

From: cjdd [mailto:cjdd@suddenlink.net]

Sent: Wednesday, March 23, 2011 10:31 AM

To: Harold Perrin

Cc: Donna Jackson; Charles Frierson; Gene G Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgibson@sbrmc.org; John Street; Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim MCCall

Subject: PROPOSED FAIRGROUNDS LOCATION

To the Jonesboro City Council,

As you all know, anything worthwhile in this life is well worth fighting for, especially our homes, the largest investment we will ever make. I know there are many people who have had very nice homes all of their lives. My husband and I have worked up through the ranks--him in the military (25 yrs.) with me alongside him all the way---to be able to afford the home we have on CR 702!

When the prospect of this fairground being located so very close was publicized, it was unbelievable that you would put the plans in motion to build something so unsuited to this neighborhood right "in our yards"! I am supposing, and rightfully I hope, that the meetings which have been held are not just for show because this proposal was already decided. I very seriously ask that you please go over the facts, figures, costs, as I believe Mr. Lyons has done, and realize what is more important, the quality of life for your fellow man or how much money can be made from this unwise decision.

Please just think about your property being invaded by trucks in and out, noise, smells, lights and the very important financial aspect of losing so much value on your home. With the economy as it is today, our homes will not be valued at near what we paid for them.

I, as well as my neighbors, will greatly appreciate your kind consideration and attention to your decision.

Sincerely,
Carolyn J. Deal

From: Cathi Nisenbaum [mailto:cnisenbaum@crye-leike.com]

Sent: Tuesday, April 05, 2011 10:56 AM

To: Donna Jackson; Charles Frierson; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgibson@sbrmc.org; John Street; Darrel Dover; Rennell Woods Contact; Mike Fears

Subject: Fairgrounds

Dear Council Members:

I am against the fairgrounds being relocated to the proposed sight of Hwy. 49N and CR 701. This area is heavily populated by residential homes and is not a good location for the fairgrounds. Please ask the county fairground board to reconsider another sight.

Thank you,

Cathi
Cathi Nisenbaum, GRI
Crye-Leike, REALTORS
Broker Manager
Jonesboro Branch
2907 S. Caraway Road
Jonesboro, AR 72401
Cell: 870.930.5673
Desk: 870.933.5699
e-fax: 501.320.4549

From: Curt Hockett [mailto:curthockett@yahoo.com]
Sent: Monday, April 04, 2011 2:25 PM
To: Donna Jackson
Subject: New Fair grounds site/exposition and conference center

Greetings to all the city council

My name is Curtis Hockett and I live at the end of Kara Dr. which would be very near this site. I have several concerns about this area being used for this purpose and not just single family homes and maybe some small businesses. The first is the noise which come from all these activities that will be coming to this new site not just the fair for one week a year. The next is the increased traffic on Bridger Road which is narrow and in disrepair and can be somewhat dangerous with just local traffic. This traffic will also be on Peechtree road as well and with the new hospital in this area I would expect an increase in traffic from that and now a fair grounds. Now as it is I can hear trains running on the other side of 49 but this was already there when I bought this house which is not near any thing but single family homes. In speaking with a real-estate appraiser about this I was told this could decrease the value of my home by 20% or more. I think

this sort of activities would be better suited for somewhere around a industrial area and not this near so many homes. So in closing I would like to state my opposition to this new fair grounds site.

Best Regards

From: Danna Johnson [mailto:johnson@crye-leike.com]

Sent: Saturday, April 02, 2011 8:25 AM

To: Donna Jackson; Charles Frierson; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgibson@sbrmc.org; John Street; Darrel Dover; Rennell Woods Contact; Mike Fears

Cc: hparrin@jonesboro.org

Subject: Annexation Request for Proposed Fair Site on CR 701

I am writing to you not just as a home owner who has invested our life's savings into what we had planned to be our "forever" home and where we would raise our child but also as a real estate professional who sells many homes in the area and represents the builder who still has approximately 110 acres to develop as part of the Eastridge Subdivision which is the property noted as vacant just West of the proposed site. I am asking that you decline the request for annexation based on the fact that relocating the fairground to this site would not only affect the value and marketability of over 400 homes currently located in the area (we are already seeing the negative affects just with the proposal) but it will have a major impact on the future residential development. The noise nuisance will happen many times throughout the year and last beyond the hours of a school age child's bedtime. Traffic will be dramatically increased on Hwy 351, Peachtree, Bridger, and the surrounding county roads at multiple times during the year. Many of the roads are already inadequate for the local daily traffic that incurs and in no way can handle the over flow. Concerning the trash and security issues, the fair board has made it very clear that they can't be held responsible for trash that blows threw the chain link fence onto home owners properties or for any crimes that take place outside of their gates....remember all 3 sides of this property will be surrounded by county homes where only 1 county deputy is on duty and could be as far as 30 minutes away.

VERY IMPORTANT*

The fair board has stated to you and threatened to us that they will move forward with their plans for this site with or without annexation. If you believe this to be true, which I do not as I have been told from a very good source that the purchase contract is contingent upon annexation, then you should at minimum decline the current owners request for annexation and require the fair board to close on the purchase of the property and reapply once they own the property. If they were really going to move forward either way wouldn't it make much more sense for them to have already closed on the property and for work to be taking place so that they could secure the sale of their current ground and remove the burden from the current land owners. Financially and logistically it would not make sense for the fair board to proceed at this site without access to city utilities and police especially when there are less expensive and more suitable locations already in the city where homes do not exist. I have as much to lose financially and emotionally as any home owner in the area and I can safely say I'm willing to take the chance on what will happen should you decline the request for annexation as you should without any doubt do based on the criteria involved for approval.

Again, I encourage you to drive out and look by taking Hwy 49N, turn left on Bridger (as you should experience the difficulties for traffic to travel this road), then right on Peachtree if you stay straight Peachtree turns into CR 7450 and dead ends directly across from the proposed site giving you a perfect view of its surroundings.

Thank you for your time and service. A response that you received this email would be greatly

appreciated.

Danna Johnson
231 CR 7450

From: [Brian Malone](#)
To: ["Brian Malone";](#)
Subject: FW: Concerns regarding Craighead County Fair Public Forum
Date: Wednesday, March 30, 2011 4:37:36 PM

"The difficult we do every day,
impossible just takes longer"
- author unknown

From: Danna Johnson [mailto:johnson@crye-leike.com]
Sent: Wednesday, February 23, 2011 6:16 PM
To: gene.vance@vanceconstructionsolutions.com
Cc: edb595@aol.com
Subject: Concerns regarding Craighead County Fair Public Forum

Mr. Vance,

You may remember me as the real estate agent whose professional opinion you publicly disrespected last night. My opinion was that if the fair relocates to the current proposed property on Hwy 49 and connecting to the Oak Subdivision that the property values in that area would be affected. I would expect to see a decline in value. I have been a real estate agent for over 14 years in the Jonesboro market, I am one of the top producing individual residential agents in Jonesboro, and have served in every major capacity with The Jonesboro Board of REALTORS®. Although I am not an appraiser, my opinion of property market values is respected and requested by banks, asset management companies, relocation companies, and attorneys. Before stating my opinion publicly last night I did confer with other colleagues including Principal Brokers and Certified Appraisers, all of which had the same opinion as myself.

In an effort to refute my opinion, you publicly looked an Oak Subdivision home owner directly in the face and stated "if you hook your home up to sewer I promise, no I will guarantee you, that the value of your home will increase...fair or no fair....and I don't have to be a real estate agent to know that." Based on your comment I contacted several FHA Certified

Residential Appraisers in Jonesboro today and thought that you should be aware that appraisers give absolutely \$0 monetary value to a property based on whether it is connected to public sewer or on a private septic, therefore you made a public promise/guarantee that you cannot keep as these appraisers all stated that connecting to public sewer will have no affect on the value of a home. One appraiser even went on to say that when considering connecting to public sewer, 3% or less of the estimated value of the property is the suggested benchmark by FHA (this information can be obtained at HUD.gov). Based on the guidelines suggested by HUD, the estimated cost for home owners to connect to sewer with your "assistance", and the average value of the homes in the Oak Subdivision; the majority of homes would fall outside of HUD recommendation.

Also, I was concerned by another statement you made. When asked by a citizen why you would not consider locating on Highland/Hwy 18 where there are several properties that are within the same amount of acreage and no residential areas to be disturbed, your comment was that the area (industrial park) was not safe for ladies who might want to attend a quilting event and that women would not feel comfortable going to that area without their husbands. This was shocking news to me as our Chamber of Commerce and City Government have worked diligently over the past several years relocating multi-million dollar industries to that area with a workforce that consists of women. The Chamber even states "Jonesboro is one of the safest places to live in the country. We have one officer for every 472 citizens."

I understand that the Fair Board has an agenda as I have been on that side of the fence before. However, when holding a public forum to answer questions and get recommendations from concerned citizens who have no professional experience on how this process works, I would hope that as a Fair Board Member and City Councilman, you would be more respectful to those who do not agree with you and provide accurate information.

I can tell you first hand that other than a person's religion and family, there is nothing they hold more sacred than their home. It is the largest investment that most people will ever make and many work for years to own so you can understand why this is such an emotional issue for those involved. If the only thing separating your home and your children from a fair ground was

an 8ft. fence, I think you would reconsider relocating to a more conducive commercial/industrial area.

Danna Johnson, GRI
Crye-Leike, REALTORS®
Jonesboro Branch
2907 S. Caraway Rd.
Jonesboro, AR 72401
870-919-2226
dannajohnson.crye-leike.com

From: david morris [mailto:rdavid777@yahoo.com]

Sent: Monday, April 04, 2011 3:47 PM

To: Donna Jackson; Charles Frierson; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgibson@sbrmc.org; John Street; Darrel Dover; Rennell Woods Contact; Mike Fears

Subject: Annexation of Proposed Fair site.

As a citizen of Jonesboro and a real estate professional, I am in opposition of the proposed fair site. There are many reasons for my opposition but a few of the main reasons are: traffic issues, decrease in property values to the hundreds of homes that surround this area, noise nuisances that would have to be disclosed per paragraph 17 of the Arkansas Realtors Association Property Disclosure which will damage the marketability of homes within a good distance of this site, as well as the fact that this is not an area conducive for this type of activity. We have many options available for commercial use in this city and this is not one of them. I do not live in this area but I feel like the fairgrounds/expo center should not be in the back yards of any residential area.

David Morris

David Morris

Executive Broker, CRS

Crye-Leike Realtors

2907 S. Caraway Rd.

Jonesboro AR 72401

Cell 870-761-0777

Fax 870-931-1430

Direct FAX 1-901 271-9155

I live on Oriole Drive in Jonesboro and I want to register my complaint about the fairgrounds proposed new location. There is more housing in this locale than in the present location. That is against the law! Many, many homes will be affected by the noise, traffic, and lower appraisals of our houses. This, again, is against the law! Citizens are not to be affected by a county fair's location, and our citizens are being ignored when it comes to this particular location.

I understand there is a very good location on 18 that would work well. It is in the industrial area and any workers going to work or leaving work would already be off the highways when the influx for the fair would begin. Traffic out at Farrville is going to be a horrendous!

Please, please listen to Mr. Lyons tonight as he lays out the reasons it is unfair and illegal to move the fair to Farrville. I, along with my neighbors, feel very strongly about the upcoming vote, and it is important to us for you to vote fairly and legally tonight. Listen to the voice of the people!

Thank you,

Dianne Gibson, CCR



Prudential

1st Realty

Greg Baugh
Prudential 1st Realty
2917 King Street
Jonesboro, AR 72401
(870) 336-7653

To whom it may concern,

The purpose of this letter is to give you my opinion as a real estate broker regarding the impact the relocation of the Craighead County Fairgrounds will have on the future sales prices and marketing of property in the area.

First, let me say that I am not a real estate appraiser. However, I have been involved in several hundred real estate transactions and have been an active real estate broker and owner in the Jonesboro and surrounding area real estate market for over ten years.

As Brookland School District continues to make improvements, the desirability of property in their district has increased dramatically in the past three years. Windsor Landing, Oak Subdivision (CR 705) and Eastridge Subdivision (CR 745, CR 7450, CR 7452) have experienced increases in sales prices over the past several years due to their location.

However, since the fairgrounds announcement was made several weeks ago, this area has already experienced a negative impact. On more than five occasions in the past three weeks, clients have absolutely refused to look at property in the area due to the possibility of the fairgrounds relocating. On every occasion, I showed them where the proposed location was. On every occasion, we continued our property search elsewhere. I believe this is just the tip of the iceberg. While it is impossible to predict the actual impact on property values, it is possible to predict a trend in a property's desirability based upon environmental factors.

It is my opinion that the future residential property values in this area will be negatively impacted by the location of the fairgrounds. I can't think of any reason how it could ever improve any residential property value by locating this type of facility this close to a residential neighborhood.

Sincerely,

Greg Baugh, Principal Broker and Owner
Prudential 1st Realty

From: rmckenzie@crye-leike.com [mailto:rmckenzie@crye-leike.com]

Sent: Monday, April 04, 2011 10:05 PM

To: Donna Jackson; Charles Frierson; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgibson@sbrmc.org; John Street; Darrel Dover; Rennell Woods Contact; Mike Fears

Subject: location of fair grounds

Dear Council,

We humbly ask that you reconsider the proposed location of the new fair grounds.

Hundreds of homes and families will be negatively affected.

We fear that home prices in the area will drop and could cause the entire Jonesboro real estate market to experience instability.

Again, please consider moving the fair grounds to a more appropriate location that will not promote a negative effect on our local real estate market.

Thank you for your continued consideration of this matter.

Tanya & Rick McKenzie

--

RICK McKENZIE, Executive Broker

Tanya McKenzie, Licensed Assistant

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fax: 901-271-9146

870-530-0266 Rick

870-284-0711 Tanya

From: Shelly Campbell [mailto:shellykcampbell@yahoo.com]
Sent: Saturday, April 02, 2011 10:30 AM
To: Donna Jackson
Subject: Please Read--Fairgrounds Proposal

Dear City Council Member,

I have recently sent you a copy of another Farville Curve resident's letter concerning the threat that the Fairgrounds poses onto the many children that live in this area. When I read the headlines I was immediately upset and outraged at what is to come. I moved out here from inside the Jonesboro city limits a little over a year ago and bought my lovely home. This home is the first piece of tangible equity I now own. I have an eight year old son that lives here with my husband and I. We are also planning on expanding our family this summer. I moved to this quiet neighborhood with the hopes of growing my family and becoming a part of this wonderful area. You see, my husband and I are originally from Pocahontas, Arkansas. I received my Bachelors degree from ASU in Early Childhood Education in 2007 and procured a teaching position at Brookland Public Schools. Growing up in a small town is what drew me to this particular spot. It has nonexistent crime, large land lots for space, and wonderful people that help to keep our neighborhood beautiful, safe, and quiet. My husband and I were aware of the empty lot next to Oak Subdivision and knew that someday it would not remain empty. But not in our wildest dreams did we think that something as large and as commercial as the Fairgrounds would ever be an option in the cities eyes. I am not against progress. I am currently watching the school I work at growing by leaps and bounds. I welcome change, but I do not welcome change that has the potential to harm my child, my home, or my neighbors. I have been accused by members of the Fair Association and their cohorts to being racist and uneducated. I feel as those comments are only made from hate and despair due to the fact that I was the one that noticed their plan (which was to remain hidden) before they had made all the needed arrangements to sweep us and you under the rug. I would like to remind you of a few things that have the potential to harm the surrounding acreage as lined out in the annexation application. Number nine: 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. Lets think about property value---ask yourself, who would say, "Honey! Let's go live next to the fairgrounds...there are animals, fireworks, the carnival, and (in the future plan) a 5,000 seat capacity OUTDOOR ampitheatre!" Next, traffic-there will not be a second light put in for the in and out traffic on Hwy 49 due to the already established one for the connecting road of County road 702 and Hwy 49 next to the proposed sight. The fair has stated that during the fair week alone there are 60,000 patrons as of today---that number will likely sky rocket in the future with the plan on more space....and again lets not forget the OUTDOOR amiptheatre that will surely bring lots of traffic year round as well as the rodeo, and countless other seasonal use that will be created due to the larger size. On now to odor, noise, and light. The odor will come from the animals that are set to reside directly adjacent to the Oak Subdivision, the Carnival itself with its mass noise, lights, and odor. I am aware of it only being 1 week in the year (trust me I have heard that statement over and over and over). Lets include the OUTDOOR amiptheatre in this argument. I live in the culdesac at the end of CR 705. It will be straight across from my house. I have attended Memphis In May, the Horde Festival, and Lollapalooza in my younger years and

I can promise you that the hill they plan to build across from the stage will not absorb all the sound and the 5,000 people attending the concert will not be whispering while they enjoy their favorite band. I also know that the hours of operation is also placed in number nine of the application for annexation and I have been told by the Fair Association that all events will end promptly at 9:30 p.m. First of all, my son goes to bed by 8:00 and that time is not reasonable....also, will all the patrons and cars be out by that time too? We have a train track that is across the Highway from our neighborhood; each time a train goes by we hear it loud and clear and at times can feel the vibration from the train that is 3 times as far away as the proposed OUTDOOR ampitheatre. I can also tell you from past concerts, that all the goings on are not Christian in nature and it will all be less than 100-300 yards from my child and all the others that live here. The fair association has offered to "discuss" placing an 8 foot brick wall between our neighborhood and the fair grounds. I know that this will not block out all the noise and light from the carnival, rodeo, concerts, and other events to be held there. Let us not forget number 13 in the annexation application that states: How do neighbors feel about the proposed rezoning? I believe through editorials, petitions, interviews, and e-mails you know how we feel. I hope and pray each day that you realize that the Fair Association will not benefit from building in the county financially and building in the city is their only option. I know that you are all well respected and intelligent individuals and that if you were in my position would stand up and say NO to something so commercial being placed so close to residents such as the Oak Subdivision and the Windsor Subdivision. If there were no other land options in Craighead County I would understand, but connecting Jonesboro and Paragould will not be because of a fair, but by the residents that desire to fill up the empty land that lies between. Without people the population cannot grow and prosper. You will be placing a large wedge between the two cities that no one will want to live near and the growth toward Brookland and Paragould will halt. Trust me, there ARE better places for the Fair Association to build, look it up on Real Estate sites, I did. Thank you for listening.

A Concerned Voter,
Shelly Jones

From: Susan R. Williams, RE/MAX Real Estate Centre [mailto:susan@jonesborohomes.com]

Sent: Monday, April 04, 2011 8:59 PM

To: Donna Jackson; Charles Frierson; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgibson@sbrmc.org; John Street; Darrel Dover; Rennell Woods Contact; Mike Fears

Subject: Proposed Fairgrounds Site

I object to the proposed Fairgrounds Site to help protect the families and their safety, and also the value of their homes in the surrounding area. This will be a tremendous negative impact for all homes in the area. This kind of project should be in a commercial area, not in a rural residential area. I feel for the families being affected, and I hate it for a potential client that will call me to sell their home if this project gets approved. It will devalue their home tremendously, and that is unfair to our residents.

Thank you.

Susan R. Williams, Realtor
RE/MAX REAL ESTATE CENTRE



Prudential

1st Realty

Greg Baugh
Prudential 1st Realty
2917 King Street
Jonesboro, AR 72401
(870) 336-7653

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Sincerely,

Greg Baugh, Principal Broker and Owner
Prudential 1st Realty