

Cope,

Once again thanks for all of the work that you and your team have done on the CIP for the next 3 years. I know there are a lot of needs, wants, priorities, etc. and they all depend upon who is talking to you/us about what they want to see happen in Jonesboro.

I think the list that you have developed is a good one. I look at this plan as not just a wish list of projects but also a list of projects that we will be able to complete using the funds currently available to us. I truly do not want to see an instance of something being on this list but we can't complete it because we did not get some grant that we have either applied for or plan to apply for. Grants are nice when we receive them but, in this case, I don't want them to keep us from finishing a project that we intend to start.

I have a few questions and/or comments. I'm going to break them down by the funding category so some questions may be redundant. Hopefully, I can logically ask my questions.

Revenue Bond Projects (\$17,500,000)

- E-911 and Real Time Center (\$4,000,000)
 - Do you have a recent cost estimate for this building that you can share with the council? Brackett and Krennerich have placed an estimate of around \$500 per sq foot, which included some hardened areas. He is designing the building around a \$4 million dollar estimate. Naturally, bidding is something that we cannot control.
 - If this \$4 million doesn't cover the entire estimated cost of construction, what is the plan for the remainder of the funding? It is a multi-year project by the time it would be ready for construction. It could either be a budget line item or a special appropriation request if needed. If the bid comes back considerably higher than anticipated, it would need to be re-evaluated.
 - What would be the timeline for this project? The revenue bond terms stipulate that it needs to be completed in 3 years. There are too many variables to predict when construction would actually start, but a complete set of plans would take several months at best.
- Caraway Road Expansion (\$5,000,000)
 - Do you have a recent cost estimate for this project that you can share with the council? The most recent estimation is about 2 months old when we inquired if reducing to 3 lanes made financial sense.
 - If this \$5 million plus the \$1 million from the FY2025 budget does not cover the cost of construction, what is the plan for the remainder of the funding? It could either be a budget line item or a special appropriation request if needed. If the bid comes back considerably higher than anticipated, it would need to be re-evaluated.
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- What would be the timeline for this project? Plans are essentially 100% percent complete and it is ready to let to bid in the spring. It would be at least a year of construction. A lot depends on weather and other factors. The wild card is with ArDOT's planned work on the Caraway / Parker intersection – They may want us to coordinate with them to reduce congestion if that project is moved up. We are awaiting a timeline from them. Right now, it seems unlikely there would be a major conflict between the 2 projects.
- Trail Connection Developments (\$5,000,000)
 - What is the current estimated cost per mile for trails? For the complete cross section like what is being placed on Creath - \$1.2 million. The Shared use paths run about \$200 a foot.
 - I believe you are wanting recommendations/input from the Connectivity Committee for the location of the trails. Is that correct? Yes – There are a lot of unfunded portions of the One Jonesboro Plan and other possible connections that would be beneficial. That group will be a great help in establishing which routes are best.
 - Are you planning on having discussions with grants and other interested parties to work on maximizing this funding by finding matching grants? Absolutely. When you look at what is proposed and what has been spent the last few years – there are few that could argue that admin and City Council are not committed to pedestrian infrastructure. That must be highlighted in any grant moving forward.
 - If so, which groups do you believe we should contact about these matching grants? We are open to any group, family, corporation or entity that could help fund additional trails. Our new grants director is already hard at finding additional opportunities and improving our past applications.
 - We have to find ways to put trails in the core of the city so that the most people can get use of them. Yes – Put trails and sidewalks where people are already using them has to be a priority.
 - Would there be a timeline established for this project? The \$5,000,000 associated with the Revenue Bond will need to be spent (or close to it) by the end of the 3rd year. As soon as the committee comes back with the first \$5 million in suggestions – I would be prepared to start the plan design process.
- Shooting Sports Complex (\$3,500,000)
 - Do you have a recent cost estimate for this building that you can share with the council? Yes – Roughly 2 months ago, Brackett and Krennerich completed a redesign of the building. They are anticipating somewhere in the \$3 million range. We are estimating a little high for unforeseen expenses and to help outfit the new facility.
 - If this \$3.5 million doesn't cover the entire estimated cost of construction, what is the plan for the remainder of the funding? It could either be a budget line item or a special appropriation request if needed. If the bid comes back considerably higher than anticipated, it would need to be re-evaluated.
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- You have mentioned the possibility of getting a grant from AG&F for this project. What happens if that grant isn't received? Can we still finish the project so that we can begin hosting tournaments at the Shooting Sports Complex? The cost estimates are assuming we receive no additional funding. If we are successful in getting additional monies from the AGFC, we will see what is remaining after bids are returned and then discuss what extra funding could be allocated toward.
- What would be the timeline for this project? The conceptual layout is completed. A full set of plans would be commissioned upon funding – It is possible that construction could start in some fashion in 2024.

-The use of the revenue bond funding is restricted to the uses that are outlined in the bond ordinance correct? All projects funding through the bond, ARPA or reserves would be set aside in a restricted fund.

-I want to make sure that the funding covers the cost of construction for each project shown. Especially those that do not have other funding shown. We have performed the best due diligence we can, naturally the bidding process is out of our hands – architects can simply make their best prediction on costs and the market is somewhat unpredictable in either direction.

-I do not want any of these projects held up and/or not completed because we do not receive a grant. I agree. None of the revenue bond projects are “dependent” on a grant – they would certainly be welcomed though.

ARPA Projects (\$8,000,000)

- **Miscellaneous Street, Trail and Sidewalk Projects (\$4,500,000)**
 - How will the allocation between misc. street projects, sidewalks and trail projects be determined? Council will approved any project over our purchasing guidelines. Proposals could either be generated from input from the connectivity committee, city staff or state agency.
 - I'm happy to see that the Connectivity Committee will be working with city staff to determine projects, priority, etc.
 - As I mentioned above, we have to find a way to apply for and receive matching grants that will help us maximize this money.
 - Would there be a timeline for these projects? As fast as we can move is the answer – the reality is also, as fast as we can move in regards to plans, right of ways, utility relocations and easements. As evidenced by how quickly the shared use path down Culberhouse was constructed – less steps, utilities and property purchases mean a project moves much faster.
- **Landbank and Development Incentives (\$500,000)**
 - Does the Land Bank already have a list of targeted properties? No, but they have greatly increased their efforts over the last couple years. Acquiring vulnerable

property near city parks will continue to be a priority. The funding could also be used to help incentivize private development along our trails.

- Is there a strategy that the Land Bank will employ to identify targeted properties? See previous answer.
- **Indoor Turf Project (\$2,500,000)**
 - The total devoted in your plan for the indoor turf project is \$4 million after adding the \$1.5 million to be allocated from reserves.
 - Do you have a recent cost estimate that you could share with the council? There has not been a comprehensive cost estimate – even if so, it would likely be outdated before construction plans were on the horizon. We are awaiting the Master Parks Plan for size suggestions but we feel \$8 million is a good starting point. The funding will just be restricted and continue to earn interest while a grant or donor opportunity is sought.
 - It looks like this project is estimated to be about \$8 million and you are going to seek grants or private donations to complete the financial sourcing needed for construction.
 - What is your back up plan if not enough grants and/or private donations are not received? As I mentioned before, we have to be able to get these projects completed and not just be a wish list. For this project, it will either be dependent on a naming rights donation, a grant or support from another entity to happen in the near future. Otherwise we would just need to continue to set savings into the account where possible to eventually pay for the project.
 - Would there be an established timeline for this project?
- **Humanitarian Outreach (\$500,000)**
 - This seems to be a very broad category that can support many different avenues.
 - How do you foresee this money being used? Similar to how CDBG operates. We feel that lays a good framework for determining which projects meet that definition.
 - Would/Could this money go towards a homeless shelter? Yes it could, we would love to see an operator group utilize this funding to open a shelter.

-If the council approves Res-23:271, is this \$8 million restricted to the uses shown above?

-What happens if funding for the Indoor Turf Project isn't secured and it is decided that the \$2.5 million ARPA and the \$1.5 million in reserves needs to be devoted to another area? Would the council have to vote to reallocate the money to a different category? Yes, the council could vote to re-appropriate that funding to another area if needed or desired.

-What is the time frame for completing projects in this category? I know the ARPA funds have to be appropriated by the end of 2024 but when will the money have to be spent by? Given the efforts to adhere strictly to ARPA by the City, amounts that may be effected by any one project would likely fall within limits that are not governed by time limits set forth in the original notice of funding.

Reserve Appropriations (\$5,000,000)

- Northeast Jonesboro Park Creation (\$2,250,000)
 - Do you have a recent cost estimate for what it will cost to complete the park as currently planned? With a property of that size, it will be somewhat similar to Craighead Park or Joe Mack – there will always be improvements and additions.
 - Do you have a list of the significant improvements that could be completed with this \$2.25 million plus the \$750K in FY2025 CI Budget? Most immediate would be purchase needed portions of the property, construct parking facilities, a walking path, field improvements, playground and parking.
 - Will the space be a usable park once these significant improvements are completed? Yes – the first step is getting the property. Green space would be immediately useable. Halff and Associates would then begin a master plan for the project in accordance to the Master Parks Plan agreement.
 - What will the \$1 million from the Outdoor Recreation grant be used for at this park? It can be used for purchase or development. As previously stated, this park would be a long term investment project that likely would not be fully completed for years and improvements would need to be ongoing.
 - What is the backup plan if this grant is not received? To continue forward with plans to purchase and develop the property.
 - When will we know whether or not this grant will be awarded to the City? We hope to have a new yellow book appraisal by the end of this week – after that the State will continue their review. We have hurdled the first round of that process and been favorably advanced.
 - I just want to make sure that we have a nice, usable park and aren't dependent upon the grant in order to have this. Agreed – again, this project isn't something there is an initial price tag on – we clearly need more parks in East Jonesboro and developing out a large property like this will be a long term approach.
 - What would be the timeline for this project? Purchase of the property would move first and then we would review Master Plan suggestions on the part to determine which project was priority A, B, C etc
- Indoor Turf Project (\$1,500,000)
 - I've already commented on this project in the section above.
- Forum Upgrades (\$250,000)
 - In your memo, you identified seat upgrades, audio equipment improvements and balcony space renovation as areas that need improvement.
 - Do you have cost estimates for upgrading these areas that you could share with the council? We have talked with FOA, city maintenance and engineering. We estimate new seating to be in the 80-100k range depending on exactly what is selected. Best estimate on sound system improvements is in the 50k range. Balcony improvements are dependent on what is exactly determined at most beneficial.
 - Has the FOA committed to helping with any of these improvements since they will benefit from them? Yes, but as a City we own the building and owe it to

residents to invest in our facilities where possible to make them enjoyable and functional. Support from the FOA or other private entities would be greatly appreciated and will be sought.

- Has there been any discussion in the FOA taking ownership of the Forum if it makes sense for them to do so? Those discussions are ongoing but they are simply not in a position to both make upgrades and assume further responsibilities at the same time.
- What would be the timeline for this project? We hope they can begin on some of it in 2024. Planning construction at the Forum can be tricky because it is best to schedule it in a way that doesn't interfere with programming.

In closing, I think your list is a great start on some much needed investments in our city. I like the fact that we are using the revenue bonds, ARPA funds, reserves and future CI budget monies.

Here are a few points that I have tried to emphasize and will reemphasize now:

- We have to have recent total cost of each project & how much is expected from grants. I don't want to see cost estimates that are significantly more than is being allocated when it comes time to get the projects done.
- We have to have back up plans to get the projects completed if planned grants aren't received.
- We need to have established timelines for each project to help ensure they get done timely.
- We don't need projects unnecessarily drawing out for years and years.
- For you and the council to be looked at as credible, these projects have to get done. Otherwise, all of this will be looked at as a ploy to get attention but not get anything done.
- Some of the comments that I have heard have compared this to the Flyover announcement at the State of the City. The public has not heard another word about that after getting told at the banquet that it was gonna happen.

Once again, thanks for all of your work on this matter.

Sincerely,

Joe