funding.
	<b>Basis for Relative Priority</b>	There are absentee property owners whose property has been abandoned and/or deteriorated. Since this impacts multiple fair housing issues (R/ECAPS, Segregation, Access to Opportunity, Disproportionate Housing Needs), we place this as high priority." CDBG funds are used as effectively as possible to fight blight when dealing with local property owners who qualify for assistance. However, absentee property owners present a challenge when cleaning up slums and blight.
10	<b>Priority Need Name</b>	AFH: Lack of Community Revitalization Strategies
	<b>Priority Level</b>	High

<b>Populat ion</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
<b>Geogra phic Areas Affecte d</b>	North Jonesboro Low Income Neighborhoods
<b>Associa ted Goals</b>	AFH: Develop a Community Revitalization Strategy Create Attractive Neighborhood- Livability
<b>Descrip tion</b>	The lack of a community revitalization strategy is a high priority because it contributes to Segregation, R/ECAPS, Access to Opportunity, Disproportionate Housing Needs, and Disability and Access.

	<b>Basis for Relative Priority</b>	An approved revitalization strategy would ensure city leaders, staff and residents are informed, aware, and on the same page when it comes to the city's future and would help create economic opportunity in disadvantaged neighborhoods with disproportionately high representation of protected classes. A revitalization strategy would also provide opportunities for residents to offer input and ideas about how their city develops. This is a contributing factor because the lack of a well- thought out plan with buy-in from City Leaders and residents denies minorities, persons with disabilities, those protected under familiar status, and the elderly the opportunity to voice their opinions and provide input as to how their neighborhoods should develop. The lack of a plan also encourages Segregation and R/ECAPS when residents in specific neighborhoods have no choice of where they live and there is no plan in place to increase access to opportunity, address housing needs and improve access for people with disabilities. Without the development of a well-thought revitalization strategy to address this and other contributing factors, racial/ethnic minorities, people with disabilities and the elderly will be forced to remain in their circumstances, which will only get worse each year. Given that R/ECAPs and other distressed areas in Jonesboro are predominantly inhabited by low-income protected class groups, particularly non-Hispanic blacks and Hispanics, the lack of community revitalization strategies is likely to contribute to the continued decline of those areas, discourage future private investment, and limit fair housing choices for members of protected classed. Moving forward, it will be crucial for City leaders, stakeholders and residents to become partners to ensure a well-written, intuitive plan that has the benefit of all citizens in mind.
<b>1 1</b>	<b>Priority Need Name</b>	AFH: Lack of Fair Housing Outreach & Enforcement
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	North Jonesboro Low Income Neighborhoods

	<b>Associated Goals</b>	AFH: Increase Fair Housing Knowledge
	<b>Description</b>	Lack of local private fair housing outreach and enforcement
	<b>Basis for Relative Priority</b>	Lack of local private fair housing outreach and enforcement is listed as a high priority because in addition to negatively impacting fair housing and civil rights compliance, it contributes to all seven fair housing issues: segregation, R/ECAPs, Access to Opportunity, Disproportionate housing needs, publicly supported housing, disability and access, and of course, fair housing enforcement/outreach. A local private effort will strengthen the local fair housing initiative; ensure that all seven of the protected classes are informed about their rights to fair housing and an understanding about the enforcement process. Outreach and education will empower protected classes and provide a avenue to have concerns heard with a reasonable expectation of a fair decision. The city or sponsoring entity must develop partnerships with organizations such as Legal Aid, realtors, landlords, developers, etc., will provide expertise not available via one particular organizations. Until there is a local private housing outreach and enforcement arm, this contributing factor will get worse.
<b>1 2</b>	<b>Priority Need Name</b>	AFH: Lack of Knowledge of Fair Housing
	<b>Priority Level</b>	High

<b>Populat ion</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geogra phic Areas Affecte d</b>	Jonesboro
<b>Associa ted Goals</b>	AFH: Increase Awareness & Enforcement AFH: Increase Fair Housing Knowledge
<b>Descrip tion</b>	Lack of knowledge of Fair Housing among residents, property owners, real estate agents, and bankers/lenders as well as the lack of agencies and/or organizations devoted to Fair Housing enforcement.

	<b>Basis for Relative Priority</b>	This was given a High priority because the lack of fair housing knowledge and the lack of resources available limit or deny fair housing choice and can negatively affect fair housing or civil rights compliance for residents of publicly supported housing. Lack of knowledge of Fair Housing among residents, property owners, real estate agents, bankers/lenders and lack of agencies devoted to Fair Housing enforcement were among the top concerns from all stakeholders, HCV residents, PH residents, Landlord, and Program Coordinating Committee, which responded to JURHA's survey. Lack of fair housing knowledge stood out as a serious barrier to fair housing among Voucher Holders and Public Housing residents. The HCV program is comprised of 65% minorities, 15% elderly, and 58% have a disabled household member. Public Housing is made up of 70% Black, Non-Hispanic families and 35.92% of the families have a disabled member with 12.58% of the Public Housing population living within the R/ECAP Area. A valuable community resource to combat Fair Housing was lost when the Jonesboro Housing Authority HCDO was forced to terminate Housing Counseling Services. The US Department of Housing and Urban Development approved the Jonesboro Housing Authority HCDO as a counseling agency in December 2007. We provided the following services until July 2015 when we lost our Housing Counselor due to lack of sufficient funding to administer the Housing Counseling Program. The Jonesboro Housing Authority was the only HUD approved Housing Counseling agency in a three county area (Craighead, Poinsett, and Greene County).
<b>1 3</b>	<b>Priority Need Name</b>	AFH: Availability of Affordable Units in a Range
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	North Jonesboro Low Income Neighborhoods

	<b>Associated Goals</b>	AFH: Establish a City Land Bank
	<b>Description</b>	The availability of affordable units in a range of sizes within the City.
	<b>Basis for Relative Priority</b>	While Jonesboro has made great strides in the scope of its affordable housing stock for moderate-income families, there is still a grave disparity between affordable units for those living in poverty. Therefore, this factor as listed as a high priority--it denies access to opportunity, fair housing choices and civil rights. It also contributes to all seven of the fair housing issues. Segregating residents by income (which is generally minorities, elderly, disabled, and others based on their familial status), increases the size and scope of our R/ECAP. Denial of access to opportunity by confining these low-income residents to a specific area with limited opportunity, where they have a shortage of 'affordable' housing', publicly supported housing, and limited access for those who are disabled. Without a knowledge of fair housing laws and their rights under the law, residents will continue to be disenfranchised and this situation will get worse.
<b>1 4</b>	<b>Priority Need Name</b>	AFH: Inaccessible Sidewalks, Pedestrian Crossings
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Jonesboro

	<b>Associated Goals</b>	AFH: Increase Accessibility for the Disabled
	<b>Description</b>	Inaccessible sidewalks, pedestrian crossings, or other infrastructure in the targeted neighborhoods.
	<b>Basis for Relative Priority</b>	The City has worked on updating the existing sidewalk and infrastructure inventory list for over a decade. This is listed as a high priority because in our rough estimation of the inaccessible sidewalks and other infrastructure for pedestrian use, it was noted only 35-40% of the sidewalks and other infrastructure was ADA compliant. Furthermore, many of our intersections have pedestrian crossings and curb cuts but nothing further such as sidewalks, bike paths or multi-purpose trails. This factor only contributes to limiting or denying access to opportunity; however, it contributes to five of the seven fair housing issues: Segregation, R/ECAPs, Access to Opportunity, Disproportionate Housing Needs, and Disability and Access. It contributes to these fair housing issues by isolating minorities, the disabled, and the elderly to specific neighborhood with limited access. Pedestrian crosswalks without sidewalks are considered incomplete and will be addressed in later years. The funding for sidewalks and other infrastructure is extremely limited unless additional funding streams remain untapped. The issue is improving as residents and other stakeholders are forming partnerships to create a livable city in our R/ECAP and other portions of the city disproportionately inhabited by minorities, elderly, and those with disabilities.
<b>15</b>	<b>Priority Need Name</b>	AFH: Lack of Transitional Housing
	<b>Priority Level</b>	Low



<b>Populat ion</b>	Extremely Low Low Moderate Middle Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geogra phic Areas Affecte d</b>	Jonesboro
<b>Associa ted Goals</b>	
<b>Descrip tion</b>	Lack of assistance for transitioning from institutional settings to integrated housing throughout the City.

	<b>Basis for Relative Priority</b>	<p>This Contributing Factor is given a low priority because even though the City has a local institution that participates in transitioning 15-20 individuals annually to the community, the issues arise when looking for permanent housing for those individuals in certain areas of the city. There have been refusals to rent from some landlords or opposition from certain neighborhoods or subdivisions within the city limits. This factor limits access to opportunity and negatively influences fair housing and civil rights compliance. By denying housing choice to certain individuals, this factor encompasses five of the seven fair housing issues: segregation, R/ECAPS, access to opportunity, disproportionate housing needs, and disability access. It contributes to these fair housing issues by isolating minorities, the disabled, and the elderly to specific neighborhood with limited access.</p> <p>Affected classes include minorities, elderly and those with disabilities. This issue will only get worse with time if more transitional housing is not designated in various areas of our city for disabled individuals leaving institutional settings.</p>
1 6	<b>Priority Need Name</b>	AFH: Lack of Services & Amenities - Public
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Public Housing Residents  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities</p>
	<b>Geographic Areas Affected</b>	<p>North Jonesboro  Low Income Neighborhoods</p>

<b>Associated Goals</b>	AFH: Establish a Citizen Fair Housing Board Create Attractive Neighborhood- Livability Housing and Services Opportunities to the Homeless
<b>Description</b>	Lack of public investment in specific neighborhoods, including services and amenities
<b>Basis for Relative Priority</b>	While the City of Jonesboro effectively uses its CDBG entitlement funds to improve the quality of life in low-income neighborhoods, more funds must be leveraged if significant changes are to occur. This is a contributing factor because it limits fair housing choice and the access to opportunity. This is listed as a high priority because lack of public investment in certain neighborhoods leads to a diminished quality of life, which leads to segregation, R/ECAPs, and disparities in opportunities. Ethnic minorities, primarily African Americans and Hispanic, primarily inhabit these neighborhoods. The results of a lack of public investment in these neighborhoods contributes to Segregation, R/ECAPS, Access to Opportunity, Disproportionate Housing Needs, and Disability and Access. Minorities, the elderly, and those with disabilities are affected because the lack of public investment means fewer amenities (i.e. housing, entertainment, shopping, etc.) and a lack of economic development in their neighborhoods to address these amenities. These issues will worsen without significant planning, investment and leveraging of resources.

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City will assist the Jonesboro Urban Renewal and Housing Authority in educating property owners of the housing choice voucher programs that will provide more opportunities for decent housing for low and moderate income families.
TBRA for Non-Homeless Special Needs	The City will assist the Jonesboo Urban Renewal and Housing Authority in educating property owners of the housing choice voucher programs for individuals with special needs that includes elderly, physical disabilities, mental disabilities, substance abuse individuals, AIDS/HIV and individuals of domestic violence.
New Unit Production	The City will establish a land bank to provide vacant lots to be repurposed for low to moderate income households for new construction of affordable housing. The first time homeownership through providing assistance of closing cost/downpayments.
Rehabilitation	The City has a large number of housing stock that has deteriorated throughout the low-income areas and some moderate income neighborhoods. This characteristic will affect the elderly, people with disabilities and low to moderate income households. The areas to be targeted will be North Jonesboro, Fairview, Nettleton and parts of West End Neighborhoods.
Acquisition, including preservation	The City will provide housing assistance and non-profit organizations with acquisition of public properties to be desugated for affordable housing and other residential public facilities that will benefit the low and moderate income households that includes homeless and special needs.

**Table 49 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	621,812	0	0	621,812	0	The City will continue to utilize the CDBG Funds for the improvement of citizen's quality of life and to provide decent and affordable housing.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Other	94,397	0	0	94,397	0	The City will utilize the Continuum of Care funds to provide decent and rapid rehousing the homeless within our jurisdiction.

**Table 50 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The jurisdiction will utilize the Continuum of Care and CDBG funds along with private donations in the assistance of the homeless population through the HUB (Helping Underserved Belong) coordinated entry to other resources. Overall, CDBG has no match requirements to satisfy the terms of the program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable

**Discussion**

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
JONESBORO	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Jonesboro Urban Housing Renewal	PHA	Public Housing Rental	Jurisdiction

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

**Economic Development: Strength** - The Jonesboro Regional Chamber of Commerce serves as the coordinator and facilitator of Jonesboro’s economic development. In addition to attracting and recruiting jobs, the chamber also coordinates a workforce training initiative that includes organizations who recruit and training workers for careers and employment. We believe this effort is a strong asset for Jonesboro.

**Gap:** The gap here is ensuring these programs and opportunities reach our most vulnerable populations. Many are unaware these programs exist and may lack the transportation from our R/ECAP to training facilities.

**Ownership - Strength:** In addition to first time homebuyer assistance, the jurisdiction is researching the possibility of starting a land bank. The land bank will make property available for homeownership for a nominal fee. The jurisdiction has also seen an increase in the number of affordable housing units being built across a broad section of neighborhoods.

**Gap:** There is still a shortage of decent housing for very low income residents.

**Planning - Gap:** With the exception of sidewalk improvements, there are no planning activities underway to improve/revitalize our CDBG areas.

**Neighborhood Improvements: Strength:** The jurisdiction is working with the North Jonesboro Neighborhood Initiative to encourage their civic support and engagement.

**Gap:** It may take time to onboard new residents who are ready and willing to join the effort.

**Public Facilities: Strength:** The jurisdiction has a number of strategically placed community facilities and parks throughout the city that provide space for a variety of activities. The facilities are well-maintained and staffed as needed. Other public facilities include: the Salvation Army, transitional housing, a seniors’ center, and youth facilities.

**Gap:** There is a shortage of nursing homes, facilities for residents with disabilities, and childcare centers that service low-income families.

**Public Services: Strength –** The institution has a community of dedicated, committed, and capable non-profits organizations providing a wide range of services. Through our CDBG funds we are able to develop partnerships with organizations who programs and mission mirror our ConPlan.

**Gap:** There is a need for a community based development organization to provide an array of services that current non-profits do not provide, i.e. neighborhood revitalization strategies and development, resident engagement, and community/economic development, etc.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance		X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		



Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	X
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

**Homelessness:** Strength: The jurisdiction and local services have opened a homeless resource center to provide a continuum of care for residents who find themselves homeless or on the verge of homelessness. The HUB refers these individuals to services and resources. Many of the resources are located within the HUB or are accessible from the HUB. Services and resources available include: Goodwill Industries, Social workers, mental health professionals, affordable health care representative, veterans services, counseling services, transportation, assistance with birth certificates and identification, and more. Once the appropriate intake application is completed, clients are assessed and referred to the appropriate service provider or volunteer for personalized care.

With HUB services, CDBG funding, the City of Jonesboro has established a homeless initiative and charted a course to end homelessness, not only in Jonesboro, but in the tri-county region (Paragould, Greene and Craighead Counties).

**Gap:** There are still organizations/agencies who provide needed services and are not partners with the HUB.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

**Non-homeless Special Needs: Strength:** The City of Jonesboro is in full support of placing an emphasis on housing programs and supportive services for low- to moderate- income and non-homeless special needs populations. The City believes neighborhood preservation and revitalization are an essential component of maintaining the sustainability of low income housing. The CDBG Program includes

education, land acquisition for affordable housing, homeowner housing rehabilitation, new homeownership assistance, as well as assistance with demolition of blighted property.

**Gap:** There is a shortage in housing programs for our disabled population and those with transitional housing needs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH: Improvement of Public Transit	2022	2026	Public Housing Transportation	North Jonesboro - Low Income Areas	AFH Factor: Lack of Public Investment - Transit AFH: Access to Transportation for Persons AFH: Availability, type, frequency & reliability	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Public service activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	AFH: Engage with the Citizen Fair Housing Board	2017	2018	Affordable Housing Public Housing Homeless	Jonesboro	AFH: Community Opposition AFH: Lack of Private Investments AFH: Lack of Services & Amenities - Public AFH: Location and Type of Affordable Housing AFH: Occupancy Codes and Restrictions AFH: Private Discrimination	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Direct Financial Assistance to Homebuyers: 20 Households Assisted
3	AFH: Develop a Community Revitalization Strategy	2022	2026	Non-Housing Community Development	Jonesboro	AFH: Deteriorated and Abandoned Properties AFH: Lack of Community Revitalization Strategies AFH: Location and Type of Affordable Housing	CDBG: \$145,000	Other: 15 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	AFH: Increase Fair Housing Knowledge	2017	2021	Affordable Housing Public Housing	Jonesboro	AFH: Lack of Fair Housing Outreach & Enforcement AFH: Lack of Knowledge of Fair Housing	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1312 Persons Assisted
5	AFH: Increase Awareness & Enforcement	2017	2019	Affordable Housing Public Housing	North Jonesboro Jonesboro - Low Income Areas	AFH: Lack of Knowledge of Fair Housing	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Public service activities for Low/Moderate Income Housing Benefit: 151 Households Assisted
6	AFH: Collaborate with City Land Bank	2017	2021	Affordable Housing Non-Housing Community Development	Jonesboro - Low Income Areas	AFH: Availability of Affordable Units in a Range AFH: Location and Type of Affordable Housing	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Homeowner Housing Added: 10 Household Housing Unit
7	AFH: Increase Accessibility for the Disabled	2017	2019	Non-Homeless Special Needs Non-Housing Community Development	Jonesboro	AFH: Access to Transportation for Persons AFH: Inaccessible Sidewalks, Pedestrian Crossings	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Other: 5 Other
8	AFH: Increase Acceptability of Housing Choice	2017	2021	Affordable Housing Public Housing	Jonesboro	AFH: Location and Type of Affordable Housing		Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Create Attractive Neighborhood-Livability	2017	2021	Non-Housing Community Development	Jonesboro North Jonesboro - Low Income Areas	AFH: Lack of Community Revitalization Strategies AFH: Lack of Services & Amenities - Public	CDBG: \$93,271.80	Public service activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted  Homeowner Housing Rehabilitated: 50 Household Housing Unit  Buildings Demolished: 10 Buildings
10	Housing and Services Opportunities to the Homeless	2017	2021	Homeless	Jonesboro North Jonesboro - Low Income Areas	AFH Factor: Lack of Public Investment - Transit AFH: Availability, type, frequency & reliability AFH: Lack of Private Investments AFH: Lack of Services & Amenities - Public AFH: Location and Type of Affordable Housing AFH: Private Discrimination	CDBG: \$20,000 Competitive McKinney-Vento Homeless Assistance Act: \$0	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 15 Beds  Homelessness Prevention: 250 Persons Assisted

**Table 53 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	AFH: Improvement of Public Transit
	<b>Goal Description</b>	The Jonesboro Housing Authority is unfamiliar with the challenges facing the city in providing transportation for more routes and extending hours to weekends. The PHA is requesting a representative from the Housing Authority be added to the committee to promote the needs of Publicly Assisted Housing residents who rely on JET for transportation. The limited schedule affects their ability to access opportunity including jobs in the service industries, third-shift jobs, and other community amenities. Many residents who are impacted include the elderly, disabled and minorities.
<b>2</b>	<b>Goal Name</b>	AFH: Establish a Citizen Fair Housing Board
	<b>Goal Description</b>	Establish a Citizens Fair Housing Board to educate residents (with a focus on protected classes) on how to effectively utilize fair housing laws; and to reduce opposition community to the development of affordable housing in high opportunity areas in Jonesboro.
<b>3</b>	<b>Goal Name</b>	AFH: Develop a Community Revitalization Strategy
	<b>Goal Description</b>	By 2019, develop a community revitalization strategy to reverse the trend of segregation in the R/ECAP by addressing the contributing factors in each fair housing issue. Fair housing is not only about housing, but also about ensuring all residents have a great quality of life. The development of revitalization strategies will allow all residents to provide input into the vision of the quality of life they want for their neighborhood. Revitalization strategies will address contributing factors expressed by residents and staff identified throughout the AFH. The Census data shows that over the last ten years, there has been a constant flow of moderate/middle income families as well as white families moving out of North Jonesboro. Over the same period, there has been a constant influx of low-income and minorities moving into North Jonesboro. If this trend continues, it is only a matter of time before this R/ECAP become a slum and blight neighborhood; then criminal activities will filter into the area.

<b>4</b>	<b>Goal Name</b>	AFH: Increase Fair Housing Knowledge
	<b>Goal Description</b>	<p>Though the previously discussed outreach efforts of the Citizen's Fair Housing Board increase knowledge and understanding of fair housing among property owners and residents to affirmatively further fair housing, international property maintenance codes and influence the State of Arkansas to create tenant/landlord laws.</p> <p>This addresses the issues because education of the public regarding their rights and responsibilities with regards to the fair housing law is an essential component of fair housing enforcement. This includes the education of landlords and tenants, housing and financial providers, as well as citizens. Potential victims of housing and/or lending discrimination law should be aware of fair housing issues, know what constitutes a violation, and what they can do in the event they believe they have been discriminated against. Likewise, it is important for lenders, housing providers, and their agents to know what their responsibilities are and when they may be violating fair housing law. The Community Development Office is responsible for conducting public education, training and outreach of fair housing rights and remedies in Jonesboro.</p> <p>People are often unaware of their fair housing rights. Housing discrimination tends to be more subtle these days than it was in the past. Instead of saying no children are allowed, unreasonable occupancy standards may exclude families with children. Rather than saying, "We do not rent to Hispanics," a rental agent may say they have no vacancies, when, in fact, they have vacancies. In addition, a person who believes he/she may have been discriminated against will probably do nothing if he/she does not realize a telephone call can initiate intervention and a resolution, without expenditure of funds or excessive time.</p> <p>JURHA already provided fair housing material during briefing sessions and upon request. Voucher holder are required to come into the office every year for their annual reexamination. Providing materials on fair housing in the lobby will provide on-going exposure to voucher holders as well as applicants.</p>
<b>5</b>	<b>Goal Name</b>	AFH: Increase Awareness & Enforcement
	<b>Goal Description</b>	Increasing awareness and enforcement of fair housing among publicly assisted families.



6	<b>Goal Name</b>	AFH: Collaborate with City Land Bank
	<b>Goal Description</b>	Collaborate with land bank to make housing more affordable for low-wealth households, help eliminate slums and blight and reverse the trend of deteriorating property in low-income areas.
7	<b>Goal Name</b>	AFH: Increase Accessibility for the Disabled
	<b>Goal Description</b>	The City will increase accessibility for people with disabilities through sidewalks, pedestrian crosswalks and the expansion of para-transit services.  Opportunities and accessibility issues for individual with disabilities goes to the heart of fair housing issues for these residents. Individuals with disabilities without transportation and other key public infrastructures can cause limited housing opportunities to exist throughout the city.
8	<b>Goal Name</b>	AFH: Increase Acceptability of Housing Choice
	<b>Goal Description</b>	Increase the number of property owners willing to accept housing choice vouchers to open up available housing throughout the community due to the lack of affordable housing for publicly assisted families in the housing choice voucher programs.  Jonesboro is one of the fastest growing cities in the State of Arkansas with an increase of 23.5% from 2000 per Jonesboro Regional Chamber of Commerce with an annual growth rate of 2%. It is a challenge to enlist owners who willing to participate in the HGV program because it is a "sellers market" where there are more renters looking for units than there are rentals available.
9	<b>Goal Name</b>	Create Attractive Neighborhood- Livability
	<b>Goal Description</b>	Create Attractive Neighborhoods through fostering livability and functionality in low-income neighborhoods. This goal will specifically target the slums and blight elimination in the low-income neighborhoods. In addition, it addresses park and recreational centers improvements, provide public services for low-income individuals and encourages employment programs for those identified areas.
10	<b>Goal Name</b>	Housing and Services Opportunities to the Homeless
	<b>Goal Description</b>	Increase housing and services opportunities to the homeless populations.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Not Applicable based on the City does not have these funds.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

JURHA has productively reduced our 30 mandatory slots to zero. Currently, JURHA is operating their program with 50 voluntary slots with 27 filled with 17 families with progress report and escrow balances. We have had four graduates this year from the FSS program. There are workshops offered yearly and attendance is required. Since the funding is not available, the local PHA has not requested additional number of accessible units.

### **Activities to Increase Resident Involvements**

Community Service is simply an unfunded mandate for Public Housing Agencies. Section 8 HCV offers rental assistance for low-income families, yet HCV voucher holders receive the benefit of rental assistance without the requirement of performing Community Service. Public Housing staff must monitor and ensure that public housing residents do comply with the requirement to perform 8 hours of community service work per month in order to receive the same rental assistance that Section 8, HCV recipients receive for nothing. Since we are not being funded at 100 percent, we have lost a valuable position due to these budget cuts, the position that helped monitor and “chase” community service residents. It is very difficult for our staff to continue working at the high pace required to keep occupancy up, account receivables down, and comply with all the EIV requirements.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Location and type of affordable housing is listed as a high priority contributing factor in our AFH, because it affects all seven (7) fair housing issues. Much of Jonesboro's affordable and rental housing is located in just two neighborhoods (North Jonesboro and Fairview). These neighborhoods have a high representation of minority and other protected class residents. This concentration of affordable housing has a disproportionate impact on protected classes and impacts their housing choice, their ability to access neighborhoods with community amenities like good schools and proximity to jobs. Affordable housing in a variety of neighborhoods throughout the city will cause the continued decline in segregated areas and within our R/ECAP.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Numerous documents analyzed to determine the affect public policies has on affordable housing. The key documents were the Consolidated Plan, Analysis of Impediments to Fair Housing Choice; the city's zoning ordinances, Annual Action Plans, Consolidated Annual Performance Reports (CAPERS) and documentation on various housing programs and projects. City staff also provided information on various efforts.

A significant barrier to affordable housing remains the financial ability of the low- to moderate- income families to provide necessary funding for acquisition or for major or minor homeowner repairs, so acquisition and repair programs implemented by the city help address this obstacle. Another obstacle the city continues to face is the rising cost of materials and labor for rehabilitation projects in the community and the negative impact of that escalation on the existing program limits. The city currently administers minor repair programs that enable low- and moderate- income homeowners to stay in their homes in a safe and decent environment. The city continues to assist the low-income community by offering the First-Time New Homeownership Assistance program to eligible participants. This program continues to be very successful.

The city enforces various zoning, permit, and parking requirements, which restricts 'free' use of land, but the city considers these regulations as being necessary to regulate safety and traffic issues for residential areas. The city has provided for more affordable housing by allowing for relaxed lot standards; smaller lots with reduced setbacks (RS-8 Single Family District). This district allows reduced 15 foot, setbacks in front and back yards, as well as 7.5 foot, side setbacks with a lot as small as, 5,445 square feet at 50 foot, in width. The city's Zoning Code requires two parking spaces per single-family or duplex unit.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Jonesboro is in the process of tackling the ever-increasing issue of homelessness. As more and more people find themselves without shelter, we are forced to come to grips with the fact that we can and must do more to provide for those who find themselves without a home. The taskforce consists of local service providers (i.e. homeless and transitional shelters, veterans services, mental health organizations, etc.), long with representatives from area churches, and passionate volunteers. This group has a unique perspective on gaps that must be filled, needs that must be met, and expectations from the homeless as well as services providers.

The jurisdiction is still operatingThe taskforce organized and opened a resource center for homeless and near homeless individuals called Helping Underserved Belong (HUB). The HUB is actually a living and breathing ‘coordinated entry’ system. Many of the points of entry are located within the HUB or are accessible from the HUB. On any given day, the HUB is staffed with 4-6 volunteers and 4-6 service providers (i.e. Goodwill Industries, Social workers, mental health professionals, affordable health care representative, veteran services, etc.). Once the appropriate intake application is completed, clients are assessed and referred to the appropriate service provider or volunteer for personalized care.

The City will continue to build on the HUB model, expanding and formalizing policies, procedures, and programs.

### **Addressing the emergency and transitional housing needs of homeless persons**

Currently, the jurisdiction works through the HUB to provide emergency and transitional housing needs for homeless individuals. As a resource center, the HUB will initially tap into emergency and transitional service providers. These includes area homeless shelters and churches. If beds are not available at a shelter, HUB volunteers call area churches who provide 1-2 nights in a motel. If churches are out funds for the month, the HUB used donated and/or raised funds to provide 1-2 nights motel stay before starting the process over. The jurisdiction and the HUB will continue to refine this process and encourage churches and other organizations to support our efforts to shelter our homeless.

A similar process is used for those individuals in need of transitional housing. HUB volunteers will call appropriate area transitional facilities in an effort to secure a bed. If no beds are available in the transitional facility, a bed is secured at a shelter or motel.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The jurisdiction is working with the HUB and the Homeless prevention taskforce on a solution for the homeless in Jonesboro.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City currently provides housing rehabilitation assistance to those who own their home and need assistance to bring their homes up to codes.

We will continue this strategy, strengthening and expanding as the program develops.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

To comply with the lead-based paint requirements under HUD’s Lead Safe Housing Rule (24 CFR Part 35) and EPA’s Lead Renovation, Repair and Painting Program Rule (40 CFR Part 745) the Project Coordinator will first determine the age of the house. All houses built before January 1, 1978 and when houses year built is unknown are presumed to have lead-based paint; therefore, Contractors performing rehab projects (renovation, repair and painting) that disturb lead-based paint in homes, child care facilities, and schools must be RRP certified and must follow lead-safe work practices to prevent lead contamination. All work must be performed in accordance with EPA’s Lead Safe Work Practices under the Renovators, Remodelers, and Painters Rule (RRP) as of April 22, 2010. The rule does NOT apply to minor repair and maintenance activities where less than two square feet (< 2 sq. ft.) of lead-based paint is disturbed in a room or where less than twenty square feet (< 20 sq. ft.) of LBP is disturbed on the exterior. Window replacement is NOT a minor maintenance or repair.

Every Homeowner Rehabilitation Assistance Program client whose property was built before January 1, 1978 will receive a copy of the EPA’s pamphlet 747-K-12-001 titled “Protect Your Family from Lead in Your Home”. Client will also sign a “Pre-Rehabilitation Form” that they received a copy of the booklet and that they understand the potential risks of the lead hazard exposure from rehabilitation of the home.

The Project Coordinator must have possession of the contractors/sub-contractors RRP training Certificate on file before contract will be awarded.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The use of lead-based paints was banned in 1978. As a result, only housing built before 1978 typically presents a lead hazard, and then only if any coat of paint contains lead. The presence of lead itself is not a hazard, but the exposure of lead through dust or paint chips can have a detrimental effect on young children, who may be exposed by inadvertently ingesting dust particles contaminated with lead through the course of normal activities. Children may also be exposed to these hazards during a remodeling or repair of older homes. Exposure to lead through ingestion of paint dust or chips can cause developmental problems in young children.

Children in all income levels are susceptible to lead poisoning. Because low-income families are typically housed in older housing stock, they are disproportionately affected. As the housing stock ages, inadequate maintenance can potentially create a hazardous environment for children less than seven years of age, through the chipping, peeling, or flaking of lead-based paint. Older housing stock in deteriorated condition is what is typically available to low-income families.

The lead hazard is particularly important in the City of Jonesboro since it has significant number of older housing units. According to the 2011-2015 American Factfinder data, over 15 percent of the housing stock was built prior to 1960. Over 29 percent of the housing stock was built prior to 1970. Over 31 percent of rental and 26.7 percent of owner-occupied housing was built prior to 1970.

According to the Comprehensive Housing Affordability Strategy (CHAS) data, among very low-income (0-30%) households, 497 owner-occupied households and 1,841 renter households were living in units with some type of problem related to housing condition in the city. Among other low-income (31-50%) households, 599 owner-occupied households and 1,309 renter households fall in this category. Among moderate low-income (51-80%) households, 544 owner-occupied households and 723 renter households fall into this category. Among the low- to moderate income households fall into this category. A total of 1,640 owner-occupied households and 1,357 renter-occupied households had housing problems. The figures from this estimate likely to have high overlap with the pre-1970 unit estimations of 3,670 owner-occupied households and 3,270 renter-occupied households. Based on this estimate, as many as 1,307 low- to moderate income homeowners and 2,249 low- to moderate income renter households in Jonesboro could be at risk of lead-based paint hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

All homes built before 1978 are required to be tested for lead-based paints before rehabilitation begins on house built before 1970. After necessary testing has been done by certified contractors for the City, if lead paint has been detected on the area to be rehabilitated then the mitigation process begins prior to the actual performance of services. If the house has no lead paint identified during the testing phase then the rehabilitation will commence.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The Anti-Poverty Strategy describes Jonesboro’s programs and policies to reduce the number of households with incomes below the poverty line. The poverty line is the level of income below which one cannot afford to purchase all the resources one requires to live. The official Census poverty thresholds do not vary geographically, but are only adjusted annually for inflation using the Consumer Price Index. In high cost areas the poverty line may, in fact, be much less than what a household would need in a particular area to pay for all essential needs. Over the last five years, the poverty level has slightly decreased with the jurisdiction having a 20.2% poverty rate. As the population continues to rise, the City believes this rate will continue to rise.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

#### Support Services to Prevent Homelessness

The first goal is to prevent persons from becoming homeless, since most households living below the poverty line survive paycheck to paycheck and any unforeseen event can result in their becoming homeless. Support services such as emergency rental assistance, assistance with utilities, financial education, foreclosure resolution programs, and other such services are critical. Survival services needed to enable households to survive on their limited incomes are also critical. The city funds a number of such services and will continue to do so, as long as CDBG funds are available.

#### Job Training and Support Services

The second goal of the anti-poverty strategy is to assist in the provision of job training and support services. The Community Development Department is exploring a partnership between NEA Baptist Hospital and the ASU Economic Development Center to recruit LMI citizens to participate in technical training classes to fill positions at the hospital. The city will also seek out additional opportunities for creating jobs and business opportunities.

#### Affordable Housing

Increasing the supply of affordable housing is the final aspect of the anti-poverty strategy. Since housing costs typically take up a major portion of a household’s income, the provision of affordable housing is critical to ending the cycle of poverty. The city intends to continue its strong efforts to increase and maintain the affordable housing supply. Currently, the City of Jonesboro plans to apply for the HOME Program in order to promote more affordable housing projects.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Jonesboro uses its existing delivery/reporting system to achieve its production and service goals. While this includes managing in-house programs, many programs and services will be contracted out to sub-grantees. The city conducts an on-site monitoring assessment or desk review of the program activities of each sub-recipient and contractor in order to ensure compliance with program guidelines as stated in their contractual agreement. The monitoring process includes quarterly reports and a review of contract compliance, program capacity, performance, and timeliness.

Financial monitoring occurs on a quarterly basis with a review of invoices and supporting documentation to ensure that all costs correspond to project services as outlined in the sub-recipient's contract budget. The quarterly reports include additional information including client data, project activities, progress in meeting goals/objectives and specific achievements.

The staff will perform annual desk or on-site reviews of the projects to ensure all financial and programmatic requirements are met. These reviews will occur after the program has ended typically in July of each year. Once the review has been completed, the sub-recipient or contractor will receive a report that will provide suggestions and/or findings if non-compliance has been identified. If findings require corrective actions, then the sub-recipient or contractor are given 120 days to make the necessary corrections. If the sub-recipient or contractor has been awarded during the corrective action period, the corrections must be completed prior to receiving funds for current project.

At the end of the program year, the department compiles all the client demographic data and prepares a comprehensive statistical report that becomes part of the Consolidated Annual Performance Evaluation and Review (CAPER).

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	621,812	0	0	621,812	0	The City will continue to utilize the CDBG Funds for the improvement of citizen's quality of life and to provide decent and affordable housing.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Other	94,397	0	0	124,362	0	The City will utilize the Continuum of Care funds to provide decent and rapid rehousing the homeless within our jurisdiction.

**Table 54 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The jurisdiction will utilize the Continuum of Care and CDBG funds along with private donations in the assistance of the homeless population through the HUB (Helping Underserved Belong) coordinated entry to other resources. Overall, CDBG has no match requirements to satisfy the terms of the program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH: Improvement of Public Transit	2022	2026	Public Housing Transportation	Jonesboro North Jonesboro Jonesboro - Low Income Areas	AFH Factor: Lack of Public Investment - Transit AFH: Access to Transportation for Persons AFH: Inaccessible Sidewalks, Pedestrian Crossings	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	AFH: ECollaborate with Citizen Fair Housing Board	2017	2018	Affordable Housing Public Housing Homeless	Jonesboro	AFH: Availability, type, frequency & reliability AFH: Community Opposition AFH: Lack of Fair Housing Outreach & Enforcement AFH: Lack of Knowledge of Fair Housing AFH: Location and Type of Affordable Housing AFH: Occupancy Codes and Restrictions AFH: Private Discrimination	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	AFH: Develop a Community Revitalization Strategy	2017	2021	Non-Housing Community Development	Jonesboro North Jonesboro - Low Income Areas	AFH: Availability of Affordable Units in a Range AFH: Deteriorated and Abandoned Properties AFH: Lack of Community Revitalization Strategies AFH: Lack of Knowledge of Fair Housing AFH: Lack of Private Investments AFH: Lack of Services & Amenities - Public AFH: Lack of Transitional Housing AFH: Occupancy Codes and Restrictions	CDBG: \$145,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted Other: 3 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	AFH: Increase Fair Housing Knowledge	2017	2021	Affordable Housing Public Housing	Jonesboro	AFH Factor: Lack of Public Investment - Transit AFH: Availability of Affordable Units in a Range AFH: Availability, type, frequency & reliability AFH: Lack of Fair Housing Outreach & Enforcement AFH: Lack of Knowledge of Fair Housing AFH: Lack of Private Investments AFH: Lack of Services & Amenities - Public AFH: Lack of Transitional Housing AFH: Location and Type of Affordable Housing	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 262 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH: Increase Awareness & Enforcement	2017	2019	Affordable Housing Public Housing	Jonesboro North Jonesboro Jonesboro - Low Income Areas	AFH: Availability, type, frequency & reliability AFH: Community Opposition AFH: Lack of Fair Housing Outreach & Enforcement AFH: Lack of Knowledge of Fair Housing AFH: Location and Type of Affordable Housing AFH: Private Discrimination	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
6	AFH: Collaborate with City Land Bank	2017	2021	Affordable Housing Non-Housing Community Development	Jonesboro	AFH: Availability of Affordable Units in a Range AFH: Location and Type of Affordable Housing	CDBG: \$0	Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	AFH: Increase Accessibility for the Disabled	2017	2019	Non-Homeless Special Needs Non-Housing Community Development	Jonesboro - Low Income Areas	AFH Factor: Lack of Public Investment - Transit AFH: Access to Transportation for Persons AFH: Inaccessible Sidewalks, Pedestrian Crossings	CDBG: \$20,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	AFH: Increase Acceptability of Housing Choice	2017	2021	Affordable Housing Public Housing	Jonesboro North Jonesboro Jonesboro - Low Income Areas	AFH: Availability of Affordable Units in a Range AFH: Lack of Fair Housing Outreach & Enforcement AFH: Lack of Knowledge of Fair Housing AFH: Lack of Private Investments AFH: Lack of Transitional Housing AFH: Location and Type of Affordable Housing AFH: Occupancy Codes and Restrictions AFH: Private Discrimination	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0	Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Create Attractive Neighborhood-Livability	2017	2021	Non-Housing Community Development	North Jonesboro Jonesboro - Low Income Areas	AFH: Availability, type, frequency & reliability AFH: Lack of Community Revitalization Strategies AFH: Lack of Services & Amenities - Public	CDBG: \$60,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted Homeowner Housing Rehabilitated: 10 Household Housing Unit Buildings Demolished: 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Housing and Services Opportunities to the Homeless	2017	2021	Homeless	Jonesboro	AFH Factor: Lack of Public Investment - Transit AFH: Availability of Affordable Units in a Range AFH: Availability, type, frequency & reliability AFH: Lack of Private Investments AFH: Lack of Services & Amenities - Public AFH: Lack of Transitional Housing AFH: Private Discrimination	CDBG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$94,397	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homelessness Prevention: 20 Persons Assisted

Table 55 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	AFH: Improvement of Public Transit
	<b>Goal Description</b>	The Jonesboro Housing Authority is unfamiliar with the challenges facing the city in providing transportation for more routes and extending hours to weekends. The PHA is requesting a representative from the Housing Authority be added to the committee to promote the needs of Publicly Assisted Housing residents who rely on JET for transportation. The limited schedule affects their ability to access opportunity including jobs in the service industries, third-shift jobs, and other community amenities. Many residents who are impacted include the elderly, disabled and minorities.
2	<b>Goal Name</b>	AFH: Collaborate with Citizen Fair Housing Board
	<b>Goal Description</b>	Establish a Citizens Fair Housing Board to educate residents (with a focus on protected classes) on how to effectively utilize fair housing laws; and to reduce opposition community to the development of affordable housing in high opportunity areas in Jonesboro.
3	<b>Goal Name</b>	AFH: Develop a Community Revitalization Strategy
	<b>Goal Description</b>	Fair housing is not only about housing, but also about ensuring all residents have a great quality of life. The development of revitalization strategies will allow all residents to provide input into the vision of the quality of life they want for their neighborhood. Revitalization strategies will address contributing factors expressed by residents and staff identified throughout the AFH. The Census data shows that over the last ten years, there has been a constant flow of moderate/middle income families as well as white families moving out of North Jonesboro. Over the same period, there has been a constant influx of low-income and minorities moving into North Jonesboro. If this trend continues, it is only a matter of time before this R/ECAP become a slum and blight neighborhood; then criminal activities will filter into the area.</p>

<b>4</b>	<b>Goal Name</b>	AFH: Increase Fair Housing Knowledge
	<b>Goal Description</b>	<p>Though the previously discussed outreach efforts of the Citizen's Fair Housing Board increase knowledge and understanding of fair housing among property owners and residents to affirmatively further fair housing, international property maintenance codes and influence the State of Arkansas to create tenant/landlord laws.</p> <p>This addresses the issues because education of the public regarding their rights and responsibilities with regards to the fair housing law is an essential component of fair housing enforcement. This includes the education of landlords and tenants, housing and financial providers, as well as citizens. Potential victims of housing and/or lending discrimination law should be aware of fair housing issues, know what constitutes a violation, and what they can do in the event they believe they have been discriminated against. Likewise, it is important for lenders, housing providers, and their agents to know what their responsibilities are and when they may be violating fair housing law. The Community Development Office is responsible for conducting public education, training and outreach of fair housing rights and remedies in Jonesboro.</p> <p>People are often unaware of their fair housing rights. Housing discrimination tends to be more subtle these days than it was in the past. Instead of saying no children are allowed, unreasonable occupancy standards may exclude families with children. Rather than saying, "We do not rent to Hispanics," a rental agent may say they have no vacancies, when, in fact, they have vacancies. In addition, a person who believes he/she may have been discriminated against will probably do nothing if he/she does not realize a telephone call can initiate intervention and a resolution, without expenditure of funds or excessive time.</p>
<b>5</b>	<b>Goal Name</b>	AFH: Increase Awareness & Enforcement
	<b>Goal Description</b>	Increasing awareness and enforcement of fair housing among publicly assisted families.
<b>6</b>	<b>Goal Name</b>	AFH: Establish a City Land Bank
	<b>Goal Description</b>	With the establishment of the City Land Bank for vacant lots and donated property for the repurpose of property into affordable residential housing, this will provide low-income households to become homeowners.



7	<b>Goal Name</b>	AFH: Increase Accessibility for the Disabled
	<b>Goal Description</b>	Opportunities and accessibility issues for individual with disabilities goes to the heart of fair housing issues for these residents. Individuals with disabilities without transportation and other key public infrastructures can cause limited housing opportunities to exist throughout the city.
8	<b>Goal Name</b>	AFH: Increase Acceptability of Housing Choice
	<b>Goal Description</b>	Increase the number of property owners willing to accept housing choice vouchers to open up available housing throughout the community due to the lack of affordable housing for publicly assisted families in the housing choice voucher programs.  Jonesboro is one of the fastest growing cities in the State of Arkansas with an increase of 23.5% from 2000 per Jonesboro Regional Chamber of Commerce with an annual growth rate of 2%. It is a challenge to enlist owners who willing to participate in the HGV program because it is a "sellers market" where there are more renters looking for units than there are rentals available.
9	<b>Goal Name</b>	Create Attractive Neighborhood- Livability
	<b>Goal Description</b>	This goal will specifically target the slums and blight elimination in the low-income neighborhoods. In addition, it addresses park and recreational centers improvements, provide public services for low-income individuals and encourages employment programs for those identified areas.
10	<b>Goal Name</b>	Housing and Services Opportunities to the Homeless
	<b>Goal Description</b>	Increase housing and services opportunities to the homeless populations.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Forty Four individual projects are listed in the 2022 Action Plan. In this plan, the emphasis was given toward preserving housing stock with homeowner occupied housing rehabs for low- to moderate-income residents. Homelessness and homeless prevention (\$20,000); Public services ;homeownership assistance x8 (\$29,000); This year the public services have five projects; they are Hope Found of NEA at (\$19,271.00); Hispanic1CommunityServices, Inc . (\$15,000).; The Link Theater Group (\$10,000); Jonesboro Business Association (\$10,000) and CASA (\$10,000); Emergency fund (\$24177.80); Homeowner Rehabilitation x 5 (\$60,000); Public Facilities/Infrastructure 13 projects (\$300,000); administration and planning costs (\$124,362.40) . The priority was given to projects designed to serve the low-income individuals within CDBG low-income areas and additionally serve the greatest number of those targeted residents, thereby having the largest impact in the community.

#### Projects

#	Project Name

Table 56 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Jonesboro’s 2022 Action Plan continues to reflect the objectives of the HUD Community Development Block Grant: Seeking to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate- income persons. As stated, the housing and community development projects are located in the CDBG targeted areas that represent the highest density of low income populations, and/or serve as a direct benefit to low income individuals. Two of the high priorities of the residents is improving the neighborhood infrastructures and maintaining the current housing stock in these areas. The remainder of the objectives for the City of Jonesboro is to increase the availability of affordable housing and neighborhood livability through the improvement of the quality of life for low income, disadvantaged, and often underserved citizens.

**AP-38 Project Summary**  
**Project Summary Information**

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The CDBG funds are primarily focused in North Jonesboro, Fairview and parts of West End and Nettleton Neighborhoods. These neighborhoods have been identified through the U.S. Census Bureau as extremely low-income areas in particular to North Jonesboro and Fairview. North Jonesboro and Fairview have larger minority populations in addition to the high poverty rates. All efforts will be made when possible to direct CDBG funding to those with the most critical needs.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Jonesboro	15
North Jonesboro	50
Jonesboro - Low Income Areas	35

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

There continues to be many community stakeholders willing to further our efforts to address the needs of targeted neighborhoods with great poverty. Through the 2017 CDBG program funds the city will be serving not only specific low income neighborhoods, but directly serving our low income and special needs populations including youth, elderly, disabled, and otherwise disadvantaged.

Our primary goal is to promote, sustain and preserve an excellent quality of life in these neighborhoods within the City of Jonesboro. Through the annual goals cited in the 2022 Action Plan, we are continuing to conduct our activities in a manner designed to benefit our most vulnerable populations.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In the 2022 Action Plan, the city intends on offering four households with down payment/closing costs for the first time homeowners of low- to moderate- incomes. Additionally, 12 existing low- to moderate income homeowners will be provided an opportunity to receive rehabilitation assistance for their housing. This assistance will provided for homeowners the ability to stay in their housing and allow more opportunities for first time homeowners to purchase affordable homes throughout the city that otherwise would not be possible.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	9
Non-Homeless	22
Special-Needs	2
Total	33

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	6

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Jonesboro Housing Authority (JURHA) public housing developments are primarily located on the outskirts of the R/ECAP. Even though it is physically located out of the R/ECAP, based on the JURHA annual review for de-concentration in public housing, 87 percent (121 of 140 public housing residents) fall at or below the extremely low-income levels. Of the remaining eleven percent of the households (19 residents) live at the 50 percent or the very low-income levels of the city population.

### **Actions planned during the next year to address the needs to public housing**

Jonesboro Housing Authority notes that residents have frequently given opposition to the requirement that public housing residents provide community service. However, JURHA has no choice but to implement this requirement of federal law. In designing the program, the JURHA has addressed resident concerns. Non-exempt residents will be encouraged to perform community service at the development where they reside or in their immediately surrounding communities. Activities such as participation in Neighborhood Watch, Bus Stop Patrol, Tenant Patrol, Computer Lab Volunteer, and Youth Event Chaperone are made available to residents for community service credits. Residents may, however, perform community service at locations not owned or controlled by Jonesboro Urban Renewal and Housing Authority. JURHA has ten approved work sites.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

JURHA encourages active participation in our Public Housing Resident Council. Many single parents lacked the time and scheduling conflicts from residents' work schedules prevent adequate participation in these resident council meetings. JURHA offered different schedules for resident council and their board meetings, however the varying non-traditional work schedules of our residents is still second only to lack of transportation as an excuse for nonattendance at the meetings.

JURHA has a public housing resident on our Board of Commissioners, as required by HUD. We give each resident a flyer from JURHA CHDO that sells houses with homeownership tips. Unfortunately, we no longer offer a homeownership program where we were able to truly consult and advise residents on ways to improve credit scores and educate them about homeownership. HUD discontinued funding for the Homeownership Program, expecting housing authorities, to acquire funding from other sources. Even though banks were willing to provide some funding, we were unable to secure adequate funding from local banks

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable

**Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Jonesboro is in the process of tackling the ever-increasing issue of homelessness. As more and more people find themselves without shelter, we are forced to come to grips with the fact that we can and must do more to provide for those who find themselves without a home. However, individuals with disabilities struggle to transition into permanent housing. The jurisdiction is aware of these issues and are willing to work with the service providers and the families of these individuals.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The taskforce organized and opened a resource center for homeless and near homeless individuals called Helping Underserved Belong (HUB). The HUB is actually a living and breathing 'coordinated entry' system. Many of the points of entry are located within the HUB or are accessible from the HUB. On any given day, the HUB is staffed with 4-6 volunteers and 4-6 service providers (i.e. Goodwill Industries, Social workers, mental health professionals, affordable health care representative, veteran services, etc.). Once the appropriate intake application is completed, clients are assessed and referred to the appropriate service provider or volunteer for personalized care.

The City will continue to build on the HUB model, expanding and formalizing policies, procedures, and programs.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Currently, the jurisdiction works through the HUB to provide emergency and transitional housing needs for homeless individuals. As a resource center, the HUB will initially tap into emergency and transitional service providers. These includes area homeless shelters and churches. If beds are not available at a shelter, HUB volunteers call area churches who provide 1-2 nights in a motel. If churches are out funds for the month, the HUB used donated and/or raised funds to provide 1-2 nights motel stay before



starting the process over. The jurisdiction and the HUB will continue to refine this process and encourage churches and other organizations to support our efforts to shelter our homeless.

The jurisdiction may consider ESG and/or CoC funds in the future to provide more long-term housing options for this vulnerable population.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The elderly and disability populations require additional resources to stay within the community once they have been discharged from the institutional settings. The city intends to assist individuals and service providers with the resources through providing decent and affordable housing opportunities. In addition to the housing aspect, opportunities to enter into life skills and other programs will assist those living within a community setting.

The City currently provides housing rehabilitation assistance to those who own their home and need assistance to bring their homes up to codes.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Location and type of affordable housing is listed as a high priority contributing factor in our AFH, because it affects all seven (7) fair housing issues. Much of Jonesboro's affordable and rental housing is located in just two neighborhoods (North Jonesboro and Fairview). These neighborhoods have a high representation of minority and other protected class residents. This concentration of affordable housing has a disproportionate impact on protected classes and impacts their housing choice, their ability to access neighborhoods with community amenities like good schools and proximity to jobs. Affordable housing in a variety of neighborhoods.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

A significant barrier to affordable housing remains the financial ability of the low- to moderate- income families to provide necessary funding for acquisition or for major or minor homeowner repairs, so acquisition and repair programs implemented by the city help address this obstacle. Another obstacle the city continues to face is the rising cost of materials and labor for rehabilitation projects in the community and the negative impact of that escalation on the existing program limits. The city currently administers minor repair programs that enable low- and moderate- income homeowners to stay in their homes in a safe and decent environment. The city continues to assist the low-income community by offering the First-Time New Homeownership Assistance program to eligible participants. This program continues to be very successful. The city enforces various zoning, permit, and parking requirements, which restricts 'free' use of land, but the city considers these regulations as being necessary to regulate safety and traffic issues for residential areas. The city has provided for more affordable housing by allowing for relaxed lot standards; smaller lots with reduced setbacks (RS-8 Single Family District). This district allows reduced 15 foot, setbacks in front and back yards, as well as 7.5 foot, side setbacks with a lot as small as, 5,445 square feet at 50 foot, in width. The city's Zoning Code requires two parking spaces per single-family or duplex unit.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Jonesboro continues to place major emphasis on HUD's priority goals of housing, and improving the quality of life for marginalized residents through the provision of needed public services. This year's projects and activities address these goals directly as it increases accessibility of affordable housing and the viability for potential homeownership through the provision of direct homeownership financial assistance. The city will address the sustainability of our existing affordable housing through its preservation, improvement, and rehabilitation projects. This year the plan prioritizes public improvements in low-income residents and homelessness.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Jonesboro's Department of Grants & Community Development has implemented a city-wide community engagement strategy that includes residents, churches, stakeholders and non-profit organizations that serve our lowest income residents. It is the city's intention to build a model of community involvement that directly addresses poverty issues, encourages community leadership, and enables low income neighborhoods to see marked change in the program year 2022.

There continues to be many community stakeholders willing to further our efforts to address the needs of their individual neighborhoods. Through the 2022 CDBG program funds the city will be serving not only specific low income neighborhoods, but directly serving our low income and special needs populations including youth, elderly, disabled, and otherwise disadvantaged.

### **Actions planned to foster and maintain affordable housing**

The City of Jonesboro is committed to the proper implementation of a balanced Community Development Program that maximizes benefits to low and moderate income persons both directly and indirectly through the improvement of their neighborhoods. Through the provision of decent and affordable housing, a suitable living environment, educational and supportive services, and the expansion of economic opportunities, the city intends to change the face of our low income neighborhoods and provide residents with the needed resources to assist them in breaking both generational and circumstantial poverty. This year's primary focus is housing, along with a broad range of public and social services addressing the core needs of our low income residents.

CDBG funding makes it possible for Jonesboro to provide meaningful housing improvements, public improvement, and community restoration and development activities. It is through these activities that we address the quality of life issues that are essential in achieving a truly beneficial level of neighborhood specific community improvements. The following pages define the distribution of funds and outline the proposed projects and activities to be undertaken with the federal fund allocation.

### **Actions planned to reduce lead-based paint hazards**

According to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), lead based paint hazard is defined as any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil or lead contaminated paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. As required by Title X, the City of Jonesboro is carrying out CDBG funded activities in tandem with our Jonesboro Inspection Department. The Chief Building official and inspectors are also certified in lead-based paint testing and removal.

Owners of properties to be rehabilitated are informed of the risks of lead based paint. As part of the rehabilitation process, the property is inspected for signs of defective paint. Defective paint in older homes that is suspected to be lead based is removed following the lead based paint standards. If there are children in the home, the parents are provided information regarding the benefits of having the children tested for lead based paint and also where they can go to get this done.

### **Actions planned to reduce the number of poverty-level families**

#### **Actions planned to develop institutional structure**

The institutional structure for implementation of the Consolidated Plan includes non-profit organizations along with other public agencies and educational institutions. The City of Jonesboro Grants and Department of Community Development is responsible for implementation of the Consolidated and Annual Action Plans.

The city funds and coordinates with the nonprofit organizations that provide public services to benefit Jonesboro residents. The city also works with housing developers in the development of affordable housing throughout the city. Non-profit organizations are vital partners in achieving the Consolidated Plan goals.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

The city will continue to offer their assistance to the Public Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funds for affordable housing or other housing services. The city regularly collaborates with the local PHA, participates in non--profit meetings and faith-based activities, and organizes and facilitates focus groups.

The city assists non-profit agencies in securing other state and federal funding by writing letters of support and assisting agencies to complete applications for funding.

The major strengths of the city's institutional structure is in the access to various city departments and a large number of very capable non-profit organizations who are highly competent in using available

resources and leveraging funding in order to achieve the desired housing and services.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

The City of Jonesboro will continue to affirmatively further fair housing as set out under 24 CFR §91.220, and has prepared the AFH Plan that identifies impediments and barriers to fair housing choice, and maintains records pertaining to carrying out this certification. CDBG funding allows low-income individuals and families to be assisted in homeownership through education and matching grants for down payment and closing costs. For those who cannot afford to maintain their homes, CDBG funds will be used to provide grants for rehabilitation. The city has undertaken activities to address homeless resource center, transitional housing needs and rapid rehousing of our homeless individuals and families.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

All the Action Plans for the next five years will provide overall benefit for at least 80% for low- to moderate- income individuals that reside in the low-income areas of the City of Jonesboro. The funds will assist those individuals through providing decent and affordable housing, creating suitable living environments and fostering economic development activities that will ultimately revitalize those areas in greatest need.

### Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2018-2022 ACS
	<b>List the name of the organization or individual who originated the data set.</b> American Community Survey
	<b>Provide a brief summary of the data set.</b> This data set will show actual numbers for housing in Jonesboro, AR.

	<p><b>What was the purpose for developing this data set?</b> CDBG Consolidated Plan/Action Plan</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> July 13, 2022</p> <p><b>Briefly describe the methodology for the data collection.</b> Performed extensive research on ACS and with the Jonesboro Urban Renewal Housing Authority.</p> <p><b>Describe the total population from which the sample was taken.</b> The samples are for the city of Jonesboro.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
2	<p><b>Data Source Name</b> 2018-2022 CHAS</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p><b>Provide a brief summary of the data set.</b></p> <p><b>What was the purpose for developing this data set?</b></p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p><b>Describe the total population from which the sample was taken.</b></p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
3	<p><b>Data Source Name</b> Census.gov Housing Statistics for Jonesboro, AR</p> <p><b>List the name of the organization or individual who originated the data set.</b> U.S.Census.gov</p>



	<p><b>Provide a brief summary of the data set.</b> Data set includes housing statistics for Jonesboro, AR.</p> <p><b>What was the purpose for developing this data set?</b> To show housing statistics for Jonesboro, AR.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2022</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p><b>Describe the total population from which the sample was taken.</b> This is an overarching listing of all housing units and descriptions in Jonesboro, AR.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> All citizens of Jonesboro.</p>
4	<p><b>Data Source Name</b> Civilian Labor Force Jonesboro-FRED</p> <p><b>List the name of the organization or individual who originated the data set.</b> St. Louis Federal Reserve Bank</p> <p><b>Provide a brief summary of the data set.</b> Shows the Civilian labor force in Jonesboro</p> <p><b>What was the purpose for developing this data set?</b></p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> July 14, 2022</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p><b>Describe the total population from which the sample was taken.</b> 77391</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
5	<p><b>Data Source Name</b> DataUSA Labor Force</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data USA</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Information regarding workforce in Jonesboro.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Data regarding workforce in Jonesboro.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>77391</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-22:034

**Agenda Date:**

**Version:** 1

**Status:** First Reading

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

AN ORDINANCE TO AMEND ORDINANCE CHAPTER 10 ARTICLE I SECTION 10 OF THE JONESBORO CODE OF ORDINANCES TO ADD SUBSECTION 13 PROVIDING FOR GUIDELINES ON THE HANDLING, DISPLAYING, OR GIVING AWAY OF ANIMALS IN THE CITY OF JONESBORO

WHEREAS, the City of Jonesboro desires to ensure the safety of both its citizens and visitors as well as any animals within the City; and

WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to clarify the rules and regulations pertaining to the selling, giving away, handling or displaying of any animals within the city limits, as well as any animal activities, shows, or rides within the city.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION ONE: That the following language be added to Chapter 10, Article I, Section 10 of the Jonesboro Code of Ordinances:

Sec. 10-13 - Other animal activities

- (a) Any vendor, group, person, or business wishing to charge a fee, seek monetary donations, or receive any financial benefit for any activities associated with animal rides, handling, or displaying any animal, or anyone involved in the giving away of any animal in the City of Jonesboro must possess and display, or make immediately available for inspection upon demand of any representative of the City of Jonesboro, proof of current liability insurance of no less than \$1,000,000 (one million dollars) AND possess written permission personally endorsed by the property owner or legally responsible party for the property on which they are located. Said endorsement must include a valid contact number for verification.
- (b) The City of Jonesboro retains the right to stop any such activity should it be determined that there is not proper documentation or that a safety hazard or health concern exists to the public, or that the conditions place a clear risk to the animal(s) health and well-being.
- (c) Animal rescue and/or adoption organizations that have been verified by the City of Jonesboro are specifically excluded from the insurance requirements of this section.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-22:030

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**Agenda Date:**

**Version:** 1

**Status:** Second Reading

**In Control:** Public Works Council Committee

**File Type:** Ordinance

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS to make the following changes as recommended by the Traffic Control Committee

**ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:**

State Street

Eldridge Street

**CHANGE SPEED LIMIT AT THE FOLLOWING LOCATIONS:**

Melrose Street from 20 MPH to 25 MPH



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-22:032

Agenda Date:

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE REGARDING THE ABANDONMENT OF A UTILITY EASEMENT LOCATED ON PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT AS REQUESTED BY HB MEDICAL HOLDINGS, LLC

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

WHEREAS, the City Council at its regular meeting on Tuesday, July 19, 2022, pursuant to Ark. Stats. Section 14-301-302 through 14-301-304 heard the request of HB Medical Holdings, LLC to vacate a utility easement; and

WHEREAS, the City Council held a public hearing and heard all persons desiring to be heard in connection with this matter; and

WHEREAS, the respective utilities have consented to said abandonment; and

WHEREAS, the abandonment of said portion of a utility easement will not adversely affect the City of

Jonesboro, and would be in the best interest of all parties concerned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that;

SECTION 1: The City of Jonesboro, Arkansas hereby vacates and abandons all of its rights together with the right of the public generally, in and to the utility easement described above.

SECTION 2: A copy of this Ordinance duly certified by the City Clerk shall be filed in the office of the Recorder of Craighead County of Jonesboro, Arkansas, and recorded in the Deed Records of Craighead County, Arkansas.

SECTION 3. The vacating and abandonment by the City of its rights and the rights of the public generally in the above described utility easement are in the public interest and will promote the public peace and welfare.

**PETITION**

To: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

We, the undersigned, being the owner(s) of property adjoining the following described property:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the easement described above closed and abandoned.

Dated this 16<sup>th</sup> day of June, 2022.

PROPERTY OWNER, NAME AND ADDRESS

HB Medical Holdings, LLC.  
2221 Hill Park Cv  
Jonesboro, AR 72401

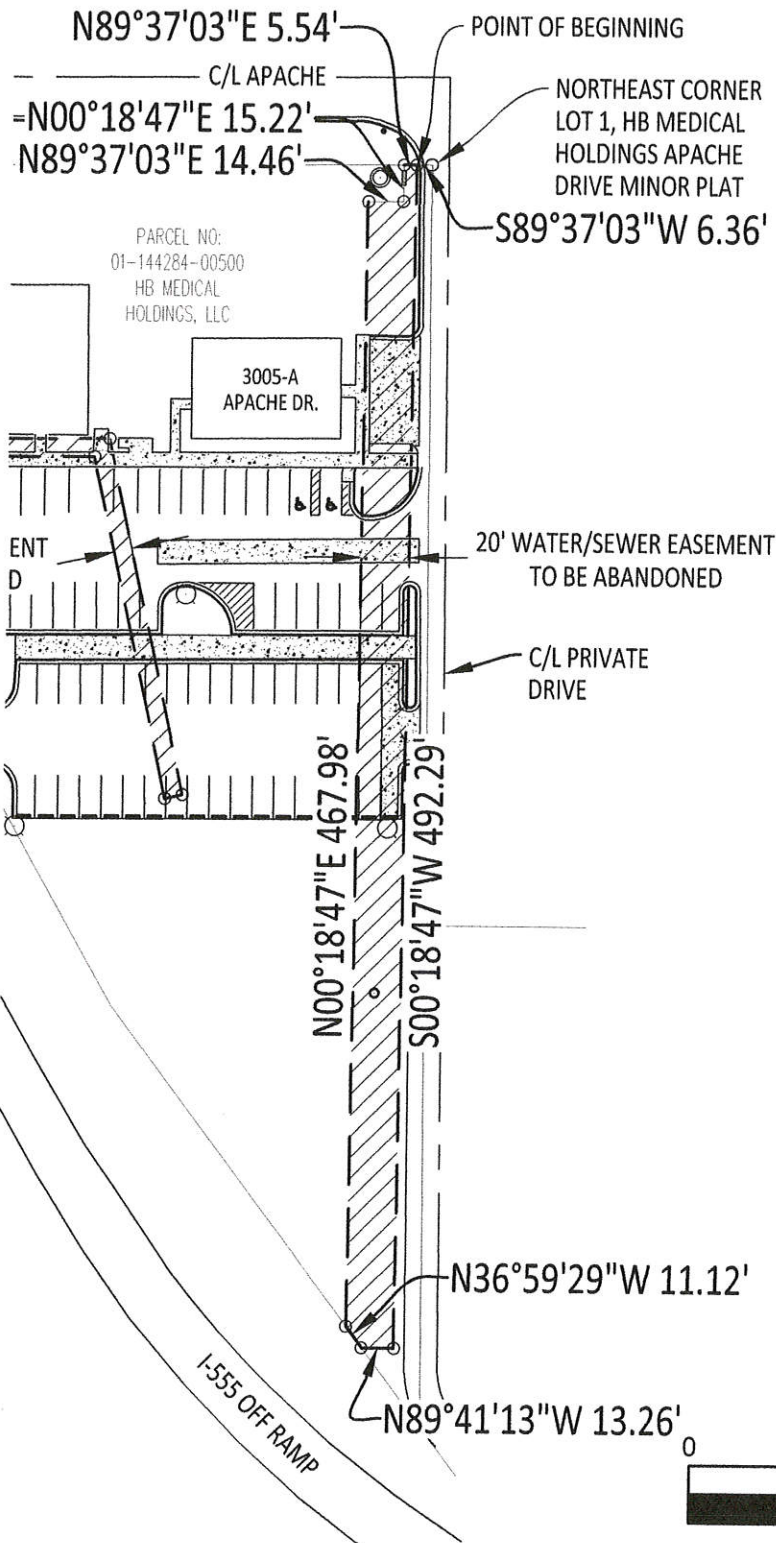
[Signature] \_\_\_\_\_ 6/16/22  
Signature Date

Subscribed and sworn to before me this 16<sup>th</sup> day of June, 2022.

Expiration Date: 4/30/2031 Anna Faith Griffin  
Notary

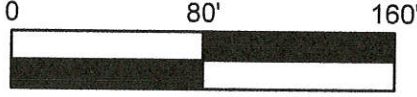






**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



Scale 1" = 80'



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			



**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, **HB Medical Holdings, LLC**, has filed a petition with the City Clerk of the City of Jonesboro, Arkansas, requesting that the City vacate a utility easement in:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

WHEREAS, the petition has been presented to the City of Jonesboro, Arkansas; and

WHEREAS, Arkansas law requires notice of such public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas, that the City Clerk is directed to publish a notice advising the public of such request to vacate a utility easement, and that this matter will be heard before the City Council on \_\_\_\_\_, at \_\_\_\_\_ o'clock, p.m. at the Municipal Building, Jonesboro, Arkansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Harold Copenhaver, Mayor

Attest:

\_\_\_\_\_  
April Leggett, City Clerk



**Todd R. Gregory**  
AT&T Arkansas  
Right-of-Way &  
Joint Pole Use Mgr.

P.O. Box 6505  
Hot Springs, AR 71901  
Phone: (501) 321-3207  
Cell: (501) 276-3791  
tg5473@att.com

**UTILITY APPROVAL FORM FOR RIGHT-OF-WAY, ALLEY  
AND UTILITY EASEMENT VACATIONS:**

DATE: 04/06/2022

UTILITY COMPANY: **Southwestern Bell Telephone Company d.b.a. AT&T Arkansas**

REQUESTED VACATION:

**Water/Sewer Easement**

I have been notified of the petition for Easement Abandonment for a 20' Water/Sewer Easement at 3005-A, Apache Dr. in Jonesboro, AR.

Described as follows:

**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF MIDDLEFIELD DRIVE; THENCE  $500^{\circ}23'44''$  W ALONG SAID MIDDLEFIELD DRIVE RIGHT-OF-WAY LINE 395.50 FT. TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF APACHE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS:  $S89^{\circ}38'03''$ W A DISTANCE OF 883.63 FT. TO A POINT,  $S00^{\circ}16'32''$ E A DISTANCE OF 6.50 FT. TO A POINT,  $S89^{\circ}37'03''$ W A DISTANCE OF 6.36 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN  $S00^{\circ}18'47''$ W A DISTANCE OF 492.29 FT. TO A POINT; THENCE  $N89^{\circ}41'13''$ W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE  $N36^{\circ}59'29''$ W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN  $N00^{\circ}18'47''$ E A DISTANCE OF 483.20 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE; THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE  $N89^{\circ}37'03''$ E A DISTANCE OF 20.00 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00401 AND PARCEL NO. 01-144284-00420.

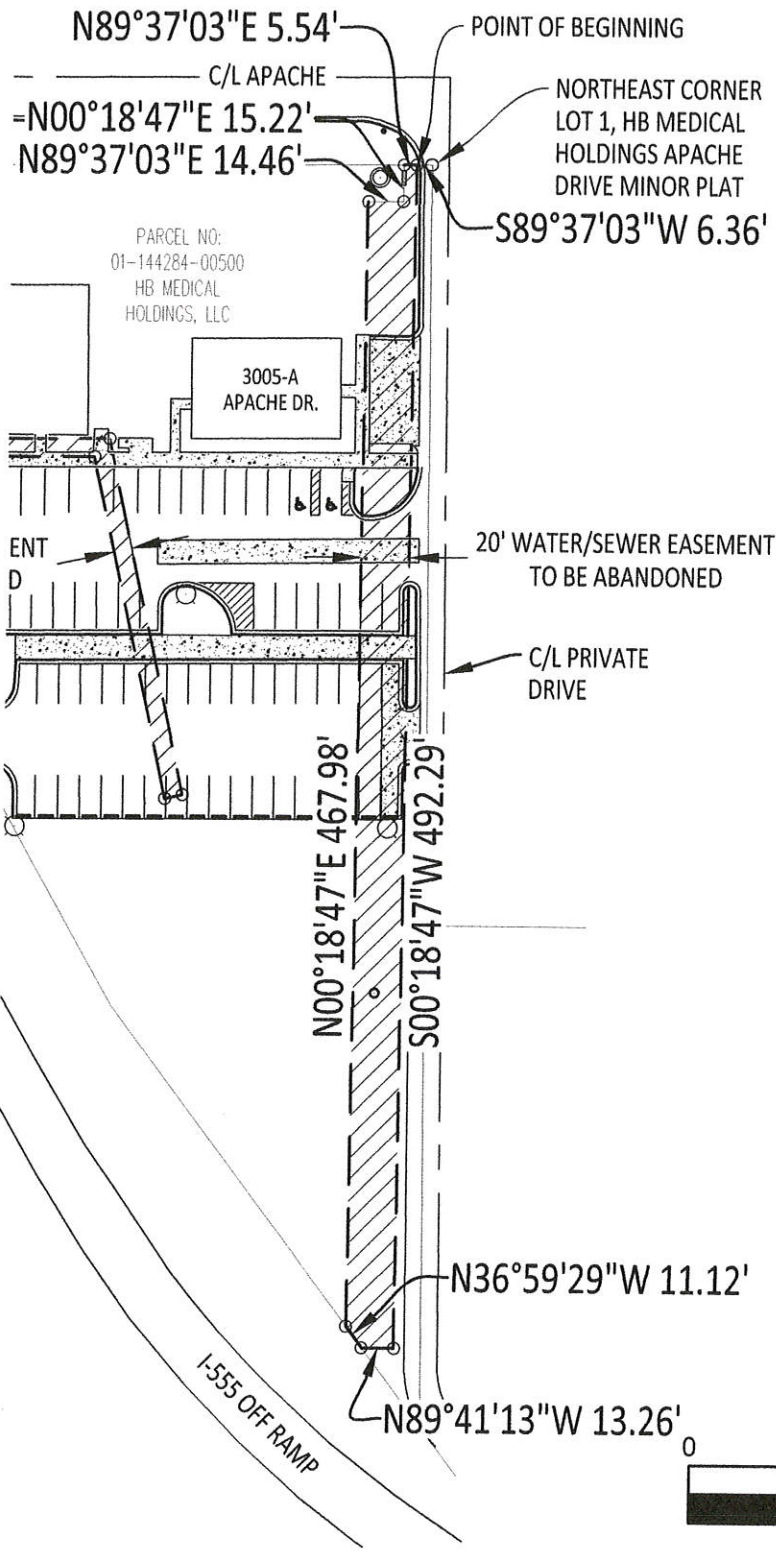
UTILITY COMPANY COMMENTS:

No objections to the vacation described above.

Signature of AT&T Company Representative:

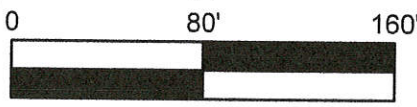
Todd R. Gregory





**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



Scale 1" = 80'



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			

March 30, 2022

Horizon Land Surveying

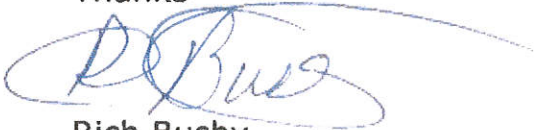
2918 Wood Street

Jonesboro, AR, 72404

To whom it may concern,

Ritter Communications agrees with the abandonment of the utility easement as described in the two attached document named H21-205 Urgent Care Apache Easement Abandonments.

Thanks



Rich Busby

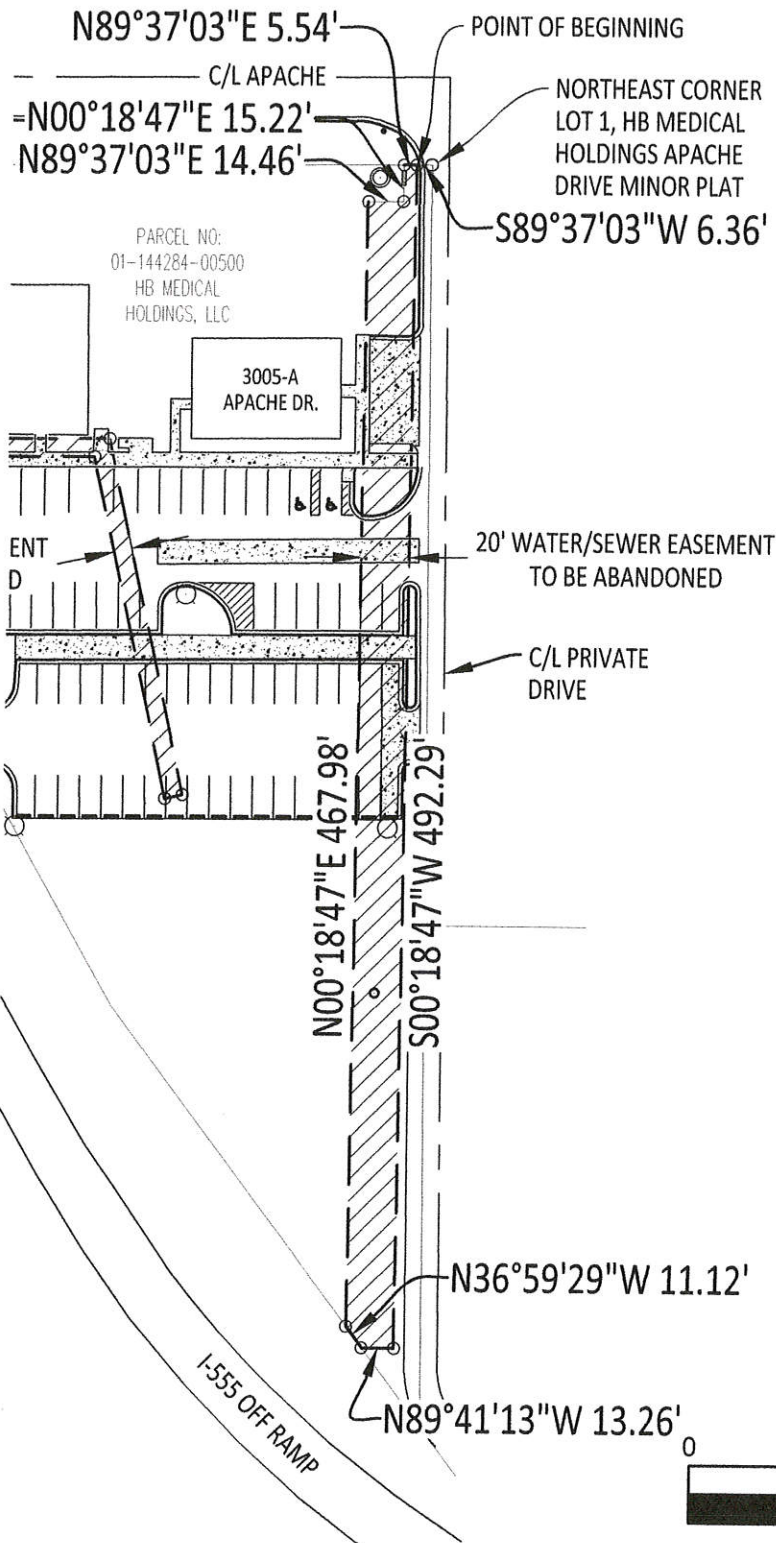
Ritter Communications

OSP Engineering Director

Office 870-336-3471

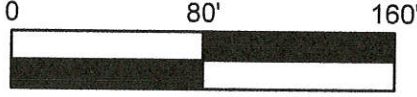
[rich.busby@rittercommunications.com](mailto:rich.busby@rittercommunications.com)





**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



**Horizon**  
LAND SURVEYING, LLC

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JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			





03/22/2022

Herizon Land Surveying, LLC  
2918 Wood St  
Jonesboro, AR 72404

Herizon Land Surveying, LLC:

After reviewing your request of the Easement Abandonment in Jonesboro, AR, Cebridge Acquisition, L.P. d/b/a Suddenlink Communications has verified there is not active CATV facilities in this easement called out in Exhibit A.

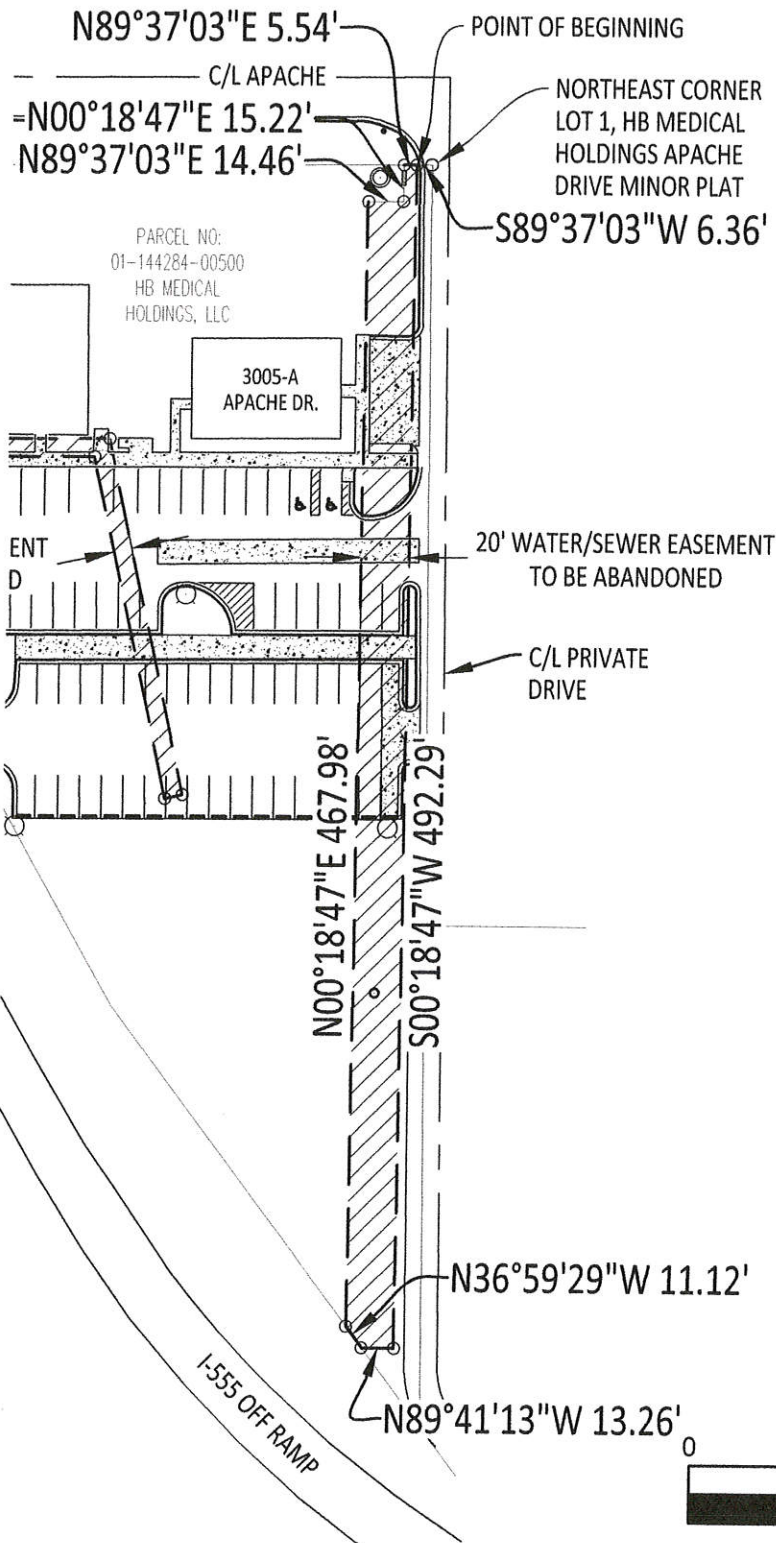
Given the verification stated above, Altice USA has no objection with the requested Easement Abandonment.

Yours truly,

A handwritten signature in black ink, appearing to read "Mike Alexander", with a stylized flourish at the end.

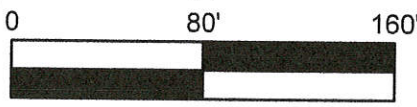
Mike Alexander  
Senior Vice President





**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN  $S89^{\circ}37'03''W$  ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN  $S00^{\circ}18'47''W$  A DISTANCE OF 492.29 FT. TO A POINT; THENCE  $N89^{\circ}41'13''W$  A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE  $N36^{\circ}59'29''W$  ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN  $N00^{\circ}18'47''E$  A DISTANCE OF 467.98 FT. TO A POINT; THENCE  $N89^{\circ}37'03''E$  A DISTANCE OF 14.46 FT. TO A POINT; THENCE  $N00^{\circ}18'47''E$  A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN  $N89^{\circ}37'03''E$  ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



Scale 1" = 80'



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
 JONESBORO, AR 72404  
 PH: 1-870-243-0092  
 WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			







Summit Utilities Arkansas, Inc.

1400 Centerview Dr.  
Little Rock, AR 72211  
summitutilities.com

### UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Arkansas, Inc. Date: 4/4/2022

Requested Abandonment: Easement Abandonment

Legal Description:

Abandon a part of the southwest quarter of the southeast quarter of section 28, township 14 north, range 4 east, Craighead County, Arkansas, and being more particularly described as follows: commencing at the northeast corner of the southwest quarter of the southeast quarter of said section 28, said point lying on the west right-of-way of Middlefield Drive; thence S00°23'44" W along said Middlefield Drive right-of-way line 395.50 FT. to the point, said point lying on the south right-of-way line of Apache Drive; thence along said south right-of-way line as follows: S89°38'03"W a distance of 883.63 FT. to a point, S00°16'32"E a distance of 6.50 FT. to a point, S89°37'03"W a distance of 6.36 FT. to a point, said point being the point of beginning; thence leaving said south right-of-way line, run S00°18'47"W a distance of 492.29 FT. to a point; thence N89°41'13"W a distance of 13.26 FT. to a point on the north right-of-way line of I-555; thence N36°59'29"W along said north right-of-way line, a distance of 11.12 FT. to a point; thence leaving said north right-of-way line, run N00°18'47"E a distance of 483.20 FT. to a point of aforesaid south right-of-way line of Apache Drive; thence run along the south right-of-way line of Apache Drive N89°37'03"E a distance of 20.00 FT. to the point of beginning, said easement abandonment runs over and across parcel NO. 01-144284-00401 and parcel NO. 01-144284-00420. Please see the Exhibit on the next page for more details.

UTILITY COMPANY COMMENTS:

- No objections to the abandonment(s) described above.
- No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).
- Objects to the abandonment(s) described above, reason described below.

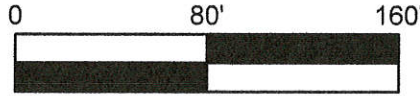
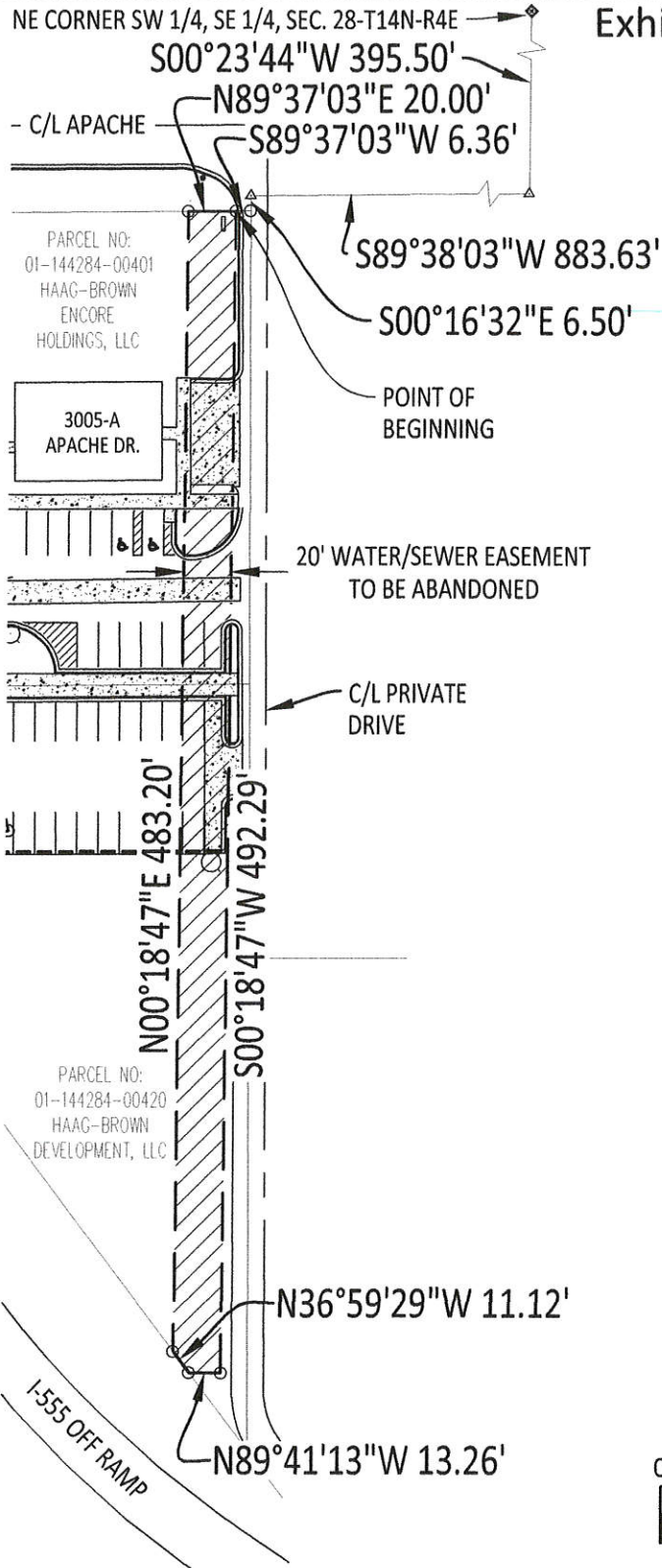
Described reasons for objection or easements to be retained.

Grace Grubb  
Signature of Utility Company Representative

Engineer  
Title

**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF MIDDLEFIELD DRIVE; THENCE S00°23'44" W ALONG SAID MIDDLEFIELD DRIVE RIGHT-OF-WAY LINE 395.50 FT. TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF APACHE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS: S89°38'03"W A DISTANCE OF 883.63 FT. TO A POINT, S00°16'32"E A DISTANCE OF 6.50 FT. TO A POINT, S89°37'03"W A DISTANCE OF 6.36 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 483.20 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE; THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE N89°37'03"E A DISTANCE OF 20.00 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00401 AND PARCEL NO. 01-144284-00420.



Scale 1" = 80'



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	02/24/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			



Type of Instrument:  
Grantor(s): City Water & Light Plant  
of the City of Jonesboro, Arkansas  
Grantee(s): Record Owners of Title

This Instrument Prepared By:  
Waddell, Cole & Jones, P.A.  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, AR 72403

After Recording, Return To:  
City Water & Light Plant  
of the City of Jonesboro, Arkansas  
400 East Monroe  
PO Box 1289  
Jonesboro, AR 72403-1289

### **QUITCLAIM DEED FOR RELINQUISHMENT OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That, CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated municipal improvement district, Grantor, by its Manager, duly authorized by its Board of Directors, for good and valuable consideration, the sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the record owners of title to the Property (as defined below) ("Grantee"), and unto their heirs, successors and assigns forever, all its right, title, interest and claim in and to the lands lying in Craighead County, Arkansas, and more particularly described in the **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property"), with the intent that any easement of Grantor in the Property shall be forever extinguished, and the Grantee, its successors, heirs and assigns, shall have and enjoy the Property, free and absolutely discharged from any easement of Grantor in the Property.

To have and to hold the same unto the said Grantee, and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officer of Grantor this 2<sup>nd</sup> day of June, 2022

CITY WATER & LIGHT PLANT  
OF THE CITY OF JONESBORO, ARKANSAS

By: [Signature]  
Name: Jake Rice III  
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jake Rice, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the Manager of City Water & Light Plant of the City of Jonesboro, Arkansas, a corporation, and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 2 day of June, 2022.

[Signature: Michael Timms]  
Notary Public

My Commission Expires:  
April 01 2029.

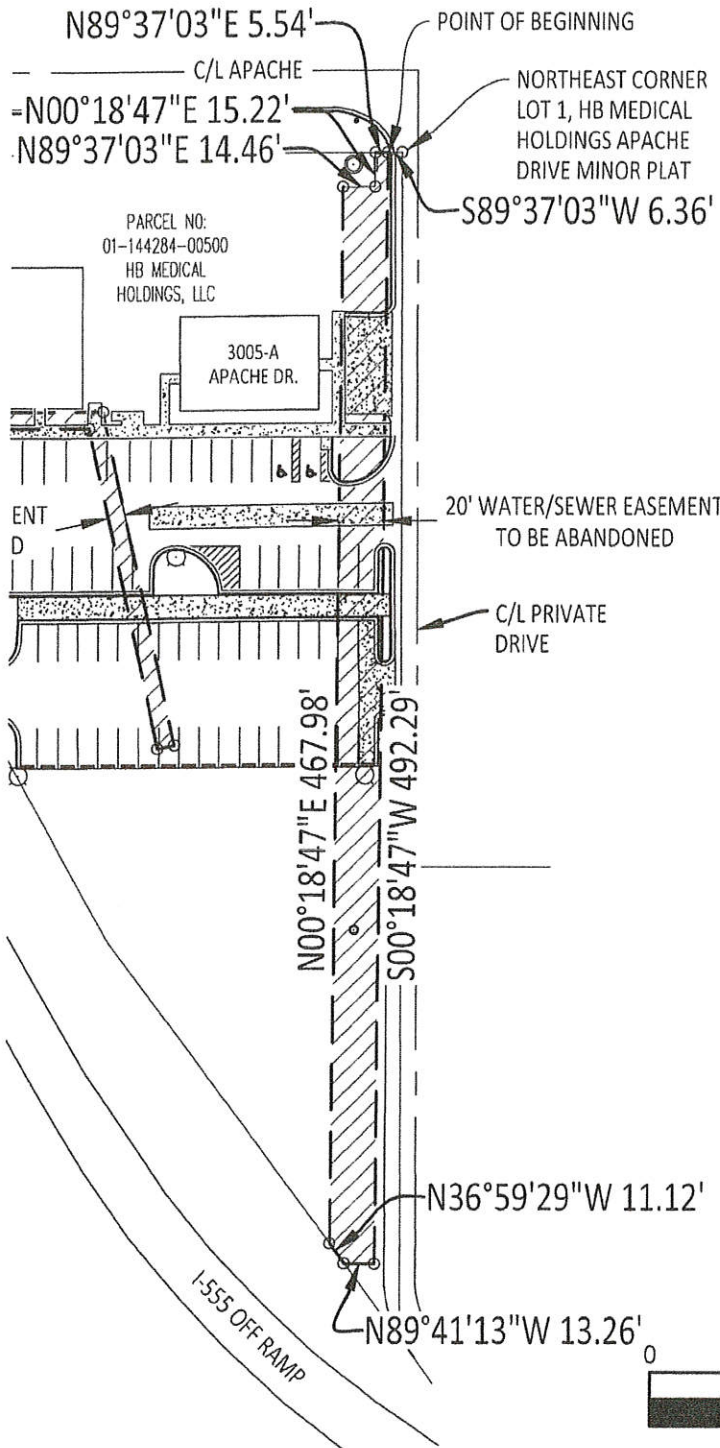


AMOUNT OF TAX \$ 0  
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

[Signature]  
Grantee or Agent

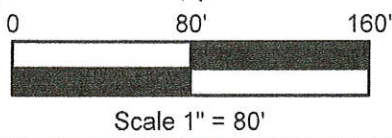
Grantee's Address: 3005-A Apache Drive  
Jonesboro, AR 72401

EXHIBIT "A"



**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

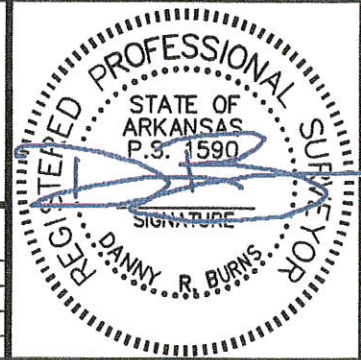


**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			





**PETITION**

To: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

We, the undersigned, being the owner(s) of property adjoining the following described property:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the easement described above closed and abandoned.

Dated this 16<sup>th</sup> day of June, 2022.

PROPERTY OWNER, NAME AND ADDRESS

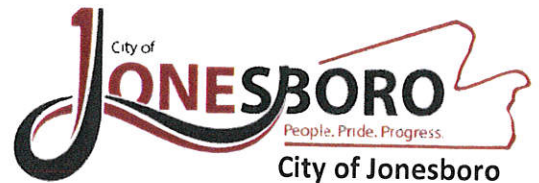
HB Medical Holdings, LLC.  
2221 Hill Park Cv  
Jonesboro, AR 72401

[Signature] \_\_\_\_\_ 6/16/22  
Signature Date

Subscribed and sworn to before me this 16<sup>th</sup> day of June, 2022.

Expiration Date: 4/30/2031 Anna Faith Griffin  
Notary





City of Jonesboro  
Engineering Department  
Municipal Building  
PO Box 1845  
300 S. Church  
Jonesboro, AR 72403  
(870) 932-2438

6/16/2022

Michael Boggs, PE  
Tralan Engineering, Inc.  
2916 Wood St  
Jonesboro, AR 72404

RE: Abandonment of a 20" Utility Easement

Dear Renee,

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the 20" utility easement on the East side of HB Medical Holdings Minor Plat, 3001 Apache as shown in Exhibit A.

If you have questions or comments, feel free to call the number listed above.

Sincerely,

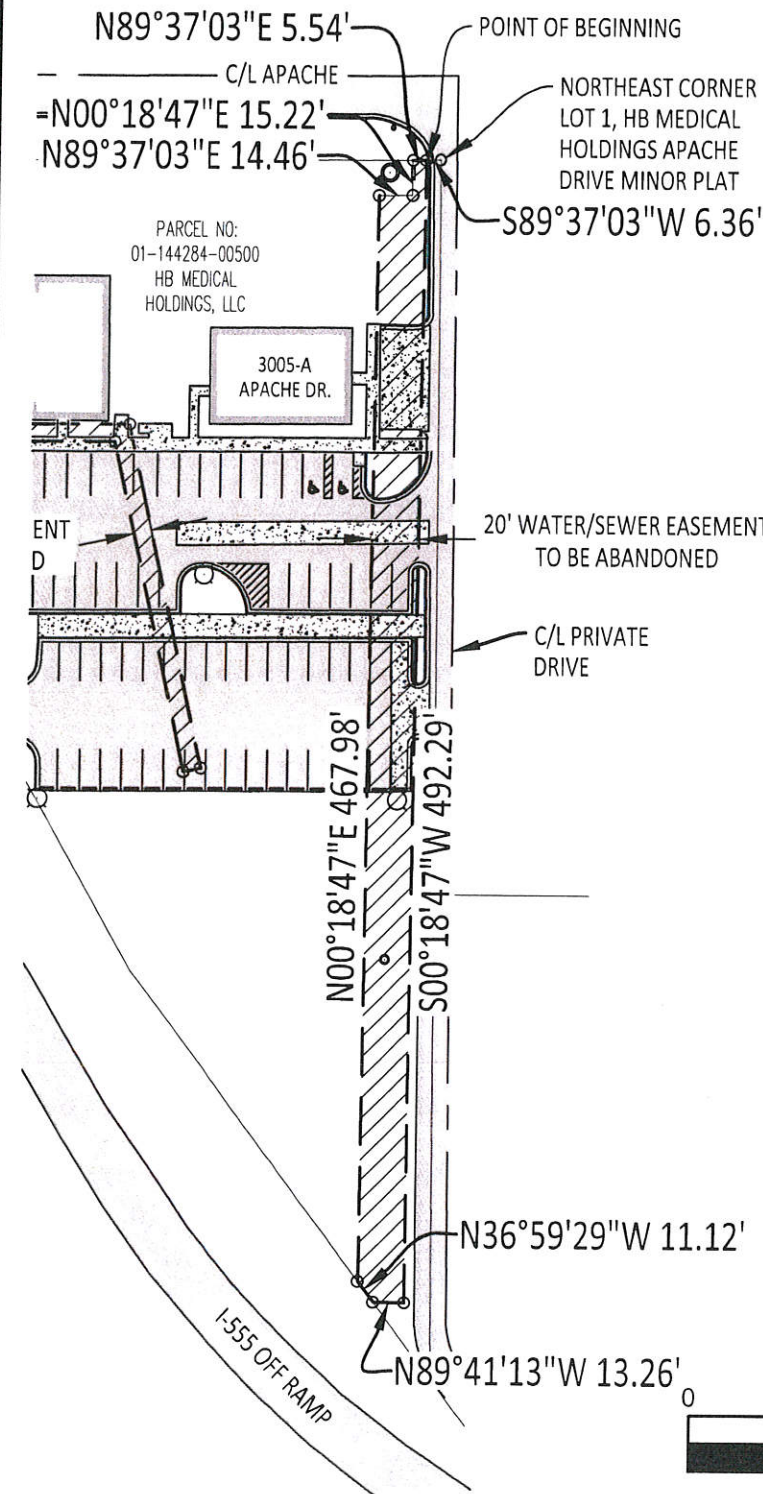
A handwritten signature in blue ink, appearing to read 'CL', is written above the typed name of Craig Light.

Craig Light, PE, CFM  
City Engineer

A handwritten signature in blue ink, appearing to read 'Monica Pearcy', is written above the typed name of Monica Pearcy.

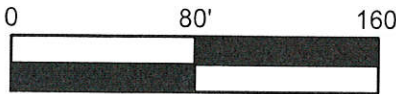
Monica Pearcy  
Senior Planner





**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

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Scale 1" = 80'



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-22:033

---

**Agenda Date:**

**Version:** 1

**Status:** Second Reading

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE FOR A PRIVATE CLUB PERMIT FOR ASSISTING OTHERS, INC., D/B/A THE EDGE COFFEE SHOP TO BE LOCATED AT 1900 AGGIE ROAD, JONESBORO, ARKANSAS

WHEREAS, Assisting Others, Inc., d/b/a The Edge Coffee Shop, has applied for a private club permit to be located at 1900 Aggie Road, Jonesboro, Arkansas for the purpose of conducting operations on such premises consistent with Arkansas law including, but not limited to, operating a restaurant; and

WHEREAS, Assisting Others, Inc., d/b/a The Edge Coffee Shop desires to receive approval from the City of Jonesboro, Arkansas for the same; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

Assisting Others, Inc., d/b/a The Edge Coffee Shop's application for a private club permit is hereby approved and it shall be and is entitled to apply to the Alcoholic Beverage Control Division of Arkansas for a private club permit or license, to be located at 1900 Aggie Road, Jonesboro, Arkansas, and to conduct operations on such premises consistent with Arkansas law including, but not limited to, operating a restaurant.



# City of Jonesboro Private Club Review and Conditions Form

Date 6-16-22

Non-Profit Corp. Assisting Others, Inc  
d/b/a: The Edge Coffee Shop

Address 1900 Aggie

Applicant on Behalf of Club Jaclyn Matthews

Home Address 299 Virginia Av Monette AR 72447

Business Name The Edge Coffee Shop

Business Address 1900 Aggie Road

### City of Jonesboro official use below this:

**Police Department:** Copy of membership list Yes  No   
Has any member been convicted of a felony? Yes  No   
If yes, How many years since conviction? \_\_\_\_\_  
Has Non-Profit complied with City of Jonesboro laws? Yes  No

Comments: \_\_\_\_\_

Approve? Yes  No

Signature Chief of Police [Signature]

### Planning and Zoning Department:

Type of Private Club: Restaurant  Hotel/Motel   
Hours of Operation? \_\_\_\_\_  
Copy of menu for food service? Yes  No   
Zoning C-4

Approve? Yes  No

Signature Planning Director [Signature]

### City Clerk:

Date received \_\_\_\_\_  
Date entered in Legistar \_\_\_\_\_

### City Council Action

Approve \_\_\_\_\_ Deny \_\_\_\_\_

JIM LYONS  
jlyons@leclaw.com  
Keenan Ball Trial College Faculty

DALTON HUERKAMP  
dhuerkamp@leclaw.com  
Also Licensed in Missouri

*Lyons & Cone, P.L.L.C.*

ATTORNEYS AT LAW  
407 SOUTH MAIN  
P O BOX 7044  
JONESBORO, ARKANSAS 72403-7044  
870-972-5440 • FAX: 870-972-1270  
WEBSITE: WWW.LECLAW.COM

**RECEIVED**  
6-16-22  
MIKE CONE  
mikecone@leclaw.com  
Master of Laws in Agricultural Law

June 16, 2022

**HAND DELIVERED**

Chief of Police  
Jonesboro Police Department  
1001 S. Caraway Road  
Jonesboro, AR 72401

Re: Application for Private Club Permit – Assisting Others, Inc.  
d/b/a The Edge Coffee Shop


Dear Sirs:

Please find enclosed the following:

1. City of Jonesboro Application for Private Club Permit (Completed, signed and notarized);
2. Schedule A - Individual's Personal History (Completed, signed and notarized);
3. Authority to Release Information (Completed, signed and notarized);
4. Arkansas Criminal History Report for Jaclyn Matthews;
5. Real Estate Lease between The Edge Coffee Shop, LLC and Assisting Others, Inc. d/b/a The Edge Coffee Shop;
6. Alphabetized member list (253 names) for Assisting Others, Inc. d/b/a The Edge Coffee Shop; and
7. Check in the amount of \$250.00 payable to the City of Jonesboro for payment of the \$250.00 application fee.

If you have any questions or comments, please do not hesitate to call. Thank you for your cooperation.

Sincerely,



Jim Lyons

JL/ab

Enclosures

F:\WP60\Matthews, Jackie\Edge Coffee.JPD.Application.ltr.wpd



**APPLICATION FOR PRIVATE CLUB PERMIT  
MUST BE NON-PROFIT CORPORATION  
On file at Arkansas Secretary of State's Office**

**INSTRUCTIONS**

1. Answer all questions correctly and in full. **PLEASE PRINT IN INK OR TYPE.**  
**NOTE: FORMS MUST BE NOTARIZED.**

**APPLICATION MUST BE ACCOMPANIED BY CRIMINAL BACKGROUND  
INVESTIGATION RESULTS OF THE APPLICANT (FORMS AND INSTRUCTIONS ENCLOSED).**

2. Application fee is \$250 and must be paid to the Collections Department at City Hall.
3. Receipt of application fee payment must be submitted with the application.
4. Applicant must be a citizen of the United States or a permanent resident alien (must provide a copy of green card), and a resident of Arkansas.
5. The following additional materials must be submitted with your application:
  - a. A current list of names and addresses of all board members, and a signed "authority to release information form" from each board member.
  - b. The address where the business will be located. If the non-profit corporation does not own the property, a copy of the lease, option to lease, option to purchase, or buy-sell agreement in **favor of the non-profit corporation** must be attached.

MAIL OR DELIVER DIRECTLY TO:

**Chief of Police  
Jonesboro Police Department  
1001 S. Caraway Road  
Jonesboro, Arkansas 72401**

CITY OF JONESBORO

APPLICATION FOR PRIVATE CLUB PERMIT

We hereby make an application for a permit to serve alcoholic beverages on our premises to the club's adult members, members of their families over the age of 21, and duly qualified guests.

Assisting Others, Inc. d/b/a The Edge Coffee Shop 87-2243022
Non-Profit Corporation FEIN #

APPLICANT ON BEHALF OF CLUB Jaclyn Matthews
First Middle Last

HOME ADDRESS 299 Virginia Avenue Monette 72447 Craighead
Street City Zip County

BUSINESS NAME The Edge Coffee Shop

BUSINESS ADDRESS 1900 Aggie Rd. Jonesboro 72401 Craighead
Street City Zip County

Does the club own the premises? No If leased, give name and address of owner:
Melrose Place, LLC

Is your establishment primarily engaged in the business of serving food for consumption on the premises?
Yes

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.
Live music, ballgames on television, birthday parties, wifi for guests

Does anyone now hold an alcoholic beverage permit at this location? No If so, give name, address and permit no(s).

Give names and addresses of all officers/directors of the non-profit organization:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Linda Matthews	President	207 S. Nance, Monette, AR 72447
Jaclyn Matthews	Vice-President	299 Virginia Ave., Monette, AR 72447
Angelia Austin	Secretary	102 Stone Street, Lake City, AR 72437
Brenda Chandler	Treasurer	388 CR 714, Jonesboro, AR 72401

Has any member of the club's board of directors or other governing body, or any club officer, been under the sentence, whether suspended or otherwise, of any court for the conviction of a felony within two (2) years preceding the date of this application? YES  NO If yes, please explain -

Signed this 27 day of April, 2022.

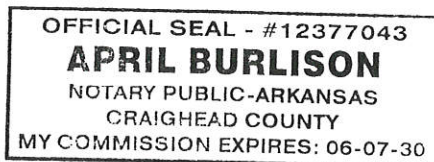
Jaclyn Matthews  
Signature of Applicant/Managing Agent

Managing Agent & Vice-President  
Official Title

Subscribed and sworn to before me this 27 day of April, 2022.

April Burlison  
Notary Public

My Commission Expires: 06-07-30:





## SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Jaclyn Matthews Sex F Date of Birth \_\_\_\_\_
2. Home Address 299 Virginia Monette 72447 Phone No. 901 389-7939  
Street City Zip
3. Are you a person of good moral character and reputation in your community? Yes
4. Are you a (CITIZEN) or (PERMANENT RESIDENT ALIEN) of the United States? CIRCLE ONE  
Social Security No. \_\_\_\_\_ Green Card No. \_\_\_\_\_
5. Are you a resident of Craighead county? Yes  
If not, do you live within 35 miles of the premises to be permitted? \_\_\_\_\_
6. Have you ever been convicted of a felony? YES \_\_\_\_\_ NO X If so, give full information  
\_\_\_\_\_  
\_\_\_\_\_
7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES \_\_\_\_\_ NO No If so, give full information. \_\_\_\_\_  
\_\_\_\_\_
8. Have you had any alcoholic beverage permit issued to you revoked within the five (5 ) years preceding this application? YES \_\_\_\_\_ NO X If so, give full information \_\_\_\_\_  
\_\_\_\_\_
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No If so, give name, place, and permit number(s)  
\_\_\_\_\_
10. Have you applied and been refused a permit at the applied for location within the last 12 months? No  
If so, give full information \_\_\_\_\_  
\_\_\_\_\_
11. Marital Status: Single () Married ( ) Divorced ( ) Separated ( ) Other ( )
12. Furnish complete information regarding members of immediate family:

<u>Relationship</u>	<u>Full Name</u>	<u>Address</u>	<u>Occupation</u>
Mother	Linda Matthews	207 S. Nance, Monette 72447	Retired
Brother	Warren Matthews	120 CR 4031, Jonesboro 72404	Self-Employed
Daughter	Jeryn Berg	408 Campus, Jonesboro 72401	Cosmetologist




- (a) Are any of the above to be connected with the operation of the outlet? Yes
- (b) If so, who and in what capacity? Linda Matthews, President of Non-Profit
13. Give your home address (city or town) and dates at each for the past five (5) years:  
299 Virginia Avenue, Monette AR 72447  
 \_\_\_\_\_  
 \_\_\_\_\_

14. Covering the past five (5) years, give in detail the following:

<u>Your Business or Occupation</u>	<u>Name &amp; Address of Employer</u>	<u>Dates of Employment</u>
Office Manager	Elite Autos, LLC 3914 Stadium Blvd, Jonesboro, AR 72404	March 2019 - Dec. 2021
Substance Abuse Counselor	Mid-South Health Systems 2707 Browns Ln., Jonesboro, AR 72401	Oct. 2016 - March 2019

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Jaclyn Matthews  
 Applicant's Signature

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

Jaclyn Matthews, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 27 day of April, 2022.

April Burlison  
 Notary Public

My Commission Expires: 06-07-30:



**AUTHORITY TO RELEASE INFORMATION**

Application filled by Applicant -A, Stockholder/Partner - S : A

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Jachyn Matthews  
Signature - Full Name

1-31-2022  
Date

299 Virginia  
Home Address

Monett AR 72447  
City State Zip

299 Virginia  
Mailing Address

Monett AR 72447  
City State Zip

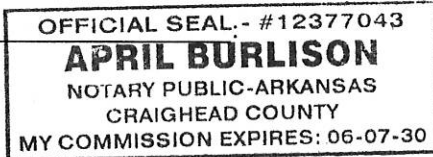
901-389-7939  
Contact Phone Business Phone

jachynmatthews38@gmail.com  
Email Address

Subscribed and sworn to before me this 31 day of January, 2022.

April Burlison  
Notary Public

My Commission Expires:

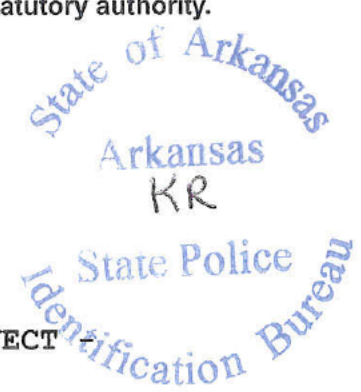


# Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

Subject of Record

Last: **Matthews**      First: **Jaclyn**      Middle:  
Date of Birth:      Sex:      Race:  
Social Security Number:      *(not verified, supplied at time of request)*  
Home/Mailing Address: **299 Virginia Monette, AR 72447**



**- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT**

Requestor Information

Transaction Number: **ABC003470296**  
Date: **03/15/2022**      Agency Reporting: **Arkansas State Police**  
Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**  
Released To: **Kimmie Rudley On Behalf of ABC**  
Representing: **ABC**  
Mailing Address: **101 East Capitol Suite 401 Little Rock Arkansas 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last three (3) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.

**LEASE AGREEMENT**

LEASE AGREEMENT ("Lease") made and entered into this 1<sup>st</sup> day of June, 2022, by and between Melrose Place, LLC f/k/a The Edge Coffee Shop, LLC (hereinafter "Lessor") and Assisting Others, Inc. d/b/a The Edge Coffee Shop (hereinafter "Lessee").

**WITNESSETH;**

WHEREAS, Lessor owns certain real property located in Jonesboro, Craighead County, Arkansas which Lessor desires to lease to Lessee;

WHEREAS, Lessee is desirous of leasing such real property from Lessor; and

WHEREAS, the parties are desirous of setting forth their rights, liabilities, obligations and responsibilities in writing.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **LEASED PREMISES.** Lessor hereby lets, leases and demises unto Lessee subject to the terms and conditions hereinafter set forth, the following described real property situated in Craighead County, Arkansas, to wit:

1900 Aggie Road, Jonesboro, Arkansas

To have and to hold the Premises unto said Lessee for and during the Term and any Additional Term(s) hereof upon the terms and conditions set forth herein.

2. **ORIGINAL TERM AND RENT.** This Lease shall commence on the 1<sup>st</sup> day of June, 2022 ("Commencement Date") and shall continue for a period of five (5) years, ending at midnight on the 31<sup>st</sup> day of May, 2027 ("Original Term"). Lessee agrees to pay to Lessor the sum of Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00) ("Original Term Monthly Rental Amount") for each calendar month of the entire Original Term of the Lease. The first

payment shall be due on June 1, 2022, and shall continue for the each month of the Original Term.

3. OPTION PERIODS AND RENT. If Lessee has kept all of the covenants and provisions of this Lease to be kept and performed by Lessee, Lessor hereby grants to Lessee an option to renew this Lease on an annual basis on the same terms and conditions as contained herein except that Monthly Rental Amount shall increase as set forth below. Lessee shall give Lessor written notice of the exercise of each option period at least ninety (90) days prior to the expiration of the then current Term. The Monthly Rental Amount for all of the months of each option period shall be Ten Percent (10%) greater than the Monthly Rental Amount for the previous Term, i.e. the Monthly Rental Amount for each of the twelve (12) months of the first Option Period shall each be the sum of Three Thousand Five Hundred Twenty and 00/100 Dollars (\$3,520.00). In addition to the rent payments due, Lessee shall pay to Lessor a five percent (5%) late fee if any rent payment is received more than fifteen (15) days following the due date of each month during the Term of this Lease.

4. USE OF THE PREMISES. Lessee agrees that the Premises shall be used for the purpose of a private club and restaurant for the entertainment of the members and their guests. Lessee hereby covenants that the Premises, including all buildings and improvements thereon, shall during the Term of this Lease be used only and exclusively for lawful purposes, and no part of the Premises or improvements thereon shall be used in any manner whatsoever for any purpose in violation of the laws of the United States, the State of Arkansas, or the ordinances or laws of the City of Jonesboro.

5. ALTERATIONS. Lessee agrees that it shall not make any changes, alterations, modifications, or additions of a structural nature in or about the Premises without receiving prior

written approval from Lessor, except for minor non-structural alterations or additions not of a permanent nature. If the Lessee desires to make any structural alterations or additions, then Lessee shall give written notice thereof to Lessor and Lessor shall approve or give notice of the lack of approval within thirty (30) days following notice thereof. If Lessor fails to give any notice within such thirty (30) day period, then such alterations shall be considered approved.

6. MAINTENANCE AND REPAIRS. Lessor shall, at its sole cost and expense, maintain the interior of the Premises in good order, condition and repair. Further, Lessor shall at its own cost and expense maintain the electrical, heating, air conditioning, water and plumbing systems of the Premises. Unless set forth in writing to the contrary and signed by the parties, Lessee shall not have any obligation of any kind whatsoever in connection with the maintenance or repair of the Premises except for items damaged by Lessee, its employees, members or guests. In addition, Lessor shall be responsible for and shall maintain the exterior walls and roof of the Premises in good repair throughout the term of this Lease.

7. INSURANCE.

(a) Property Damage. During the Term of this Lease, Lessor shall maintain and keep in full force and effect, at its sole cost and expense, a standard comprehensive policy of property damage insurance with respect to the Premises for Lessee's property on the Premises. Lessee shall be responsible for providing the liquor liability insurance for such private club. Lessor shall maintain insurance protecting the real property and all appurtenances attached thereto.

(b) Liability. During the Term of this Lease, Lessee shall maintain and keep in full force and effect, at its sole cost and expense, a general policy of comprehensive public liability insurance insuring Lessor and Lessee against any liability arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such liability



insurance shall have the following minimum coverages, to wit: One Million and 00/100 Dollars (\$1,000,000.00) per person and Two Million and 00/100 Dollars (\$2,000,000.00) per occurrence with Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for damage to property.

(c) Certificate of Insurance. Lessee shall furnish to Lessor upon request, and if not requested more often, at least annually: (i) a certificate of insurance showing such insurance to be in full force and effect; and (ii) proof that the premiums necessary to keep said insurance in full force and effect have been timely paid.

(d) Miscellaneous. Insurance required hereunder shall be with such companies and in such form as is reasonably satisfactory to the Lessor. No such policy shall be cancelable or subject to reduction of coverage or other modification except after ten (10) days' prior written notice to the Lessor. Lessee shall, within ten (10) days prior to the expiration of such policies, furnish Lessor with renewals or binders for renewal coverage.

8. TAXES. Lessor shall pay all real estate taxes and assessments on the Premises. However, Lessee shall pay all taxes on the property of Lessee located on the Premises as well as all taxes, licenses and other similar charges upon the business of Lessee.

9. DAMAGE OR DESTRUCTION OF THE PROPERTY.

(a) Total or Partial Destruction. In the event the improvements upon the Premises are damaged by vandalism, fire, storm, wind, or other casualty so as to render the Premises uninhabitable, and such damage cannot reasonably be expected to be substantially repaired within one hundred fifty (150) days, Lessee shall have the option for a period of thirty (30) days following the date of such damage to terminate this Lease by written notice to Lessor. In the event such damage does not render the Premises uninhabitable or it is reasonably expected that the Premises will be substantially repaired within one hundred fifty (150) days, Lessee shall not

have the right to terminate this Lease. In the event this Lease is not terminated by Lessee, Lessor shall, as soon as practical, institute action to repair and rebuild the damaged portion of the Premises. In no event shall Lessor be obligated to expend more than the insurance proceeds received by Lessor by reason of such damage.

(b) Abatement of Rent During Reconstruction. If the Premises are destroyed or damaged and action is undertaken by Lessor to repair or restore the Premises, the rent payable for the period when such damage, repair, or restoration continues shall be abated in proportion to the degree to which Lessee's use of the Premises is impaired (except as provided by the loss of rents coverage). The aggregate amount of abatement hereunder shall not exceed the full monthly rental provided hereunder. Except for abatement of rent, if any, Lessee shall have no claim against Lessor for any liability, cost, obligation, or expense caused by reason of such damage, destruction, repair or restoration.

10. ASSIGNMENT OR SUBLETTING. Lessee shall neither assign nor sublet the Premises nor any part thereof without the written consent of Lessor, but such written consent shall not be unreasonably withheld. In no event shall the subletting or assignment of this Lease relieve the Lessee of any of the covenants, agreement and obligations imposed upon Lessee in this Lease.

11. EVENTS OF DEFAULT. Any one or more of the following events shall be deemed an event of default by Lessee under this Lease:

(a) failure by Lessee to timely pay any installment of rent and late fees, if applicable, provided herein as and when due and payable or within thirty (30) days thereof;

(b) failure by Lessee to comply with any term, provision, or covenant of this Lease, other than the payment of rent, for a period of thirty (30) days after written notice thereof has



been given by Lessor;

(c) the breach of any representation or warranty of Lessee contained herein;

(d) Lessee deserting or vacating all or any substantial portion of the Premises for a period of ten (10) days or more except when due to damage to the building;

(e) Lessee: (i) suspending or discontinuing its business; (ii) making an assignment for the benefit of creditors; (iii) generally not paying its debts as they become due; (iv) becoming insolvent; (vii) filing any petition or answer seeking for itself any reorganization, arrangements, composition, readjustment of its debts or for liquidation, dissolution or other similar relief; (viii) petitioning or applying to any court for any receiver, custodian, or trustee for all or substantially all of its property or assets or by the subject of any such proceeding filed against it; (ix) filing an answer admitting or not contesting the material allegations or any such petition filed against it or any order, judgment or decree approving such petition in any such proceeding; (x) seeking, approving, consenting to, or acquiescing in any such proceeding for the appointment of any such trustee, receiver, custodian, liquidator or agent for it or any substantial part of its property or if an order is entered appointing any such trustee, receiver, custodian, liquidator or agent; or (xi) taking any formal action for the purpose of effectuating any of the foregoing;

(f) an order for relief being entered under the United States bankruptcy laws, or if any other decree or order is entered by a court having jurisdiction: (i) adjudging Lessee as bankrupt or insolvent; (ii) approving as properly filed a petition seeking reorganization, liquidation, arrangements, adjustment or composition of Lessee or its property under the United States bankruptcy laws or any other applicable federal or state law; (iii) appointing a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) for Lessee or for any substantial part of Lessee's property; or (iv) ordering the winding up or liquidation of

Lessee's affairs; or

(g) any judgment or decree against Lessee remaining unpaid, unstayed on appeal, undischarged, unbonded, or undismissed for a period of thirty (30) days or more.

12. REMEDIES. Upon the occurrence of any event of default as provided herein, Lessor shall have the option to pursue any one or more of the following remedies without notice or demand, and without prejudice to any rights or remedies otherwise available at law or in equity:

(a) to re-enter and repossess the Premises and expel and remove Lessee and any other person who may be occupying the Premises without being liable for trespass or any damages thereof;

(b) to terminate this Lease by giving written notice thereof to the Lessee, as of a date to be specified in such notice which shall be at least thirty (30) days after the date on which such notice is given, in which event this Lease and the Term, but not the Lessee's continued liability hereunder, as hereinafter provided, shall expire and terminate upon the date specified in such notice as aforesaid, as fully and as completely as if the date specified in such notice was the date definitely fixed in this Lease for expiration, and the Lessee shall quit and surrender the Premises to Lessor on or before said date, without cost or charge to Lessor;

(c) to relet any or all of the Premises for the Lessee's account for any or all of the remainder of the Term as hereinabove defined, or for a period exceeding such remainder.

(d) to cure such event of default in any other manner (after giving the Lessee written notice of Lessor's intention to do so except in the case of emergency), in which event the Lessee shall reimburse Lessor for all expenses incurred by Lessor in doing so, including attorney's fees, plus interest on all such expenses at the lesser of ten percent (10%) per annum or the highest rate

then permitted by applicable law, which expenses and interest shall be additional rent and shall be payable by the Lessee immediately upon demand thereof by the Lessee; and/or

(e) to exercise any other right or remedy available at law or in equity or otherwise.

13. LESSOR'S INSPECTION. Lessor shall have the right, at all reasonable times and hours to enter upon the Premises for the purpose of making inspections. However, this right shall not be exercised in a manner which unreasonably interferes with the normal conduct of the Lessee's business on the Premises.

14. CONDITION OF THE PREMISES. Lessee hereby accepts the Premises and any equipment therein and will keep and maintain said Premises, fixtures and equipment during the Term hereof in good working condition. At the expiration of the Term, Lessee shall return the Premises, equipment and fixtures without damage caused by Lessee, its employees, members or guests.

15. SIGNS. Lessee shall not hang or place any sign, attachment or display of any kind to or upon the building and Premises or hang therefrom any such sign, attachment or display without Lessor's prior approval. However, Lessor shall not unreasonably withhold approval of any sign which is consistent with the architecture of the Premises.

16. UTILITIES. During the Term of this Lease, Lessee shall maintain and pay all utility services utilized on or with respect to the Premises, including, but not limited to, utilities relating to the electricity, gas, water, sewage, trash pickup, telephone service and cable or satellite television and internet service. All of these utilities shall be in the name of the Lessee.

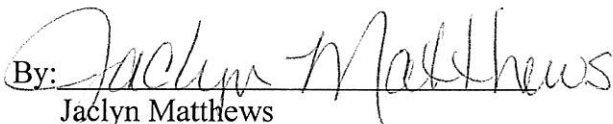
17. WASTE. Lessee shall operate its aforementioned business so as not to endanger, damage, cause or allow waste to the Premises and Lessee shall not damage, destroy or permit the same on or in the Premises except for ordinary wear and tear.

18. MISCELLANEOUS. Lessee shall not conduct any kind of business that will be obnoxious or offensive to Lessor or property owners and businesses in and around the Premises. Lessee will not carry on or conduct any business in violation of the United States of America, the laws of the State of Arkansas, or of any city ordinance and will pay taxes, licenses and penalties necessary to be paid, connected with or incident to Lessee's business.

19. ENTIRE AGREEMENT. This writing constitutes the entire agreement of the parties and all other writings, statements, agreements or representations whether oral or written are superseded and replaced hereby. No alteration, change or modification of this agreement shall be made except in writing signed by all parties.

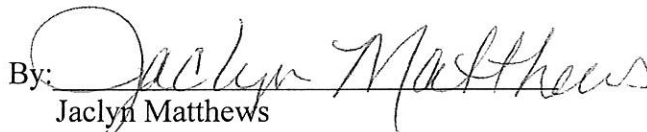
**LESSOR**

MELROSE PLACE, LLC f/k/a  
The Edge Coffee Shop, LLC

By:   
Jaclyn Matthews

**LESSEE**

ASSISTING OTHERS, INC.

By:   
Jaclyn Matthews



## Search Incorporations, Cooperatives, Banks and Insurance Companies

This is only a preliminary search and no guarantee that a name is available for initial filing until a confirmation has been received from the Secretary of State after filing has been processed. Please review our [NAME AVAILABILITY GUIDELINES HERE](#) prior to searching for a new entity name.

[Printer Friendly Version](#)

LLC Member information is now confidential per Act 865 of 2007

Use your browser's back button to return to the Search Results

[Begin New Search](#)

For service of process contact the [Secretary of State's office](#).

Corporation Name	ASSISTING OTHERS, INC.
Fictitious Names	THE EDGE COFFEE SHOP
Filing #	811177664
Filing Type	Nonprofit Corporation
Filed under Act	Dom Nonprofit Corp; 1147 of 1993
Status	Good Standing
Principal Address	1900 AGGIE ROAD JONESBORO, AR 72401
Reg. Agent	JACLYN MATTHEWS
Agent Address	1900 AGGIE ROAD JONESBORO, AR 72401
Date Filed	08/23/2018
Officers	JIM LYONS , Incorporator/Organizer LINDA MATTHEWS , Director BRENDA CHANDLER , Director JACLYN MATTHEWS , Director ANGELIA AUSTIN , Director
Foreign Name	N/A
Foreign Address	
State of Origin	AR

[Purchase a Certificate of Good Standing for this Entity](#)

[Submit a Nonprofit Annual Report](#)

[Change this Corporation's Address](#)

Assisting Others, Inc.  
d/b/a The Edge Coffee Shop  
Membership List

	A	B	C	D	E	F
	First Name	Last Name	Street	City	State	Zip
1	M.	Abbott	2480 Hwy 284	Wynne	AR	72396
2	Jeni	Abbott	2490 Hwy 284	Wynne	AR	72396
3	Carla	Acevedo	500 N. Caraway, Apt 711	Jonesboro	AR	72405
4	Christie	Allen	3704 Wood Duck Cv.	Jonesboro	AR	72404
5	Shayna	Anderson	3806 N. 3rd St.	Clinton	IA	52732
6	April	Baldwin	104 Eldor St., Apt. 8A	Marked Tree	AR	72365
7	Heidi	Balfour	17026 Roman	Nge	CA	91325
8	Dannie	Balfour	2816 Maryland	Jonesboro	AR	72401
9	Bailey	Ballard	118 Sophie Drive	Brookland	AR	72417
10	Maggie	Barkley	96 CR 147	Wynne	AR	72396
11	Ashley	Barkr	201 Delta	Trumann	AR	72472
12	Sara	Bassett	569 Greene 601 Rd.	Paragould	AR	72450
13	Randy	Baugh	3523 CR 323	Bono	AR	72416
14	Shana	Bell	152 Flentje Dr.	Cherry Valley	AR	72324
15	Skylor	Belle	729 Sriver Road	Searcy	AR	72143
16	Jeryn	Berg	1313 Kitchen St.	Jonesboro	AR	72401
17	Kaleb	Beutel	3204 Casey Springs Rd.	Jonesboro	AR	72404
18	Amber	Blackburn	4199 Greene 625 Rd.	Paragould	AR	72450
19	Sherrie	Blymiller	507 Ridgecrest	Jonesboro	AR	72401
20	Breanna	Bolton	716 Huntington	Jonesboro	AR	72401
21	Meaghan	Bouldin	197 Robert Smith Rd.	McMinville	TN	37110
22	Lyndsey	Bowen	660 Jackson 62	Tuckerman	AR	72473
23	Joseph	Branscom	4800 Reserve Blvd.	Jonesboro	AR	72404
24	Shane	Bridges	5265 Nathan Dr.	Jonesboro	AR	72416
25	Wendie	Briggs	1675 Arch St.	Batesville	AR	72501
26	Keaton	Busby	1017 Haltom St.	Jonesboro	AR	72401
27	Jerry	Byerly	108 Sophie Drive	Brookland	AR	72417
28	Cody	Byron	4412 Trailwater Dr.	Jonesboro	AR	72401
29	Autumn	Cain	9628 St. Jude's Place	Jonesboro	AR	72404
30	Jenni	Caldwell	237 S. Main St. Apt E	Jonesboro	AR	72401
31	Lawana	Callahan	2438 Hwy 67 North	Pocahontas	AR	72455
32	LeighAnne	Carlile	73 CR 365	Jonesboro	AR	72401
33	LeighAnne	Carlile	73 CR 365	Jonesboro	AR	72401
34	Lawrence	Carnes	229 CR 375	Bono	AR	72416
35	Zacharia	Carnes	229 CR 375	Bono	AR	72416
36	William C.	Carter	85 CR 480	Jonesboro	AR	72404
37	Nick	Chancery	1515 Aggie Rd., Apt B15	Jonesboro	AR	72401
38	Jennifer	Chatman	1106 Lindsey Rd.	Newport	AR	72112
39	Kendall	Christian	500 N. Caraway	Jonesboro	AR	72401
40	Hailey	Clifton	965 CR 7185	Jonesboro	AR	72405
41	Clarissa	Cline	182 CR 129	Bono	AR	72416
42	Jera	Cobb	216 Pekin St.	Jonesboro	AR	72401
43	Steve	Collar	1136 Walnut	Jonesboro	AR	72401

Assisting Others, Inc.  
d/b/a The Edge Coffee Shop  
Membership List

	A	B	C	D	E	F
1	<b>First Name</b>	<b>Last Name</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
45	Margie	Collins	3457 WCR 346	Manila	AR	72442
46	Lance	Connor	135 Jackson 34	Newport	AR	72112
47	Lois	Connors	1602 Crestview	Jonesboro	AR	72401
48	Troy	Conrad	2105 Spence Circle	Jonesboro	AR	72401
49	Ashlee	Conyer	11301 Hwy 17 North	Newport	AR	72112
50	Jerry	Cooper	1906 Aggie Rd.	Jonesboro	AR	72401
51	Brandon	Corrley	488 Hwy. 64B	Wynne	AR	72396
52	Nathan & Brittney	Cosebeer	5265 Nathan Dr.	Jonesboro	AR	72401
53	Lisa	Cothren	1023 Kennedy St.	Paragould	AR	72450
54	Richard	Cotton	116 Anderson St.	Brookland	AR	72417
55	Kaitlyn	Crafton	331 N. Oak St.	Brookland	AR	72417
56	Tonya	Crawford		Jonesboro	AR	72401
57	Joey	Crawford	914 Rosemond Ave.	Jonesboro	AR	72401
58	Ben	Cunningham	2519 Forrest Home Rd.	Jonesboro	AR	72401
59	Gary W.	Cunningham	3704 Wood Duck Cv.	Jonesboro	AR	72404
60	Michael	Davies	2102 Trinity Oaks Dr.	Jonesboro	AR	72401
61	Catherine	Dawson	911 Country Club Rd.	Paragould	AR	72450
62	Ryan	Dawson	296 1st Street	Black Rock	AR	72415
63	Jerrod	Denton	N. Culberhouse	Jonesboro	AR	72401
64	Mandy	Dewitt	3457 WCR 346	Manila	AR	72442
65	Michael	Dickson	1308 Birthwood Cove	Jonesboro	AR	72401
66	Gavon	Dillinger	604 Smith	Trumann	AR	72472
67	Brittani	Dinninger	604 Smith Ave.	Trumann	AR	72472
68	Megan	Dixon	3305 Rook Rd.	Jonesboro	AR	72401
69	Jacob	Dooley	2109 Tanglewood Dr.	Jonesboro	AR	72401
70	Cassie	Dorris	505 Jeff St.	Bono	AR	72416
71	Scott	Dumonte	798 Greene 725 Rd.	Paragould	AR	72450
72	Cassandra	Duncan	1014 W. Center Ave.	Searcy	AR	72143
73	Matthew	Dunham	52 CR 748	Jonesboro	AR	72401
74	Alex	Dunn	2511 Rami Ct.	Jonesboro	AR	72404
75	Valarie	Eaton	4520 Hwy. 18 South	Cash	AR	72421
76	Martin	Eggensperger	1906 Aggie Rd.	Jonesboro	AR	72401
77	Felicia	Elliott	21 CR 396	Jonesboro	AR	72401
78	Tom	Elwood	1530 Pratt Circle	Jonesboro	AR	72401
79	Tanya	Emory	108 Tims St.	Tuckerman	AR	72473
80	Brian	Emory	11301 Hwy 17 North	Newport	AR	72112
81	Nathan	Evans	1302 Dupwe Dr	Jonesboro	AR	72401
82	Chase	Farrish	2508 E Johnson Ave - Apt E38	Jonesboro	AR	72401
83	Kristen	Ferguson	1209 Hidden Valley	Jonesboro	AR	72404
84	Anthony	Fielder	1418 S. Church St.	Jonesboro	AR	72401
85	Garrett	Fletcher	2000 N. 9 1/2 St.	Paragould	AR	72450
86	Jesse	Flye	1201 Dove	Jonesboro	AR	72401
87	Jessie	Fogus	21827 Hwy 214	Harrisburg	AR	72432



Assisting Others, Inc.  
d/b/a The Edge Coffee Shop  
Membership List

	A	B	C	D	E	F
1	<b>First Name</b>	<b>Last Name</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
88	Rhonda	Franklin	17 CR 7300	Wynne	AR	72396
89	Mallory	Futrell	1101 Dupwe Dr.	Jonesboro	AR	72401
90	Charles	Gairhan	3143 Bedford Lane	Germantown	TN	38139
91	Jacob	Gambill	636 West Strawn	Jonesboro	AR	72401
92	Latoya	Garza	1474 N. Heights Ave.	Batesville	AR	72501
93	Keith	Goad	201 E. Oak Ave.	Jonesboro	AR	72401
94	Keith	Goad	328 Emma Drive	Brookland	AR	72417
95	Tyler	Goetz	5105 Prospect Rd.	Jonesboro	AR	72401
96	Hawk	Goodwin	552 College	Newark	AR	72562
97	Travis C.	Grissom	2004 Broadmoor	Jonesboro	AR	72401
98	Raven	Gulliver	1300 Ivory Ln.	Horseshoe Bend	AR	72512
99	Ashleigh	Guthrie	1313 Kitchen St.	Jonesboro	AR	72401
100	Jimmy	Hall	1303 Maybre Lane	Jonesboro	AR	72401
101	Paula	Hannah	188 CR 468	Jonesboro	AR	72404
102	Brittany	Hays	501 Ridgecrest	Jonesboro	AR	72401
103	Amy	Hedger	91 CR 117	Bono	AR	72416
104	Ethan	Hendrix	2821 Freedom Drive	Jonesboro	AR	72404
105	Justice	Hendrix	2508 E. Johnson J35	Jonesboro	AR	72401
106	Valerie	Herron	3106 Wood Haven St.	Paragould	AR	72450
107	Joseph	Heustess	3800 Harrisburg Rd.	Jonesboro	AR	72404
108	Charles Kevin	Higgins	109 Leawood Ct.	Jonesboro	AR	72401
109	Amy	Higgins	109 Leawood Ct.	Jonesboro	AR	72401
110	Jordan	Hightower	505 Jeff St.	Bono	AR	72416
111	Amanda	Hill	716 Huntington	Jonesboro	AR	72401
112	John	Holden	913 Floyd St.	Kennett	MO	63857
113	Elizabeth	Holland	220 Melody Drive	Trumann	AR	72472
114	McKain E.	Holma	804 N. Culberhouse	Jonesboro	AR	72401
115	Joy	Holt	4710 Harrisburg Rd.	Jonesboro	AR	72404
116	Amberley	Hotchkiss	1211 Blue Bonnett Ave.	Bull Shoals	AR	72619
117	Shantel	Howard	901 Kelsey	Paragould	AR	72450
118	Keosha	Hughes	1916 Murray Creek	Jonesboro	AR	72401
119	McKayla	Hutto	921 CR 303	Jonesboro	AR	72401
120	David	Hydrick	1108 Ashford Dr.	Jonesboro	AR	72404
121	Jennifer	Ishmael	301 Harper	Brookland	AR	72417
122	Scott	Jackson	1120 Winward Lane	Vestoria Hills	AL	35216
123	Rachel	James	1101 Dupwe Dr.	Jonesboro	AR	72401
124	Hailey	Jarman	92 CR 100	Bono	AR	72416
125	Lance	Johnson	531 E. Oak	Jonesboro	AR	72401
126	Johnny	Johnson	1601 State Hwy D	Caruthersville	MO	65830
127	Harleigh	Jones	3225 Lillian Cove	Conway	AR	72034
128	Robert	Jones	1662 CR 318	Jonesboro	AR	72401
129	Cassidy	Jones	1101 SE Front St., Apt. 1	Walnut Ridge	AR	72476
130	Skyler	Jones	902 NE 2nd St.	Walnut Ridge	AR	72476



Assisting Others, Inc.  
d/b/a The Edge Coffee Shop  
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	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
131	GJ	Jumper	1206 W. Country Club	Jonesboro	AR	72401
132	Elaine	Kee	416 CR 728	Jonesboro	AR	72405
133	Caleb	Kelley	320 Alta St.	Bono	AR	72416
134	Ryne	Kimbrough	2916 Frie Lane	Jonesboro	AR	72401
135	Jamie	Kincaid	21200 Old Winery Rd.	Trumann	AR	72472
136	Rayna	Kingston	2101 Bridger Rd., Lot 43	Jonesboro	AR	72405
137	Reatha	Konold	120 Vine St.	Bono	AR	72416
138	Jamie	Kurathe	342 Cash Ave.	Trumann	AR	72472
139	Ronald	LaGronne Jr.	2201 Clove Dr.	Jonesboro	AR	72401
140	Brooke	Lands	187 CR 330	Bono	AR	72416
141	Jamie	Larson	1517 Reed St.	Malvern	AR	72104
142	Jeremy	LeBlson	507 Ridgecrest	Jonesboro	AR	72401
143	Shelby	Lee	211 Cate Ave.	Jonesboro	AR	72401
144	Brandon	Lercher	1906 Aggie Rd.	Jonesboro	AR	72401
145	Jennifer	Lewis	188 CR 7820	Jonesboro	AR	72405
146	Amber	Linolly	1908 W. Oak	Jonesboro	AR	72401
147	Jamie	Lisemby	115 N. Stanley	Weiner	AR	72479
148	MaryAnn	Lorrien	188 CR 7593	Jonesboro	AR	72405
149	Hannah	Lorrien	126 CR 7593	Jonesboro	AR	72405
150	Shante	Mack	1511 Matlock Dr.	Jonesboro	AR	72401
151	Kendall	Malden	215 Kitchen St.	Jonesboro	AR	72401
152	Madison	Manley	902 Silverleaf	Bono	AR	72416
153	Frank	Martin	5704 Ridgeview Dr.	Jonesboro	AR	72404
154	Thomas	Martin	226 South Main	Jonesboro	AR	72401
155	Brittney	Martin	2000 N. 9 1/2 St.	Paragould	AR	72450
156	Chris	Mathax	325 Savannah	Jonesboro	AR	72401
157	Jaclyn	Matthews	299 Virginia	Monette	AR	72447
158	Linda	Matthews	209 S. Nance	Monette	AR	72447
159	Jackson	May	2713 Greenbriar Dr.	Jonesboro	AR	72401
160	Madison	Mayes	2103 Alicia Drive	Jonesboro	AR	72404
161	Phil	McCarty	3201 Grove Park	West Memphis	AR	72301
162	William P.	McCoy	904 W. Mueller	Paragould	AR	72450
163	Morgan	McDonald	2274 Highway 260	Augusta	AR	72006
164	Donnie	McGhee	526 Winourer	Jonesboro	AR	72401
165	Chris	McGinnis	2001 CR 324	Bono	AR	72416
166	Haley	McKenzie	404 Diane	Trumann	AR	72472
167	Nell	McWhorter	7772 Logan Lane	Weiner	AR	72479
168	Omar	Medina	1603 Latourette Lane	Jonesboro	AR	72404
169	Omar	Mediva	5555 Macedonia Rd.	Jonesboro	AR	72405
170	David	Miller	3920 NCR 17	Leachville	AR	72438
171	Marsha	Miller	3427 WCR 346	Manila	AR	72442
172	Michael	Miller	103 S. Oak St., #8	Brookland	AR	72417
173	Glin	Miller	329 Steele Ave., Apt. 3	Jonesboro	AR	72401

Assisting Others, Inc.  
d/b/a The Edge Coffee Shop  
Membership List

	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
174	Terri	Mitchell	2500 Southwest Square #7	Jonesboro	AR	72401
175	Gary	Mode	2010 Mt. Vernon	Jonesboro	AR	72401
176	Chrystle	Mommsen	2205 Indian Trails	Jonesboro	AR	72401
177	Walter	Moody	2013 Emerald Cove	Jonesboro	AR	72401
178	Ryan	Moore	2578 Terra Lane	Jonesboro	AR	72405
179	Austin	Morelock	540 Mildred	Trumann	AR	72472
180	Alex	Moreno	401 W. Cherry	Jonesboro	AR	72401
181	James	Mortimire	504 Scott St.	Jonesboro	AR	72404
182	Autumn	Mouton	431 W. Main	Trumann	AR	72472
183	Kindall	Myers	339 Story St.	Brookland	AR	72417
184	Danny	Nanney	1807 Macon Cove	Jonesboro	AR	72401
185	Tiffany	Neal	310 N. Adelaide	Brinkley	AR	72021
186	Mikyla	Nunn	1804 Woodland Dr.	Paragould	AR	72450
187	Bobby	Nutt	306 East Allen	Rector	AR	72461
188	Chad	Oldham	2108 Belleview	Jonesboro	AR	72401
189	Felisha	Osborne	604 S. 12th St.	Paragould	AR	72450
190	Kathy	Osment	4237 Blair #20	Jonesboro	AR	72401
191	Tracy	Pearson	328 Emma Drive	Brookland	AR	72417
192	Mary L.	Peeler	3523 CR 323	Bono	AR	72416
193	Eddie	Penna	113 N. Parkview	Trumann	AR	72472
194	Barrett	Person	2237 Masters	Jonesboro	AR	72404
195	Corey	Potts	318 Cindy St	Paragould	AR	72450
196	Nathaniel	Powell	6039 County Rd. 745	Jonesboro	AR	72401
197	LaToshia	Presley	617 Honeysuckle	Trumann	AR	72472
198	Lacy	Pully	3324 Highway 364	Wynne	AR	72396
199	Michael	Quessenberry	802 Hester St.	Jonesboro	AR	72401
200	Todd	Rhodes	2110 Greenwood Dr.	Jonesboro	AR	72401
201	Ashley	Richardson	2305 N. Rockingchair	Paragould	AR	72450
202	Roberta	Robinson	3207 Meador	Jonesboro	AR	72401
203	Kaylea	Roethlisberger	187 CR 429	Jonesboro	AR	72404
204	Hannah	Rollins	805 Richmond Ave.	Jonesboro	AR	72401
205	Bobby	Russell	30101 Gabbell Rd.	Trumann	AR	72472
206	John	Safold	456 Rebecca Circle	Monticello	AR	71456
207	Joseph	Sawyer	300 N. Main St.	Bono	AR	72416
208	Theresa A.	Scott	11221 Swan Pond Rd.	Weiner	AR	72479
209	Josh	Shipman	800 Alex Cove	Jonesboro	AR	72401
210	Erika	Silsbee	311 Labouve St.	Jonesboro	AR	72401
211	Ryan	Skonieczny	505 S. Nance	Jonesboro	AR	72401
212	Shane	Smith	73 County Rd. 123	Bono	AR	72416
213	Jarrold	Smith	3721 Pioneer Circle	Jonesboro	AR	72401
214	Austin	Snedecos	3908 Marchbanks Cir	Jonesboro	AR	72401
215	Butch	Snider	2701 Keystone	Jonesboro	AR	72401
216	Erin	Socha	3410 Makala Lane	Jonesboro	AR	72401

Assisting Others, Inc.  
d/b/a The Edge Coffee Shop  
Membership List

	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
217	Wes	Spikes	1200 Stone Creek	Jonesboro	AR	72401
218	Brittney	Stallings	1103 Lexi Lane	Paragould	AR	72450
219	Devyn	Staples	222 Union Ave.	Jonesboro	AR	72401
220	Kurtis	Steele	6606 Whispering Pines	Jonesboro	AR	72404
221	Curtis	Steele	6606 Whispering Pines	Jonesboro	AR	72404
222	Jenise	Stevens	4542 Highway 18	Cash	AR	72421
223	Bruce	Stopfer	2002 Hampton Dr.	Jonesboro	AR	72401
224	James D.	Stout	923 Park Ave.	Jonesboro	AR	72401
225	Hunter	Suthrien	2116 Highway 64	Wynne	AR	72396
226	Angela	Taylor	20844 Crowley Ridge	Harrisburg	AR	72432
227	Rachel	Thomas	505 Rustic Hills Dr.	Simi Valley	CA	93065
228	Kelly	Thomas	708 Freeman	Jonesboro	AR	72404
229	Kenny	Thompson	200 Redwood	Trumann	AR	72472
230	J D	Underwood	2100 N. Falls	Wynne	AR	72396
231	Rosemarie	Varner	531 E. Oak	Jonesboro	AR	72401
232	Jason	Vaulhee	1729 Paragould Dr.	Jonesboro	AR	72401
233	Caitlyn	Waldrip	316 Meadow Lake Cir Apt 6	Searcy	AR	72143
234	Dylan	Wallace	4291 North County Rd.	Blytheville	AR	72315
235	Tyler	Walls	152 Flentje Dr.	Cherry Valley	AR	72324
236	Christopher	Watkins	2510 Hwy 367 North	Newport	AR	72112
237	Peggy	Watson	301 Garden Manor	Jonesboro	AR	72401
238	Mike	Webb	223 S. Church, #102	Jonesboro	AR	72401
239	William	Wheeler	2104 Brookway Lane	Jonesboro	AR	72401
240	Tajaze	Whitfield	902 Mays Road	Jonesboro	AR	72401
241	Nick	Williams	1105 Cardinal	Jonesboro	AR	72401
242	Jake	Williams	1105 Cardinal	Jonesboro	AR	72401
243	Jeremy	Willis	2632 Glenn Place	Jonesboro	AR	72404
244	Sara Jane	Wisby	3850 Harrisburg Rd.	Jonesboro	AR	72404
245	Cody	Womack	302 Ridgefield	Jonesboro	AR	72404
246	Mackenzie	Wood	804 N. Culberhouse	Jonesboro	AR	72401
247	Clay	Woods	1304 W. Highland Dr.	Jonesboro	AR	72401
248	Braylon	Wooten	1108 Richand Cove	West Memphis	AR	72301
249	Mikayla	Wright	202 Cherry Dr.	Osceola	AR	72370
250	Ashley	Wright	202 Cherry Dr.	Osceola	AR	72370
251	Chau	Yielding	2408 Autumn Dr.	Jonesboro	AR	72401
252	Tommy	Zapata	106 Cate Ave.	Jonesboro	AR	72401
253	Tommy & Brandy	Zapata	222 Main Street	Jonesboro	AR	72401
254						
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OFFICIAL RECEIPT

Receipt Date 06/17/2022 10:26 AM  
Receipt Print Date 06/17/2022

Receipt # 00220567  
Batch # 00017.06.2022

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category: CR 250.00

Detail:  
01-134-0517-00  
Alcohol Application Fee the E  
dge Coffee Shop 250.00

-----  
Total 250.00

Payment Information:  
Check 3421 250.00  
Change 0.00

The Edge Coffee Shop  
Customer #: 023183  
  
1900 Aggie Road  
Jonesboro, AR 72401

Cashier: KMHattenhauer  
Station: KMHATTENHAUER



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-22:031

**Agenda Date:**

**Version:** 1

**Status:** Third Reading

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 5459 E. NETTLETON AVENUE AS REQUESTED BY EASTON AGRICULTURAL, LLLP

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION 1:** CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential R-1**  
TO: **Commercial C-3**

THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 14 North, Range 4 East, being more particularly described as follows:  
Beginning at the Northwest corner of the said SW<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, run thence S 01°08' W, a distance of 25.0 feet to the true POINT OF BEGINNING; thence run S 01°08' W, a distance of 238.6 feet to a point; thence run N 89°23' E, a distance of 668.7 feet to a point on the west right-of-way of Highway 463; thence run N 45°05' W, along said right-of-way, 334.2 feet to a point; thence run S 89°23' W, a distance of 427.3 feet to a point; said point being the POINT OF BEGINNING, said tract containing 3.00 acres, more or less, and being subject to a 20' utility easement across the east side thereof as described in JB2015R-009412, and a fifteen foot (15') easement as platted or an irrigation well and irrigation pipe and any other easements of rights-of-way of record, along with the following described ingress/egress/utility easement: Beginning at the Northwest corner of the said SW<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, run thence S 01°08' W, a distance of 25.0 feet to the true POINT OF BEGINNING; thence run N 89°23' E, a distance of 427.3 feet to a point on the west right-of-way of Highway 463; thence run N

45°05' W, along said right-of-way, 37.7 feet to a point; thence run S 89°07' W, a distance of 400.1 to the POINT OF BEGINNING.

**SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:**

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.
- 3) Any change of use shall be subject to Planning Department approval in the future.
- 4) This development shall comply with all Overlay District requirements.



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 22-11 5459 East Nettleton Avenue**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on June 28<sup>th</sup>, 2022*

**REQUEST:** To consider a rezoning of one tract of land containing 3.00 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District.

**APPLICANTS/  
OWNER:** Easton Agricultural, LLLP

**LOCATION:** 5459 East Nettleton Ave.

**SITE  
DESCRIPTION:** **Tract Size:** Approx. 3.00 Acres  
**Street Frontage:** 401 ft. along East Nettleton Ave.  
**Topography:** Predominately flat  
**Existing Development:** Undeveloped/Agricultural

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>I-1 Limited Industrial District</b>
<b>South</b>	<b>R-1 Single Family Residential</b>
<b>East</b>	<b>I-1 Limited Industrial District</b>
<b>West</b>	<b>PD-C Commercial Business Planned Development.</b>

**HISTORY:** No sign of ever being developed.

**ZONING ANALYSIS:**

*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**COMPREHENSIVE PLAN LAND USE MAP:**

The Current/Future Land Use Map recommends this location as **High Intensity Growth Sector**. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

**High Intensity Recommended Use Types Include:**

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

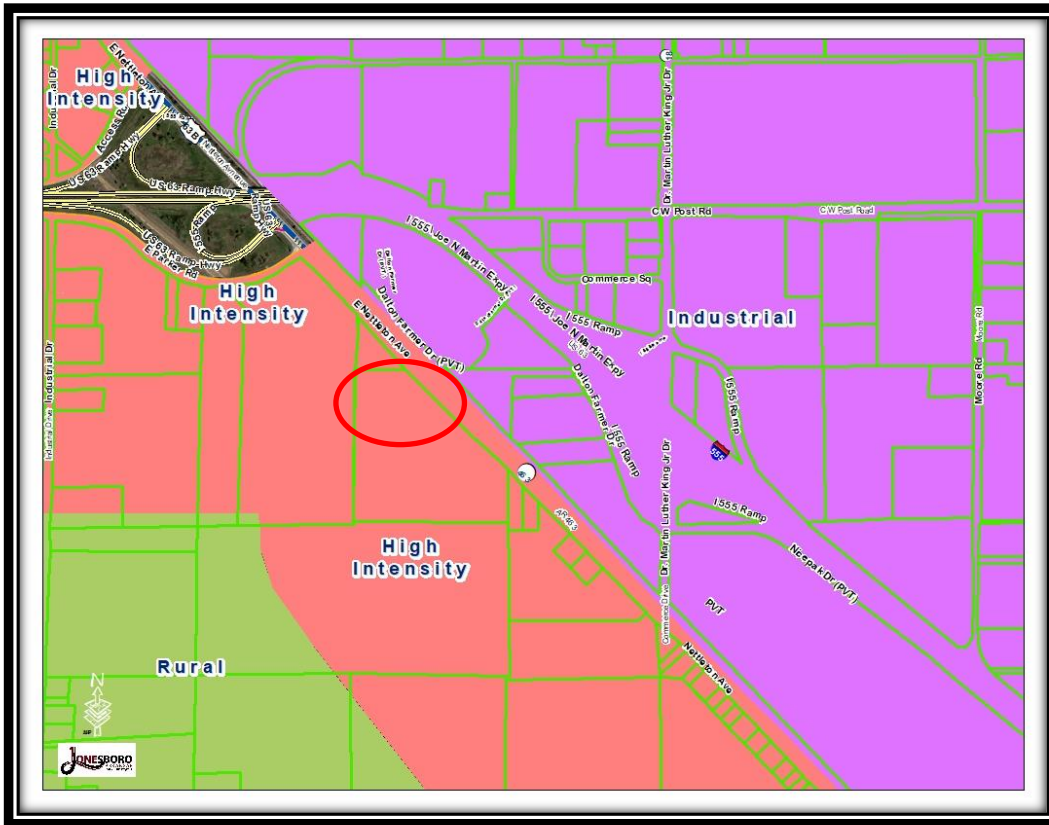
**Density:** Multi-family 8-14 Dwelling Units per acre

**Height:** 150 feet

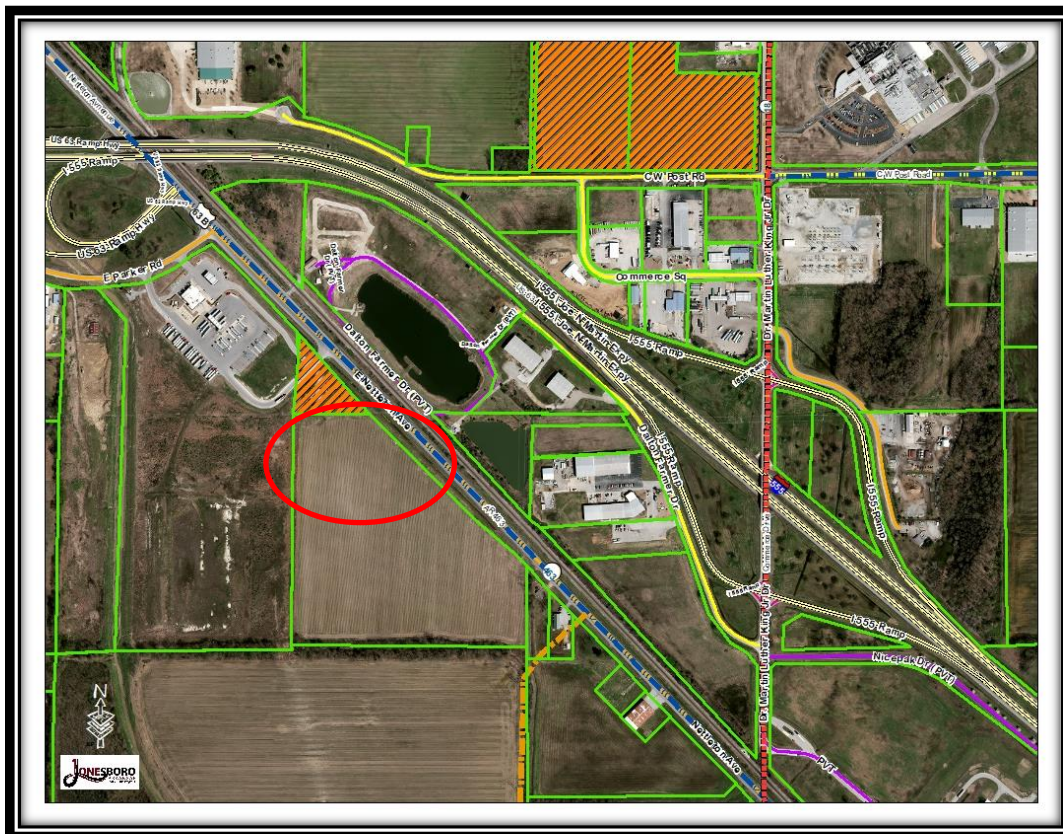
**Traffic:** This will be located along arterial streets with high traffic volume.







*Land Use Plan*



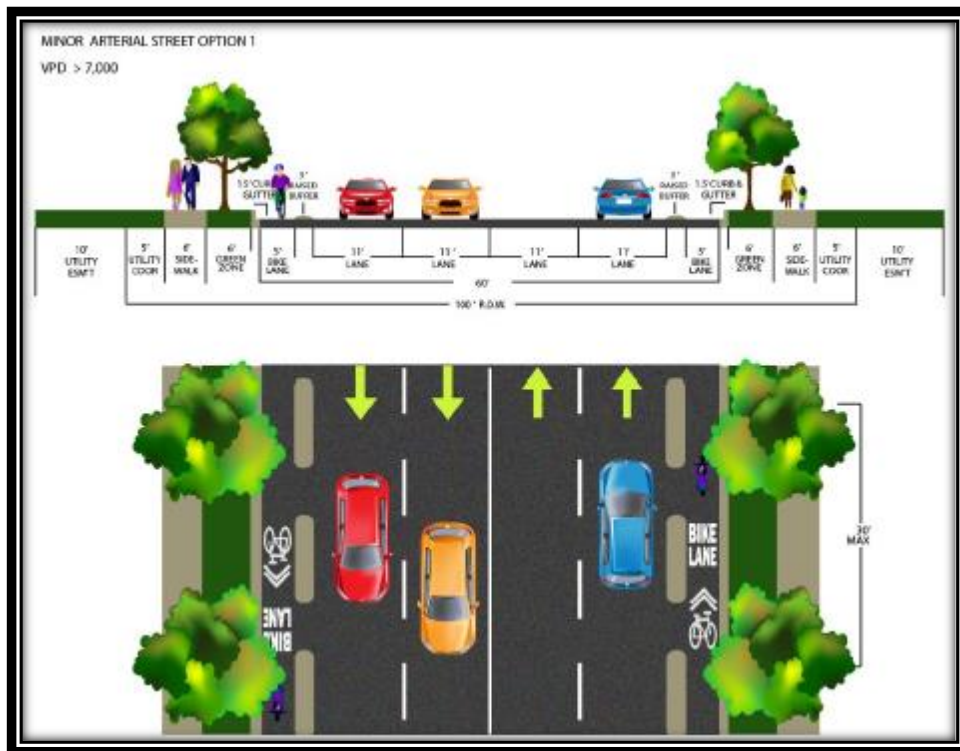
**Master Street Plan**

## Master Street Plan/Transportation

The subject property is served by East Nettleton Avenue. The Master Street Plan classifies East Nettleton Avenue as a **Minor Arterial**. The Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

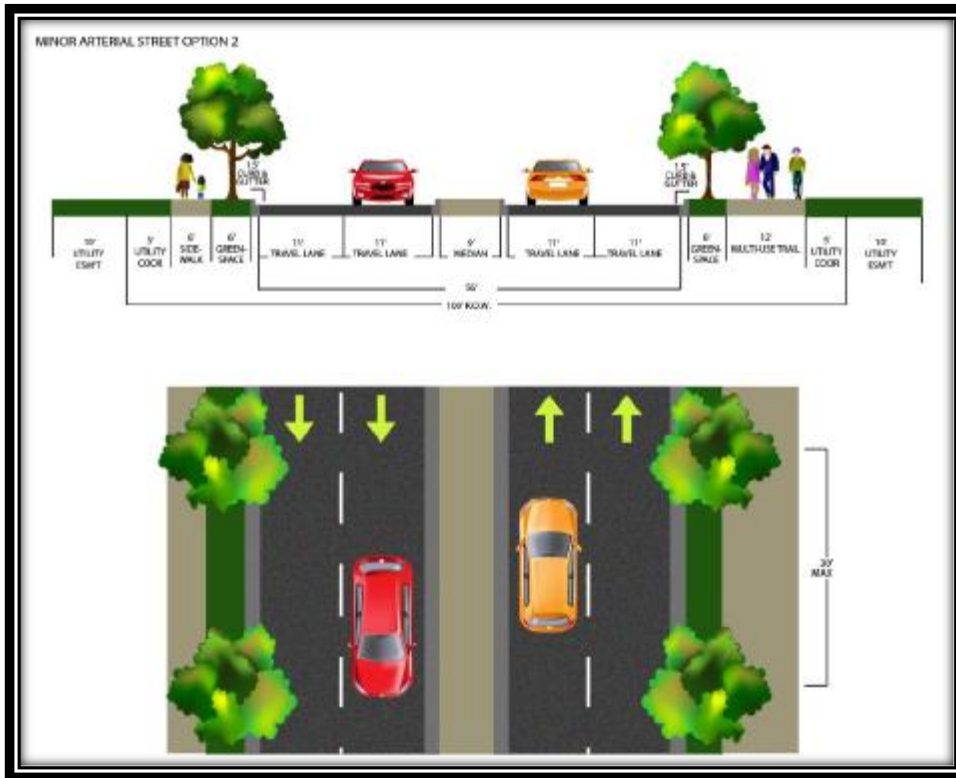
**FUNCTION:** Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

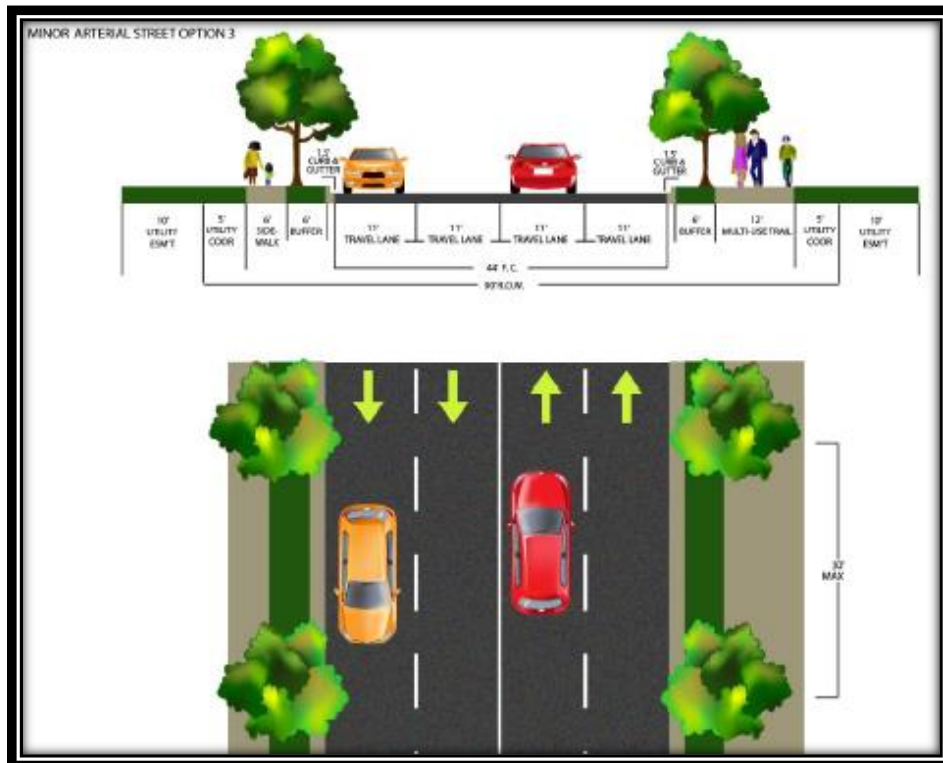


Note: Where VPD is > 7,000 and speed is <35 mph, three foot wide raised buffers should be used.

**OTHER MINOR ARTERIAL DESIGN OPTIONS:**

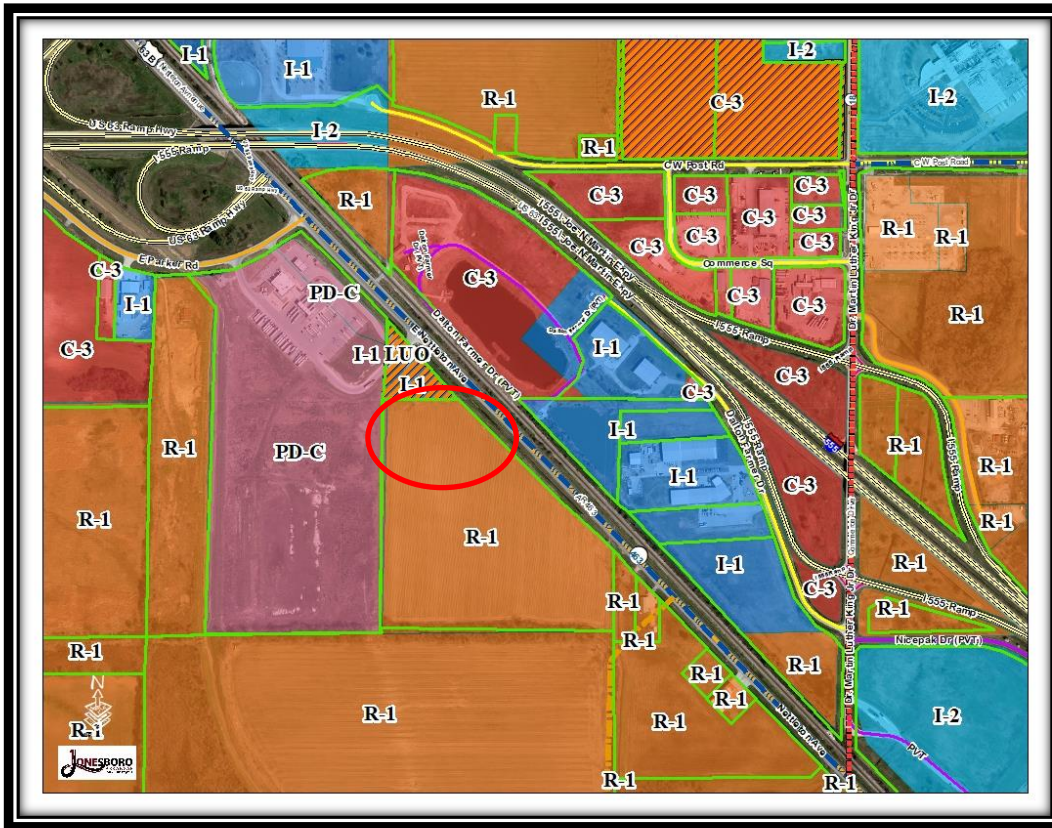


Note: Where VPD is > 7,000 and speed is  $\geq 35$  mph, separate bike lanes or a shared path should be utilized.



Note: Where VPD is > 7,000 and speed is  $\geq 35$  mph, separate bike lanes or a shared path should be utilized.











Zoning Map

**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list on the next page.

Criteria	Explanations and Findings	Comply Y/N
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this proposed rezoning considering there is C-3 General Commercial Zoning in this area.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property will not develop as anything other than what is on this location now or a new house. This is an R-1 Single Family Residential District and only a single family home can be built.	
<b>(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;</b>	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
<b>(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>	Minimal impact if rezoned due to the fact that businesses currently exist in this area.	

# Staff Findings:

## Applicant's Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. The applicant wants to rezone to C-3 General Commercial. Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

## Chapter 117 of the City Code of Ordinances/Zoning defines C-3 General Commercial District as follows:

Definition of C-3 General Commercial District - The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

## Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues at this time	
Streets/Sanitation	No issues at this time	
Police	No issues at this time	
Fire Department	No issues at this time	
MPO	No issues at this time	
Jets	No issues at this time	
Utility Companies	No issues at this time	CWL
Code Enforcement	No issues at this time	

\*\*\*\*\*  
**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 28, 2022**  
\*\*\*\*\*

**Easton Agriculture, LLLP, is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 3.00 +/- acres located at 5459 E. Nettleton Ave.**

**APPLICANT:** George Hamman of Civilogic, said they prepared the application and Mr. Hancock prepared the survey. Mr. Hamman was unavoidably detained from coming to the last meeting. The owner didn't understand and did not attend. If zoned, this will be a new repair facility for big trucks, trailers, heavy diesel equipment. The owner has a standing relationship with Love's Truck Stop, and Mr. Hamman understands they want to try to tie their driveways together as Love's often refers their customers to this gentleman. He operates all over the southeast. It should be a first-class operation as he's a good businessman. He'd like to rezone this property to add his facility next door to Love's Truck Stop.

**COMMISSION:** Chair Roberts asked for Staff comments from Planner Monica Percy.

**STAFF:** Monica Percy said this rezoning request meets all 6 rezoning criteria so the City would recommend approval with the following conditions:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.**
- 2. A final site plan subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.**
- 3. Any change of use shall be subject to Planning Department approval in the future.**
- 4. This development shall comply will all Overlay District requirements.**

**COMMISSION:** Chair Roberts asked if there were any public comments. (There were none.)

**COMMISSION ACTION:**

**Mr. Jimmy Cooper made a motion to approve Case RZ: 22-11, as submitted, to the City Council with the stipulations that were read by the Planning Department:**

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.**
- 2. A final site plan subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster**

enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. This development shall comply will all Overlay District requirements.

The MAPC finds to rezone property from R-1, Single-Family Medium Density District, to C-3, General Commercial District, for 3.00+/- acres of land located at 5459 E. Nettleton Ave. The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: Aye: 6 – Stephanie Nelson; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little, and Dennis Zolper

Nay: 0

\*\*\*\*\*

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-11 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
2. A final site plan subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. This development shall comply will all Overlay District requirements.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 22-11 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.



# 5459 MINOR PLAT

A Minor Plat of the following described lands in Craighead County, Arkansas, to-wit:

**LOT 1:**

That part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence S1°08'W 238.6 feet; run thence N89°23'E 668.7 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 334.2 feet; run thence S89°23'W 427.3 feet to the true point of beginning, containing 3.00 acres, more or less, SUBJECT TO a 20-foot utility easement across the East side thereof as described in JB2015R-009412, a 15-foot easement as platted for a irrigation well and irrigation pipe and any other easements or rights of way of record; ALONG WITH the following described Ingress/Egress/Utility easement: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence N89°23'E 427.3 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 37.7 feet to a found pipe; run thence S89°07'W 400.1 feet to the true point of beginning.

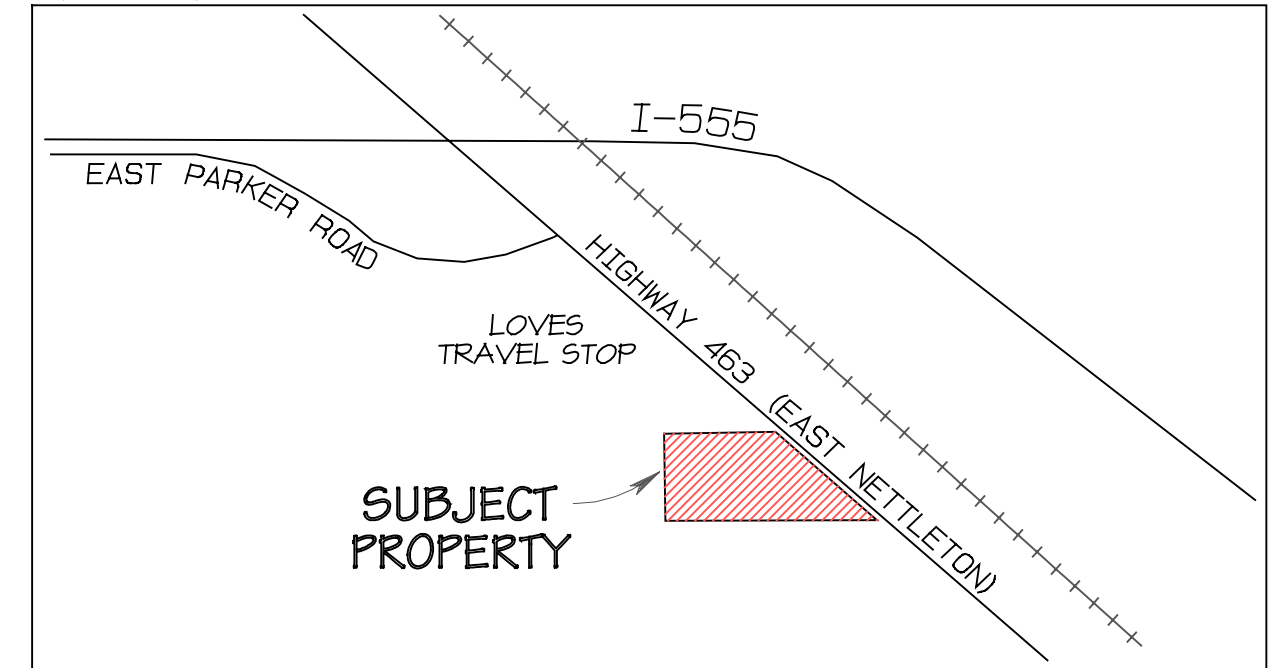
**Notes:**

- 1.) Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.
- 2.) Improvements are as shown.

Dated: April 26, 2022

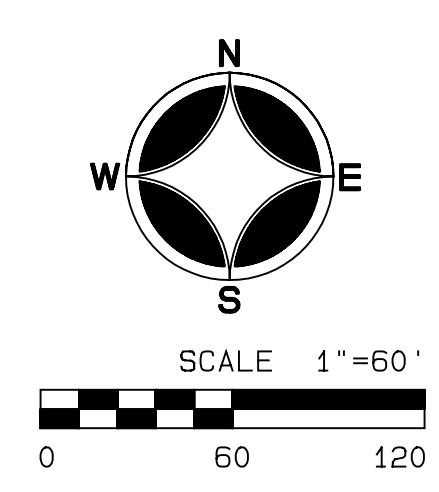
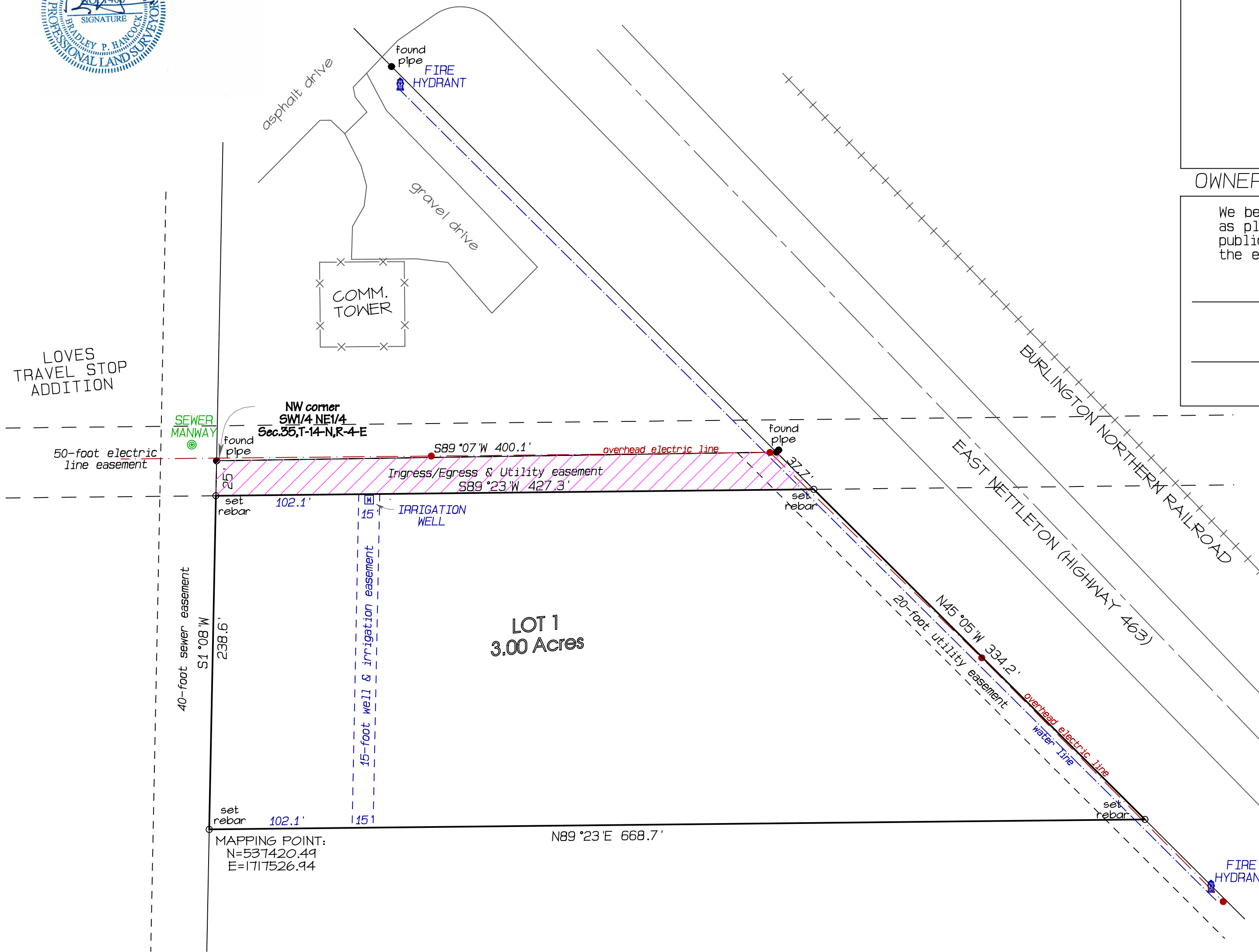


VICINITY MAP: not to scale



**OWNERS CERTIFICATION:**

We being the agents do hereby accept the plan of replat as platted and shown hereon, further dedicating any public or private easements and/or rights of way for the express purpose indicated.

MAPPING POINT:  
N=537420.49  
E=1717526.44

5459 MINOR PLAT

Bradley P. Hancock
Surveying & Mapping
PO BOX 1522
Paragould, Arkansas

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 5/13/22

Case Number: RZ 22-11

**LOCATION:**

**Site Address:** 5459 East Nettleton Avenue, Jonesboro, AR 72404

**Side of Street:** Southwest side of East Nettleton Avenue

**Quarter:** Part of the Southwest Quarter of the Northeast Quarter of Section 35,  
Township 14 North, Range 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

**SITE INFORMATION:**

**Existing Zoning:** Residential R-1

**Proposed Zoning:** Commercial C-3

**Size of site** (square feet and acres): 130,680 SF; 3.00 Acres

**Street Frontage** (feet): +/- 401 feet along East Nettleton Avenue

**Existing Use of the Site:** Currently undeveloped agricultural land

**Character and adequacy of adjoining streets:** East Nettleton Avenue in this area is currently a two-lane highway under the jurisdiction of ArDOT, with input from the City of Jonesboro being important in the design of any new access locations. It currently appears to accommodate the traffic needs quite well. It leads to a set of entrance and exit ramps serving I-555.

**Does public water serve the site?** There is an existing 8" water main on the southwest side of East Nettleton Avenue

**If not, how would water service be provided?** N/A

BARNES; EAST NETTLETON AVENUE  
REZONING APPLICATION  
05/09/2022  
PAGE 2 OF 6

**Does public sanitary sewer serve the site?** There is an existing sanitary sewer line along the southwest side of East Nettleton Avenue.

**If not, how would sewer service be provided?** Per current policies, the existing sanitary sewer line will have to be extended across the frontage of this parcel.

**Use of adjoining properties:** **North:** Industrial I-1 (Existing communications tower)  
**South:** Residential R-1  
**East:** Railroad and Industrial I-1  
**West:** Planned Development Commercial (PD-C)  
(Undeveloped)  
**Northwest:** Planned Development Commercial (PD-C)  
(Love's Truck Stop)

**Physical Characteristics of the site:**

The site shows no signs of any prior development other than the presence of an agricultural well. The site was clearly previously used for row crops. A local requirement will be to properly address storm water management and detention. There is very little topographic relief on this site, and it is void of any large vegetation.

**Characteristics of the neighborhood:**

Aside from the Love's Truck Stop, this area is surrounded by undeveloped land. There are a few commercial sites to the northwest along Parker Road, and a few smaller developed sites to the southeast along East Nettleton Avenue. The embankment for the railroad makes the land on the opposite side of East Nettleton inaccessible.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

BARNES; EAST NETTLETON AVENUE  
REZONING APPLICATION  
05/09/2022  
PAGE 3 OF 6

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
The property was zoned R-1 at the time of acquisition.
  
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
The desired product does not meet the parameters of the R-1 requirements. Similarly, this area is not conducive to residential development or sales. The desired development requires a commercial classification, and C-3 fits with the intended product. Therefore, this request is being made to change the classification to be consistent with the properties to the northwest and southeast.
  
- (3) **If rezoned, how would the property be developed and used?**  
The applicant desires to develop this site as a truck repair facility, being only one of several locations operated by this developer. The final building configuration has yet to be published until the owner received approval for the rezoning.
  
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
This site is completely surrounded on all sides by the other Commercial and Industrial Classifications. The development will be consistent with the surrounding development and uses and comply with the Overlay District Regulations.
  
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**  
Yes, this application is consistent with the *Jonesboro Land Use Plan*.

BARNES; EAST NETTLETON AVENUE  
REZONING APPLICATION  
05/09/2022  
PAGE 4 OF 6

**(6) How would the proposed rezoning be the public interest and benefit the community?**

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial Classifications and uses. The requested classification is a consistent use and density.

**(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial classifications and uses.

**(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

The desired product and the *Jonesboro Land Use Plan* designation of “High Density” does not blend well with the current zoning classification of R-1. Therefore, this request is being made to change the classification to be consistent with the properties to the northwest.

**(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**

This proposed zoning classification should have no detrimental impact on any of the following attributes of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

BARNES; EAST NETTLETON AVENUE  
REZONING APPLICATION  
05/09/2022  
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**(10) How long has the property remained vacant?**

This property shows no signs of having ever been developed.

**(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

A change in the zoning classification from R-1, to C-3 should have no detrimental impact on any of the following attributes.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

**(12) If the rezoning is approved, when would development or redevelopment begin?**

The commencement of construction of is anticipated during the summer of 2022, if this rezoning request is approved.

**(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

The sellers of the land continue to own other parcels in the immediate area. They are obviously in support of this request. As of the date of this application, the only known contact has been with Love's Truck Stop, who, as we understand, is supportive of the proposed rezoning and resulting occupant. The remaining owners have only had the certified mail notifications.

BARNES; EAST NETTLETON AVENUE  
REZONING APPLICATION  
05/09/2022  
PAGE 6 OF 6

**(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

This request is not for a Limited Use Overlay.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

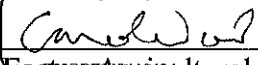
**Owner of Record:**

I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

The owner of the property is:

DocuSigned by:  
  
Cameron Wood  
Eastern Agricultural, LLLP

The applicant is the proposed buyer of the property for which this request is being made.

**Deed:** *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

e-Receipt

PAK MAIL 0487  
361 Southwest Dr  
JONESBORO, AR 72401  
870-931-5151 Store: 487

Shipment-----  
USPS First Class Mail  
Ship To:  
DR. KAREN CURTNER SUPERINTENDANT  
NETTLETON PUBLIC SCHOOL  
3300 ONE PL  
JONESBORO, AR 72404-9318  
Package ID: 366516 6.56  
Tracking #: 9407111108036468283460  
Actual Wt: 0.01 lbs  
Rating Wt: 0.06 lbs  
Certified [\$5.40]

Shipment-----  
USPS First Class Mail  
Ship To:  
EASTON AGRICULTURAL LLLP  
6312 MERRELL DR  
JONESBORO, AR 72404-6006  
Package ID: 366518 6.56  
Tracking #: 9407111108036468284146  
Actual Wt: 0.03 lbs  
Rating Wt: 0.06 lbs  
Certified [\$5.40]

Shipment-----  
USPS First Class Mail  
Ship To:  
LOVE'S TRAVEL STOPS AND COUNTRY STORE'S  
15 W 6TH ST STE 2400  
TULSA, OK 74119-5417  
Package ID: 366519 6.56  
Tracking #: 9407111108036468285952  
Actual Wt: 0.03 lbs  
Rating Wt: 0.06 lbs  
Certified [\$5.40]

Shipment-----  
USPS First Class Mail  
Ship To:  
CLARA BLALOCK  
800 SEQUOIA DR  
JONESBORO, AR 72401-6035  
Package ID: 366520 6.56  
Tracking #: 9407111108036468285341  
Actual Wt: 0.03 lbs  
Rating Wt: 0.06 lbs  
Certified [\$5.40]

SUBTOTAL 26.24  
TAX 0.00  
TOTAL 26.24  
TEND Visa 26.24

Total shipments: 4  
GEORGE HAMMAN: CIVILOGIC 05/11/2022 04:38 PM  
#150604  
Workstation: 24 - Aux-1  
CCTran# 6aee0047-a627-4910-9dd2-d047b5556fe2

Signature\_\_\_\_\_

\*\*\*\*\*  
Thank you for your business  
\*\*\*\*\*  
TRACK YOUR PACKAGE AT:  
[WESHIPJONESBORO.COM](http://WESHIPJONESBORO.COM)



OFFICIAL RECEIPT

Receipt Date 05/13/2022 01:16 PM  
Receipt Print Date 05/13/2022

Receipt # 00219460  
Batch # 00013.05.2022

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 1,400.00

Detail:

01-000-0155-00  
Zoning Signs Deposits - R2-22  
-11/Rezoning R-1 to C3 600.00  
01-108-0516-00  
MAPC/ BZA - 5459 E Nettleton  
Ave 800.00

-----  
Total 1,400.00

Payment Information:

Check 10375 1,400.00  
Change 0.00

Affordale Diesel Repair Inc  
Customer #: 000000

Cashier: tjgeror  
Station: TJGEROR

# 5459 MINOR PLAT

A Minor Plat of the following described lands in Craighead County, Arkansas, to-wit:

**LOT 1:**

That part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence S1°08'W 238.6 feet; run thence N89°23'E 668.7 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 334.2 feet; run thence S89°23'W 427.3 feet to the true point of beginning, containing 3.00 acres, more or less, SUBJECT TO a 20-foot utility easement across the East side thereof as described in JB2015R-009412, a 15-foot easement as platted for a irrigation well and irrigation pipe and any other easements or rights of way of record; ALONG WITH the following described Ingress/Egress/Utility easement: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence N89°23'E 427.3 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 37.7 feet to a found pipe; run thence S89°07'W 400.1 feet to the true point of beginning.

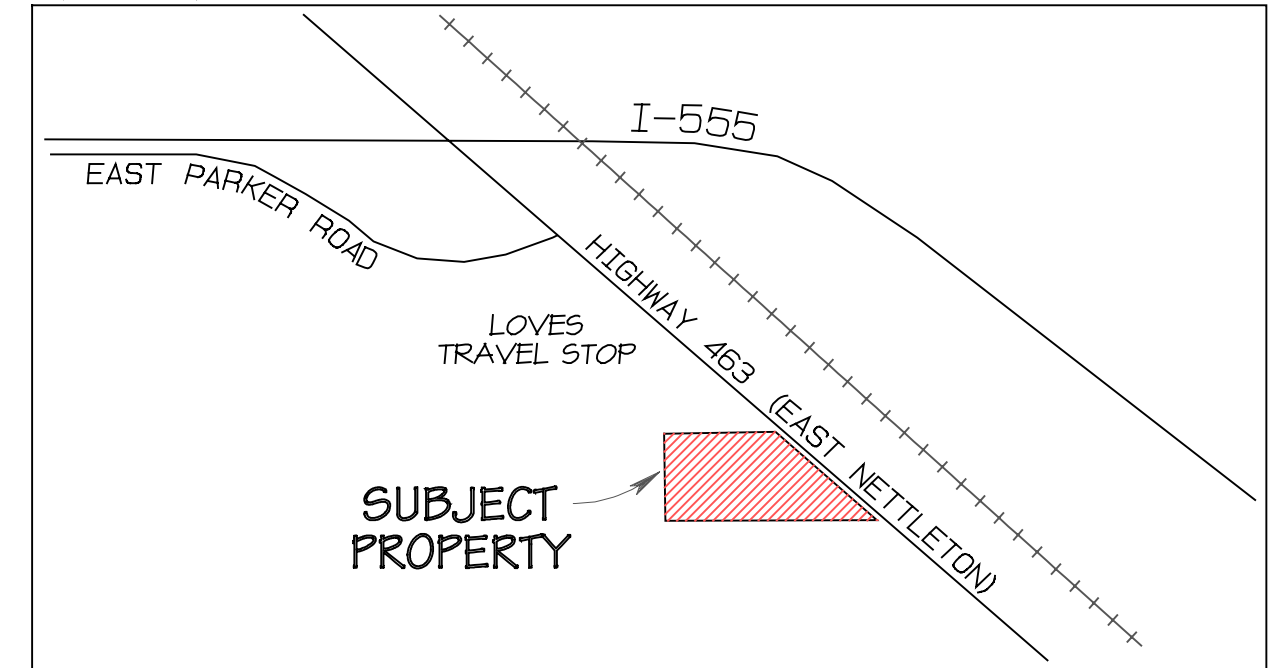
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- 1.) Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.
- 2.) Improvements are as shown.

Dated: April 26, 2022

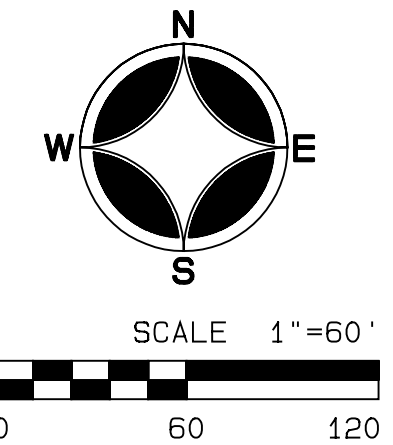
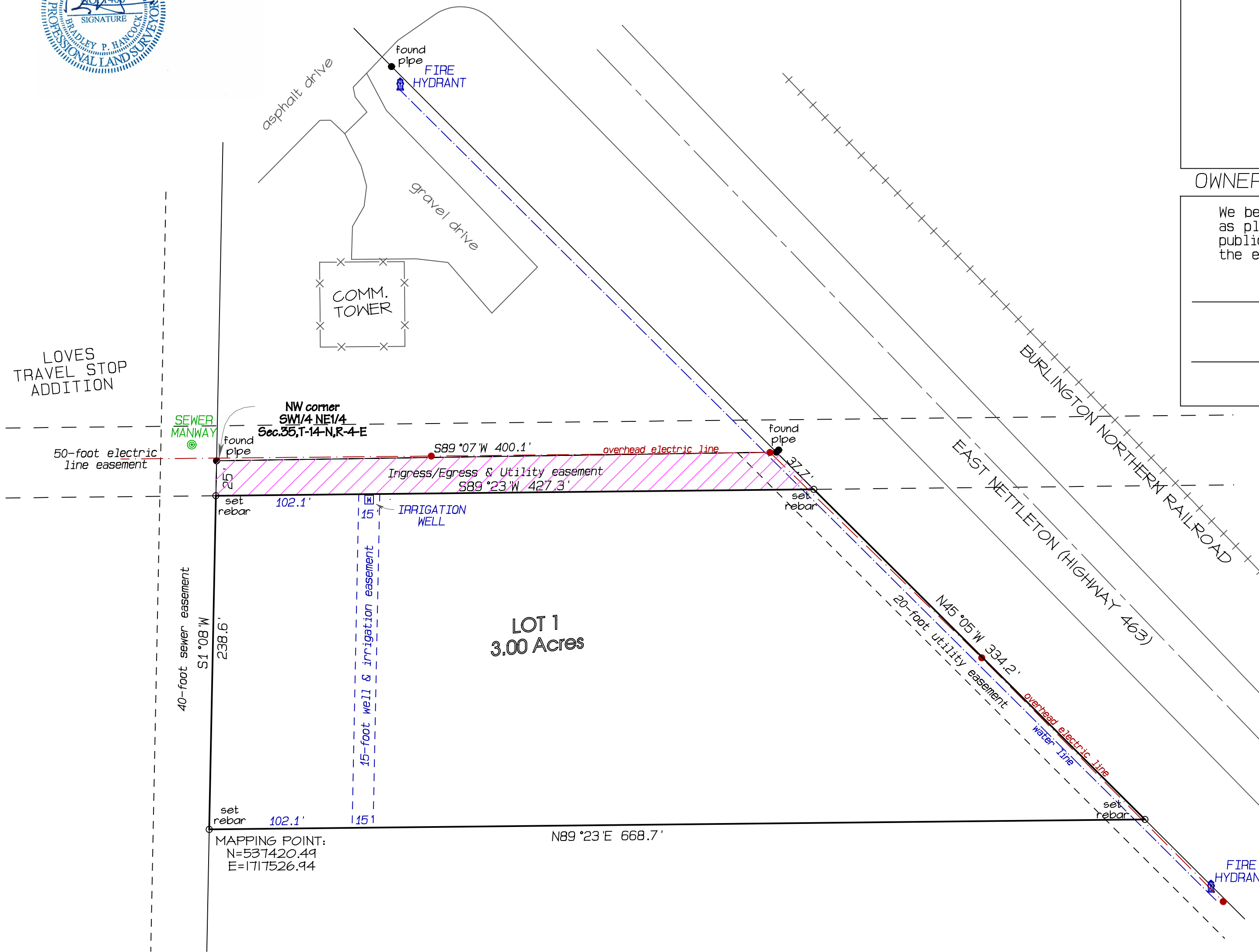


VICINITY MAP: not to scale



**OWNERS CERTIFICATION:**

We being the agents do hereby accept the plan of replat as platted and shown hereon, further dedicating any public or private easements and/or rights of way for the express purpose indicated.

MAPPING POINT:  
N=537420.49  
E=1717526.44

5459 MINOR PLAT	
Bradley P. Hancock Surveying & Mapping PO BOX 1522 Paragould, Arkansas	

OFFICIAL RECEIPT

Receipt Date 06/29/2022 10:03 AM  
Receipt Print Date 06/29/2022

Receipt # 00220983  
Batch # 00029.06.2022

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:  
CR 301.60

Detail:  
01-000-0150-00  
Proof of Publication Rezoning  
George Hamman 6-16-22 301.60

-----  
Total 301.60

Payment Information:  
Check 10405 301.60  
Change 0.00

Affordable Diesel Repair, Inc.  
Customer #: 000000

Cashier: ALCooksey  
Station: ALCOOKSEY