



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Finance & Administration Council Committee

Tuesday, August 11, 2026

4:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

3. APPROVAL OF MINUTES

[MIN-26:070](#) Minutes for the Finance Committee meeting on Tuesday, July 28, 2026.

Attachments: [Minutes](#)

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-26:092](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 211 SCOTT, PARCEL 01-144172-05700, OWNED BY LINDA LOU LAMBERT IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [261872 211 SCOTT COUNCIL NOTICE.pdf](#)
[261872 211 SCOTT VIOLATION LETTER.pdf](#)
[261872 BILLING REQUEST 211 SCOTT.docx](#)
[261872 INVOICE 211 SCOTT.pdf](#)

[RES-26:093](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD DRIVE, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [262805 2612 CRAWFORD COUNCIL NOTICE.pdf](#)
[262805 2612 CRAWFORD VIOLATION LETTER.pdf](#)
[262805 BILLING REQ 2612 CRAWFORD.docx](#)
[262805_INVOICE_2612 CRAWFORD.pdf](#)

[RES-26:094](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2404 BRAZOS, PARCEL 01-144281-29400, OWNED BY KINGDOM ASSETS LLC IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [262107 2404 BRAZOS COUNCIL LETTER.pdf](#)
[262107 2404 BRAZOS VIOLATION LETTER.pdf](#)
[262107 Billing Req 2404 Brazos.docx](#)
[262107 INVOICE 2404 BRAZOS.pdf](#)

RES-26:095 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 213 NISBETT, PARCEL 01-143134-00400, OWNED BY FRANCISCO JR & IRASMA CORDOVA IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [261689 BILLING REQ 213 NISBETT.docx](#)
[261689 213 NISBETT COUNCIL LETTER.pdf](#)
[261689 213 NISBETT VIOLATION LETTER.pdf](#)
[261689 INVOICE 213 NISBETT.pdf](#)

RES-26:096 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 700 MELODY, PARCEL 01-143244-27500, OWNED BY PATINO IGNACIO & EMILEE IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [261616 700 MELODY COUNCIL LETTER.pdf](#)
[261616 700 MELODY VIOLATION LETTER.pdf](#)
[262506 700 MELODY BILLING REQUEST.docx](#)
[262506 INVOICE 700 MELODY.pdf](#)

RES-26:097 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 823 PARKVIEW, PARCEL 01-143251-00300, OWNED BY KYLE MICHAEL HAYNIE IN THE AMOUNT OF \$335

Sponsors: Code Enforcement and Finance

Attachments: [262279 823 PARKVIEW COUNCIL LETTER.pdf](#)
[262279 823 PARKVIEW VIOLATION LETTER.pdf](#)
[262279 BILLING REQ 823 PARKVIEW.docx](#)
[262279 INVOICE 823 PARKVIEW.pdf](#)

RES-26:098 RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS AND GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2027 OUTDOOR RECREATION MATCHING GRANT FROM THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM

Sponsors: Grants and Parks & Recreation

RES-26:100 THIS RESOLUTION IS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR FUNDING THROUGH THE DELTA REGIONAL AUTHORITY'S 2026 COMMUNITY INFRASTRUCTURE FUND

Sponsors: Grants

RES-26:099 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 1709 EAST
HIGHLAND DRIVE FOR JONESBORO POLICE DEPARTMENT OPERATIONS

Sponsors: Police Department and Finance

Attachments: [Shelter Building Info Book.pdf](#)
[Shelter Bld Floor Plan.pdf](#)
[1709 E. Highland Dr. - Letter of Transmittal \(002\).pdf](#)
[FE Contract - 1709 E Highland Drive, Jonesboro, AR.pdf](#)
[Disclosure-Commercial.pdf](#)

ORDINANCES TO BE INTRODUCED

ORD-26:028 AN ORDINANCE AUTHORIZING THE ISSUANCE OF A GENERAL REVENUE
PROMISSORY NOTE FOR THE PURCHASE AND IMPROVEMENTS OF A POLICE
FACILITY LOCATED AT 1709 EAST HIGHLAND DRIVE, JONESBORO, ARKANSAS;
PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE
NOTE; DECLARING AN EMERGENCY; AND PRESCRIBING OTHER MATTERS
RELATING THERETO

Sponsors: Police Department and Finance

Attachments: [Short Term Financing Bid Tabulation.pdf](#)

5. PENDING ITEMS

6. OTHER BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:070

Agenda Date:

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Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Minutes

Minutes for the Finance Committee meeting on Tuesday, July 28, 2026.



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, July 28, 2026

4:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 5 - Joe Hafner; John Street; David McClain; Ann Williams and Charles Coleman

Absent 2 - Anthony Coleman and Brian Emison

3. APPROVAL OF MINUTES

[MIN-26:063](#)

Minutes for the Finance Committee meeting on Tuesday, July 14, 2026.

Attachments: [Minutes](#)

A motion was made by John Street, seconded by David McClain, that this matter be Passed . The motion PASSED with the following vote.

Aye: 4 - John Street; David McClain; Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-26:074](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO AMEND A PORTION OF THE EMPLOYEE HANDBOOK FOR ALL EMPLOYEES FOR THE CITY OF JONESBORO

Sponsors: LJ Bryant

Chairman Joe Hafner said, alright, I've got a few things to say regarding this before I open up the floor to other councilmembers. Number one, you know, typically when a resolution is brought up to us, especially the handbook, is addressing a problem. I personally don't believe that there is a problem that needs to be addressed. I think that our current nepotism policy covers what needs to be covered. I looked at other cities including Little Rock, Conway, Cabot. Our policy falls in line with those. Number two, I spoke with Dewayne Douglas today, our HR Director, and Dewayne told me that he didn't see any issues that needed to be addressed by this policy change. In particular, you know, the one that obviously hits closer to home with us is the 'Any

person that is a relative or the mayor or city councilmember shall not be eligible for hire with the city during the term of the mayor or city councilmember'. I mean we currently have 49 openings in the City of Jonesboro. There's quite a few in the Police Department, the Fire Department, Streets, Engineering, City Planning, Communications, and I would just really hate to limit our job pool because, you know, one of our grandkids, or nephews, or nieces, or cousins want to apply for a job with the city. I feel like there's checks and balances in place. There was a change to the nepotism policy, I believe, in 2024. In talking with Carol, the state law that this was based on, ACA 21-8-101, it deals with state boards and commissions. It doesn't deal with the city council or mayor in mayor/city council relationship. So, I just don't really feel like there's a need for this change. I'll open the floor up for other discussion.

City Attorney Carol Duncan said, I'd like to clarify that there's just not a state law. (inaudible)...mayor/city council that's why that was one I think they were looking at as a reference. (Carol Duncan speaking off mic) Councilmember John Street asked, is there some issue that brought this up for a change? Is there something specific that brought it about?

LJ Bryant, 3821 Riveria Drive, approached the podium and said, well, I don't guess I've ever stood here so this is really different. This was a conversation with Carol. I just kind of witnessed over the years and the problems we've had primarily in state government and schools. Schools have a zero-tolerance policy. Dr. Coleman maybe could speak to that. I mean, I know I read an article recently like the Conway School Board president had to resign for being on the Conway School Board so their kid could be a teacher. So, we've obviously had a problem over the years with mayors hiring their kids. I mean, it happened with Mayor Perrin. It's happened with this mayor too. So, I think from a public perspective we just kind of have to be above reproach. And I hear Councilman Hafner's point, you know, yeah a lot of open jobs. There's no doubt that there's difficulty filling jobs. But the challenge is, the public just needs to know that it's fair. And I don't have the statistic in front of me. I can't remember, but I think in the instance when we created the Park Ranger Program we had four jobs and...Man, I can't remember the statistic off the top of my head. I want to say 40, 50, 60 people applied and the mayor's son got one of the four jobs. And maybe he was absolutely entitled to it, maybe that's great. Maybe the same thing is true for Mayor Perrin's son. Maybe that's fantastic. Maybe he was the perfect person for the job. I was not around for any of that. This just prevents any of those problems. Prevents any of those sort of conflicts. And so, I think it's obviously something schools absolutely abide by. The state has had that problem historically, if you'll remember back in the day, you know, Wingfield was the state treasurer, he put two of his kids on the state payroll and gave them both cars. And so, then the state started to take action against constitutional officers misusing resources. So, I think when it comes to public officials, much like we can't take a gift over X amount of dollars, and we can't take a contribution over X amount of dollars, and we have to fill out a statement of financial interest saying where our money comes from, I think the public just wants to know we're way above reproach. And so, this prevents any of those issues. So that was my motivation, if you will, to prevent any future problems. Because I think public integrity is super important and people now are more skeptical of us than ever. So that's why I brought it forward.

Councilmember David McClain said, Mr. Chairman, if I may. So, and I... I'm not in... I mean, I think it's something that is not a problem until it is a problem. And so, I think one of the things that we've got to be reminded of, Mr. Bryant just brought it up, the previous administration had someone employed, a son employed, that son was found to be doing something on city computers and accessing firewalls, all that kind of stuff, and it became a problem. A former IT director was terminated. So, to me, like I said,

it's not a problem until it's a problem. So, anything that will give us some clearance in terms of this is our policy, you cannot go beyond this, I feel like that would be moving in the right direction, so we don't have some issue that arises.

Chairman Joe Hafner said, wasn't the prior mayor's son terminated when he was found doing something wrong? So it seems like there was a check and balance in place there. Councilmember David McClain said, but somebody else lost his job from it.

Chairman Joe Hafner said, but I think that's getting into the weeds somewhat, assuming that it was retaliatory. I mean, I just think this is far reaching when it talks about, you know, one of my nephews can't be hired to be a lifeguard at a pool when we're looking for swim guards and having to close pools early last summer because we didn't have enough lifeguards. I just think this is, I understand being above reproach, I think that's why there's, you know, why you have an HR director, you have an HR Department, you have directors, you know, you have you have procedures and you go through if there's, you know, if someone feels like they were wrong somewhat, but you know, I think this is... I understand you don't need to have nepotism, you don't need to have favoritism that results in problems. I just think this is way over the top for our current situation.

LJ Bryant said, and I think my final comment is, you know, even in our small town your last name gets you special favors. You know, and there's just no way to design a system that's fair when you're part of a certain family. And this prevents any of those conflicts. But anyway, appreciate the consideration. And that's why it was brought forward.

Councilmember David McClain said, I'll say one more last thing. Like I said, it's not a problem, until it's a problem. Going forward, looking 20 years down the road, I don't know if not having something in place is a... I mean, I understand we have a current, but maybe something with a little more teeth would prevent things from happening. LJ Bryant said, thank you.

Chairman Joe Hafner said, Dr. Coleman? Councilmember Dr. Charles Coleman said, I don't happen to have any problem having something in place, but I think at the same time it needs to be on an individual basis more than collectively. Councilmember John Street said, would this affect anybody employed right now? Chairman Joe Hafner said, no. City Attorney Carol Duncan said, it would not. LJ Bryant said, thank you Chairman. Chairman Joe Hafner said, you're good, Dewayne? I mean, it's totally up to you, but this is now your time.

Director of HR Dewayne Douglas said, okay, with the current policy, basically, I feel like it addresses all the needs that we wanted it to. Back in 2024, that's what we did, was kind of strengthen that, so we had to have certain approvals in place to make sure there's, try to avoid some conflict. And so, the only difference in our policy and the one that's recommended is that paragraph number five, or point number five, about being able to hire the councilmember or the mayor's family. So, I would hate also to restrict. It's hard enough to fill positions. I would hate to think if one of your members of your family or something like that wanted to be a lifeguard or work in parks, wanted to serve their community, they would not be required to do so. And so, you get all kinds of employment issues, and most of them don't have anything to do with nepotism. You deal with them as you get them. And so, we address those things, and so we try our best to do so.

Chairman Joe Hafner said, we'll go to Mr. Miller. Kevin Miller, 1111 Layman Drive approached the podium and said, thanks. I agree with a lot of what you said. I understand needing to have a nepotism policy. I think we have one. I think it works. I

do think this is a step too far. I wanted to absolutely make sure that this doesn't affect in any shape, form, or fashion current employees. Guaranteed lockdown this isn't going to affect any current employees. City Attorney Carol Duncan said off mic, no, it can't affect... I don't know what's wrong with my microphone, but it can't affect current employees. Kevin Miller said, and that's good. It shouldn't. But I also don't like the idea of excluding potential employees. And my kids are grown and got their own careers and moving down, but it would absolutely thrill me someday if one of my grandkids decided they wanted to follow in my footpath and maybe join the Fire Department. But because of who they're related to, they have to tell them you're not welcome here. That's simple. I also did a little research, checked with some other cities. I understand school districts have different policies. The state has different policies, but I checked with Paragould, Fort Smith, Conway, Bentonville, Rogers, Springdale, Hot Springs, Little Rock. None of them have a policy like this. Most of their policies pretty much mirror our existing policy. No one has that additional set. I think we're excluding people that we don't have to. We have a system in place to address those potential conflicts without adding another layer. That's my opinion. Thank you.

A motion was made by John Street, seconded by Charles Coleman, that this matter be Recommended to Council . The motion FAILED with the following vote.

Aye: 1 - David McClain

Nay: 3 - John Street;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:079](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 218 W. FORREST, PARCEL 01-144073-27900, OWNED BY DERR LAVAUGHN IN THE AMOUNT OF \$315

Sponsors: Code Enforcement and Finance

Attachments: [261761_218 W FORREST INVOICE.pdf](#)
[261761_COUNCIL NOTICE.pdf](#)
[Billing Request 218 W Forrest 261761.docx](#)
[ORIGINAL VIOLATION 261761 218 W FORREST.pdf](#)

A motion was made by John Street, seconded by Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:080](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 413 PARKVIEW, PARCEL 01-144302-18300, OWNED BY SANDHILL PROPERTY MGT IN THE AMOUNT OF \$1,240

Sponsors: Code Enforcement and Finance

Attachments: [260721_413 PARKVIEW INVOICE - Copy.pdf](#)
[260721_413 PARKVIEW VIOLATION LETTER.pdf](#)
[Billing Request 260721_413 Parkview.docx](#)
[Council Notice 260721.pdf](#)

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:081](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 616 E. OAK, PARCEL 01-144191-17500, OWNED BY JOYCE SCARBOUGH IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [262159 COUNCIL NOTICE.pdf](#)
[262159 NOTICE OF VIOLATION.pdf](#)
[262159_616 E OAK INVOICE.pdf](#)
[Billing Request 616 E Oak 262159.docx](#)

A motion was made by John Street, seconded by Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:082](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 704 VINE, PARCEL 01-143134-22200, OWNED BY EKPE UKO IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [262104 COUNCIL NOTICE.pdf](#)
[262104 VIOLATION.pdf](#)
[262104_704 VINE INVOICE.pdf](#)
[Billing Request 704 VINE 262104.docx](#)

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:083](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1702 W. NETTLETON, PARCEL 01-143242-00800, OWNED BY EF HOLDCO WRE ASSETS REO LLC IN THE AMOUNT OF \$315

Attachments: [262237 Council Notice.pdf](#)
[262237 Violation.pdf](#)
[262237_1702 NETTLETON INVOICE.pdf](#)
[Billing Request 1702 W Nettleton Billing Req 262237.docx](#)

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:084](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5017 MT. CARMEL, PARCEL 01-133013-01500, OWNED BY KATHERINE ARTERBERRY IN THE AMOUNT OF \$465

Sponsors: Code Enforcement and Finance

Attachments: [261441 COUNCIL LETTER.pdf](#)
[261441 VIOLATION.pdf](#)
[261441_5017 MT CARMEL_INVOICE_ARTERBERRY.pdf](#)
[Billing Request 5017 Mt. Carmel 261441.docx](#)

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:085](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ADOPT A REVISED EMPLOYEE HANDBOOK FOR THE CITY OF JONESBORO

Sponsors: Human Resources

Attachments: [Employee Handbook Revised July 2026.pdf](#)

Councilmember John Street said, this need be postponed indefinitely to do away with it? Or does this codify the other one? City Attorney Carol Duncan said, my mic isn't working for some reason but this is different than the other. City Clerk April Leggett said, do we need a motion to discuss?

Chairman Joe Hafner said, Mr. Douglas do you want to explain what this is about? HR Director Dewayne Douglas approached the podium and said, yeah. Since the nepotism change was coming up we've kind of been working on a whole new handbook revision but these are a couple of items that had some urgency in them like the AI policy if we were going to make a change then we go ahead and get the AI updated in there. And then also the employee rep committee has been requesting to try to have some language put in there to more define their role. And so, if we're going to council to make any kind of change we thought we would need at least to get those two updates but also to have a working on a total update to the whole handbook basically. Chairman Joe Hafner said, so do you want these to go ahead and go to full council or? Director Dewayne Douglas said, I'd rather wait myself but these policies... What do you think Carol?

City Attorney Carol Duncan said, I mean I have some concerns about AI that I think we do need a written policy on AI. So, I personally think we could change it anytime you know if we have further changes down the road we could do those. But my biggest concern is cities have problems with employees not realizing that when they upload personal sensitive or confidential information into like Chat GPT to get it to help them write a letter they're not realizing that that personal sensitive information is being stored by whatever free service they've uploaded that to and it's no longer personal and private. So, like if you want Chat GPT to, I'm not going to say HR would do this but I'm going to use HR as an example. Let's say they're about to terminate you and they say I need help writing a letter because he did this this and this and these are all the personal things that would not be releasable other than in that letter but they upload it to Chat GPT to help them write a letter. Many of those databases then store that information. We had a lot of education on this at the Municipal League this time... But they store that information and then you have released essentially confidential information to someone that you don't realize who you're releasing it to. Dates of birth, social security numbers, things like that so they were really wanting us to use caution on and wanting cities to develop an AI policy. So I think that one's pretty important. I would like to see us go ahead and approve that and if there are additional changes to the handbook later we can also bring those back. But I think an AI policy that just makes it, and then some education, right? Of our employees after that can follow this. But to have a policy in place that says you're not allowed to do this. And also something about human oversight that says check your work. You know we've learned at Municipal League about attorneys that submitted briefs where they said write me a brief that argues this and it would write that brief okay, but it would also make up case law that doesn't exist to support what it's saying. And they didn't go back then and check that case law to see if that was real case law and it wasn't. Chat GPT or whoever just made it up and then they submitted that to the court and got in trouble and I'm not saying it would be that serious here. My office is certainly smarter than that, but what I'm saying is I think that we need to...Employees don't realize that yes it is smart and yes it is helpful, but use caution when you're using it with private information and double checking that it's telling you what you need to be told.

Councilmember David McClain said, but this is on city owned devices is what you're talking about. City Attorney Carol Duncan said, I'm just talking about city information essentially. I don't care if you use Chat GPT to write a letter to break up with your boyfriend. I mean I don't care about that. I'm talking about if you're in a department where you have access to what's considered confidential information. Whether that's the Police Department or HR or Finance or you know wherever that we have access to confidential information. We need something in place that tells employees what oversight and what they need, what our policy is on putting that information into a computer somewhere that you don't know anything about really that's storing that. Councilmember David McClain said, that's what I'm asking is this specific for like city devices? City Attorney Carol Duncan said, city employees. Councilmember David McClain continued, or just employees as a whole so I mean how would you know if I got my letter from my Chat GPT account versus... City Attorney Carol Duncan said, I mean if we find out that confidential information has been leaked in some way, it's a violation of our policy. Director Dewayne Douglas said, I mean you if I'm using it to write something up I just make sure I remove names, confidential information. City Attorney Carol Duncan said, right. I mean, you could say, help me fire a guy named David, and here's what he did. Councilmember David McClain said, you can't. City Attorney Carol Duncan said, without saying, like, you know, it was McClain, and here's his social security number, and here's his date of birth, and here's his kid's name. Councilmember David McClain said, I see what you're saying. City Attorney Carol Duncan said, you don't want to put that personal information out there. Councilmember

David McClain said, for sure. City Attorney Carol Duncan said, it's dangerous, and people don't realize how dangerous it is. Councilmember David McClain said, correct.

Director Dewayne Douglas said, so these two changes are two changes that kind of have some urgency to them, especially the AI piece. City Attorney Carol Duncan said, yeah. Director Dewayne Douglas said, so it would benefit going to council and getting approved, but know that shortly we'll have other changes coming. City Attorney Carol Duncan said, other changes. Yeah. Chairman Joe Hafner said, can you explain what the other change is? Director Dewayne Douglas said, yeah. There's been changes along the police and fire. The fire has adopted the Bill of Rights and things of that nature. So a lot of that, in the one city handbook gets kind of confusing trying to separate the uniform and non-uniform. So the changes you'll see coming will be, you'll have a non-uniform employee handbook like this one, but then you'll have one for police and fire separately as well. City Attorney Carol Duncan said, and I think the only other change in here is about the rep committee, right? Director Dewayne Douglas said, yes, that's correct. City Attorney Carol Duncan said, that's the only other change in the current one that's in front of you.

Councilmember Dr. Charles Coleman said, so, you're asking us to relay this for later then? Director Dewayne Douglas said, I'm sorry? Councilmember Dr. Charles Coleman said, you're asking for this not to go to the council right now? Chairman Joe Hafner said, I think Carol wants it to. City Attorney Carol Duncan said, I think the AI is important to go in. Councilmember Dr. Charles Coleman said, I'm kind of confused. Director Dewayne Douglas said, they're saying go ahead and approve this and send it to council, and then later we'll have other changes coming. Councilmember Dr. Charles Coleman said, oh, okay. Director Dewayne Douglas said, and I'm fine with that.

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

[RES-26:086](#)

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT RL PERSONS CONSTRUCTION, INC. FOR THE SOUTH CARAWAY ROAD WIDENING PROJECT - JOB NO. 2026:20

Sponsors: Engineering

Attachments: [Contract Documents 2026 20.pdf](#)
[Bid Tab.pdf](#)

Councilmember David McClain said, just one, Mr. Chairman, if I may. So I know there...Have we worked with this group before? No? And then also, have we spoken to any other cities that maybe have worked with them, just, I mean, how they are on completion time, maybe change orders and stuff along those lines where... I mean, if there are any concerns for that. Director of Engineering Craig Light approached the podium and said, RL Persons has been a contractor in this area for as far back as I can remember. I've done lots and lots of projects. I don't need anticipate we'll have any problems with this contractor on the job. So, they've been in business for a long time doing highway projects. Councilmember David McClain said, Okay. Well, we haven't, you haven't talked to anybody else about these. Director Craig Light said, no, the construction manager, the project manager for them, I have worked with them before. Councilmember David McClain said, okay. Director Craig Light said, so I think this will be fine. Councilmember David McClain said, thank you.

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - John Street;David McClain;Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison

5. PENDING ITEMS

6. OTHER BUSINESS

Chairman Joe Hafner said, Steve, do we have an update on the Depository Committee meeting? Finance Director Steve Purtee approached the podium and said, Mr. Chairman, since we worked on the Depository Services RFP, we've also been coordinating a bid for a short-term loan. We plan to bring both of those items to the Depository Committee for their review. Additionally, regarding the Depository Services RFP, we are preparing a document that will allow us to understand all of the intricacies in redeveloping our account relationship. So we're gathering this information. Tentatively, we've looked at it, and there are approximately 300 ACH transfers that are going to have to be coordinated. So we're trying to figure out internally how we would manage that, how either a new successful banking relationship would have to manage that with us. So we're kind of still gathering information. Chairman Joe Hafner said, do you have an estimated date or tentative date when the committee will meet? Director Steve Purtee said, at this time, we'll monitor the legislation relative to the short-term loan and factor that in. Chairman Joe Hafner said, ok, good deal. I also believe the mayor would like to make a comment.

Mayor Harold Copenhaver approached the podium and said, I appreciate it, Mr. Chairman. I'm going to go ahead and make the mayor's comments tonight, so I'm going to bring it up. I'm just kidding. I did want to give you, and I'm just here just to make a statement on the Shelter facility, kind of give you an update on the tentative guidelines that we anticipate moving forward. So this is more just information, and then I just wanted to follow up with you all, because it's very important that we be methodical, but also to educate the public in the process. So we're currently working and almost complete with the facts and questions that you as council have proposed to us. We're still asking for any of those, and we anticipate having a Special Called Finance and Public Safety meeting next week to walk through the facts and questions and have a public discussion on this situation and matter.

At that point in time, the process is a timeline, and we need to note that it is a short-term loan that's being proposed. There will be two pieces of legislation, much like we did the revenue bond, a resolution to purchase the building, and an ordinance to approve Amendment 78 loan. So given the nature of the loan interest rates and quotes, it is standard that those are read three times in one meeting, so an ordinance. But at the same time, we would need to waive those readings in one meeting. So thus, I proposed the joint and Public Safety meeting next week to walk through facts and questions, then present the resolution and loan ordinance on August 11th at the Finance meeting. Unless you've got another time frame. And if advanced, then both items for the final vote on August 18th at that following city council meeting. So this timeline allows us to close purchase of the building under the whole terms of the agreed bond selling price. So I just want to bring that forward. I appreciate it Mr. Chairman. Chairman Joe Hafner said, thank you.

Councilmember Dr. Charles Coleman said, mayor? Mayor Harold Copenhaver said, yes sir councilman. Councilmember Dr. Charles Coleman said, before you—I know we're getting ready to go to other business, but I'm going to ask this anyway. I've been out of town, so I don't know. What is the update on Scott Roper? Mayor Harold Copenhaver said, the news as of last night and Councilman Hafner can support this. And if I leave anything out, obviously we're very concerned with his condition. The good news is today that his fever did break. It became lower. He is still on—under watch, I should say, in a very concerning manner. And his situation is of grave concern. So we are—prayers are needed for a dear friend to many of us, but more importantly, his family as well. They are steady and strong. He's got a good physicians team behind him. But we have seen ups and lows with Mr. Roper, and I think right now we're seeing some more positive results. So we need to stay strong as a city for him, and I appreciate you asking about that. And I'll keep you updated. Councilmember Dr. Charles Coleman said, I know this is kind of out of order, but I'm not out of order with all my life, so I'm just going to tell you. Mayor Hold Copenhaver said, did I leave anything else out? Councilmember Dr. Charles Coleman said, have we got a card or something going around to the family or that type of thing? Mayor Harold Copenhaver said, yeah, I think we can—we'll make that occur. Okay, thank you, councilman.

7. PUBLIC COMMENTS

8. ADJOURNMENT

A motion was made by John Street, seconded by Ann Williams, that this meeting be Adjourned. The motion PASSED with the following vote.

Aye: 4 - John Street; David McClain; Ann Williams and Charles Coleman

Absent: 2 - Anthony Coleman and Brian Emison



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:092

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 211 SCOTT, PARCEL
01-144172-05700, OWNED BY LINDA LOU LAMBERT IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: ELDRIDGE ADD 100X171.25

WHEREAS, LINDA LOU LAMBERT, the owner of record, was properly notified of a code violation at 211 SCOTT, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 06/02/2026 using city funds in the amount of \$275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 211 SCOTT.



Invoice# : 70430

Case# : 261872

Invoice Notice Mailed Prior to 06/04/2026

LINDA LOU LAMBERT
211 SCOTT
JONESBORO, AR 72401

Subject: 211 SCOTT JONESBORO, AR Parcel# 01-144172-05700

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 08/18/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

Scott Roper

Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

05/04/2026

LAMBERT LINDA LOU
211 SCOTT ST
JONESBORO AR 72401-2279

Case #: 261872

In regards to property located at: 211 SCOTT, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/14/2026. If the issue is not corrected by the date listed, the City will hire a contractor to come and mow the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

(870)351-4258

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah Gossett".

Hannah Gossett
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 261872

Property Address: 211 Scott

Jonesboro, AR. 72401

APN# 01-144172-05700

Mowing letter sent on : 05/04/2026

Comply by Date: 05/14/2026

Date of mowing Service: 06/02/2026

Need to send the following charges to this person.

Property Owner:

LAMBERT LINDA LOU

211 Scott St

Jonesboro, AR 72401-2279

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$60.00
 Total	 \$275.00

Thank you,

Eric Schmett

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070430

BILL TO
Linda Lou Lambert 211 Scott St Jonesboro, AR 72401

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 550.00

Code Enforcement Charges:

Filing Fee - 211 Scott	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 211 Scott	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 211 Scott	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Linda Lou Lambert

Customer No: 024932

Account No: 0035998 - Code Enforcement Charges - 211 Scott

DUE DATE	INVOICE NO
7/9/2026	0070430

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	825.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:093

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD DRIVE, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: PT NW SW

WHEREAS, RANDY & ALEY CRAWFORD, the owner of record, was properly notified of a code violation at 2612 CRAWFORD DRIVE, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 06/02/2026 using city funds in the amount of \$275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 2612 CRAWFORD DRIVE.



Invoice# : 70427
Case# : 262805

Invoice Notice Mailed Prior to 06/04/2026

RANDY & ALEY CRAWFORD
PO BOX 16354
PARAGOULD, AR 72450

Subject: 2612 CRAWFORD DR JONESBORO, AR 72401 Parcel# 01-144273-02300

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 08/18/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper", is written over the printed name "Scott Roper".

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

04/09/2026

CRAWFORD RANDY & ALEY
PO BOX 16354
PARAGOULD AR 72450

Case #: 261474

In regards to property located at: 2612 CRAWFORD DR, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown with grass and weeds. The property must be mowed and maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 04/19/2026. If the issue is not corrected by the date listed, the City will hire a contractor to mow, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-351-2572

Sincerely,

A handwritten signature in black ink, appearing to read "Clint Borden".

Clint Borden
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 262805

Property Address: 2612 Crawford
Jonesboro, AR. 72401

APN# 01-144273-02300

Mowing letter sent on : 04/09/2026

Comply by Date: 04/19/2026

Date of mowing Service: 06/02/2026

Need to send the following charges to this person.

Property Owner:

CRAWFORD RANDY & ALEY

PO BOX 16354

PARAGOULD, AR 72450

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$60.00
 Total	 \$275.00

Thank you,

Eric Schmett

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070427

BILL TO
Randy & Aley Crawford PO Box 16354 Paragould, AR 72450

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 12,841.32

Code Enforcement Charges:

Filing Fee - 2612 Crawford	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2612 Crawford	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 2612 Crawford	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Randy & Aley Crawford
Customer No: 023540
Account No: 0035631 - Code Enforcement Charges - 2612 Crawford

DUE DATE	INVOICE NO
7/9/2026	0070427

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 13,116.32

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:094

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2404 BRAZOS, PARCEL
01-144281-29400, OWNED BY KINGDOM ASSETS LLC IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: FAIRVIEW ACRES J'BORO CITY

WHEREAS, KINGDOM ASSETS LLC, the owner of record, was properly notified of a code violation at 2404 BRAZOS, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 06/02/2026 using city funds in the amount of \$275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 2404 BRAZOS.



Invoice# : 70428
Case# : 262107

Invoice Notice Mailed Prior to 06/04/2026

KINGDOM ASSETS
132 SOPHIE DR
BROOKLAND, AR 72417

Subject: 2404 BRAZOS Parcel# 01-144281-29400

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 08/18/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you.

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

04/27/2026

Kingdom Assets LLC
132 Sophie Drive
Brookland AR 72417

Case #: 262107

In regards to property located at: 2404 BRAZOS ST, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the whole property needs mowed and trimmed. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/09/2026. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

Call me direct as soon as you receive this letter at 870-273-2129.

Sincerely,

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 262107

Property Address: 2404 Brazos
Jonesboro, AR. 72401

APN# 01-144281-29400

Mowing letter sent on : 04/27/2026

Comply by Date: 05/09/2026

Date of mowing Service: 06/02/2026

Need to send the following charges to this person.

Property Owner:

Kingdom Assets LLC

Eathan Eddinger

132 Sophie Drive

Brookland , AR 72417

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$60.00
 Total	 \$275.00

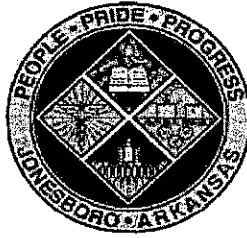
Thank you,

Eric Schmett

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070428

BILL TO
Kingdom Assets LLC Eathan Eddinger 132 Sophie Dr Brookland, AR 72417

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 275.00

Code Enforcement Charges:

Filing Fee - 2404 Brazos	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2404 Brazos	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 2404 Brazos	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Kingdom Assets LLC
Customer No: 024936
Account No: 0036002 - Code Enforcement Charges - 2404 Brazos

DUE DATE	INVOICE NO
7/9/2026	0070428

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 550.00
INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:095

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 213 NISBETT, PARCEL 01-143134-00400, OWNED BY FRANCISCO JR & IRASMA CORDOVA IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: AMOUR MINNIE ADD N1/2 LOT 1 N1/2 LOT 2

WHEREAS, FRANCISCO JR & IRASMA CORDOVA, the owner of record, was properly notified of a code violation at 213 NISBETT, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 06/02/2026 using city funds in the amount of \$275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 213 NISBETT.



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 261689

Property Address: 213 Nisbett
Jonesboro, AR. 72401

APN# 01-14313400400

Mowing letter sent on : 04/16/2026

Comply by Date: 04/29/2026

Date of mowing Service: 06/02/2026

Need to send the following charges to this person.

Property Owner:

Francisco Jr & Irasma Cordova
213 Nisbett
Jonesboro, Ar 72401

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$60.00
 Total	 \$275.00

Thank you,

Eric Schmett
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



Invoice# : 70436

Case# : 261689

Invoice Notice Mailed Prior to 06/04/2026

IRASMA & FRANCISCO CORDOVA JR.
213 NISBETT
JONESBORO, AR 72401

Subject: 213 NISBETT Parcel# 01-143134-00400

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 08/18/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

04/16/2026

CORDOVA FRANCISCO JR & IRASMA
213 Nisbett St
Jonesboro AR 72401-2628

Case #: 261689

In regards to property located at: 213 NISBETT, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass/weeds that needs to be mowed and trimmed. Please mow and trim entire property including any ditch/easements. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 04/29/2026. If the issue is not corrected by the date listed, the City will hire a contractor to mow and trim, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-273-2336

Sincerely,

Chris Martin
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070436

BILL TO
Francisco Jr & Irasma Cordova 213 Nisbett Jonesboro, AR 72401

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 213 Nisbett	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 213 Nisbett	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 213 Nisbett	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Francisco Jr & Irasma Cordova
Customer No: 025372
Account No: 0036129 - Code Enforcement Charges

DUE DATE	INVOICE NO
7/9/2026	0070436

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-81-904.

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:096

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 700 MELODY, PARCEL
01-143244-27500, OWNED BY PATINO IGNACIO & EMILEE IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: WOODS, F. M. ADD LOT 6 N50' S105' E25' LT 8

WHEREAS, PATINO IGNACIO & EMILEE, the owner of record, was properly notified of a code violation at 700 MELODY, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 05/21/2026 using city funds in the amount of \$275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 700 MELODY.



Invoice# : 70434

Case# : 262506

Invoice Notice Mailed Prior to 06/04/2026

IGNACIO & EMILEE PATINO
303 DAN DR
MANILA, AR 72442

Subject: 700 MELODY Parcel# 01-143244-27500

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 08/18/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

A handwritten signature in black ink, appearing to read "SR", is written over the printed name "Scott Roper".

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

04/07/2026

PATINO IGNACIO & EMILEE
303 DAN DR
MANILA AR 72442

Case #: 261616

In regards to property located at: 700 MELODY, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass/weeds that needs to be mowed and trimmed. Please mow and trim entire property including any ditch/easements. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 04/20/2026. If the issue is not corrected by the date listed, the City will hire a contractor to mow and trim, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-273-2336

Sincerely,

Chris Martin
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 262506

Property Address: 700 Melody
Jonesboro, AR. 72401

APN# 01-143244-27500

Mowing letter sent on : 04/07/2026

Comply by Date: 04/20/2026

Date of mowing Service: 05/21/2026

Need to send the following charges to this person.

Property Owner:

PATINO IGNACIO & EMILEE
303 DAN DR
MANILA, AR 72442

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$60
 Total	 \$275.00

Thank you,

Eric Schmett
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070434

BILL TO
Ignacio and Emilee Patino 303 Dan Drive Manila, AR 72442

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
-------------	----------	----------------	--------	----------	--------	---------

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 700 Melody	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 700 Melody	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 700 Melody	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Ignacio and Emilee Patino
Customer No: 023949
Account No: 0035784 - Code Enforcement Charges

DUE DATE	INVOICE NO
7/9/2026	0070434

Please remit payment by the due date to: If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-64-804.

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 275.00

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:097

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 823 PARKVIEW, PARCEL 01-143251-00300, OWNED BY KYLE MICHAEL HAYNIE IN THE AMOUNT OF \$335

LEGAL DESCRIPTION: HONEYCUTT'S FIRST ADDITION PT NW NE NE

WHEREAS, KYLE MICHAEL HAYNIE, the owner of record, was properly notified of a code violation at 823 PARKVIEW, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 06/02/2026 using city funds in the amount of \$335; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 823 PARKVIEW.



Invoice# : 70431
Case# : 262279

Invoice Notice Mailed Prior to 06/04/2026

KYLE MICHAEL HAYNIE
423 N CRESTON APT 101
MESA, AZ 85213

Subject: 823 PARKVIEW JONESBORO, AR 72401 Parcel# 01-143251-00300

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 08/18/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper", is written over the printed name "Scott Roper".

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

05/06/2026

KYLE MICHAEL HAYNIE
423 N CRESTON APT 101
Mesa AZ 85213

Case #: 262279

In regards to property located at: 823 PARKVIEW, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown with grass and weeds. Property must be mowed and maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 05/17/2026. If the issue is not corrected by the date listed, the City will hire a contractor to mow, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

8706045579

Sincerely,

Ariana Kelty
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 262279

Property Address: 823 Parkview

APN# 01-143251-00300

Jonesboro, AR. 72401

Mowing letter sent on : 05/06/2026

Comply by Date: 05/17/2026

Date of mowing Service: 06/02/2026

Need to send the following charges to this person.

Property Owner:

KYLE MICHAEL HAYNIE

423 N CRESTON APT 101

Mesa, AZ 85213

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$120.00
 Total	 \$335.00

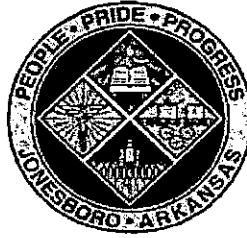
Thank you,

Eric Schmett

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070431

BILL TO
Kyle Michael Hayne 423 N Creston #101 Mesa, AZ 85213

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
-------------	----------	----------------	--------	----------	--------	---------

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 823 Parkview	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 823 Parkview	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 823 Parkview	1.00	120.00	120.00	0.00	0.00	120.00

INVOICE TOTAL: 335.00 0.00 0.00 335.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Kyle Michael Hayne
Customer No: 024999
Account No: 0036039 - Code Enforcement Charges

DUE DATE	INVOICE NO
7/9/2026	0070431

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-64-904.

Invoice Total: 335.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 335.00
INVOICE BALANCE: \$335.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:098

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS AND GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2027 OUTDOOR RECREATION MATCHING GRANT FROM THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM

WHEREAS, The City of Jonesboro, Arkansas seeks to improve recreation facilities and wishes to seek grant funding assistance; and

WHEREAS, in order to obtain the funds necessary to enhance and expand playground facilities at Craighead Forest Park, it is necessary to obtain an Outdoor Recreation Matching Grant from Arkansas Department of Parks, Heritage, and Tourism; and

WHEREAS, the plans for such recreation areas have been prepared and the price of \$999,980 with the city's match totaling \$499,990 therefore has been established; and

WHEREAS, Jonesboro City Council is well aware and apprised of the above-mentioned project, and will provide the local portion of the development cost of the entire project; and,

WHEREAS, this governing body understands the grantee and grantor will enter into a binding agreement which obligates both parties to policies and procedures contained within the Outdoor Recreation Matching Grant Application Guide, including, but not limited to, the following; the park area defined by the project boundary map, submitted with the application must remain in outdoor recreation use in perpetuity, regardless if the property is bought or developed with matching grant funds and; all future overhead utility lines within the project boundary must be placed underground and; the project area must remain open and available for use by the public at all reasonable times of the day and year; facilities can be reserved for special events, league play, etc. but cannot be reserved, leased, or assigned for exclusive use, and; the project area must be kept clean, maintained, and operated in a safe and healthful manner.

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

SECTION 1: The Jonesboro City Council supports the submission of the FY2027 Outdoor Recreation Matching Grant application to the Arkansas Department of Parks, Heritage and Tourism

for inclusive playground equipment, splash pad and other amenities at Craighead Forest Park.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all necessary documents to effectuate the application.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro to submit all necessary documents for this grant.

SECTION 4: The City Council does hereby authorize the Mayor and City Clerk to execute all agreements and contracts regarding any future award of the Outdoor Recreation Matching Grant.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:100

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

THIS RESOLUTION IS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR FUNDING THROUGH THE DELTA REGIONAL AUTHORITY'S 2026 COMMUNITY INFRASTRUCTURE FUND

WHEREAS, the Delta Regional Authority (hereinafter "DRA") was created to promote economic development and foster partnerships that have a positive impact throughout the Delta Region; and

WHEREAS, the City of Jonesboro, Arkansas, intends to apply for \$671,000 in funding through the DRA Community Infrastructure Fund 2026 for the retrofitting of the City's incinerator (waste destructor); and

WHEREAS, the City of Jonesboro will provide \$67,100 in matching funds at a cost share ratio of 90/10 for this grant award; and

WHEREAS, DRA requires that an individual be designated and authorized to administer the award and perform all duties related thereto on behalf of the City of Jonesboro; and

WHEREAS, the City of Jonesboro is committed to fulfilling all applicable requirements associated with the DRA funding opportunity.

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

SECTION 1: The Jonesboro City Council supports the submission of the 2026 Community Infrastructure Fund application to the Delta Regional Authority.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all necessary documents to effectuate the application.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro to submit all necessary documents for this grant.

SECTION 4: The City Council does hereby authorize the Mayor and City Clerk to execute all agreements and contracts regarding any future award of the Community Infrastructure Fund Grant.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:099

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 1709 EAST HIGHLAND DRIVE FOR JONESBORO POLICE DEPARTMENT OPERATIONS

WHEREAS, the Jonesboro Police Department is currently working out of 5 different facilities following the emergency closure of the Justice Complex on Washington Avenue; and

WHEREAS, these displaced divisions result in a barrier to interdepartmental communication and creates hardships for public access; and

WHEREAS, three of the temporary workspaces are in City community centers, resulting in a reduction of useable community space for programming and events; and

WHEREAS, the proposed space includes 14,418 square feet, consisting of approximately 30 office spaces, 2 conference rooms, multiple breakrooms, 51 parking spots and an enclosed garage space; and

WHEREAS, the property has been reviewed by a licensed appraiser to provide a defensible market value that concluded the contract price was fair and reasonable; and

WHEREAS, the City of Jonesboro desires to enter into a contract to purchase the property at 1709 E. Highland Drive, commonly referred to as the “Shelter Insurance Building”, for \$2,750,000, plus associated closing costs and fees; and

WHEREAS, funding for the purchase shall be provided via short-term Act 78 loan of \$3,000,000 to support the purchase and necessary facility adjustments.

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

SECTION 1: The City of Jonesboro, Arkansas shall execute a contract with Halsey Real Estate for the purchase of property located at 1709 E. Highland Drive, commonly referred to as the “Shelter Insurance Building” for a purchase price of \$2,750,000 plus applicable fees and costs.

SECTION 2: The Jonesboro City Council endorses the pursuit of Amendment 78 short-term financing to fund the above stated purchase.

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

Jonesboro Office Building

For Sale: 14,418 RSF
1709 E Highland Drive, Jonesboro, AR



CONTACT US

Andrew Wiechern
+1 501 850 0733
andrew.wiechern@ar.colliers.com

Isaac Smith, CCIM, SIOR
+1 501 850 0736
isaac.smith@ar.colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

Colliers

Property features

Office for Sale

- Building size: 14,418 RSF
- Lot size: +/- 2.05 acres
- 51 parking spaces on-site
- Offering price: \$2,850,000
- 29 private offices and two conference rooms
- Quick access to I-555
- Approximately 19,000 vehicles per day on E. Highland Drive
- Located on one of the major arterials in Jonesboro at a signalized intersection



The Region

Located in the northeastern part of Arkansas, Jonesboro is home to Arkansas State University, the second largest four-year college in the state. Located within an hour's drive of Interstates 40 and 55 and just one hour from Memphis, TN, the nation's distribution center, Jonesboro is the economic center of a 12-county area. Boasting a cost of living that is 15% below the national average and some of the lowest utility prices in the U.S., the Jonesboro Metropolitan Statistical Area rates as the strongest of 84 metros in the South and Southeast, according to Area Development magazine.

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Est. Population (2025)

1 Mile	3 Mile	5 Mile
4,549	55,705	78,189



Est. Households (2025)

1 Mile	3 Mile	5 Mile
2,133	22,982	31,580



Est. Avg. Household Income (2025)

1 Mile	3 Mile	5 Mile
\$104,379	\$70,095	\$83,613

CONTACT US

Andrew Wiechern
+1 501 850 0733
andrew.wiechern@ar.colliers.com

Isaac Smith, CCIM, SIOR
+1 501 850 0736
isaac.smith@ar.colliers.com

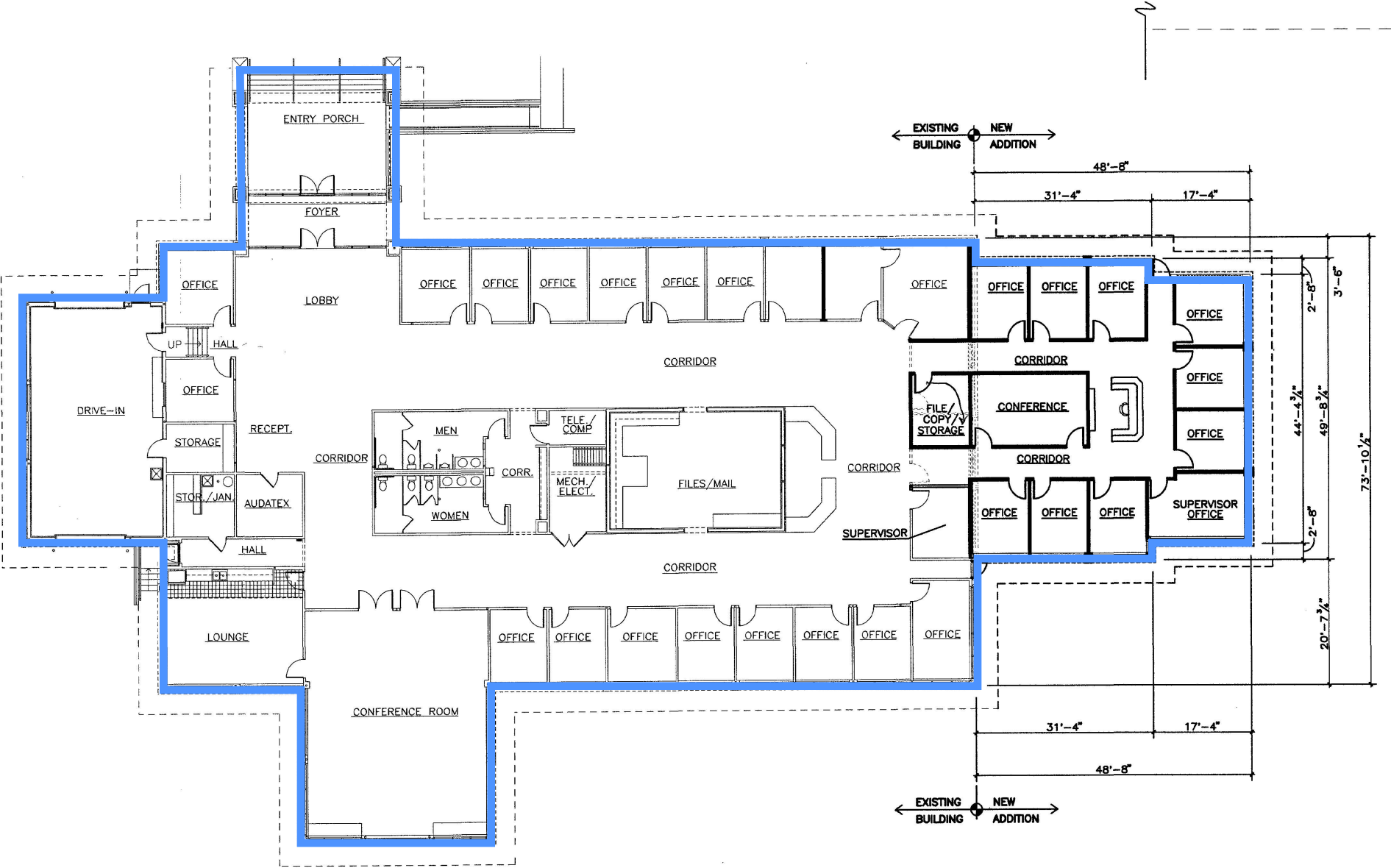
Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

Property aerial



[illegible]

Floor plan



Property photos



Jonesboro Office Building

1709 E HIGHLAND DRIVE, JONESBORO, AR



Contact us:

Andrew Wiechern

+1 501 850 0733

andrew.wiechern@ar.colliers.com

Isaac Smith, CCIM, SIOR

+1 501 850 0736

isaac.smith@ar.colliers.com

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Colliers | Arkansas

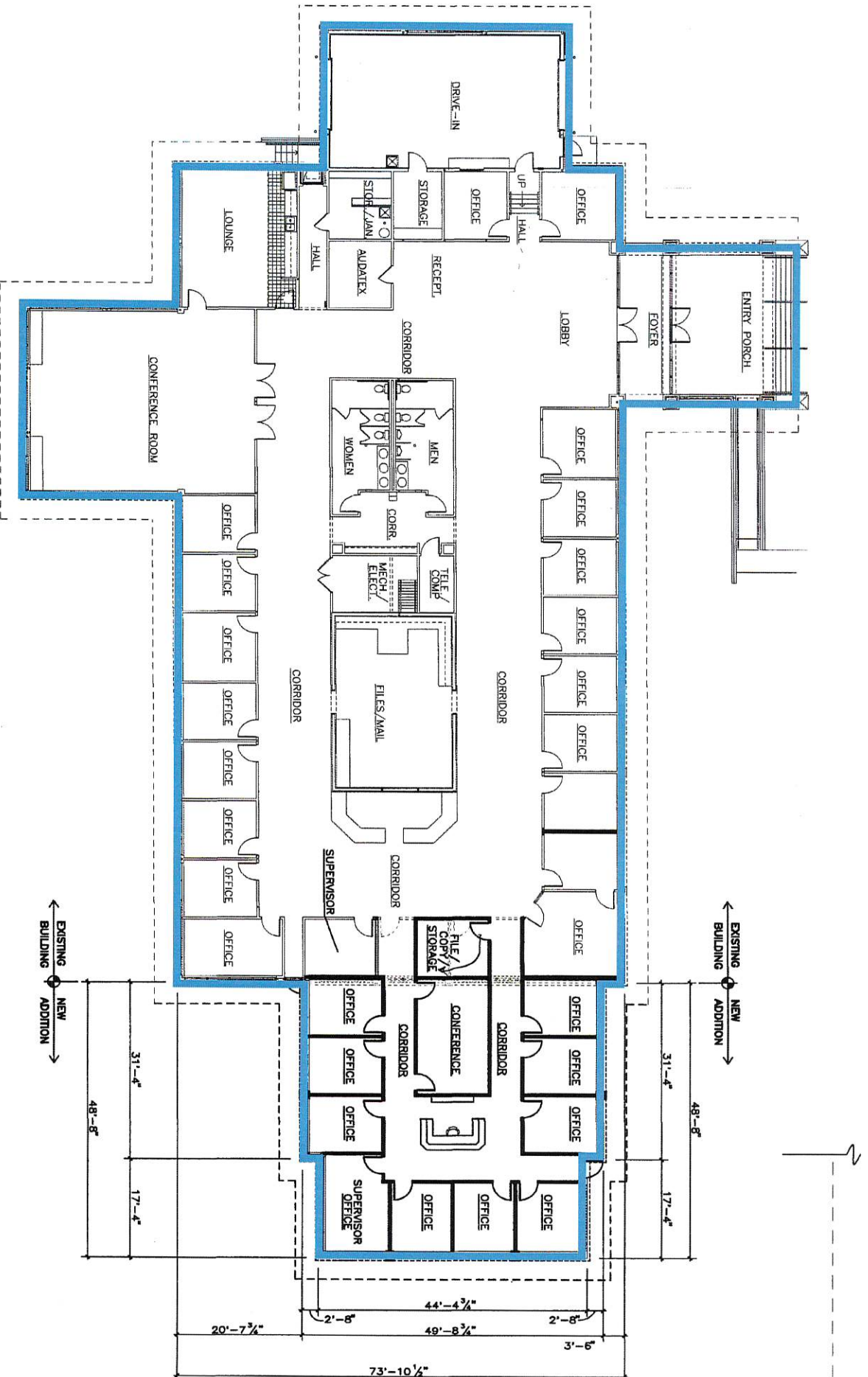
1 Allied Drive | Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161



Floor plan





July 7, 2026

Mr. Brian Richardson
City of Jonesboro
300 S. Church St.
Jonesboro, AR 72401

Attn. Mr. Brian Richardson,

At your request, I have performed an appraisal on real property located at 1709 E. Highland Dr. in Craighead County, Jonesboro, AR. The enclosed report is being presented in the form of an appraisal report as directed by Standard 2, Rule 2-2^(b) of the USPAP (Restricted Appraisal Report). Per engagement, the reporting of the appraisal results was limited to a letter of transmittal. Included within this letter of transmittal are the results of my findings via a range of values which was determined as acceptable by the client. Collected documents and information deemed necessary to produce these findings are contained in the appraiser's work file. Details of the process and approaches conducted, along with appraisal results follow.

The appraiser has not conducted appraisal services on the subject property within the last three years.

The purpose of this restricted appraisal is to express my opinion of the market value of the fee simple interest, subject to the definition of value, assumptions and limiting conditions, and certifications contained in my work file. It is my understanding that this appraisal report is to be used to determine market value for internal decision making. It may be invalid if used for any other purpose or valuation date. The intended user is Mr. Brian Richardson with the City of Jonesboro, Arkansas. No other user was identified by the appraiser.

An exterior only inspection was conducted. The details about the subject property were aided by several sources of information which include, but not limited to, marketing material by the listing brokerage, county data information, discussions with client, GIS maps, etc. Based on the limited inspection conducted, which lacks an interior observation as well as measurements conducted of the improvements, the appraisal is being conducted based on the extraordinary assumption that the details about the subject property discovered during research are accurate and that no differences exist. Any differences that may exist could cause appraisal results to be impacted.

The assignment is understood to be a determination of market value of the subject site and improvements. As mentioned, only an exterior inspection of the subject site and improvements were conducted. See extraordinary assumption above. The appraiser's scope of work consisted of a determination of the problem to be resolved (determine market value), determination of the purpose of the appraisal (internal decision making), determine client of the report (Mr. Brian Richardson with the City of Jonesboro, AR), a site and exterior observation of the improvements where applicable and conducted (effective date: 06/25/2026), determination of the most applicable approaches to value (sales comparison and income approaches), extensive research and analysis of the market area (market determination), research of comparable data (county record services, MLS data, appraiser file information, etc.), selection of appropriate comparable sales, analysis of comparable sales selected, analysis of market leases to determine a potential rental rate for the subject property, analysis of estimated expenses and cap rate determination, determination of values via both approaches, and reconciliation of value. This list above is not determined to be exhaustive but gives a good indication of the level of work completed in development these appraisal results. Based on discussions with the client, a range of values based on the need for a test of reasonableness of the listing price was requested and deemed acceptable. Based on the data and conclusions determined through the research and analysis conducted, it is my opinion that as of June 26, 2026, the range of market value of the subject property appraised is:

Market Value Conclusion					
Appraisal Premise	Interest Appraised	Date of Value	GBA SF	Range of Value Conclusion	Range of Price/SF
As-Is	Fee Simple	June 25, 2026	14,418	\$2,700,000 - \$3,000,000	~\$187 - ~\$208

Preston King has performed the subject appraisal under the requirements and policies of the Uniform Standards Board of the Appraisal Foundation (USPAP).

Descriptions of the property appraised, together with explanations of the appraisal procedures used, are included within the work file.

Sincerely,



Preston King
 State Certified General Appraiser
 AR State License #CG3948

Real Estate Contract (Commercial)



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2026
Arkansas
REALTORS®
Association

Page 1 of 15

Form Serial Number: 029321-700178-4055158

1. PARTIES: The City of Jonesboro

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from Shelter Mutual Insurance

(individually or collectively, the "Seller"), the real property described in Paragraph 2 of this Real Estate Contract (the "Property").

2. ADDRESS AND LEGAL DESCRIPTION:

1709 E Highland Dr, Jonesboro, AR - Parcel #01-144292-04200

3. PURCHASE PRICE: Buyer shall pay the following to Seller for the Property (the "Purchase Price")

\$2,750,000.00 payable as follows:

certified funds at closing.

Real Estate Contract (Commercial)



Copyright
2026
Arkansas
REALTORS®
Association

Page 2 of 15

Form Serial Number: 029321-700178-4055158

4. CONVEYANCE: Unless otherwise specified, conveyance of the Property shall be made to Buyer by ☒ general warranty deed ☐ special warranty deed, in fee simple absolute, except it shall be subject to recorded instruments and easements if any, which do not materially affect the value of the Property. Unless expressly reserved herein, **SUCH CONVEYANCE SHALL INCLUDE ALL MINERAL RIGHTS OWNED BY SELLER CONCERNING AND LOCATED ON THE PROPERTY, IF ANY, UNLESS OTHERWISE SPECIFIED IN PARAGRAPH 17. IT IS THE RESPONSIBILITY OF THE BUYER TO INDEPENDENTLY VERIFY AND INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF MINERAL RIGHTS AND ANY LEGAL RAMIFICATIONS THEREOF.** Seller warrants and represents only signatures set forth below are required to transfer legal title to the Property. Seller also warrants and represents that Seller has peaceable possession of the Property, including all improvements and fixtures thereon, and the legal authority and capacity to convey the Property by a good and sufficient general warranty deed, free from any liens, leaseholds or other interests.

5. TITLE INSURANCE: Buyer and Seller understand that Listing Firm and Selling Firm are not licensed title insurance agents as defined by Arkansas law and do not and cannot receive direct or indirect compensation from any Closing Agent regarding the closing process or the possible purchase of title insurance by one or more of Buyer and Seller. Regardless of the policy chosen, Buyer and Seller shall have the right to choose their Closing Agent(s). Within 14 days of acceptance, Seller shall furnish to Buyer a commitment for an American Land Title Association (ALTA) owner's title insurance policy in the amount of the Purchase Price issued by a company of Seller's choice authorized to insure title to real property in the State of Arkansas and which company is reasonably acceptable to Buyer.

Where the title commitment shows special exceptions to title other than those standard exceptions contained in the ALTA commitment form, and where such special exceptions relate to restrictions, conditions, defects or other matters that would interfere with Buyer's use or adversely affect the value of the Property, then within 7 days of delivery of the title commitment, Buyer shall deliver written notice thereof to Seller. Such notice shall state specifically those exceptions to which Buyer objects. All objections not specifically enumerated within such a timely delivered notice shall be deemed to be waived by Buyer.

Within 7 days of Buyer's delivery of notice of objections to Seller, Seller may cure such objections or have the exceptions waived or removed by the title company issuing the commitment.

If, within such 7 day period, Seller fails to cure and/or waive such objections and exceptions, or within that period, Seller delivers written notice to Buyer that it will not so cure, then within 7 days from delivery of such notice from Seller or the end of the period within which Seller may cure (whichever is applicable), Buyer shall have the option to:

- A. Terminate this Real Estate Contract by delivering written notice thereof to Seller, in which event all sums paid or deposited by Buyer shall be returned to Buyer; or
- B. Agree to purchase the Property as scheduled subject to such objections and exceptions with no reduction in the Purchase Price; or
- C. Agree to extend the Closing date for 30 days to give Seller additional time to cure such objections. If Buyer fails to deliver notice of termination or grant an extension of the Closing date within that period, the objections shall be deemed to be waived and the transaction shall close as scheduled.

Seller shall furnish the committed owner's title insurance policy as soon as practicable after Closing, and shall pay all expenses related to the owner's title insurance policy.

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6. NON-REFUNDABLE DEPOSIT: The Non-Refundable Deposit (hereinafter referred to as "Deposit") is funds tendered by Buyer to Seller to compensate Seller for liquidated damages that may be incurred by Seller resulting from Buyer failing to close on this transaction. The liquidated damages shall include, but not be limited to, Seller's time, efforts, expenses and potential loss of marketing due to Seller's removal of property from the market.

The Deposit is not refundable to Buyer unless failure to close is exclusively the fault of Seller or if Seller cannot deliver marketable title to the Property. The Deposit will be credited to Buyer at Closing. Buyer shall hold Listing Firm and Selling Firm harmless of any dispute regarding the Deposit. Buyer expressly acknowledges the Deposit is not to be held by either Listing Firm or Selling Firm. The Deposit may be commingled with other monies of Seller, such sum not being held in an escrow, trust or similar account.

- ☒ **A.** The Deposit is not applicable.
- ☐ **B.** Buyer will pay to Seller the Deposit in the amount of \$ _____
- ☐ i. Within _____ days following the date this Real Estate Contract has been signed by Buyer and Seller; or
- ☐ ii. Within three (3) business days following agreement to repairs on Inspection Repair & Survey Addendum; or
- ☐ iii. Other: _____

7. EARNEST MONEY: Earnest money is in the amount of \$ **0.00** ("Earnest Money"), which shall apply toward Buyer's Purchase Price or Closing Costs. If at least one or more of the conditions of Paragraphs 5, 13B, 17, 19 and 21 (if any) have not been fulfilled, performed or removed, Earnest Money shall be promptly refunded to Buyer. If Buyer fails to fulfill his obligations under this Real Estate Contract, or if after all conditions have been met Buyer fails to close this transaction, Earnest Money may, at the sole and exclusive option of Seller, be retained by Seller as liquidated damages. Alternatively, Seller may return Earnest Money and assert all legal or equitable rights that may exist as a result of Buyer breaching this Real Estate Contract. Buyer warrants, represents and acknowledges that the check tendered will be honored upon presentation to Buyer's bank, and that Buyer shall be in default of this Real Estate Contract if the check is not honored upon first presentation to Buyer's bank. Buyer understands that failure to tender Earnest Money as required by this Paragraph 7 shall constitute a breach of this Real Estate Contract. Buyer and Seller agree that in the event of any dispute concerning entitlement to Earnest Money, Listing Firm may interplead Earnest Money into a court of competent jurisdiction, and upon such interpleading of Earnest Money, both Listing Firm and Selling Firm shall be released from liability to Buyer and Seller. Listing Firm shall be reimbursed for all costs and attorney's fees from the funds entered for interpleading.

- ☐ **A.** Earnest Money is tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited by Listing Firm no later than three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller.
- ☐ **B.** Earnest Money will be tendered by Buyer in the form of ☐ cash ☐ check. If Earnest Money is tendered by check, it will be made payable to ☐ Listing Firm, ☐ Closing Agent _____ ☐ Other _____. Earnest Money will be deposited within three (3) business days following the date this Real Estate Contract has been signed by Buyer and Seller. (If Earnest Money is not to be tendered within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller, see Paragraph 17.)
- ☒ **C.** No Earnest Money will be tendered. References to Earnest Money in this Real Estate Contract shall not be applicable and are deemed deleted.

The principal broker shall also be responsible and accountable for any funds delivered to an escrow agent selected by the principal broker, but shall not be responsible for funds delivered to an escrow agent selected by the parties.

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8. SURVEY: Buyer has been given the opportunity to obtain a new certified survey. Should Buyer decline to obtain a survey as offered in Paragraph 8A of this Real Estate Contract, Buyer agrees to hold Seller, Listing Firm and Selling Firm involved in this Real Estate Contract harmless of any problems relative to any survey discrepancies that may exist or be discovered (or occur) after Closing.

- ☐ **A.** A new survey satisfactory to Buyer, certified to Buyer within thirty (30) days prior to Closing by a registered land surveyor,
- ☐ showing property lines only ☐ ALTA Certified Survey
- ☐ showing all improvements, easements and any encroachments will be provided and paid for by:
- ☐ Buyer ☐ Seller ☐ Equally split between Buyer and Seller.

☐ **B.** Buyer declines survey.

☒ **C.** Other Buyer has the option to obtain a new Survey at Buyer's sole expense.

Specific Survey Requirements: _____

Should Buyer agree to accept the most recent survey provided by Seller, this survey is for information purposes only and Buyer will not be entitled to the legal benefits of a survey certified in Buyer's name.

9. PRORATIONS: Taxes and special assessments due on or before Closing shall be paid by Seller. Any deposits on rental Property are to be transferred to Buyer at Closing. Insurance, general taxes and special assessments, rental payments and interest on any assumed loans shall be prorated as of Closing, unless otherwise specified herein.

10. FIXTURES AND ATTACHED EQUIPMENT: Unless specifically excluded herein, all fixtures and attached equipment, if any, are included in the Purchase Price. If any personal property is included in the Purchase Price it will be described in a separate exhibit attached hereto and incorporated by reference herein (hereinafter referred to as the "Personal Property"). The Personal Property does not include any software or related materials that Seller does not have the legal right to transfer or license to Buyer, and does not include any items leased to Seller under any operating contract. Seller agrees to execute a Bill of Sale at Closing transferring ownership of the Personal Property to Buyer.

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11. CLOSING: Closing is the date and time at which Seller delivers the executed and acknowledged deed. Buyer and Seller agree the Closing date will be (month) Section 17 (day) Section (year) Section 17. The Closing date may be changed by written agreement of Buyer and Seller. If the sale is not consummated by Closing date (or any written extension thereof) the parties shall have the remedies available to them in equity or at law, including the remedies available to them in Paragraph 7.

Buyer and Seller shall have the right to choose their Closing Agent(s) and are not relying on Listing Firm or Selling Firm to choose a Closing Agent. Should Buyer or Seller choose the services of a Closing Agent(s) other than Selling Firm or Listing Firm, then Buyer and Seller each jointly and severally agree to indemnify and hold Listing Firm and Selling Firm harmless for all intentional misconduct and negligent acts (including acts of omission) of the Closing Agent(s).

This Real Estate Contract shall serve as written closing instructions to the Closing Agent on behalf of the Buyer and Seller. The Closing Agent(s) is/are authorized to provide Seller's settlement statement to Listing Firm (in addition to Seller) and Buyer's settlement statement to Selling Firm (in addition to Buyer) prior to settlement so that Buyer, Seller, Listing Firm and Selling Firm shall have a reasonable opportunity to review prior to Closing.

Buyer and Seller shall each have the right to request title insurer(s), if any, issue closing protection, to indemnify against loss of closing funds because of acts of a Closing Agent, title insurer's named employee, or title insurance agent. Any cost for closing protection will be paid by the requesting party(ies). Listing Firm and Selling Firm strongly advise Buyer and Seller to inquire of the Closing Agent(s) about the availability and benefits of closing protection.

Unless otherwise agreed by Buyer and Seller, transaction costs will be paid by the party indicated below.

Seller	Buyer
Title Examination or search fees	Recording fees
Premium for owner's title insurance policy	Premium for mortgagee's title insurance policy
Preparation of conveyance documents	Preparation of loan documents
One-half of escrow fees	One-half of escrow fees
One-half of documentary stamps	One-half of documentary stamps
Other charges as customarily paid by Seller	Other charges customarily paid by Buyer
IRS Notification form	

This Real Estate Contract shall, unless otherwise specified in Paragraph 17 of this Real Estate Contract, constitute express written permission and authorization to Listing Firm and Selling Firm to disclose the terms of this Real Estate Contract (and all Addenda), including without limitation concessions provided by Buyer or Seller or other non-public personal information of Buyer and Seller regarding the purchase and sale of the Property, to any of the following: (i) an Arkansas licensed appraiser; (ii) multiple listing services for use by the members thereof; and (iii) any other person or entity which Listing Firm or Selling Firm determines, using sole discretion, may have a legitimate basis to request and obtain such information. The authorization and permissions granted in this Paragraph 11 shall not create any obligation or duty upon Listing Firm or Selling Firm to make any disclosure to any person or entity.

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12. POSSESSION: Possession of the Property shall be delivered to Buyer: (Check one)

☒ **A.** Upon the Closing (Seller's delivery of executed and acknowledged Deed).

☐ **B.** Other, as follows: _____

13. SELLER PROPERTY DISCLOSURE: (Check one)

☐ **A.** Buyer and Seller acknowledge that upon the authorization of Seller either Selling Firm or Listing Firm have delivered to Buyer, prior to the execution of this Real Estate Contract, a written disclosure prepared by Seller concerning the condition of the Property, but this fact neither limits nor restricts Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. The written disclosure prepared by Seller is dated (month) _____ (day) _____, (year) _____, and is warranted by Seller to be the latest disclosure and the answers contained in the disclosure are warranted to be true, correct, and complete to Seller's knowledge.

☒ **B.** Buyer hereby requests Seller to provide a written disclosure about the condition of the Property that is true and correct to Seller's knowledge within three (3) business days after this Real Estate Contract has been signed by Buyer and Seller. If Seller does not provide the disclosure within the three (3) business days, Buyer may declare this Real Estate Contract terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. If Buyer finds the disclosure unacceptable within three (3) business days after receipt of disclosure, this Real Estate Contract may be declared terminated by Buyer, with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money. Receipt of this disclosure neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract.

☐ **C.** Although a disclosure form may have been completed (or can be completed) by Seller, Buyer has neither received nor requested and does not desire from Seller a written disclosure concerning the condition of the Property prior to the execution of this Real Estate Contract, but this fact neither limits nor restricts in any way Buyer's Disclaimer of Reliance set forth in Paragraph 16 of this Real Estate Contract. **BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.**

☐ **D.** Buyer understands no disclosure form is available and will not be provided by Seller. **BUYER IS STRONGLY URGED BY SELLING FIRM AND LISTING FIRM TO MAKE ALL INDEPENDENT INSPECTIONS DEEMED NECESSARY PRIOR TO SIGNING THIS REAL ESTATE CONTRACT.**

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14. ENVIRONMENTAL REPRESENTATION: Seller hereby represents to Buyer that to Seller's knowledge (unless otherwise disclosed herein):

- A. The Property is not the subject of any judicial or administrative notice or action relating to hazardous waste or environmental contamination;
- B. Seller has received no notice of any claim or violation of any law or regulation having to do with environmental protection;
- C. No hazardous or toxic substances have been stored, processed, or disposed of on the Property during the period that Seller has owned the Property; and
- D. No underground storage tanks are located on the Property.

15. TERMITE CONTROL REQUIREMENTS: (Check one)

- ☒ A. None
- ☐ B. Seller shall provide prior to Closing, at Seller's expense, a current termite control policy issued by a licensed operator, satisfactory to Buyer.

16. BUYER'S DISCLAIMER OF RELIANCE:

A. BUYER CERTIFIES BUYER WILL PERSONALLY INSPECT OR HAVE A REPRESENTATIVE INSPECT THE PROPERTY AS FULLY AS DESIRED PRIOR TO CLOSING. BUYER CERTIFIES BUYER HAS NOT AND WILL NOT RELY ON ANY WARRANTIES, REPRESENTATIONS, OR STATEMENTS OF SELLER, LISTING FIRM, SELLING FIRM, OR ANY AGENT, INDEPENDENT CONTRACTOR, OR EMPLOYEE ASSOCIATED WITH THOSE ENTITIES, OR INFORMATION FROM MULTIPLE LISTING SERVICES OR OTHER WEBSITES REGARDING MINERAL RIGHTS, YEAR BUILT, SIZE (INCLUDING WITHOUT LIMITATION THE SQUARE FEET IN IMPROVEMENTS LOCATED ON THE PROPERTY), QUALITY, VALUE OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ALL IMPROVEMENTS, APPLIANCES, PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS. HOWEVER, BUYER MAY RELY UPON ANY WRITTEN DISCLOSURES PROVIDED BY SELLER.

LISTING FIRM AND SELLING FIRM CANNOT GIVE LEGAL ADVICE TO BUYER OR SELLER. LISTING FIRM AND SELLING FIRM STRONGLY URGE STATUS OF TITLE TO THE PROPERTY, CONDITION OF PROPERTY, SQUARE FOOTAGE OF IMPROVEMENTS, QUESTIONS OF SURVEY AND ALL OTHER REQUIREMENTS OF BUYER SHOULD EACH BE INDEPENDENTLY VERIFIED AND INVESTIGATED BY BUYER OR A REPRESENTATIVE CHOSEN BY BUYER.

B. IN THE EVENT THAT THE INSPECTION, REPAIR AND SURVEY ADDENDUM IS USED, BUYER AGREES TO SIGN PAGE 4 OF THE INSPECTION, REPAIR AND SURVEY ADDENDUM PRIOR TO CLOSING IF BUYER ACCEPTS THE CONDITION OF THE PROPERTY AND INTENDS TO CLOSE.

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17. OTHER:

1. Closing shall be held with mutually agreed upon title company no later than five (5) business days following the approval from the City Council contingency.
2. Seller agrees to pay the Selling Firm, Halsey Real Estate, 3% of the purchase price at closing.
3. Personal Property List mutually agreed upon prior to closing and shall convey to Buyer.

18. RESTRICTIVE COVENANTS AND PROPERTY OWNER'S ASSOCIATION: Restrictive covenants governing the use and occupancy of the Property have been or will be recorded in the county's real property records. A copy of the restrictive covenants may be obtained from the county clerk.

☒ The Property is not subject to mandatory membership in an owner's association.

☐ The Property is subject to a mandatory membership in an owner's association. Buyer is obligated to be a member of and pay assessments to the owner's association. The amount of the assessment is subject to change. A dedicatory instrument governing the establishment, maintenance, and operation of this residential community has been or will be recorded in the county's real property records. A copy of the dedicatory instrument may be obtained from the county clerk.

☐ See Owners Association Addendum attached.

19. CONTINGENCIES: Buyer's offer to purchase the Property is expressly contingent upon Buyer's satisfaction of the contingencies checked below within the deadline indicated for each contingency. Buyer shall notify Seller in writing when the contingencies are satisfied. If Buyer fails to provide such written notice before the indicated deadline that a contingency checked below has been satisfied, then this Real Estate Contract shall be terminated with Buyer and Seller both agreeing to sign the Termination of Contract, with Buyer to receive a refund of the Earnest Money and Buyer and Seller shall have no further obligation to each other unless otherwise provided in this Real Estate Contract.

Seller shall respond to Buyer requests regarding above listed contingencies within 3 days of receipt. If Seller does not respond within the days stated above, Buyer may elect to: (1) accept Property in its condition at Closing, or (2) terminate this Real Estate Contract and recover Earnest Money and both Buyer and Seller agree to sign a Termination of Contract Addendum.

Contingencies (check all that apply):

- ☐ A. Obtain satisfactory financing, in Buyer's sole discretion, within _____ days after acceptance.
- ☒ B. Obtain satisfactory results of a feasibility study, in Buyer's sole discretion, within 40 days after acceptance.

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19. CONTINGENCIES: (continued from page 8)

- ☒ **C.** Obtain satisfactory results of a Property inspection, in Buyer's sole discretion, within 40 days after acceptance.
- ☒ **D.** Obtain satisfactory results of an environmental report, in Buyer's sole discretion, within 40 days after acceptance.
- ☐ **E.** Obtain satisfactory rezoning, platting, re-platting, or zoning verification, in Buyer's sole discretion, within _____ days after acceptance.
- ☒ **F.** Obtain approval from the City Council for purchase and financing. within 40 days after acceptance.
- ☐ **G.** _____ within _____ days after acceptance.
- ☐ **H.** _____ within _____ days after acceptance.

Additional requirements related to any of above contingencies:

Seller agrees to have all utilities connected and turned on to Property.

Sellers hereby grant to Buyer, its agents and contractors, the right to enter upon the Property to make tests and/or inspections. If the Property is damaged by Buyer or Buyer's agents or contractors during Buyer's inspections or test of the Property, Buyer shall repair and restore the Property to substantially the same condition as existed prior to conducting the inspection and test. Buyer shall indemnify Seller and its agents and hold them harmless from any and all liability, damages, claims, expenses, including reasonable attorney's fees, judgments, proceedings and causes of action of any kind to the extent caused by Buyer's inspection and testing activities with such indemnity obligation expressly surviving Closing or termination of the Real Estate Contract for any reason.

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20. AGENCY: (Check all that apply)

- ☐ **A. LISTING FIRM AND SELLING FIRM REPRESENT SELLER:** Buyer acknowledges that Listing Firm and Selling Firm and all licensees associated with those entities are the agents of Seller and that it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that before eliciting or receiving confidential information from Buyer, Selling Firm, which may be the same as Listing Firm, verbally disclosed that Selling Firm represents Seller.
- ☒ **B. LISTING FIRM REPRESENTS SELLER AND SELLING FIRM REPRESENTS BUYER:** Buyer and Seller acknowledge that Listing Firm is employed by Seller and Selling Firm is employed by Buyer. All licensees associated with Listing Firm are employed by, represent, and are responsible to Seller. All licensees associated with Selling Firm are employed by, represent, and are responsible to Buyer. Buyer acknowledges Selling Firm verbally disclosed that Listing Firm represents Seller. Seller acknowledges Listing Firm verbally disclosed that Selling Firm represents Buyer.
- ☐ **C. LISTING FIRM AND SELLING FIRM ARE THE SAME AND REPRESENT BOTH BUYER AND SELLER:** Seller and Buyer hereby acknowledge and agree that Listing and Selling Firm are the same and all licensees associated with Listing and Selling Firm are representing both Buyer and Seller in the purchase and sale of the above referenced Property and that Listing/Selling Firm has been and is now the agent of both Seller and Buyer with respect to this transaction. Seller and Buyer have both consented to and hereby confirm their consent to agency representation of both parties. Further, Seller and Buyer agree:
- (i) Listing/Selling Firm shall not be required to and shall not disclose to either Buyer or Seller any personal, financial or other confidential information concerning the other party without the express written consent of that party; however, Buyer and Seller agree Listing/Selling Firm shall disclose to Buyer information known to Listing/Selling Firm related to defects in the Property and such information shall not be deemed "confidential information." Confidential information shall include but not be limited to any price Seller is willing to accept that is less than the offering price or any price Buyer is willing to pay that is higher than that offered in writing.
 - (ii) by selecting this option 20C, Buyer and Seller acknowledge that when Listing/Selling Firm represents both parties, a possible conflict of interest exists, and Seller and Buyer further agree to forfeit their individual right to receive the undivided loyalty of Listing/Selling Firm.
 - (iii) to waive any claim now or hereafter arising out of any conflicts of interest from Listing/Selling Firm representing both parties. Buyer and Seller acknowledge Listing/Selling Firm verbally disclosed that Listing/Selling Firm represents both parties in this transaction, and Buyer and Seller have given their written consent to this representation before entering into this Real Estate Contract.
- ☐ **D. SELLING FIRM REPRESENTS BUYER (NO LISTING FIRM):** Seller acknowledges that Selling Firm and all licensees associated with Selling Firm are the agents of Buyer and that it is Buyer who employed them, whom they represent, and to whom they are responsible. Seller acknowledges that at first contact, Selling Firm verbally disclosed that Selling Firm represents Buyer. Any reference to "Listing Firm" in this Real Estate Contract will be considered to mean Selling Firm, both Buyer and Seller acknowledging that all real estate agents (unless Seller is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Buyer.
- ☐ **E. LISTING FIRM REPRESENTS SELLER (NO SELLING FIRM):** Buyer acknowledges Listing Firm and all licensees associated with Listing Firm are the agents of Seller and it is Seller who employed them, whom they represent, and to whom they are responsible. Buyer acknowledges that at first contact, Listing Firm verbally disclosed that Listing Firm represents Seller. Any reference to "Selling Firm" in this Real Estate Contract will be considered to mean Listing Firm, both Buyer and Seller acknowledging that all real estate agents (unless Buyer is a licensed Real Estate Agent) involved in this Real Estate Contract only represent Seller.

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- 21. RISK OF LOSS:** Risk of loss or damage to the Property by fire or other casualty occurring prior to the time Seller delivers an executed and acknowledged deed to Buyer is expressly assumed by Seller. Should the Property be damaged or destroyed prior to Closing, Buyer shall have the option to: (i) enter into a separate written agreement with Seller whereby Seller will agree to restore the Property to its condition at the time this Real Estate Contract was accepted, (ii) accept all insurance proceeds (in an amount not more than the Purchase Price with any proceeds in excess of the Purchase Price to remain the property of Seller) and the Property in its existing condition, or (iii) terminate this Real Estate Contract and recover the Earnest Money. Buyer and Seller agree any written agreement concerning option (i) or (ii) above shall be prepared only by licensed attorneys separately representing Buyer and Seller. Notwithstanding the choice selected in Paragraph 19, Buyer shall have the right prior to Closing to inspect the Property to ascertain any damage that may have occurred due to fire, flood, hail, windstorm or other acts of nature, vandalism or theft.
- 22. GOVERNING LAW:** This Real Estate Contract shall be governed by the laws of the State of Arkansas.
- 23. SEVERABILITY:** The invalidity or unenforceability of any provisions of this Real Estate Contract shall not affect the validity or enforceability of any other provision of this Real Estate Contract, which shall remain in full force and effect.
- 24. MERGER CLAUSE:** This Real Estate Contract, when executed by both Buyer and Seller, shall contain the entire understanding and agreement between Buyer and Seller with respect to all matters referred to herein and shall supersede all prior or contemporaneous agreements, representations, discussions and understandings, oral or written, with respect to such matters. This Real Estate Contract shall not supersede any agency agreements entered into by Buyer or Seller and Listing Firm or Selling Firm without participating Broker's written consent. This Real Estate Contract may not be amended except in a writing signed by both Buyer and Seller. Neither Listing Firm nor Selling Firm may amend this Real Estate Contract by exchange of messages, verbally, or otherwise.
- 25. SUCCESSORS AND ASSIGNS:** This Real Estate Contract shall be binding upon all heirs, successors, personal representatives, executors, administrators and, to the extent allowed in Paragraph 27, assigns.
- 26. DEFAULT:** Upon failure of Buyer or Seller to timely fulfill all obligations under this Real Estate Contract, the non-defaulting party shall have all available rights and remedies provided by applicable law.
- 27. ASSIGNMENT:** This Real Estate Contract may not be assigned by Buyer unless written consent of Seller is obtained, such consent not to be unreasonably withheld. It shall not be unreasonable for Seller to withhold consent if Seller is to provide financing for Buyer in any amount.
- 28. ACCEPTANCE:** The term "acceptance" as used herein shall mean the later of the two dates on which this Real Estate Contract is signed by Seller or Buyer, as indicated by their signatures below, which later date shall be the date of final execution and agreement by the parties hereto. If any date or deadline provided for herein falls on Saturday, Sunday, or a holiday, the applicable date shall be the next business day.
- 29. TIME:** Buyer and Seller agree time is of the essence with regard to all times and dates set forth in this Real Estate Contract. Unless otherwise specified, days as it appears in this Real Estate Contract shall mean calendar days. Further, all times and dates set forth in this Real Estate Contract refer to Arkansas Central time and date. If any Closing provided in this Real Estate Contract shall fall on a Saturday, Sunday or date upon which banks are not open in Arkansas, such performance shall be due on the first day thereafter.
- 30. ATTORNEY'S FEES:** Should Buyer or Seller initiate any type of administrative proceeding, arbitration, mediation or litigation against the other (or against an agent for the initiating party or agent for the non-initiating party), it is agreed by Buyer and Seller (aforementioned agents being third-party beneficiaries of this Paragraph 30) that all prevailing parties shall be entitled to an award of all costs and attorney's fees incurred in defense of such initiated action against the non-prevailing party.

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31. COUNTERPARTS: This Real Estate Contract may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same. Electronic signatures shall be deemed original signatures and shall be binding upon the parties.

32. FIRPTA COMPLIANCE; TRANSACTION REPORTING: Buyer and Seller agree to disclose on or before Closing, to the person or company acting as Closing Agent for this transaction, their United States citizenship status, solely for the purpose of compliance with the Foreign Investment in Real Property Taxation Act (FIRPTA). In addition, Buyer and Seller shall execute all documents required by such Closing Agent to document compliance with the FIRPTA and all other applicable laws. Buyer and Seller acknowledge and agree that they are not the Closing Agent and shall not be considered the "reporting person" in this transaction under any federal or state law. Buyer and Seller agree nothing in this Real Estate Contract is intended to limit the responsibility of the Closing Agent as defined pursuant to United States Treasury Regulation 1.6045-4 to be the "reporting person" under (i) all other state and federal tax laws (including without limitation 26 USC Section 6045(e)), and (ii) all other state and federal laws, directives and regulations (including without limitation all reports required for cash transactions (if applicable), and (iii) file all necessary forms regarding the Closing, including without limitation form 1099, 8288 or 8288A. Any written agreement designating the "reporting person" under 26 USC Section 6045(e) shall also operate as the designation agreement required under 31 CFR 1031.320(c) for the purpose of identifying the "reporting person" responsible for filing the FinCEN Real Estate Report, when required, concerning the transfer of the Property. By accepting the role as Closing Agent, this Agreement shall obligate the Closing Agent to fulfill their responsibilities as set forth above and as otherwise required by state, federal or other laws, directives or regulations. Seller will execute an affidavit confirming compliance with FIRPTA and as otherwise necessary for Closing Agent to fulfill the responsibilities in this paragraph 32, as prepared by the Closing Agent.

33. NOTICE: All notices, requests and other communications under this Agreement shall be in writing and shall be delivered in person, or sent by overnight courier or certified mail, return receipt requested, addressed as follows:

If to Seller: andrew.wiechern@ar.colliers.com

With a copy to: _____

If to Buyer: jerry@halseyre.com

With a copy to: _____

Or at such other address, and to the attention of such person, of which the parties shall have given notice as herein provided. All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof on the second day after the date of the mailing thereof or the first day after being sent by overnight courier.

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34. TAX DEFERRED EXCHANGE: Each party agrees to cooperate with the other, if requested in writing, to effect a tax deferred exchange under the provisions of the Internal Revenue Code of 1986, as amended, provided such exchange is without cost or expense to cooperating party, and the requesting party shall indemnify and hold the other harmless from and against any cost or expense or other liability, tax or action which may be incurred in connection with such exchange.

35. LICENSEE DISCLOSURE: (Check all that apply):

☒ **A.** Not Applicable.

☐ **B.** One or more parties to this Real Estate Contract acting as a ☐ Buyer ☐ Seller hold a valid Arkansas Real Estate License.

☐ **C.** One or more owners of any entity acting as ☐ Buyer ☐ Seller hold a valid Arkansas Real Estate License.

☐ **D.** Neither party to this transaction is represented by any other licensee or broker / firm for the duration of this sale. Each party is self-representing their own interests. See attached Non-Representation Disclosure Addendum.

36. EXPIRATION: This Real Estate Contract expires if not accepted on or before

(month) July (day) 15, (year) 2026, at 4:00 (am) ☐ (pm) ☒

THIS IS A LEGALLY BINDING REAL ESTATE CONTRACT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2026.

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV.

[SIGNATURE PAGES TO FOLLOW ON SUBSEQUENT PAGES]

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Real Estate Contract (Commercial)



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FORM SERIAL NUMBER: 029321-700178-4055158

The above Real Estate Contract is executed:

Buyer's Signature: Signed by: Harold Coppenhaver 7CE93D9D3CF548F Buyer's Signature: _____
 Printed Name: The City of Jonesboro Printed Name: _____
 Date/Time: 7/14/2026 Date/Time: _____

The above Real Estate Contract is:

☒ **accepted**
 Seller's Signature: Richard W. M. H. Seller's Signature: _____
 Printed Name: Shelter Mutual Insurance Printed Name: _____
 Date/Time: 7/15/2026 Date/Time: _____

The above Real Estate Contract is:

☐ **rejected**

	Seller's Initials	Date/Time	Seller's Initials	Date/Time
☐ counter-offered				

(Form Serial Number _____)

☐ **as a backup, if applicable, and Buyer informed of Notification of Existing Real Estate Contract**

(Form Serial Number _____)

☐ **accepted as a backup, if applicable, and Buyer informed of Notification of Existing Real Estate Contract**

(Form Serial Number _____)

	Seller's Initials	Date/Time	Seller's Initials	Date/Time

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Serial#: 029321-700178-4055158

Prepared by: Jerry Halsey Jr. | Halsey Real Estate | jerry@halseyre.com | 8703363800

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Pursuant to AREC Rule 10.12, this Real Estate Contract has been reviewed by:

Halsey Real Estate

Selling Firm

Signed by: Jerry L. Halsey Jr.
Principal or Executive Broker Signature

Jerry L. Halsey, Jr.
Principal or Executive Broker Printed Name

7/14/2026
Date/Time

AREC License #: EB00036593

Broker Email: jerry@halseyre.com

Signed by: Taylor Wilson
Selling Agent Signature

Taylor Wilson / Landon Wilson
Selling Agent Printed Name

7/14/2026 7/14/2026
Date/Time

AREC License #: SA00086756 / SA00094849

Agent Email: taylor@halseyre.com / landon@halseyre.com

Agent Cell Number: 8709264588 / 8705145578

Pursuant to AREC Rule 10.12, this Real Estate Contract has been reviewed by:

Colliers Arkansas

Listing Firm

Mark Bentley
Principal or Executive Broker Signature

Mark Bentley
Principal or Executive Broker Printed Name

07/15/26 11:30 AM
Date/Time

AREC License #: _____

Broker Email: _____

Andrew Wiechern
Listing Agent Signature

Andrew Wiechern
Listing Agent Printed Name

07/15/26 11:30 AM
Date/Time

AREC License #: _____

Agent Email: _____

Agent Cell Number: _____

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Certificate Of Completion

Envelope Id: 6AAA132D-D4D7-8060-8329-B4585879E7FC
 Subject: Complete with Docusign: 7.13.26 - NE REC - 1709 E Highland Dr.pdf
 Source Envelope:
 Document Pages: 15
 Certificate Pages: 2
 AutoNav: Enabled
 EnvelopeId Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 Jerry L. Halsey Jr.
 301 West Washington Avenue
 Jonesboro, AR 72401
 jerry@halseyre.com
 IP Address: 216.163.16.43

Record Tracking

Status: Original
 7/14/2026 11:49:11 AM

Holder: Jerry L. Halsey Jr.
 jerry@halseyre.com

Location: DocuSign

Signer Events

Harold Copenhaver
 hcopenhaver@jonesboro.org
 Mayor
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 7CE93D9D3CF548F

Signature Adoption: Pre-selected Style
 Using IP Address: 64.233.146.72

Timestamp

Sent: 7/14/2026 12:14:35 PM
 Viewed: 7/14/2026 12:20:06 PM
 Signed: 7/14/2026 12:28:02 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jerry L. Halsey Jr.
 jerry@halseyre.com
 President | CEO
 Halsey Real Estate
 Security Level: Email, Account Authentication
 (None)

Signed by:

 D490A3D0089441B

Signature Adoption: Pre-selected Style
 Using IP Address: 216.163.16.43

Sent: 7/14/2026 12:14:33 PM
 Viewed: 7/14/2026 12:15:07 PM
 Signed: 7/14/2026 12:16:22 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Landon Wilson
 landon@halseyre.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

 2106BD27A2454A8

Signature Adoption: Pre-selected Style
 Using IP Address: 216.163.16.43

Sent: 7/14/2026 12:14:33 PM
 Viewed: 7/14/2026 12:23:46 PM
 Signed: 7/14/2026 12:23:52 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Taylor Wilson
 taylor@halseyre.com
 Taylor Halsey
 Halsey Real Estate
 Security Level: Email, Account Authentication
 (None)

Signed by:

 2E520679FAC142A

Signature Adoption: Pre-selected Style
 Using IP Address: 2a04:4e41:3ebf:9c06::61bf:9c06
 Signed using mobile

Sent: 7/14/2026 12:14:34 PM
 Viewed: 7/14/2026 12:23:31 PM
 Signed: 7/14/2026 12:23:39 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/14/2026 12:14:35 PM
Certified Delivered	Security Checked	7/14/2026 12:23:31 PM
Signing Complete	Security Checked	7/14/2026 12:23:39 PM
Completed	Security Checked	7/14/2026 12:28:02 PM
Payment Events	Status	Timestamps

Seller Property Disclosure (Commercial)

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FORM SERIAL NUMBER: 014299-400178-3965703

TO BE COMPLETED BY SELLER: (Please Print)

Date: 7-17-2026

Seller(s): Shelter Mutual Insurance Company

Seller ☒ is ☐ is not occupying the Property.

If Seller is occupying or has occupied the Property, give length of occupancy in years: 33 Years

Property Address:

1709 W Highland

Jonesboro, AR

Approximate finished, heated & cooled square footage (if applicable): 14,418 SF

Approximate Date of Construction: 8-15-1993

Type of Zoning:

Is this Property under a specific use permit? Not to my knowledge.

Please check the following boxes as they apply to the Property:

☒ Water, provided by

☐ A rural water district or other non-municipal water system:

☒ A municipality or county: City Water & Light

☐ Well

☐ Other:

☒ Natural gas, provided by: Summit Utilities

☐ Propane tank: ☐ Owned ☐ Rented from:

☒ Electricity, provided by: City Water & Light

☒ Sewer, provided by

☐ A non-municipal sewer system:

☒ A municipality or county: City Water & Light

☐ Septic system (See questions #4 & 5, following page). Type, if known:

☐ Other:

☐ Mandatory Property Owner's Association Dues: Amount \$ Frequency:

POA Contact Name Phone number

☐ POA has 1st Right of Refusal Option

Covered by association fee (check all that apply):

☐ Swimming pool ☐ Hot tub ☐ Playground ☐ Clubhouse ☐ Tennis courts

☐ Exterior maintenance ☐ Termite contract ☐ Grounds maintenance ☐ Fitness center

☐ Water ☐ Gas ☐ Garbage pickup ☐ Other:

☐ Special Property Assessment: Amount \$ Frequency:

☐ Cable/Satellite/Internet, provided by:

☐ Security Service, ☐ Leased ☐ Owned provided by:

☐ Telephone, provided by:

☒ Garbage pickup, provided by: Marck Recycling & Waste Services

☐ Fire protection, provided by:

☐ Termite policy (current), provided by (Name of Company):

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Seller Property Disclosure (Commercial)

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FORM SERIAL NUMBER: 014299-400178-3965703

Purpose Of Statement: This is a statement of conditions and information concerning the Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on the Property or the Property itself, other than occupying or having ownership of the Property. Seller possesses no greater knowledge than that which could be obtained by inspection of the Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE THE PROPERTY.**

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable". (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown." **Seller's Statement:** Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the above date. **Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing.** Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of the Property.

ALL STATEMENTS MADE IN THIS DISCLOSURE ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF THE PROPERTY.

Concerning the Property referenced above:

1.	To your knowledge, are there any features of the Property shared in common with adjoining landowners, such as walls, fences, driveways, septic systems, water wells, satellite dishes, or shared meters or shared utilities?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
2.	To your knowledge, is there a Property Owners Association, Planned Unit Development, historical preservation district, or architectural committee or board that has any authority over the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
3.	To your knowledge, are there any common areas such as elevators, stairs, loading docks, parking areas, driveways, roads or walkways co-owned with or used by others?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
4.	To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
5.	To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
6.	To your knowledge, are there any encroachments, easements, leases, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect the Property that a title search would not reveal?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
7.	To your knowledge, have there been any room additions, structural modifications or other alterations or repairs made to the Property since the Property was originally constructed?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable
8.	If the answer to Question 7 was "Yes," to you knowledge were such structural changes done following issuance of a permit and in compliance with building codes?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable

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9.	To your knowledge, are there any underground storage tanks of any kind located on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
10.	To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at the Property or at adjacent properties?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
11.	To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on the Property or under any improvement constructed thereon?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
12.	To your knowledge, has there been any damage to the Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
13.	To your knowledge, are there any Bills of Assurance, deed restrictions, other obligations, or other use restrictions for the Property that a title search would not reveal?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
14.	To your knowledge, are there any violations or nonconforming uses of the Property regarding zoning, land use restrictions or "setback" requirements or matters not disclosed in Questions 12 and 13?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
15.	To your knowledge, are there any notices of abatement or citations against the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
16.	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of the property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
17.	To your knowledge, are there any defects in the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of the property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
18.	To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
19.	To your knowledge, is any of the Property in the floodplain or floodway?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
20.	To your knowledge, has any lender required you to purchase flood insurance on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
21.	To your knowledge, has there ever been a problem with the roof on any of the improvements on the Property, such as defective shingles, damaged shingles, leaking or otherwise?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
22.	To your knowledge, is there any infestation by termites or other wood-destroying insects?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
23.	To your knowledge, is there any damage from a previous infestation of this type on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
24.	Do you have knowledge or have you ever received notice from a termite company or other person or entity concerning possible problems or potential problems with the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
25.	Have you ever filed or made an insurance claim, warranty claim, or other claim concerning the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
26.	Have you ever received a settlement of a claim and not made repairs to improvements on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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Serial#: 014299-400178-3965703

Prepared by: Mark Bentley | Colliers International | mark.bentley@ar.colliers.com | 5013726161

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Seller Property Disclosure (Commercial)

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FORM SERIAL NUMBER: 014299-400178-3965703

27.	To your knowledge, has any person or entity ever refused to complete the purchase of the Property because of an actual or alleged problem with the condition of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
28.	To your knowledge, are there any leases or rental agreements (or parties other than Seller in possession) currently in effect on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
29.	To your knowledge, has any part of the Property been designated as Wetlands?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
30.	To your knowledge, are there any persons or entities, other than those listed above as "Sellers," who claim or have ownership or leasehold interest or 1 st right of refusal option on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
31.	To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to the Property or are there any pipeline rights-of-way or easements over or adjacent to the Property?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
32.	To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
33.	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning the Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
34.	To your knowledge, are there any facts, circumstances or events on or around the Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
35.	To your knowledge, does the Property contain any exterior insulation finish system (EIFS) or synthetic stucco or similar components?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
36.	To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on the Property or on adjacent properties?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
37.	To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
38.	To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of the Property, sub-surface of the Property, or otherwise affecting or impacting the ownership or use of such natural resources or mineral rights?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
39.	To your knowledge, is the Property specially constructed or modified to permit access and use by a person with a physical disability?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
40.	Does Seller hold a real estate license?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
41.	To your knowledge, does any person owning an interest in the Property (if Seller is a corporation or other entity) hold a real estate license?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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Serial#: 014299-400178-3965703

Prepared by: Mark Bentley | Colliers International | mark.bentley@ar.colliers.com | 5013726161

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Seller Property Disclosure (Commercial)

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42.	To your knowledge, are there any other defects in the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
43.	To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect the Property or the occupants of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
44.	Is Seller aware of any unlawful chemical or drug substances or their manufacture within the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
45.	To your knowledge, are there any notifications of environmental conditions about the Property from the EPA, governmental agencies, or some other source?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
46.	To your knowledge, have there ever been any hazardous materials released or deposited on or under or about the Property, or leaking on or from the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
47.	To your knowledge, have there been any hazardous materials released or deposited on or leaking from other properties contiguous to the Property?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
48.	To your knowledge, are there any public or private easements or agreements for utilities or access?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
49.	To your knowledge, is the Property located in any special zoning district or under a specific use permit?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
50.	To your knowledge, are there any pending changes in zoning or in the physical condition of the Property?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
51.	To your knowledge, is any part of the Property to be used for residential purposes?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
52.	If the answer to question 51 is yes, was any of the residential-use part of the Property built prior to 1978?	☐ Yes	☐ No	☐ Unknown	☒ Not Applicable
53.	Does seller or anyone on possession pf the property utilize audio or video surveillance in, on or about the property	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable

NOTICE: If question 52 is answered with "Yes" or "Unknown," the Lead-Based Paint Disclosure must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

If the answer to any of the previous questions is yes, explain. Attach additional sheets if necessary

53. - Shelter has video surveillance of our parking lots and entrances to the building. The cameras will remain with the building, however, the server than maintains the system will be removed at the time of sale.

Seller Property Disclosure (Commercial)

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MOLD ENVIRONMENTAL CONDITIONS: Mold, mildew, spores and other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that are common in properties and may affect the Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.

54.	To your knowledge, is there or has there ever been any past or present water intrusion?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable
55.	To your knowledge, is there or has there ever been any presence of mold?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

If the answer to either two questions, 54 or 55, is yes, explain. Attach additional sheets if necessary

54. - In 2015/2016 water infiltrated the building due to poor gutter and landscaping bed maintenance. Along with cleaning out the drain lines, new downspouts were installed. Landscape company was instructed to remove mulch to a level below the weep holes at the brick ledge.

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Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning the Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about the Property, as desired by Buyer, and (ii) visit with applicable law enforcement authorities about possible prior illegal activity on or about the Property.

If the location of the Property being in a Flood or Flood Prone area is of concern to Buyer, Buyer may access FEMA (Federal Emergency Management Authority) at <https://www.fema.gov/flood-maps> regarding such information.

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2026.

FORM SERIAL NUMBER: 014299-400178-3965703

REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV

SELLER HEREBY AUTHORIZES (UNLESS A POTENTIAL BUYER DESIRES NOT TO OBTAIN A COPY OF THE STATEMENT AS EXPRESSLY SET FORTH IN A REAL ESTATE CONTRACT) ALL AGENTS INVOLVED IN THE SALE, EXCHANGE, LEASE OR RENTAL OF THE PROPERTY TO DISTRIBUTE THIS SELLER PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS, LESSEES OR TENANTS OF THE PROPERTY. THIS SELLER PROPERTY DISCLOSURE IS INCORPORATED INTO THE LISTING AGREEMENT EXECUTED BY SELLER AND LISTING FIRM. SELLER FURTHER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. SELLER FURTHER AGREES TO NOTIFY IN WRITING BUYERS, LESSEES, TENANTS AND LISTING FIRM OF ANY CHANGES IN THIS DISCLOSURE THAT MAY BECOME KNOWN TO SELLER AFTER THE DATE SIGNED BY SELLER.

COUNTERPARTS: This Seller Property Disclosure may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.

Submitted by: Shelter Mutual Insurance Company

Signature: by: Travis King

Signature: _____

Printed Name: Shelter Mutual Insurance Company

Printed Name: _____

Seller by Travis King

Seller

(month) July (day) 17, (year) 2026, at 8:30 ☒ (a.m.) ☐ (p.m.)

WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SELLER PROPERTY DISCLOSURE. WE UNDERSTAND THAT THE ABOVE STATEMENTS ABOUT THE PROPERTY ARE TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS BUYER, LESSEE OR TENANT MAY WISH TO OBTAIN.

Received by:

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Buyer

Buyer

(month) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.)

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Serial#: 014299-400178-3965703

Prepared by: Mark Bentley | Colliers International | mark.bentley@ar.colliers.com | 5013726161

Form
Simplicity



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:028

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Finance & Administration Council Committee

File Type: Ordinance

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A GENERAL REVENUE PROMISSORY NOTE FOR THE PURCHASE AND IMPROVEMENTS OF A POLICE FACILITY LOCATED AT 1709 EAST HIGHLAND DRIVE, JONESBORO, ARKANSAS; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE; DECLARING AN EMERGENCY; AND PRESCRIBING OTHER MATTERS RELATING THERETO

WHEREAS, the City of Jonesboro, Arkansas (the "City") is authorized and empowered under the provisions of Amendment 78 to the Arkansas Constitution and the provisions of Arkansas Code Annotated Section 14-78-1001 et seq (the "Act") to issue notes and expend the proceeds thereof to finance all or a portion of the cost of acquiring, constructing and improving real property and tangible personal property having an expected useful life of more than one year; and,

WHEREAS, the City proposes to finance the costs of the acquisition, construction, and improvement of a Police facility located at 1709 East Highland Drive, Jonesboro, Arkansas

WHEREAS, the City will issue its Promissory Note in the maximum principal amount of Three Million Dollars (\$3,000,000.00) (the "Note") under the Act for the purpose of financing the purchase price and improvements of the Property to be Financed; and,

WHEREAS, the City published a notice of bids on July 16, 2026 for securing favorable financing terms for a short-term loan compliant with the Act from area financial institutions; and,

WHEREAS, Arvest Bank offered the most competitive terms for a loan compliant with the Act.

WHEREAS, the loan terms include an interest rate of 4.83%, fixed for the duration of the loan, amortized over 60 months with principal and interest paid monthly, no fees and no prepayment penalties.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

Section 1. The City Council hereby finds that the Property to be Financed is real property and tangible personal property and will have a useful life of more than one (1)-year. The City Council further finds that the maximum principal amount of the Note and the City's outstanding indebtedness issued or incurred under Amendment No. 78, does not exceed 5% of the assessed value of taxable property

located within the City as determined by the last tax assessment.

Section 2. Under the authority of the Constitution and laws of the State of Arkansas (the "State"), including particularly Amendment No. 78 and the Act, the Note is hereby authorized and ordered issued in the maximum principal amount of Three Million Dollars (\$3,000,000.00) for the purpose of financing the costs and improvements of the Property to be Financed and paying expenses, if any, of issuing the Note. The Note shall be dated the date of issuance and shall bear interest on the outstanding principal amount at a fixed rate not to exceed 4.83% per annum. The loan will amortize over 60 months with interest & principal being paid monthly. The Note shall be executed by the Mayor and the City Clerk and the seal of the City shall be affixed to the Note.

Section 3. The Note shall be issued to the Lender in consideration for the Loan.

Section 4. As provided in Amendment No. 78, the monthly debt service payments on the Note shall be charged against and paid from the general revenues of the City. For the purpose of making the Monthly Debt Service payments, there is hereby, and shall be, appropriated to pay the Note, an amount of general revenues of the City sufficient for such purposes. The Finance Director, or designee is hereby authorized and directed to withdraw from the general fund of the City the amounts and at the times necessary to make the monthly debt service payments on the Note.

Section 5. The City shall provide such financial information to the Lender as the Lender may reasonably request.

Section 6. The Mayor, City Attorney and City Clerk are hereby authorized and directed, for and on behalf of the City, to perform all acts of whatever nature necessary to effect and carry out the authority conferred by this ordinance and to execute all papers, documents, certificates and other instruments that may be required for the carrying out of such authority or to evidence the exercise thereof.

Section 7. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally part of this ordinance.

Section 8. Repealer. All laws, ordinances, resolutions, or parts of the same which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 9. Emergency Clause. The City Council hereby determines that the acquisition of the Property to be Financed is essential to the public health, safety and welfare of the citizens of the City and must be financed as quickly as possible; an emergency is, therefore, declared to exist and this ordinance shall be in full force and effect from and after the date of its execution.



Budgeted Amount

N/A

Opened by: P Cook
Tabulated by: M GetsonBid #: 2026:22
Date: 7/23/26

DIVISIONS/DEPARTMENT: Finance Short-Term Financing compliant with Amendment No. 78 to the Arkansas Constitution	Centennial Bank	Arvest Bank	Farmers & Merchants Bank	FNBC Community Bankers
Description	Detail	Detail	Detail	Detail
Short-Term Financing				
Amount:	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Maturity/Term:	5 years	60 months from date of closing	Up to 5 years	5 years
Interest Rate:	5.250%	4.830%	5.000%	4.725%
Fixed/Variable:	Fixed for the life of the loan	Fixed for the entire 60-month duration	Fixed (Tax Free Rate)	Fixed for 5 years. Daily Accr
Repayment/Schedule:	Int Only	Principal and Interest over 60 months	Up to 5 years; Fully Amortizing	60 Monthly P&I Payments
Payment Frequency:	Monthly	Monthly	Annual P&I Payments of approximately \$679,365	Monthly
Loan Principal:	Due at maturity	Amortizing	Amortizing	Amortizing
Fees:	None	None	None	Appraisal cost, title work, origination fee .20% of final loan amount
Other consideration/Notes:	City must comply with all applicable tax exempt requirements. Otherwise, the rate will revert to 6.18%	Prepayment permitted at any time without penalty or premium	NO PRE-PAYMENT PENALTY. Normal underwriting criteria will apply including Formal F&M Bank Loan Committee Loan Approval.	Fees to be paid in cash or deducted from loan proceeds Bid included additional repayment options including: Quarterly Payments on 5 year Amortization, One year draw period followed by 48 monthly payments. For analysis comparison, the lowest overall cost, or 60 Monthly P&I Payments repayment was considered. Subject to final loan approval from banks internal loan committee Loan to be secured by 1st mortgage on property city is purchasing and improving with loan proceeds. Note: this requirement is not consistent with Amendment 78 financing
Evaluation of Net Cost of Loan				
Total Principal & Interest	\$3,787,500	\$3,382,820	\$3,396,822	\$3,373,970
Offset for Interest Earning Opportunity @ 3.00%	(391,922)	(237,777)	(238,093)	(237,441)
Less: Principal amount of Loan	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)
Net Cost of Loan	\$395,578	\$145,043	\$158,729	\$136,529
				Additional Costs to be Considered: Origination Fee: \$6,000 Appraisal: Unknown Title Work: Unknown