



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Capital Improvement Bonds Task Force

Tuesday, September 30, 2025

5:00 PM

Municipal Center, 300 S.Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call by City Clerk

3. Approval of Minutes

[MIN-25:060](#)

Minutes for the Capital Improvement Bonds Task Force Committee on Tuesday, July 1, 2025

Attachments: [Minutes](#)

4. New Business

[COM-25:038](#)

Updates for the Justice Complex

[COM-25:039](#)

Site Discussions

Attachments: [DPZ Analysis.pdf](#)
[Caraway Road Site Option.pdf](#)
[Most Recent Caraway Road Offer Received.pdf](#)
[Washington Ave Site Option.pdf](#)

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
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Minutes for the Capital Improvement Bonds Task Force Committee on Tuesday, July 1, 2025



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Capital Improvement Bonds Task Force

Tuesday, July 1, 2025

4:00 PM

Municipal Center, 300 S.Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call by City Clerk

Present 5 - Brian Emison; Joe Hafner; John Street; Chris Moore and Chris Gibson

3. Approval of Minutes

[MIN-25:048](#)

Minutes for the Capital Improvement Bonds Task Force Committee meeting on Tuesday, June 3, 2025

Attachments: [Minutes](#)

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

Aye: 4 - Joe Hafner; John Street; Chris Moore and Chris Gibson

4. New Business

[COM-25:023](#)

QUESTIONS SUBMITTED BY TASK FORCE MEMBERS

Attachments: [7.1.2025 - Questions.pdf](#)
[911 Real Time Crime Construction Cost Estimate - Craig Light - Outlook.pdf](#)
[2509 JB 911 RTC SD 06.10.25 PLAN.pdf](#)

Chairman Brian Emison said, that's going to bring up the questions that have been submitted to the committee and to the administration for further answers since our last meeting. And thought that it would be best for the individuals that had submitted these questions to go through those, so they can have any kind of direct follow-up that they will need and to make sure that their questions are answered in their entirety.

And first, on my agenda I have today, is Mr. John Street. John, would you like to go through your list of questions, and we can call up whoever's needed to be able to answer those. Councilmember John Street said, I just want to see if anybody would look, or had looked, at a cost benefit analysis. You know, comparing the site on South Caraway as opposed to the one on Washington. It's kind of just a broad deal, but to see what the difference in benefits would be one way or the other. And what

would be the estimated cost to demolish the existing improvements on the Washington Avenue site, and provide adequate solution for the drainage issue. Which to me is probably one of the most critical things we have to deal with at that particular site. And then, which site provides the best location regarding access by the citizens of Jonesboro from all parts of the city for access to the police department and their offices. And which site would best be suited for future expansion growth of their department. Because as I said before, we need to look ahead not just for what we can do now. But we don't need to build it to accommodate what we have now and then be out of room the minute we open the door. And then the final, how much excess land will be left on each site after it's development for current needs. I guess to provide room for future expansion if that's something that we're looking at in this deal. And then the pros and cons of each site's topography, drainage, etc.

Chairman Brian Emison said, good deal. Thank you, Mr. Street. You know, on the first item that's in your list of questions there. I know that we've done a spatial study of that site. As far as anything comparing that to the Washington site, it's none that I'm aware of. Brian, do you want to come up and speak to us about the possibilities of getting something or if we have anything already on the books for Washington... Excuse me, mayor, yes sir?

Mayor Harold Copenhaver said, yeah, councilman. If you don't mind, and committee members, I'd just like to go ahead and make a statement here. Obviously, we've had a situation arise, last Friday afternoon, that might make some adjustments, and I kind of want you to keep this in the forefront. I've already visited with the judge. He's in the room here as well. And I'm going to mention this to council tonight, but we've had a situation at the Justice Complex on Washington. And you all know that it's currently closed. Estimates are being compiled this week to add support after the compromise rafter. Immediate bracing is underway right now to do a more thorough examination of the structure so it can be completed. It's possible the cause of the rafter damage is a larger issue that would greatly impact repair costs and make repair impractical. It was during a routine annual inspection that the drainage was discovered. This building has a history of maintenance issues, and we've already begun a planning process of leaving the facility with the funding of the new 9-1-1 center. Obviously, this is a very fluid situation with safety being the priority in some immediate response and reorganization was necessary. So council, we have temporarily placed all the city employees that were in that building. And I'm working with Judge Day, and the District Court judges Bowling and Fowler on accommodations for District Court. Judge Day has been very helpful and understanding of these unique circumstances, and I want to say thank you judge. We've also asked for an insurance investigator to come out and inspect the damage and determine if it was the result of a weather-related event. So, we will keep the council informed on that matter as soon as we're made aware as well. So that was the request was made yesterday, so hopefully an insurance auditor will come out early this week. So, I want to keep all that. So, a lot of things are coming into play all at once. So, as we answer some of the questions this afternoon, again, with the Washington building itself, that's in a dire situation. Just wanted to make y'all aware. Chairman Brain Emison said, thank you mayor.

Councilmember Joe Hafner said, I just want to say that I think this first thing on Mr. Street's list is vital to what this task force is trying to do. I mean, we can't really make any decisions until we see the cost information for each location, and hopefully that's something we'll have soon. As far as the Washington, the Justice Complex, I really hate to see us keep throwing good money into a really bad building. So, I mean, I rather almost operate as we are right now until we have a final solution to what we're going to do. But getting the cost information that are listed one and two are key to what we're trying to do. I feel like we're spinning our wheels until we get that

information on each location. I know we have the, as far as the 8,900 square feet location on Caraway, we had the cost estimate on that, as of what Mr. Cook from Brackett Krennerich sent on April 16th, but we need some information on Washington. Pronto.

Councilmember Chris Moore said, Mr. Chair, can I? Chairman Brian Emison said, yes, sir. Councilmember Chris Moore said, one of the things I talked with the mayor about today, I went up and saw him and Brian a little bit earlier. After the building incident on Friday, I think that the hole scope of our work may have changed. You know, one of the drawbacks to my plan of moving the city police department to the Washington... I wasn't... the ideal location to me was going to be facing Washington, not necessarily facing Monroe or Madison, because the location of the Justice Complex is on the highest part of the lot. It's the best section of property. But we were going to have to leave that in play for the employees and the court system while we constructed a new building if we decided to go. Now, with the revelation that the Justice Complex may need several hundred thousands of dollars worth of repairs and demolition may be its future. And I want to thank the judge, because it's my understanding that the judge provided facilities for District Court in their existing courthouse over there, and the mayor's relocated the employees. But if we demo that building, that opens up, the best piece of that property. Up on high ground, no need to play around. So, what I talked to the mayor about today was the possibility of instead of having one large project, we break it down into three smaller projects. We leave the entire motor pool right where it's at, which is an excellent location for the motor pool. We build a smaller admin building that would hold all the police and administration, the 9-1-1, and then we work a deal with a county to joint share court space between the District Court, Municipal Court. So, in other words, we wouldn't construct a new courtroom and court facilities over there on our property. And the advantage of that, of course, would be that we'd eliminate the one building, but we would also... we won't need 8,900 square feet of building. We're going to need something much smaller. And the cost should reflect that. So, I mean, in my opinion, the conditions after Friday, and Craig can probably speak he's an engineer. Last time, two years ago, we had preventative maintenance on that building, we put two posts in the courtroom and a beam, and it cost over \$50,000. This time, we're looking at putting six posts, three beams. Who knows what's going to be wrong with the roof, so the cost, I can see the cost escalating in the \$400,000 or \$500,000 range if we have to redo the roof. And I just don't see it on that building.

Councilmember Chris Gibson said, that's an expensive band-aid on a gapping wound.

Councilmember Chris Moore said, I think we'd be better off... and mayor, how much money did we have left in the Citizens Bank building? Mayor Harold Copenhaver said, \$261,000. Councilmember Chris Moore said, so, you're looking at maybe \$400,000 worth of repairs. You'd be looking at \$260,000 left from the Citizens Bank building. We wouldn't have to purchase \$1,500,000 piece of property. It looks to me that we're lining more up that it's be fiscally responsible to build a new building from scratch in the location of the... so in line with the information you want, that's, that's kind of what... the mayor gave me the spatial analysis study this morning. What we really would need to know is how much building would we need if we didn't move the motor pool and we didn't construct a new court facility. And until I know that dollar amount, I really don't know that I can move forward on making a decision.

Councilmember John Street said, I don't think we can just use the motor pool, though, and exit the rest of the building. Councilmember Chris Moore said, do what John? Councilmember John Street said, I don't believe we can just use the motor pool... are you talking about us leaving the rest of the facility out there and just use

the motor pool? Councilmember Chris Moore said, I'm talking about keeping the building on Caraway Road, keeping that entire facility right there, and then building a new building for the chief and his administration and all that on the Washington, and the facility on Caraway Road would be the motor pool and whatever other storage they need out there. That's what... Councilmember John Street said, I mean, CID and... well, you got your desk sergeant out there, you got... Councilmember Chris Moore said, well, I mean, we're going to have to construct a new building, and I would think you would accommodate those. Whatever the needs the chief has. That way we don't have to park 140 cars downtown or find parking for 140 cars on the Washington address. Councilmember John Street said, no, but again, you're separating your resources when you have two different campuses for that stuff. Councilmember Chris Moore said, if you call five of the largest police departments in Arkansas right now John, the motor pool is not at their admin. They build the motor pool on cheaper property, out of way from the admin and the police departments are built... Councilmember John Street said, I'd be concerned about making useful... I don't know but Carol might can answer this, if we don't use that building, we're going to forfeit. Councilmember Chris Moore said, no, no. No, I'm not saying, I'm saying we do use that building. We use and maintain the motor pool and whatever other offices the chief wants. Offices that the public does not come to. The public doesn't go to the motor pool. Councilmember John Street said, no. They don't go to CID usually. They do some but... Councilmember Chris Moore said, things that the public does not go to stay on the Caraway Road. Things that the public go to, like file police reports, see the police, Chief, whatever other admin, possibly Carol's office, all that would go down on the Washington. Councilmember John Street said, ok, again, without fixing the drainage, you're going to have a serious problem down there. As far as using that full time, it's not a big event when it happens, but when it does, you don't go down the street for about 30, 40 minutes. until the water goes away. Councilmember Chris Moore said, I don't think that's a problem if we remove the current building and build on that end. Councilmember John Street said, Craig, you got an opinion on that? On the drainage down at that building?

Engineering Department Director Craig Light approached the podium and said, if the building is built where the current structure stands, then the building itself should be out of flooding. But there's still flooding on Washington Street in the parking lot, at times, under a big rainfall event. If you take down the other building and open it up, you know, there may be some other things. There was a study done in 2007 recommending that the underground drainage system in downtown be upgraded, so it may be some of that work could be done to give some relief to the overall system, and how much of that work has to be done would have to be determined.

Councilmember Chris Moore said, also John, once we can remove the old fire station, City Hall building and have retention in that location, because that is in the middle of the low spot. Councilmember John Street said, yeah, I think... but I don't know if that would be enough. It would be great if it would work, but I think that first study required five acres of detention upstream. So that whole lot wouldn't cover what the recommendation for the... to handle the flood water with the existing drainage that we have through there. Councilmember Chris Moore said, currently as it stands, the building has never flooded in the current Justice Complex. Just as it is. Councilmember John Street said, I know that. Councilmember Chris Moore said, the only thing that's ever flooded is the fire department. Councilmember John Street said, yeah. Councilmember Chris Moore said, right there on the old City Hall and that is a momentary. It comes up and goes down relatively fast there. Councilmember John Street said, it does. Councilmember Chris Moore said, that would be the location that I'm talking about, that it might be we have to tear that building down and construct a retention bond as opposed to having to completely redo all the underground piping. Councilmember John Street said, again, I'd just love to see the cost difference

between what it would take to buy that lot out there and build next door as opposed to what it would take to build a whole system you're talking about from an architect or a contractor or something. So, we can see what we're getting the best...

Councilmember Chris Moore said, right here from Brackett and Krennerich, you've got an estimate to build you a building wherever you want it. You can build it on Washington, you can build it on Caraway. And they specifically say that on Caraway, there'll have to be additional dirt work because the steep slope of the lot, so there's going to be quite a bit of extra work. But here's the price of your building as it stands. It doesn't matter if you build it out there, you build it right down here. But what I'm saying is we may not need this big of building. I'm thinking if the mayor and the judge can figure out the court situation, and we leave the motor pool, we may be looking at a significantly smaller building. Maybe even smaller than the current Justice Complex. I'm not sure. Councilmember John Street said, I don't think there's any doubt we're going to have to something about the court system. Because, I agree with all of you, I think just throwing good money after bad to put more money in that building down there, it's just a money pit. Councilmember Chris Moore said, we've been doing it ever since I've been on the council. Councilmember John Street said, yeah, we've done it... Councilmember Chris Moore said, a matter of time between... Councilmember John Street said, twice since I've been here. Councilmember Joe Hafner said, just kicking the can down the road right.

Chairman Brian Emison said, Mr. Richardson. Chief Administrative Officer Brian Richardson approached the podium and said, just a point of correction. The size of the building that is projected or proposed by Brackett and Krennerich for the 9-1-1 center, that doesn't change. So, wherever it's at, the sizing of that, it's the proposed 5.3 and million dollars and change, that would be the same size no matter where you built it. So, it's not going to get any smaller if you put it over on Washington or Caraway, or anywhere. So, I just want to make that clarification for the public. We're talking about two different buildings here. Councilmember John Street said, will there be room for expansion if you put that building down here? I mean, when you incorporate parking too, you have to have parking for those kinds of facilities. And then, as Craig alluded to, some of that is going to flood when we have an extraordinary rain event. Brian Richardson said, so I would say on that, because we haven't laid the floor plan of the proposed plans on the Washington property to see how much that fits. I know I sent some questions to Craig earlier that Councilman Emison sent me. Let him do a spatial analysis on that to see kind of what those plans on that look like. You know, obviously you've got the old fire station, City Hall building there that is going to take up some room, and you've got some drainage improvements. So, there'll have to be a little bit of math done on that. I think that Craig can probably get that done relatively quickly. And so, I would say on that, let's actually let an engineer and architect actually look at what that layout would be. Because obviously like the mayor had said, things have changed since Friday as far as what kind of space is going to be available. And of course, these were constructed with the... the current plans were kind of aligned with the thought process of all your public safety facilities would be together, and if that's something... if we need to look at a different scenario, that would take a little bit of recalculating. But nothing earth shattering long. But we can pull that together pretty quick. Councilmember Joe Hafner said, so, do you think you could have the information we're looking for by our next meeting if it's... Brian Richardson said, it depends on when the next meeting is called. If it's tomorrow probably not. Councilmember Chris Moore said, well here's the deal. I don't think we're going to have the engineering report and the cost estimates for a month, down here. Councilmember Joe Hafner said, I didn't think we'd call it... Councilmember Chris Moore said, Craig's working with the engineers, and that's going to kind of be one of our determining factors. We want to make, I mean, we want to know for sure that it's not going to be that we're going to have to take the building down. That the current building is not worth repairing, because once we

make that determination, if it has to go and we have to clean it up. That influences our decision also on where we might build. I mean, obviously, if you come back and it had \$20,000 of the damage, we might do \$20,000 worth of repair and get everybody back in there and use it until we can construct. It comes back, we have \$400,000 to \$500,000 worth we're probably going to change our course on what we do down there. And like I say, I can't make any decision until I know those figures, and I see the engineering report from Jordan Lane that confirms that the building's and work pretty bad shape. Brian Richardson said, so, I will say that to create some information as possible that we might have to, I guess, acquire some professional services to do some of these drawings. I know that Brackett and Krennerich created that obviously the documents that we've looked at so far. But we'll have to talk with Engineering and with Finance on what leeway there is to kind of respond to, I guess, I would almost consider this a extenuating circumstances. I think that we've got some flexibility there that we've also been working with Brackett and Krennerich previously on this. I'll get with Craig and with Finance and with Carol to make sure that we can allocate some funds, if necessary. They may be willing to do it, but if we're going to ask them for some more stuff in the scope of their current project entails if we're going to start looking at site plans for downtown as well.

Councilmember Chris Moore said, that brings me back to the first question I asked the mayor. How much money did we have left from the Citizens Bank building, \$260,000. Brian Richardson said, and that's still being finalized but it's going to be roughly. Councilmember Chris Moore said, I'm thinking we may have some of that money that can be used on engineering or design services down there, so that's a possibility.

Councilmember John Street said, two, I know chief hadn't had a lot of time, probably with the events down at the Justice Complex to think about this, but it's his department. I'd love to hear what his thoughts are concerning what direction we go and how that might work out. Police Department Chief Rick Elliot approached the podium and said, is that ok Mr. Chair? Chairman Brian Emison said, yes sir chief. Chief Rick Elliot said, my concerns are, the property on Washington will not be adequate for the future. We can build a brand new building on the high ground as you mentioned, that would be great. That lower area where all the employees have to park their cars and when it floods as it did a month ago, is the city going to buy them new cars? Councilmember Chris Moore said, chief, many cars have flooded behind the current city hall? Chief Rick Elliot said, well, that had to be moved... Councilmember Chris Moore said, I see you have 50 of them parked there. So how many have flooded in the last five years there? Because we've had record rainfalls in the last 12 months. Chief Rick Elliot said, yeah, along that line, that runs next to the fire bay... Councilmember Chris Moore said, no, next to fire bay. I'm talking about... Chief Rick Elliot said, around that parking lot, in the back of the old City Hall on a higher ground, no none. But along that road that cuts through by the fire bay, yeah, we've had cars that's had water in them. We've had the dumpsters float off down the street. Councilmember Chris Moore said, and that's where we're talking about building a retention pond at. Chief Rick Elliot said, so, now you're building a retention pond to take away your parking. You have to bare in mind, we're flip-flopping problems. The problem is we're fragmented as a police department. So now I'm going to take control from down here and Washington, move them on Caraway. I'm going to take admin on Caraway move them down here on Washington. My goal was to get everything under one roof to be more functional as a police department. Councilmember Chris Moore said, and I can appreciate that. Chief Rick Elliot said, so, you know, the council, y'all can decide. Y'all control the money. Y'all decide what you think looks best. But I think for a police department, better access control on Caraway. Room for growth on Caraway, we're landlocked down here. When we design this building, you're already talking about cutting quarters and dollars from

what's we big proposed. The spatial analysis included growth for the next 15, 20 plus years. We can't cut that. We can't build for what I've got today to last for the next 20 to 30 years. We keep doing that in this city, and every time, historically, the police department, we get leftovers. That's all we've done. We move to the leftovers. We acquired a leftover on Caraway, we moved in, we're full to the rim. I'm in three buildings now or I was in three buildings. I'm in six buildings now. So, for the next three, four years, because we can approve whatever today, by the time we get whatever built, wherever, we're three, four years out. Correct? Councilmember Chris Moore said, nobody's talking about building you any less building on Washington than you'd get on Caraway. Chief Rick Elliot said, well, you said a lesser design. What we had designed for Caraway... Councilmember Chris Moore said, talking about not building a District Court. Chief Rick Elliot said, that did not include the court. Councilmember Chris Moore said, it does now starting Friday. Starting Friday, that's now in play, because we no longer have a court room. So now our whole scheme has changed, chief. Chief Rick Elliot said, well with all due respect, the courtrooms are technically not the city's problem. Councilmember Chris Moore said, I'm just saying, starting on Friday, the whole dynamics of this job have changed, so not only are we looking at a police department, but we're also looking at having to figure out what we're going to do with District Court, the court clerk, the city attorney, there's more than just you. Chief Rick Elliot said, that's fine. If we're going to incorporate all that back into what we've got. Now we're back up to the least a two-story facility down here... Councilmember Chris Moore said, I'm hoping we're not going to incorporate it. I'm hoping the man in the corner right back there is going to take part of that load off of us. And that's what I'm saying. Chief Rick Elliot said, that goes to my design on Caraway or wherever, does not include the court room. That project or that phase was three to four years out. What we're trying to figure out is, what are we going to drop in 9-1-1 in the next three years. Councilmember Chris Moore said, what I'm saying is that might not be three to four years out, that may be three to four months out, chief. Chief Rick Elliot said, for what? Councilmember Chris Moore said, for building the whole building. Not just the 9-1-1. You're not following what I'm telling you. Chief Rick Elliot said, ok, there's the 9-1-1 square footage, and then what we are projected growth, that puts us back into a bigger space. Taking up the whole area down there on high ground, leaving the low ground for a retention pond. Now I've got a lot of cars, we've got to park, and then when I get... Councilmember Chris Moore said, what I'm saying is instead of doing it in two phases, the 9-1-1 and then another building later, I'm talking about incorporating the whole thing at once right here on the front end. Chief Rick Elliot said, we'll all just be so happy if that would happen. Councilmember Chris Moore said, I'd be happy for you. Chief Rick Elliot said, but my concern is, my biggest concern is on Washington there's not enough parking. By the time you put your retention pond in, there's not enough parking. Councilmember Chris Moore said, that's why we have engineers and architects, chief. They're smarter than me and you both on that. Chief Rick Elliot said, well I agree.

Councilmember John Street said, I'd like to see an engineer's analysis on that site before we go forward and see what their recommendation is and the cost to handle the drainage issue there. Because I know the site, the whole site won't take care of the drainage, Chris, based on the previous problem they recommended five acres, Craig can attest to that, of upstream detention. There wasn't five acres to get. The other was to bore under the, go under the railroad tracks over to Big Creek and that was just not feasible financially, and I'm sure today's not going to be cheaper. Councilmember Chris Moore said, what I'm saying is the only thing that floods down there right now is the engine bay to the west side. It's not going to be any worse. It can only be better... Chief Rick Elliot said, yeah, Washinton, the engine bay, and Monroe. Yes, they all flood when we have big rains. Absolutely.

Chairman Brian Emison said, Councilman Hafner. Councilmember Joe Hafner said,

Mr. Chairman if I may. Hey chief, does somebody remember, like this 8,900 square feet for the Real Time Crime Center and 9-1-1 was the first phases, and there were two more phases, right? Do we remember what the total square footage was for the expansion that we were looking at on Caraway Road? Chief Rick Elliot said, if I'm not mistaken, Craig, another 45,000 square foot. Councilmember Joe Hafner said, 45,000 or 4,500? 45,000? Chief Rick Elliot said, for a two story complex. So, with that concept, we'll be bringing Code back into the equation, freeing up space here at City Hall. So, we look at the master plan of talking about buildings as every city hall grows, IT grows downstairs, they're going to need space. We could get Code out of there and put them somewhere where the public can access to. They still fall under the police department. Again, trying to incorporate them back into the mix, wherever that mix may be. But again, I don't need to shrink square footage. That's my concern. We're going to drop the building. I just don't need to build for today. I need to build the future. Now, if we want to fill that whole high ground with the parking then we go to that retention pond and build me a two-story parking garage to accommodate everything then that would help everyone downtown. But we'll let the engineers look at parking analysis, and what we've got to park on a daily basis, and look at those costs on managing flood and having to move buildings and all that versus buying a piece of property that's pretty well open and ready to build on. Ok.

Chairman Brian Emison said, thank you Chief. Okay, Councilman Street, did that satisfy all your questions for today? Councilmember John Street said, yeah. Chairman Brian Emison said, ok. Gotcha. Councilmember John Street said, just getting back again, to the first one to look at an engineer's analysis of both sites. Make recommendations on what would be most feasible and efficient. And again, I thought... I know we're going to have to do something with the courtroom, but I look at that as two separate projects. Maybe it's happening at the same time, but I don't think they have any relation to each other. You could build the court right back on the same spot if you wanted to, and it doesn't affect putting the police department in one unit as the chief was talking about, so. It's just two different jobs at the same time. Chairman Brian Emison said, yes, sir. Gotcha. Thank you, Councilman Street.

Chairman Brian Emison said, Councilman Moore, do you have any input to any of your questions or are we... Councilmember Chris Moore said, mayor, on the first one, I didn't get an answer. Can the bond proposal, that we just passed, can it be used to purchase new property? Mayor Harold Copenhaver said, you know, we did not authorize that through City Council to purchase property, but yes, it would be a special via resolution if there was a real estate purchase contract similar to any other property purchase. Councilmember Chris Moore said, but it's currently approved it's not allowed. Mayor Harold Copenhaver said, that is correct. Councilmember Chris Moore said, and then the next question I had was about you consulting with the judge and see if we could find a courtroom space. Then I had my third question was why the motor pool, couldn't stay in its current building and administration be moved downtown. There was a question I had about if we stayed on the Washington location and built a new E911 on the Monroe side, would we be able to utilize the existing radio tower. And then my last question, what are the expected repairs on the current Justice Complex. I think we discussed all those just now. That was all. Chairman Brian Emison said, gotcha, thank you councilman. Anybody else on the committee have any follow up questions from what we've talked about today? Ok, seeing none, I will say that our next meeting is all going to be tied to whenever we do be responsive back from engineers and from the civil planning side of it. And we'll be setting that meeting once we get some more answers and some more things that we can weigh in on. And we can make the best decision for the police department, with the help of the chief and of course, with the help of the administration. And doing what we know is right for the city of Jonesboro, not just today, but for the direction that we're moving forward for the future. So, I do appreciate everybody's time today and for the

discussion that we've had. Next meeting, we'll wait to see whenever this information does come in, and we'll get that set and we'll reconvene at that time.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, I know at the last meeting that you all had, how you determined that it was just going to be specific the two locations. And I think, sometimes I think, you know, what happened to the Johnson property, you know. That still would be a good place to put it. Also too, a couple years ago we purchased a building out on Congress Circle that has building space in the back, and I don't know whether that's being used or not. So, if we're specifically talking about a E911 center, which I gathered that's what the money was going to be used for, it wasn't going to be used for working on designing a better police department. It was specifically for an E911 center, and I know that Mr. Street you said last meeting, is that we have to figure out who's going to be using this building. Well, I thought it was just going to be the E911. But we have to figure out who all is going to be using that building too. Another place that we never really even thought of is this building right here. I think we have a lot of open space that an E911 center could use here. I think we've got a lot of space on that. I've never thought of it. Just an idea. The Washington, I saw that on the news yesterday, and I know that I had requested as far as the plans what was for the Washington facility, and I never got that. So, I don't know really what you guys are looking at here, but I think with the Justice Department, I think this is really looking in a positive way. Only because, I know the other day I found out that the bond money is going to be coming here on July 22nd, I guess that's when the city gets it. So, we still have a little bit of time to figure out what we want because then you have three years from that point. But I think we've got to take advantage of this building that's being down here at Washington. Like you say, Chris, is that we keep on and if we keep on putting a band-aid on it, you know, we're going to keep on pouring more money, more money into it. As far as the flooding goes too, you know, is that, yeah, you know, Jonesboro gets a lot of rain, every once in a while, and the whole city floods. You know, it's just not that area that we have. So, a clue on that one might be is that we start cleaning out our ditches on a regular basis, so we don't have that problem. But I agree with you Chris, on that one, is that if you build it up higher, and you figure out what you want, you leave all the police cars on Caraway, and you use this facility. If you're looking at, you know, just a piece of property, why don't you build up on the police department on Caraway? You know, then you have everything built right there, and use the \$5,500,000 to use that instead of purchasing the land. The one on Caraway Street, I remember that back in September or October last year, and I think that was a couple city councilmen that opposed that, and I think that the reason why they were opposing it is that then the city has to purchase that piece of property. So where is the \$2,000,000 going to come from? You know, I think of it, is that if we had \$2,000,000 extra, then why did we spend, why did we have such a high bond? You know, if we have \$2,000,000 extra that we can purchase that piece of property, then why didn't we use that? Why are we asking for more money if we had that money? Also too, the purchase of the property and then the extra work on that property. I remembered the person selling the property had a lot of demands on the city as far as building a wall, having a street, the lights going a certain way. I don't know if there's been a contract, if the city has talked to the owner of the piece of property, but who knows what those are and are they the same that they were back last year? I don't know about that one, but you have to look at the extra cost on there. I think one thing that we've got to look at, too, I don't know if you've all seen that Trees and Trends is closing down. I went in there yesterday and what's worrisome is that they said that they're closing because they cannot get supplies, Christmas supplies from all their suppliers, because there's a slowdown with the economy that they say, and they don't know what the tariffs are going to be. So, my concern is, is that's another retail store here in Jonesboro that's closing because of that reason. So later on, whether a year from now or all that, we've got to look at our sales tax money, and

we've got to be really watching how we spend our money. The one thing that concerns me and I remember this, and it was back in 2019 and it was at the MAPC meeting, and you guys weren't there, because you guys were in City Council. Is that there was a meeting because the owner of the piece of property on Caraway wanted to rezone some of the property behind him and he got denied. Now, doesn't have a lot of similarities, but it's concerning the piece of property that we are thinking about purchasing. And on there, I was kind of surprised, because it's been a while, is that at that time because that is the neighborhood of Birdland, is that you mayor spoke as a citizen on that issue. And you actually stated that you are in opposition of the request of what was going to be done with that piece of property. And when reading that is that talking about the neighborhood, concerned about the driveway, and I don't know if Mr. Parker is asking for a driveway, they increased traffic, but the idea was to have a development to go to Matthews and have another road on that. Not a lot of similarities, because I don't know what the plans are for that piece of property that we have for the city, but once again, is that there was a five to two no vote on that piece of property. So, I don't know if it includes a road going through the piece of property for Mr. Parker or on the other side. But once again, it's \$2,000,000 plus more that we have to come up with. So, I think the idea, Chris, of here at Washington, I think that's an excellent idea. And once again, yeah, you have to plan for the future, but you have to do with what you have right now. So, I hope you guys start looking at that and I think that would be a better choice than being on Caraway. So, thank you.

Filed

5. Adjournment

A motion was made by Chris Moore, seconded by Chris Gibson, that this meeting be Adjourned. The motion PASSED with the following vote.

Aye: 4 - Joe Hafner; John Street; Chris Moore and Chris Gibson



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:038

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Capital Improvement Bonds Task Force

File Type: Other
Communications

Updates for the Justice Complex



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:039

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Capital Improvement Bonds Task Force

File Type: Other
Communications

Site Discussions

- City Financial Impact
- Economic Impact
- Community Impact
- Public Safety Impact

Memorandum: Downtown 911 Center Return on Investment

To: Mayor Harold Copenhaver, City of Jonesboro, Arkansas

From: Matthew Lambert, Partner, DPZ CoDesign

Date: September 17, 2025

This memo provides a brief analysis analyzing the return on investment to the City for 3 future development scenarios of the properties 410 W. Washington and 314 & 316 W. Washington. The uses being considered - a 911 call center, a Children's Museum, and a mixed-use development all contribute in different ways. While much of Downtown is underdeveloped today, every acre offers an opportunity to enliven and inspire, producing significant and compounding revenue to support City services and activities, as well as reinvest in the Downtown and other areas of need.

To bring the most value to the City, investing in and enhancing Downtown will pay dividends over time, financially, for quality of life, and for the City's reputation. But the character of investment is very important. Investments should either:

- Bring more residents to the Downtown;
- Bring more visitors to the Downtown; or
- Enhance the Downtown environment, including plazas, pedestrian improvements, and activities.

Currently there are not enough people living in or visiting Downtown on a daily basis to support its retail, nor enough of a diversity of ages and active times of day. With more people, including different family compositions and levels of discretionary spending, more and various types and price points of Downtown businesses will be supported. In turn, that diversity of business then appeals to more residents of the greater community, growing vibrancy and tax base at the same time.

Secondary spending in the community is key. Considering a realistic mixed-use development of the site as well as a museum, both would bring between \$1.5M and \$2M of annual spending to area businesses. Not all spending would be Downtown initially, but more could be captured over time as businesses grow. Of that, the City itself (excluding State & County taxes) would benefit from \$30K to \$40K in annual sales tax revenue from resident or visitor spending. In addition, the small retail component of either redevelopment scenario would also generate sales tax revenue, likely another \$5K to \$10K to the City on top of the secondary spending.

There are some financial benefits to the 911 call center, but they are small, about \$280 per year in secondary sales tax to the City. The 911 call center provides other community benefits, a necessary service, but its location in Downtown does not contribute to the vibrancy of the Downtown environment, nor does it generate visitors or house residents, both of which contribute more to the Downtown economy.

Scenario estimates

I've put a few assumptions together for this estimate. It is a bit beyond the typical Urban3 analysis, especially with the museum, and we haven't yet modeled the City. I've instead run the comparison with some examples from Urban3 as well as research, showing my work so you can check my assumptions. Both scenarios use the general retail per square foot amount that is averaged from Urban3's recent work in Rogers - \$8.67 in total sales tax per square foot of retail use. Arkansas does not provide property-level detail for sales tax, despite the tax's importance to city budgets. Assumptions can be made based upon other states, but I have not included any downtown tax revenue increases compared to suburban commercial tax revenues that are typically seen across the country.

Overall it looks like both the mixed-use development and museum are good options. It's really based on the indirect spending in the surrounding area for both cases. Given the location, retail would be limited, which is where you make most of your revenue, and retail for the museum is also a small portion of the footprint. For-profit museums pay sales tax on tickets, and property tax, but non-profits only pay tax on cafe & gift shop sales. But in the overall community, it seems a museum with 100,000 visitors per year is equivalent to a 90-unit apartment building. The 911 call center unfortunately provides very little secondary financial benefit for the City.

For a 911 call center

- Spending in the community
 - 30 staff for the call center -> \$280 per year in city sales tax (excluding state & county tax) = about \$1,400.00 per year in total sales tax on \$142,350.00 spending using \$13 per day per employee, with 30 staff.
- Direct tax revenue
 - No revenue for the city based on either property or sales tax

911 call center assumptions:

The call center would maintain a staff of approximately 30 people, typical of similarly sized cities and current staffing. Staff spending is considered only as employees in Downtown, not also as residents. Staff as residents are equivalent to any other additional residential growth in the area, but the site does not provide additional residents on premise. A call center could be housed within a mixed-use development that includes housing, but this is not common because retail tenants and households provide higher rents and outcompete services like call centers.

For a development

- Spending in the community
 - 90 units in the mixed-use building -> \$37K per year in city sales tax (excluding state & county tax) = about \$185K per year in total sales tax on \$1.9M spending using \$30 per day per person, with 90 units, assuming many singles.
 - 60 units in the mixed-use building -> \$26K per year in city sales tax
- Direct tax revenue
 - \$14K per year in city sales tax on about \$70K total.
 - \$36K per year in property tax, \$8-9K for the City

Development assumptions:

I'd estimate you could get between 26 and 30 units per floor and up to 26,000 sq.ft. on ground floor space. Though the location isn't going to support that much commercial, so more likely corner-focused

retail and more ground floor dwelling units. So if it goes 4 stories, that's about 8,000 sq.ft. of retail and 90 units, and about 60 units at 3 stories.

For the children's museum

- Spending in the community
 - \$39K per year in city sales tax = about \$195K per year in total sales tax on \$2M spending using \$20 per day per visitor, with 100,000 visitors over the year (can vary).
- Direct tax revenue
 - \$4K per year in city sales tax -> tax revenue would be based on cafe & gift shop sales tax, so it's hard to estimate, maybe \$20K per year in on-site sales tax with 2,000 sq.ft. for these uses within the museum.
 - I'm assuming the museum is non-profit and would be tax exempt for ticket sales and property tax.

Museum assumptions:

The children's museum would be non-taxable so you don't have any direct tax benefit from tickets but you do for the cafe & gift shop. As for indirect benefit, we don't know, that's really more of an economist thing. Visitors spend \$15-30 per visitor for food, parking, and retail, so it depends on annual visitors ([here is a study](#)) from the Children's museum on Myrtle Beach). Basically they'd increase sales tax revenue in the downtown area and help retailers and restaurants. If there are 150 visitors per day, that's around \$3,500 in spending per day.

Recommendation

Notwithstanding the convenience for staff, a call center can be located just about anywhere. Downtown has a lot of potential but needs a lot of support. That should come from new residents, attractions for visitors, and new businesses. Employment is also important, especially for daytime sales, but high-density employment compliments downtowns, not low scale. The City certainly has other locations that would be best suited for a call center. Focus Downtown on concentrating and scaling activity - on the street. People walking, driving in, enjoying public spaces. This is critical; Urban3 has proven that across the country, downtowns are, were, and can be the financial powerhouse of a city, exceeding even high sales tax generating power centers. Most cities adopted policies and positions, nationally promoted, prohibiting downtown success. Some have learned, and from my brief time in Jonesboro, I see new development in Downtown has turned the page. Every acre in Downtown is precious and should contribute to its vibrancy, which is its success, which is the City's success.

As always I am available for any questions or further considerations or analysis.

Sincerely,

Matthew Lambert
Partner, DPZ CoDesign

CARAWAY

PHASE 1 - RTIC/911 DISPATCH	
Land Cost	
Access Road and Parking	\$1,500,000
Building Costruction (8,900 SF)	\$605,000
IT Equipment/Consoles	\$5,224,300
Radio Tower/ Radio Transition	\$1,000,000
	\$1,700,000
	<u>\$10,029,300</u>
	\$587/SF
	\$1M THUD allocation in process
	\$3.5M Congressional appropriation pending

PHASE 2 - POLICE HEADQUARTERS	
Site Work (demo and parking)	\$380,000
Building Construction (40,000 SF)	\$20,000,000
Existing Police Bldg. Remodel (14,650 SF)	\$1,465,000
	<u>\$21,845,000</u>
	\$500/SF
	\$100/SF

LAND VALUE -WASHINGTON AVE. PROPERTY	
	\$650,000 to \$2,500,000 for redevelopment or sale

Any potential sale or lease of the 314 W. Washignton property would effectively reduce the total project cost.



PROPOSED 911 AND REAL TIME CRIME CENTER
CITY OF JONESBORO





PROPOSED 911 AND REAL TIME CRIME CENTER CITY OF JONESBORO



Real Estate Contract (Commercial)

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Form Serial Number: 052719-800174-7159057

1. PARTIES: City of Jonesboro, Arkansas

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from Parker Real Estate, LLC

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

2. ADDRESS AND LEGAL DESCRIPTION:

Attached As Exhibit 1

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

\$1,485,000.00

by check at closing

payable as follows:

*Latest offer sent
to city by broker.
Please note - any dates
or closing timelines
do not represent
pending legislation. These
dates would have to be
adjusted if a contract
is presented to council
for approval*

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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 10 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 5 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 5 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 5 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 5 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:

- 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
- Agree to purchase the Property as scheduled subject to such objections and exceptions with no reduction in the Purchase Price; or
- Agree to extend the Closing date for 5 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 \$_____ ("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, 18 and 20 (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 _____

Specific Survey Requirements: Survey to include the existing topography.

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) July (day) 15, (year) 2025. 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 shall each jointly and severally agree to indemnify and hold Listing Firm and Selling Firm harmless from all claims, damages, losses, and expenses (including acts of omission) of the Closing Agent(s).

This Real Estate Contract shall be delivered to the Closing Agent on behalf of the Buyer and Seller. The Closing Agent shall deliver the Seller's settlement statement to Listing Firm (in addition to Seller) and the Buyer's settlement statement to Selling Firm (in addition to Buyer) prior to settlement so that each party shall have a reasonable opportunity to review prior to Closing.

Buyer and Seller shall each have the right to require closing protection, to indemnify against loss of closing funds, and to require title insurer's named employee, or title insurance agent, to be paid by the requesting party(ies). Listing Firm and Selling Firm shall each have the right to inquire of the Closing Agent(s) about the availability and benefits of such services.

Unless otherwise agreed by Buyer and Seller, the Closing Agent shall 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:

~~Buyer agrees to construct the East/West entrance, utilities, Evergreen Trees along the west property line, and drainage improvements shown on the Conceptual Layout attached as Exhibit 2 ("Improvements") to comply with the requirements of the City of Jonesboro and City, Water and Light in order that Seller, its successors or assigns may then extend the street and utilities to the west as shown on Exhibit 2 at the expense of Seller, its successors or assigns. The improvements to be constructed by Buyer shall be completed on or before 9/15/26.~~

18. 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 _____ 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 _____ days after acceptance.
- ☐ **C.** Obtain satisfactory results of a Property inspection, in Buyer's sole discretion, within _____ days after acceptance.
- ☐ **D.** Obtain satisfactory results of an environmental report, in Buyer's sole discretion, within _____ days after acceptance.
- ☐ **E.** Obtain satisfactory rezoning, platting, re-platting, or zoning verification, in Buyer's sole discretion, within _____ days after acceptance.

(continued on next page)

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18. CONTINGENCIES: (continued from page 8)

- ☒ F. Approval of Contract by City Council within 21 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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19. 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 19C, 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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- 20. 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 18, 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.
- 21. GOVERNING LAW:** This Real Estate Contract shall be governed by the laws of the State of Arkansas.
- 22. 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.
- 23. 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.
- 24. 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 24, assigns.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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 27) 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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30. 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.

31. FIRPTA COMPLIANCE, TAX 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 agree that 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 (i) be the "reporting person" under state and federal tax laws (including without limitation 26 USC Section 6045(e)), and (ii) file all necessary forms regarding the Closing, including without limitation form 1099, 8288 or 8288A. By accepting the role as Closing Agent, this Real Estate Contract shall obligate the Closing Agent to fulfill their responsibilities as set forth above and as defined by the above statutes. Seller will execute an affidavit confirming compliance with FIRPTA, as prepared by the Closing Agent.

32. 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: **Parker Real Estate, LLC C/O Jim Lyons.**

Lyon & Cone PLC.

407 S. Main St. Jonesboro, AR 72401

With a copy to: **Coldwell Banker Village Communities, Attention Carroll Caldwell.**

2704 S Culberhouse St Ste A Jonesboro, AR 72401

If to Buyer: **Mayor of Jonesboro**

Municipal Building, 300 S Church Jonesboro, AR 72401

With a copy to: **City Attorney, City of Jonesboro**

Municipal Building, 300 S Church Jonesboro, AR 72401

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.

33. 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.

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34. 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.

35. **EXPIRATION:** This Real Estate Contract expires if not accepted on or before
(month) June (day) 4, (year) 2025, at 5 (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, 2025.

FORM SERIAL NUMBER **052719-800174-7159057**

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.

The above Real Estate Contract is executed on

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

Selling Firm

Signature: _____

Signature: _____

Printed Name: _____
Principal or Executive Broker

Printed Name: City of Jonesboro, AR
Buyer

AREC License # _____

Broker email: _____

Signature: _____

Signature: _____

Printed Name: _____
Selling Agent

Printed Name: _____
Buyer

AREC License # _____

Agent email: _____

Agent cell number: _____

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The above offer was: ☐ rejected ☐ counter-offered

(Form Serial Number _____)

☐ Buyer informed of Notification of Existing Real Estate Contract Addendum

(Form Serial Number _____)
(month) _____ (day) _____ (year) _____ at _____ (a.m.) ☐ (p.m.) ☐

Seller's Initials _____

Seller's Initials _____

The above Real Estate Contract is executed on
(month) 5/14/2025 (day) 8:15 AM CDT (year) _____ at _____ (a.m.) ☐ (p.m.) ☐

Coldwell Banker Village Communities

Listing Firm

Disclosed by:

Signature: CARROLL CALDWELL

ESTABON: 10/20/2011

Printed Name: Carroll Caldwell
Principal or Executive Broker

Signature: J. Matt Parker

Printed Name: Parker Real Estate LLC
Seller

AREC License # EB00001692

Broker email: carrollcaldwell1@gmail.com

Signature: CARROLL CALDWELL

ESTABON: 10/20/2011

Printed Name: Carroll Caldwell
Listing Agent

Signature: _____

Printed Name: _____
Seller

AREC License # EB00001692

Agent email: carrollcaldwell1@gmail.com

Agent cell number: 8709316233

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Prepared by: Carroll Caldwell - Coldwell Banker Village Communities | carrollcaldwell1@gmail.com

Form
Simplicity

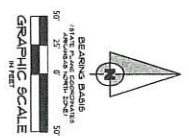
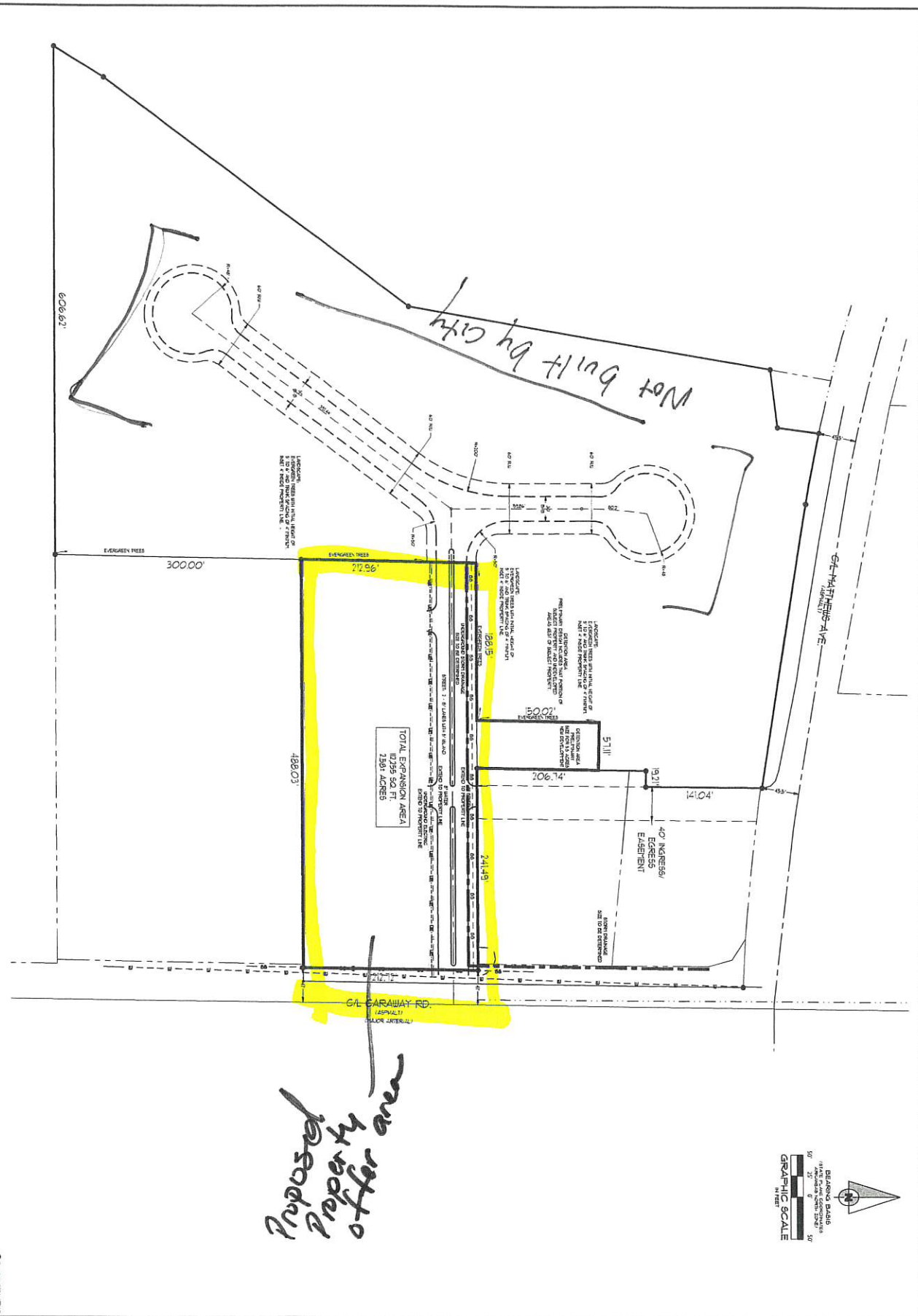
Exhibit "A"

A PORTION OF LOT B, FRED HAYWOOD SURVEY OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS RECORDED IN SURVEY DEED RECORD 151, PAGE 176, DATED APRIL 15, 1960, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT B OF FRED HAYWOOD SURVEY OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE SOUTH $00^{\circ}38'25''$ WEST, ALONG THE WEST LINE OF 25 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF SURVEY BY FRED HAYWOOD, A DISTANCE OF 536.04 FEET TO A POINT; THENCE SOUTH $89^{\circ}39'46''$ WEST, A DISTANCE OF 16.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY OF CARAWAY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}39'46''$ WEST, DEPARTING SAID WESTERLY RIGHT OF WAY OF CARAWAY ROAD, A DISTANCE OF 488.03 FEET TO A POINT; THENCE NORTH $00^{\circ}58'46''$ EAST, A DISTANCE OF 212.96 FEET TO A POINT; THENCE NORTH $89^{\circ}41'19''$ EAST, A DISTANCE OF 188.15 FEET TO A POINT; THENCE NORTH $00^{\circ}41'56''$ EAST, A DISTANCE OF 150.02 FEET TO A POINT; THENCE SOUTH $89^{\circ}18'04''$ EAST, A DISTANCE OF 57.11 FEET TO A POINT; THENCE SOUTH $00^{\circ}41'56''$ WEST, A DISTANCE OF 149.02 FEET TO A POINT; THENCE NORTH $89^{\circ}41'19''$ EAST, A DISTANCE OF 241.45 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF CARAWAY ROAD; THENCE SOUTH $00^{\circ}38'25''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 212.72 FEET TO THE POINT OF BEGINNING,

CONTAINING IN ALL 112,255 SQ. FT. OR 2.58 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



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DATE: 08/08/04 DRAWN: J. L. LEE CHECKED: J. L. LEE SCALE: 1" = 40'	CONCEPTUAL LAYOUT	PRELIMINARY		ASSOCIATED ENGINEERING, LLC CIVIL ENGINEERING • LAND SURVEYING LAND PLANNING 103 SOUTH CHURCH STREET • P.O. BOX 1462 JONESBORO, AR 72403 PH: 870-935-3584 • FAX: 870-935-1263	CONCEPTUAL LAYOUT PARKER REAL ESTATE, LLC CARAWAY ROAD JONESBORO, ARKANSAS
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WASHINGTON AVE

PHASE 1 - RTIC/911 DISPATCH	
Asbestos Abatement	\$150,000
314 Demolition	\$150,000
410 Demolition	\$150,000
Site Work	\$760,000
Drainage Improvements	\$350,000
Building Costruction (8,900 SF)	\$5,224,300
IT Equipment/Consoles	\$1,000,000
Radio Tower/ Radio Transition	\$1,700,000
	<u>\$9,484,300</u>
	240-feet of triple 42" arched pipe
	\$587/SF
	\$1M THUD allocation in process
	\$3.5M Congressional appropriation pending
PHASE 2 - POLICE HEADQUARTERS	
Building Construction (40,000 SF)	\$20,000,000
Existing Police Bldg. Remodel (14,650 SF)	\$1,465,000
	<u>\$21,465,000</u>
	\$500/SF
	\$100/SF



PROPOSED 911 AND REAL TIME CRIME CENTER
CITY OF JONESBORO





PROPOSED 911 AND REAL TIME CRIME CENTER CITY OF JONESBORO

**BRACKETT
KRENNERICH**
architects