

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>

Sent: Wednesday, September 2, 2020 7:02 PM

To: John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>

Cc: City Clerk <CityClerk@jonesboro.org>; Mike Downing <MDowning@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; chrismooreplumbing@yahoo.com; Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; Ann Williams <edgecoffeehouse@hotmail.com>; clgrehabman@yahoo.com; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>

Subject: Questions/Ideas for RES-20-139

Good Evening to all of you,

Last night at the Public Works meeting, I certainly wasn't prepared to ask any questions concerning RES-20-139 since it was walked on to the agenda.

I would like to state again, to be fair and to be transparent to the citizens that you all represent, unless the Resolution is an emergency, there shouldn't be anymore walk on's. All the information needs to be followed by the rules and procedures that the City has adopted to get items on each Committee's agenda.

Today, I did some of my homework. I went to go look at the Maintenance Department Building located at 215 E. Allen Avenue. I then looked at the vacant lot which is located right behind the Maintenance Building- that being 202 E. Gordon Street.

I then went to go look at the building that is proposed to be purchased from Tim Thrasher and Tim Allison for the purchase price of \$550,000.00 located at 907 Congress Circle. The building has a Halsey/Thrasher/Harpole real estate sign in the front.

I have four(4) questions/ideas for you at this time:

1. Why not build a new shop on Dan Avenue with the \$350,000.00. This is where the other City's shops are located. Everything would be centralized.

If I remember years ago when the City purchased the current administration building, Mayor Perrin wanted to have ALL or most of the departments under one roof. That was one of the reasons for purchasing it. The same would hold true in this situation- All the City's shops would be under one roof!

2. Why not build a new shop or update where the old shop is located now? The gentleman last night from the Maintenance Department mentioned that they would have to have \$15,000.00 for a new phone system. Guess what? There's \$350,000.00 that has been given to the Maintenance Department, they will still have \$335,000.00 to use!! And they won't have to ask Steve Purtee for anymore money!

3. If you centralized all the City's shops out on Dan Avenue, why not consider the old shop for a homeless shelter? I reached out to Regina today and did not hear back yet. I wanted to talk to her about available grants. If there is a grant(s) that we could get or even if the City partnered up with HUD to finally get this project finally started- how great would that be!

4. Once again, centralize all the City's shops out on Dan Avenue, why not then sell the old shop and the property on Gordon Street at a competitive bid?

These ideas are a WIN-WIN for the City and maybe the homeless citizens. It might not be for Tim Thrasher and Tim Allison.

I look forward to your reply.

Patti

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>

Sent: Friday, September 4, 2020 8:17 AM

To: John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>

Cc: City Clerk <CityClerk@jonesboro.org>; Mike Downing <MDowning@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Subject: Re: Questions/Ideas for RES-20-139

Good Morning! TGIF!!

I did little homework yesterday and was able to talk with Regina. I asked her about the possibilities of using the current Maintenance Building after they moved out for a homeless shelter. Regina said that it would not meet the environmental requirements for a shelter. So we can throw that idea out.

I know that Regina is having a difficult time trying to find property or even an existing building to have a shelter in our City.

We still can consider the City owned vacant property at 202 E. Gordon Street to have one!

We can put the property on Allen Avenue up for competitive bid, and take the money and add it to the budget of the Maintenance department or if possible, add the funds to the homeless shelter fund and put funds towards cleaning that neighborhood up.

Thank you Regina for talking to me.

One extra question and thought concerning this resolution:

It states that there was an appraisal on both the Cities properties on Allen and Gordon and I sure there was one on the building on Congress Circle.

Can you tell me what party requested and then paid for the these appraisals to be done?

We can save our City a lot of money, get the Maintenance Department a better facility and start working on the goal of getting a needed homeless shelter>

Thanks! Have a good holiday weekend!

Patti

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>

Sent: Monday, September 7, 2020 3:51 PM

To: John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>

Cc: City Clerk <CityClerk@jonesboro.org>; Mike Downing <MDowning@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Regina Burkett <RBurkett@jonesboro.org>; Ronnie Shaver <RShaver@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Subject: Re: Questions/Ideas for RES-20-139

Happy Labor Day to all of you!

Just a couple more thoughts that I'd like to throw out to all of you. I do wish I would get a response from someone. I know that John, you're the Chairman of the Public Works Committee- so I don't know if everyone funnels all their comments and suggestions through you. And I know that this was walked on by Mayor Perrin.

So maybe you have some thoughts on this.

In my last email to you, I know that I said that the Current Maintenance building probably needs to be thrown out for the possibility of using it for a homeless shelter because it would not meet the environmental requirements for a shelter- per my discussion with Regina last week.

But.....until we could get an inspection of whether or not it passes or fails- we can't and shouldn't take that idea off the table yet.

So let's put that back into the possibilities!

Next, I went out to Allen and Gordon Street again on Friday. When I went out there the first time, I was just looking at the current condition of the Maintenance Building and looking at the empty lot- that's right behind or north of the Maintenance Building that is included in this sale. To my surprise, when not paying full attention of this area the first time, there are several new small houses in that area being built. I noticed that there is property by the Maintenance Building that has been leveled off and now, the pile has to be hauled off. I am going to assume that someone is going to build maybe some more small houses or duplexes on these properties. I do know that when leveling off a current structure and hauling it off, it can not be cheap. Plus, they would be the investment of having to purchase the property also.

Someone is investing their money and their time in this area to build some type of new housing. Looks like a promising project and cause.

So with seeing these new housing developments going on in this area, the appraisal of \$214,000.00 is might be a little low. We need to spend more time on this resolution proposal before voting on it. If this is not an emergency, which it was stated that it's not, we should really let the new administration handle this.

The last concern and thought that I have for all of you is..... the city will be selling this property to Tim Thrasher and Tim Allison. I am sure that they think they are giving the City and the citizens a great deal!

I have received many messages on my 280 page asking me if and telling me that one of the candidates that is running for the City Clerks position, Linda Allison is the wife of Tim Allison. MANY feel that this could be a conflict of interest.

P.S. There hasn't been anything in the newspaper concerning this resolution. I just want to let you know that I'll be posting something on 280 soon.

Thanks,
Patti

-----Original Message-----

From: Mike Downing <MDowning@jonesboro.org>

Sent: Tuesday, September 8, 2020 10:57 AM

To: 'Patti Lack' <pglack@suddenlink.net>

Cc: City Clerk <CityClerk@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>; John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; David McClain <DMcClain@jonesboro.org>; Bobby Long <blongjcc@gmail.com>; clgrehabman@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Subject: RE: Questions/Ideas for RES-20-139

Patti:

The purchase of the property on Congress would be considerably less than building a new building on city property. A new building to meet Maintenance's needs would be over \$900,000. The Congress property is in a good location for Maintenance, meets all their needs, and is available now with no significant modifications. There is no other building on the market that has these features and advantages. There has been discussion and negotiations on the purchase of the Congress property and sale of Maintenance's existing building for quite some time, and we were able to negotiate on a net price well under what was originally discussed. Bidding out the existing Maintenance building would most likely not result in a higher price, and would have delayed the transaction such that we may have lost the opportunity to buy the Congress property.

You may recall that the \$350,000 net cost was specified for "net property swap for upgraded maintenance facility" in the request for new capital spending in Resolution 20-115 which was discussed by the Finance Committee on 8/11/20 and the Council on 8/18/20. Also, the specific transaction was reviewed and approved by the Building Maintenance Committee on 8/26. The primary reason the Mayor asked for a walk-on resolution for the transaction at the 9/1 Public Works Committee is that we didn't want to lose the opportunity to get the Congress building, and to allow Maintenance time to transition/move. In response to your question, the city had the existing facility appraised, and the owners of the Congress property had it appraised. Also, regarding your 9/7 email, I can see no reason to consider a conflict of interest between a candidate for City Clerk (who currently has no official capacity with the city) and one of the owners of the Congress building.

Mike Downing, Chief of Staff
City of Jonesboro, AR
Office: 870-932-1052x1207

From: Patti Lack <pglack@suddenlink.net>

Sent: Tuesday, September 8, 2020 9:14 PM

To: Mike Downing <MDowning@jonesboro.org>; John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>

Cc: City Clerk <CityClerk@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Ronnie Shaver <RShaver@jonesboro.org>; Regina Burkett <RBurkett@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffehouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>; Inman@jonesborosun.com

Subject: Response to Mike Downing's email concerning RES-20:139

Good Evening,

Thank you Mike Downing for sending me an email today responding to some of my suggestions/questions.

After reading your email, I wondered just how long the building at 907 Congress Circle has been on the market and maybe learn what the description of the interior of this building is that the City doesn't want to lose the opportunity to buy!

I have attached the photo and the description of the building on Congress Circle. My thoughts immediately were WHY does the Maintenance Department need all that office space? The JPD doesn't have nearly that much!

This building has been on the market for the past 107 days. The original asking price was \$585,000.00.

But what shocked me first was looking up at the top left hand of this photo:

SOLD STATUS.

Contract date. 8/21/2020

Then what shocked me next was looking up at the top right hand of this photo:

Closing date 9/15/2020

Just by coincidence, the next Public Works Committee meeting and City Council meeting is on 9/15/2020.





So my two questions to whoever would like to answer are:

1. How can the City of Jonesboro even consider purchasing this building at 907 Congress Circle because it is under contract with another party?
2. Or, is the City Of Jonesboro the party they are under contract with?

If the answer is number 2, how disappointing and non-transparent is this resolution (20:139)

Why even vote on it if it's a done deal. ;-(

I hope I am wrong.

SOLD STATUS			
Contract Date <u>8/21/2020</u>	Closing Date <u>9/15/2020</u>		
REMARKS			
Remarks Building contains 10,000 total square feet (50 x 160 overall footprint). Front offices contain 4,000 sqft, heated and cooled. Office area has 2,000 sqft downstairs finished, 1,000 sqft upstairs finished. With an additional 1,000 sqft unfinished upstairs with heat and air (conference/training room space available for build-out). All ceilings are 9' tall. Office area contains two restrooms, break room, multiple private offices, security cameras, and concrete parking. Shop area contains 6,000 sqft. Four overhead doors (There is one 14' door - two 12' doors, one 10' door). Side walls are 20' with 24' peak. One restroom in shop. Fenced-in chat parking for trucks and equipment.			
ADDITIONAL REMARKS			
Additional Remarks Building is 8,000 total sqft. Office being two story adds an additional 2,000 sqft. Lot is 1.0 +/- acre. with an additional 1.0 +/- acre lot available to purchase that faces Washington Avenue.			
ADDITIONAL PICTURES			
			

-----Original Message-----

From: Mike Downing <MDowning@jonesboro.org>

Sent: Thursday, September 10, 2020 10:53 AM

To: Patti Lack <pglack@suddenlink.net>

Cc: John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>; City Clerk <CityClerk@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; Ronnie Shaver <RShaver@jonesboro.org>; Regina Burkett <RBurkett@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>; Inman@jonesborosun.com

Subject: Re: Response to Mike Downing's email concerning RES-20:139

Patti:

The transaction are conditional on Council approval. If the Council doesn't approve the transactions, we will keep the existing building and not purchase the one on Congress.

There is some office space in the Congress property that is not needed by Building Maintenance now; however, the purchase of the Congress building is (a) the best choice of available buildings on the market; and (b) quite a bit less expensive than building a new building.

If you have additional questions on this or other subjects, it might be best for you to come in and visit with me so that we don't have to involve everyone else that is copied. I'm available tomorrow at 9am, or if this doesn't work for you, let me know and we'll set up something.

Mike Downing, Chief of Staff
City of Jonesboro, AR
(870) 336-7207

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>
Sent: Thursday, September 10, 2020 7:56 PM
To: Mike Downing <MDowning@jonesboro.org>
Cc: City Clerk <CityClerk@jonesboro.org>; Harold Perrin <HPerrin@jonesboro.org>; John Street <jwstreet@sbcglobal.net>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Bobby Long <blongjcc@gmail.com>; Ann Williams <edgecoffehouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>
Subject: Re: Response to Mike Downing's email concerning RES-20:139

Good Evening Mike Downing,

I've been in Memphis today and I'm just getting to read your message. I thank you for the invitation to come visit with you tomorrow but I've got this thing called "campaigning" going on and I'm going to be busy hanging door fliers for the next couple of days. Thank you,
Patti

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>
Sent: Monday, September 14, 2020 1:40 PM
To: Mike Downing <MDowning@jonesboro.org>; Harold Perrin <HPerrin@jonesboro.org>
Cc: City Clerk <CityClerk@jonesboro.org>; John Street <jwstreet@sbcglobal.net>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffehouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>
Subject: A couple questions concerning Resolution 20-139

Hi Mike Downing,

I have a couple quick questions that I'd appreciate you answering concerning Resolution 20:139 according to the write up in Sunday's paper.

1. In the paper on Sunday, it states that Tim Thrasher and Tim Allison are the owners of the building. Can you tell me who is the real estate agent that working with both of them and The City of Jonesboro to purchase this building on Congress Circle? Who is the agent that is getting the commission on this building?

Or is one of the Tim's acting as the real estate agent also?

I know that it is listed with Halsey, Thrasher and Harpole.

2. In the paper on Sunday again, it states "While the process for selecting the property wasn't explained, an email was sent to council members on September 1 in advance of the meeting was made a part of the agenda package released Thursday afternoon".

-Can you tell me how far in advance did the city council members know about this "walk-on" prior to the Public Works/City Council meeting on September 1?

-And, was the agenda package the information that was on one sheet of paper (back and front) that you even handed out to the attending public that night of September 1?

The article in the paper also states that according to an email, the City's Building Facilities Committee, composed of a combination of city staff members and private citizens, approved the transaction on August 26.

Who are the staff members and who are the private citizens that attended and voted for this transaction?

I appreciate your time in replying to these questions.

Thank you,
Patti

-----Original Message-----

From: Mike Downing <MDowning@jonesboro.org>

Sent: Monday, September 14, 2020 2:46 PM

To: 'Patti Lack' <pglack@suddenlink.net>

Cc: City Clerk <CityClerk@jonesboro.org>; John Street <jwstreet@sbcglobal.net>; Harold Perrin <HPerrin@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>

Subject: RE: A couple questions concerning Resolution 20-139

Patti:

1. RE agent is Roddy Thrasher.

2. I sent an email to the Public Works Committee at 10:07am on 9/1 after I received the approval of Chairman Street to have it walked on in order to expedite the move, per the Mayor's request, given the problems with the current Maintenance building. In that email, I attached a summary of the appraisals and the link to the property description (<https://www.loopnet.com/Listing/907-Congress-Cir-Jonesboro->

[AR/19521950/](#)). In addition, the resolution and attachments were added to Legistar later that day. <http://jonesboro.legistar.com/LegislationDetail.aspx?ID=4629141&GUID=4D8084A5-4D89-4528-91D5-A36FD305650B&Options=ID|Text|&Search=20%3a139>

It's important to know that Ronnie Shaver described the need for a new facility in a request to the Finance Committee (Resolution 20:115, <http://jonesboro.legistar.com/LegislationDetail.aspx?ID=4608223&GUID=88E9866E-4B6C-4F2E-98AB-7FC1C9C80592&Options=&Search=>) for \$350,000 in additional budget funding on August 11. See this video at 35:09. <https://www.facebook.com/cityofjonesboroar/videos/726587308183316/> In that video, Ronnie also described the new building that he was recommending. On August 18, the City Council approved Resolution 20:115, the additional funding for several capital improvement items, which this was included.

The Building Facilities Committee can be found at this website (<http://jonesboro.legistar.com/DepartmentDetail.aspx?ID=6005&GUID=25390B9D-7F88-4884-A76B-93D43A8461E1&R=f1adaa0c-385a-4bb3-b8b8-a075a5b702b3>) . Gene Vance is the chair.

As I've indicated before, you're welcome to come in to discuss questions you may have. If you would like to be on a city committee/commission/board, please see <https://www.jonesboro.org/FormCenter/BoardCommission-Application-21/Board-or-Commission-Application-130>

Mike

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>
Sent: Tuesday, September 15, 2020 1:06 PM
To: Mike Downing <MDowning@jonesboro.org>
Cc: City Clerk <CityClerk@jonesboro.org>; John Street <jwstreet@sbcglobal.net>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffeeshouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>
Subject: Re: A couple questions concerning Resolution 20-139

Good Afternoon,

Thank you for answering my questions.

I didn't know that we had a Building Facilities Committee! When you have time can you tell me:

-How often do they meet?

-Is the meeting open to the public?

-How is this meeting announced to the public?

-And how do I get a copy of the minutes, particularly the meeting when the Maintenance Building was discussed?

Thank you also for the offer to be on a City committee/commission/board. Maybe one day when I'm not so busy, I'll look into it.

I look forward to knowing more about the Building Facilities Committee.

Thank you,

Patti