



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Finance & Administration Council Committee

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Tuesday, December 30, 2025

4:00 PM

Municipal Center, 300 S. Church

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### 1. CALL TO ORDER

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

### 3. APPROVAL OF MINUTES

[MIN-25:108](#) Minutes for the Special Called Finance Committee meeting on Friday, December 5, 2025.

**Attachments:** [Minutes](#)

[MIN-25:111](#) Minutes for the Finance Committee meeting on Tuesday, December 9, 2025.

**Attachments:** [Minutes](#)

### 4. NEW BUSINESS

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-25:202](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1617 RICH ROAD, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH REYNOLDS IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 1617 Rich Rd Notice of Violation.pdf](#)

[02. 1617 Rich Rd Billing Request.pdf](#)

[03. 1617 Rich Rd Mowing Invoice.pdf](#)

[05. 1617 Rich Rd Council Notice.pdf](#)

[RES-25:203](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2009 TIMBERIDGE DRIVE, PARCEL 01-143231-17200, OWNED BY BRIAN D. MONDSCHIN IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:**    [01. 2009 Timberridge Dr Notice of Violation.pdf](#)  
[02. 2009 Timberridge Dr Billing Request.pdf](#)  
[03. 2009 Timberridge Dr Mowing Invoice.pdf](#)  
[04. 2009 Timberidge Dr Council Notice.pdf](#)

**RES-25:204**    RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3104 PARKWOOD, PARCEL 01-144281-23800, OWNED BY MICHAEL R. & SANDRA BEELER IN THE AMOUNT OF \$275

**Sponsors:**    Code Enforcement and Finance

**Attachments:**    [01. 3104 Parkwood Notice of Violation.pdf](#)  
[02. 3104 Parkwood Billing Request.pdf](#)  
[03. 3104 Parkwood Mowing Invoice.pdf](#)  
[04. 3104 Parkwood Council Notice.pdf](#)

**RES-25:205**    RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 01-144082-05020 ON GRAINGER, PARCEL 01-144082-05020, OWNED BY JERRY DELANY IN THE AMOUNT OF \$275

**Sponsors:**    Code Enforcement and Finance

**Attachments:**    [01. 01-144082-05020 on Granger Notice of Violation.pdf](#)  
[02. 01-144082-05020 on Granger Billing Request.pdf](#)  
[03. 01-144082-05020 on Grainger Mowing Invoice.pdf](#)  
[04. 01-144082-05020 Grainger Council Notice.pdf](#)

**RES-25:206**    RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1400 MERRYWOOD, PARCEL 01-144203-16200, OWNED BY TONYA R. HINDS IN THE AMOUNT OF \$315

**Sponsors:**    Code Enforcement and Finance

**Attachments:**    [01. 1400 Merrywood Notice of Violation.pdf](#)  
[02. 1400 Merrywood Billing Request.pdf](#)  
[03. 1400 Merrywood Mowing Invoice.pdf](#)  
[04. 1400 Merrywood Council Notice.pdf](#)

**RES-25:207**    RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 WESTACRE, PARCEL 01-144272-22100, OWNED BY MORE UNITS REAL ESTATE, LLC IN THE AMOUNT OF \$315

**Sponsors:**    Code Enforcement and Finance

**Attachments:**    [01. 2410 Westacre Notice of Violation.pdf](#)  
[02. 2410 Westacre Billing Request.pdf](#)  
[03. 2410 Westacre Mowing Invoice.pdf](#)  
[04. 2410 Westacre Council Notice.pdf](#)

**RES-25:208** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3806 SCHOOL STREET, PARCEL 01-144272-16500, OWNED BY OLGA HERNANDEZ IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 3806 School St Notice of Violation.pdf](#)  
[02. 3806 School St Billing Request.pdf](#)  
[03. 3806 School St Mowing Invoice.pdf](#)  
[04. 3806 School St Council Notice.pdf](#)

**RES-25:209** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 200 W. WOODROW, PARCEL 01-144073-23600, OWNED BY PRINCE MICHAEL BOBBITT & DONYA IN THE AMOUNT OF \$965

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 200 W Woodrow Notice of Violation.pdf](#)  
[02. 200 W Woodrow Billing Request.pdf](#)  
[03. 200 W Woodrow Mowing Invoice.pdf](#)  
[04. 200 W Woodrow Council Notice.pdf](#)

**RES-25:210** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1317 HATHCOAT, PARCEL 01-143121-048000, OWNED BY JOSEPH CLARK AND HELENN SYKES IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 1317 Hathcoat Ln Notice of Violation.pdf](#)  
[02. 1317 Hathacoat Billing Request.pdf](#)  
[03. 1317 Hathcoat Mowing Invoice.pdf](#)  
[04. 1317 Hathcoat Ln Council Notice.pdf](#)

**RES-25:211** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 2612 Crawford Notice of Violation.pdf](#)  
[02. 2612 Crawford Billing Request.pdf](#)  
[03. 2612 Crawford Mowing Invoice.pdf](#)  
[04. 2612 Crawford Council Notice.pdf](#)

**RES-25:212** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2020 LATOURETTE DRIVE, PARCEL 01-144321-08500, OWNED BY PROFESSIONAL COMMUNICATION

SERVICES OF JONESBORO IN THE AMOUNT OF \$465

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 2020 Latourette Notice of Violation.pdf](#)  
[02. 2020 Latourette Dr Billing Request.pdf](#)  
[04. 2020 Latourette Dr Mowing Invoice.pdf](#)  
[05. 2020 Latourette Dr Council Notice.pdf](#)

**RES-25:213** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2701 CURTVIEW, PARCEL 01-144273-04400, OWNED BY JESSY & JAMES HARRELL IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 2701 Curtview Notice of Violation.pdf](#)  
[02. 2701 Curtview Billing Request.pdf](#)  
[03. 2701 Curtview Mowing Invoice.pdf](#)  
[04. 2701 Curtview Council Notice.pdf](#)

**RES-25:214** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1821 BROOKHAVEN, PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 1821 Brookhaven Notice of Violation.pdf](#)  
[02. 1821 Brookhaven Billing Request.pdf](#)  
[03. 1821 Brookhaven Mowing Invoice.pdf](#)  
[04. 1821 Brookhaven Council Notice.pdf](#)

**RES-25:215** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3707 ASHLEE COVE, PARCEL 01-134032-06600, OWNED BY SCOTT WOODS IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 3707 Ashlee Cv Notice of Violation.pdf](#)  
[02. 3707 Ashlee Cv Billing Request.pdf](#)  
[03. 3707 Ashlee Cv Mowing Invoice.pdf](#)  
[04. 3707 Ashlee Cv Council Notice.pdf](#)

**RES-25:217** A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH AXON, INC. FOR PREPARED ASSIST COMMUNICATIONS SERVICES FOR JONESBORO EMERGENCY SERVICES

**Sponsors:** E911 and Finance

## **5. PENDING ITEMS**

**RES-25:198** A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND



ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION  
EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

**Sponsors:** Mayor's Office

**Attachments:** [Main - Washington property survey comprehensive.pdf](#)

[12.5.25 - FE REC - Citizens - Laurel Park LLC.pdf](#)

[100 W. Washington Ave. Jonesboro AR - Appraisal - City of Jonesboro.pdf](#)

**Legislative History**

|          |   |                        |
|----------|---|------------------------|
| 12/9/25  | Finance & Administration<br>Council Committee | Recommended to Council |
| 12/16/25 | City Council                                  | Referred               |

**6. OTHER BUSINESS**

**7. PUBLIC COMMENTS**

**8. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-25:108

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Minutes

Minutes for the Special Called Finance Committee meeting on Friday, December 5, 2025.



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

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Friday, December 5, 2025

11:30 AM

Municipal Center, 300 S. Church

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### SPECIAL CALLED WORKING SESSION

#### 1. CALL TO ORDER

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

*City Clerk April Leggett said, I'm not sure. Can you see or do you see just the budget? Chairman Joe Hafner said, I can see where it says 2026 Budget. Are you talking about the screen. City Clerk April Leggett said, yeah. You won't be able to see to press your button. Chairman Joe Hafner said, oh okay. Can we just say here? City Clerk April Leggett said, I can go ahead and take it and it should hopefully. Chairman Joe Hafner said, it's just a working session. No action is going to be taken so it's fine. City Clerk April Leggett said, I have recorded each member that is here for the record. Chairman Joe Hafner said, okay.*

*\*Along with the Finance Committee councilmembers that were in attendance; LJ Bryant, Janice Porter and Kevin Miller were also in attendance.*

**Present** 5 - Joe Hafner; Charles Coleman; Ann Williams; John Street and Brian Emison

**Absent** 2 - David McClain and Anthony Coleman

#### 3. OTHER BUSINESS

[COM-25:056](#)

WORKING SESSION OF THE FINANCE & ADMINISTRATION COMMITTEE ON THE CITY OF JONESBORO 2026 BUDGET: QUESTION & ANSWER SESSION (No motions or votes to be taken)

**Sponsors:** Mayor's Office and Finance

**Attachments:** [2026 Budget - Copy.pdf](#)  
[Budget 2026 Powerpoint.pdf](#)

*Chairman Joe Hafner said, I'll go ahead and turn the floor over to the mayor. Just please make just make sure you're recognize before you start asking questions so we can keep this thing moving along. I think we have kind of a little before 1 o'clock. Brian, don't you have a 1 o'clock meeting? Councilmember Brian Emison said, right I do. Chairman Joe Hafner said, so we just need to be done by 1, but as I mentioned on Tuesday evening during the Council meeting, you know, this is just a question answer session as they present the budget. It'll be on the Finance Committee agenda next Tuesday, and that's where action will be taking on whether or not to forward it to full Council. So, there'll be multiple opportunities to ask questions about the budget. All*

*right. Mayor Copenhagen it's all yours.*

*Mayor Harold Copenhagen said, all right. Thank you, Councilman Hafner and Council I appreciate you showing up on Friday afternoon. And it's important that, obviously, you engage yourself on what we're proposing for year 2026. But I first want to start off with the 20,000-pound elephant in the room. And I do have a statement and then we'll move on to the budget statement. So, following a city staff meeting that was had with the Department of Justice, the city is prepared to serve as a trustee for the City Stars financial activities. The Department of Justice expressed no concerns with the protocols in place with the city and the handling of public funds. We do expect to have this as a budget impact but have no way to predict what that will be until the baseline of that is established. The city continues to work closely with authorities and legislative audit to ensure youth sports continues without issue during this time. Our children are our number one concern. It is my understanding that the City Stars Board has recently voted to work with the city on this transition. We appreciate their help in this matter, and their shared efforts in supporting the thousands of youth in our community that enjoy these programs. There won't be any further statement.*

*All right. Council, as we begin for the next year, it's hard to believe 2025 has already gone by, but it went by very quickly. I think the key word throughout this budgeting process is going to be consistency. Council, this budget will find, that you'll find that it's very consistent with previous budgets. A consistent revenue stream supports those consistent reoccurring expenses. The Finance team, I challenged them to develop a practical plan where a concept for measured utilization of reserves will fund only capital infrastructure improvements and not operations. I also challenged them to hold the budget at a consistent operations structure versus expansion of systems and personnel. This will ensure a better utilization of current systems to meet the challenge for each department to provide expanded and more efficient public services. You will notice that there are no new revenue streams and the most impacting expenses increase is continuation of the annual salary increases for all employees. While increased costs across the board are inevitable. And I hope that in the financial packet that you did read my letter to you the Council, and the city as a whole. Obviously, we're very fortunate in a lot of ways in Jonesboro, compared to a lot of communities throughout the state that haven't had the positive trends that we still continue to have. But, as we requested, the significant providers, we also asked them to maintain and hold further increases for further evaluation. These will be assessed as the timing of contractor renewals, and perhaps the first quarter results we'll see what next year's going to be looking like.*

*So, my mayor letter states, additional consideration will be given to the budget requests at the end of the first quarter and growth trends once they have been gathered, if necessary. So, at this point in time, I believe Council, our CFO Steve Purtee, does have a plan of action for 2026. And Steve, if you'd please come forward and present that to Council.*

*Finance Department Director Steve Purtee approached the podium and said, thank you, mayor. You each have the hard copy of the slide in front of you at your table, so you can refer to that. I'm sure it will be on your screen as well. So again, we'll just kind of work through that as the mayor indicated, the process is really just kind of a consistency of what we've done, where we've been, and where we're going. So, we're happy to... appreciate the opportunity to mayor, to assist you in providing (\*someone hit microphone and could not hear the next couple of words) budget. And we feel like, again, that this is an indication of what we expect for 2026 and certainly as he's indicated that will always be open for readdressing and emphasis moving forward after*

*results continue to come in. Your binders were available to you a couple weeks ago, a week and a half ago, so hopefully you've had some time to spend some time with those. There are 110 pages in that binder. That same document is available online with our resolution, and I appreciate our city clerk for making that available to our public. So that is out there as well, and we'll make this presentation part of that as well for the Finance Committee on Tuesday. So, you can look forward for that as well. So, we do invite our public to spend time with both of those documents and help us in garnering the very best financial position that we think is available for 2026.*

*I want to just kind of move right on into our overview. There are about four or five slides of just simply overview of various functions of our budget that we want to go over today. I'll just kind of go down through these and if you have any questions, certainly just stop me. Again, we want this to be an informative session, and if you have questions for anyone, any of our directors, we want you to ask those. We'll invite them up to address those as well. And our administrative staff are available also. So, the very first bullet on here, again, this is just kind of an overview of the budget in total, as indicated there are \$85,000,000 in total expenditures in this document. There's \$72,000,000 of that is represented in our O&M expenditures. Our capital improvements are \$1,100,000, planned for 2026. We'll talk in a later slide relative to other capital improvement opportunities that we have available in this current, this next budget cycle and future budget cycles as well. As for our revenue stream, for this it'll be the basically the third year in a row that we've just forecasted the same revenue stream, relative to our sales tax returns. While we did see our seventh month of consecutive growth year over year, we wanted to factor that in as well and while we were normally operating with about a 3.3%, year over your budget increase, because of that growth, this manages that down to about 2.5% and that's what this third budget bullet or the bullet under the revenue area indicates. But we're seeing an increase of about \$800,000 over last year results, and that'll be about 1.7% over the previous actual. So, we are pleased with those returns. Again, we monitored that for the first few months anticipating those negatives, and fortunately, that did turn around.*

*As the mayor indicated in his letter, a very key point for him is taking care of our employees. And we did include in this budget a 2% annual step increase in salaries, and then a 2% cost of living adjustment as well. That is in this document, in our Finance Committee meeting on Tuesday, that agenda also includes a resolution that will amend the salary administration plan. Very simply, that document is in there to include these updated salary ranges. As we indicated, there were no personnel requests in this budget, as we will hold those for a first quarter review after we get results. The final bullet relative to our benefits, our entry into a captive insurance program has been very successful. We saw our overall claim activity decrease \$2,000,000 from the previous calendar year. We were able to take that under consideration. We were seeing market increases of anywhere from 13 to 15% in national companies. So we did likewise in our captive program or the self-funded program. Yes sir mayor.*

*Mayor Harold Copenhaver said, so, Steve, if you would, just expand just a little bit more on that and when you mentioned \$2,000,000. Can you make council aware, if we had not have made that decision our claims would have been at a higher level? Director Steve Purtee said, yes sir, and that's an excellent point. You'll recall our conversations, this time last year we were anticipating insurance premium increases. The fully funded insurer at that time was projecting at minimum 25% increase. They said that based on our plan activities, it would be more closer aligned to a 45 to 48% increase in premiums. There in... Yes sir Dr. Coleman. Councilmember Dr. Charles Coleman said, go ahead. I'll ask when you get through. Director Steve Purtee said,*

*there in lies the reason for entering into this captive program where we have the ability to manage some of that activity as well. As it's been indicated, the immediate impact or benefit to going from fully insured to self-insured or self-funded, is you're not paying the overhead cost to the fund manager. In this case, it was Blue Cross and Blue Shield. While they are still our TPA, we were able to save that 13% and contribute that directly to our plan and help us with responsibilities in that. We did see our claims go from \$10,000,000 to approximately \$8,000,000 in 2024 compared to 2025. We'll have more results on that. We'll actually be presenting an overview of our captive program right after the year concludes so that we can kind of see all of that activity. Yes sir Dr. Coleman.*

*Councilmember Dr. Charles Coleman said, okay, the question I always have about the step increases. Is there a reason that we just went to 2% instead of another number? I always ask that question because I think about the HVC people, the IT people, and Sanitation, you know. One thing, I am thankful that I see this because I actually had emailed the mayor and Brian early about this. But I think comparatively for those type people that work in the community, it's just a question. Can we not do more or would that fall out of a different regulation for the same thing, because nationally we got an increase the community as far as economics is just outrageous right now. And this 2% just seem a little lower for me. Director Steve Purtee said, that's a good question, Dr. Coleman. If we go back in history, there was not a supported program to address salaries until 2016. That was when the step plan was adopted, and that plan provides for an annual incremental increase of approximately 2% per step, and that has been used as a management tool since 2016. The one thing that we are seeing is that in addition to that prior to 2021, there were, 2022, there were no adjustments for a cost of living adjustment added to the step plan. Since then, every year, we have provided, in addition to the 2% step, a cost of living adjustment that layers on top of the step program or the salary administration plan. Councilmember Dr. Charles Coleman said, so we're not really using that plan... I can't, in my head remember. Chairman Joe Hafner said, the Johansan plan. Councilmember Dr. Charles Coleman said, the Johansan plan. We're not really using the Johansan plan anymore? Director Steve Purtee said, no sir. We haven't used the Johansan plan for, I'm thinking this is our third budget cycle relative to that. Councilmember Dr. Charles Coleman said, well, I kind of see that. I just want to make sure that's clear, because a lot of people don't know that because, you know, personally, I never voted for the Johansan plan. I can say it now. But I think the increase that you're doing is well. So I want to make sure this is not against it. It's just that I sometimes when I look at the HVC people, the IT people, electrician people like that, I'm not saying they should be getting paid more than anybody else, but I think that the comfortable pay that they should get, because they can go back into the industry a whole lot more money. Without those type people, I don't think we'd be able to survive what we're doing. Director Steve Purtee said, we appreciate that affirmation of what we've been doing relative to taking care of our staff. The one thing that we have done is, you know, two or three different times we've done competitive salary reviews, we've addressed our uniform personnel at certain times, relative to that. We also did similarly for our non-uniformed employees. Those salary ranges at that time were anywhere from 6 to 13% increases in addition, over our step plan layered on top of that. And then since then, and as we have done all along, we take the opportunity to regrade positions, check the competitive landscape. We did something similar to this for our JETS program in 2025 relative to adjusting their salaries to make it less of a competitive pressure with other similar aligned jobs. Councilmember Dr. Charles Coleman said, well, that's good to hear. But again, you know I think I ask these questions because publicly, the people need to know that we're not just, our employees are getting comfortable pay rather than just be here. And I think 90% of the people that's here are here because I think we have good insurance*

*program, we have a good retirement program, but at the same time those questions do need to be asked. Director Steve Purtee said, the mayor's letter, I'm going to reference it real quick. He has a nice little overview in that letter. It's on the second page, that shows basically the 10-year trend relative to those salary groups. And what we are seeing relative to our Sanitation and entry level workers, that that's been nearly a 40% increase over that 10-year period. We hope we're doing a good job, and we always appreciate the input to always do that so thank you. Any other comments on this particular page?*

*We'll move on. This next slide here is basically we just want to kind of give an overview of our various appropriations that are included in this document. Primarily, we have infrastructure improvement, we have capital improvement fund carry over, then we have our depreciation fund. We appreciate that the traction that we're gaining relative to our capital improvement program, as well as our depreciation fund, we see these funds becoming living funds, if you will, and we are able to use these in upgrading or maintaining the quality of our equipment in our fleet that related to our assets that our employees are using and our public has a benefit of. As far as the infrastructure improvement, the one thing that we do want to remind is our financials include a \$17,500,000 dollar bond that this City Council authorized, ordained, back in 2025, mid-year. Again, that will fund capital improvement opportunities for the three areas that we're all very familiar with. The E-911 Safety Center, Caraway Road expansion and the pedestrian trail connections. We'll have a slide later that will dig into more details relative to those. One other thing that we are including in this particular budget is a utilization of reserves that are set aside after year-over-year results. We're taking \$3,000,000 of those reserves and we're dedicating those to overlay and street improvements. And so that is referenced on page one of the financial data. In addition to that, we have specifically appropriated \$250,000 for sidewalk improvements that would be ADA compliant, and this should take care of any specific requirement that we have relative to an annual incurring of sidewalk rehabilitations. And then the last thing here is part of the budget process is we took \$1,100,000 of our current operations, and we set that aside for recurring capital improvement, miscellaneous drainage in our industrial rail maintenance program, and then finally our economic development arm that we handle with the Chamber of Commerce. As for our carryover funding for capital improvement, that fund currently has a balance projected at year-end of \$18,700,000. We had, we expended nearly \$6,000,000 in 2025. We'll end the year with an remaining appropriation of just a little over \$11,000,000. Those are all identified in our financial results on a monthly basis, and they are identified in this budget document as well on page 12 or 13, I can remind myself of that later. One other final point here, our depreciation fund, we had approximately \$7,500,000 of request. We were able to fund or requesting to fund \$4,400,000 of that through a 2025 appropriation. This will allow us to purchase 37 fleet unit replacements. Again, we are replacing existing equipment. There are no new units in that fleet alignment. 25 of these units will be specifically for our Police Department in assisting them in updating or upgrading their fleet relative to some older units that they're managing. And then the final point here is that request included 52 fleet replacement, and we were able to budget or approve approximately 70% of that at 37 units. One other thing, our Fire Department, we've had several meetings that where there's been discussion of new fire apparatus. That again, is a resolution that you're seeing in the Finance agenda for next Tuesday to approve those purchases. That's about \$2,500,000. But we did find one-fourth of that in the 2025 budget, we're asking, or the 2024 appropriation, we're asking to appropriate the second installment of that for an additional \$625,000 in this 2025 appropriation. This will give us about \$1,250,000 of that total funding necessary. And then our great partner, City Water and Light, has agreed to fund the remaining \$1,200,000 over two budget cycles. Yes, sir, Dr. Coleman. Councilmember Dr. Charles Coleman said, I guess the only*

*question I just basically so that even if we have an open meeting so the public would also understand. That our reserves is going to still be intact while we using the bond money, right? Director Steve Purtee said, yes, sir, we'll have a slide here in a minute will show us our reserve position after absorbing this budget. You're correct, yes.*

*Chairman Joe Hafner said, but Steve, I have a question on the capital improvement carryover fund. Director Steve Purtee said, yes. Chairman Joe Hafner said, I know some of the projects, like the University Heights, and stuff is that they just take a while. But, you know, our carryover fund seems to be growing. You know, it went from, you know, at the end of last 2024, the carryover was \$6,300,000 and now we're up to \$11,100,000. But I've noticed that there's several, I won't say several. There's a few projects on here, I've mentioned some of this before, like the 50 spot parking lot, the overlay back half of Loop Road at Craighead Forest. I mean, those have been on there a while, and we just keep carrying them over. I mean, when is some of this stuff going to be actually, the money spent and the project closed. I mean, it's good to have the money set back, but it's better, you know, get the project done when we can. I know stuff takes a while. I'm not saying, I'm not ignoring that fact. I'm just saying, it seems like our improvement fund's growing at a faster rate, then we're spending the money. Director Steve Purtee said, that's an excellent point Chairman Hafner. That is a review that our Engineering Department is assisting us with. The periodic look at the fund, the various projects, and then with the idea that if we decide we're not going to do something because of whatever reason relative to asphaltting the back half of the Loop Road or whatever at Craighead Forest, we would be able to have the opportunity to realign or reassign those. Obviously, the University Heights Trail is going to require a little more funding. Chairman Joe Hafner said, yeah, that's a long process. But it seems just some of this smaller, what I call smaller stuff, has been on here probably two or three years. It doesn't seem like there's much activity being done on it. Director Steve Purtee said, yeah, we have had discussions with the specific directors relative to a few items on this list, and you will see that we'll go through a process of realigning those as we conclude the year. And again, our Engineering Department has conducted earlier overview meetings with us, they'll continue to do that relative to this fund and how projects are going. Chairman Joe Hafner said, thank you.*

*Director Steve Purtee said, alright. So, I think the last bullet on this particular screen is relative to just our maintenance equipment and replacing that. You can see the trend here on the dollars relative to that. Let's go into this next, this is an overview of our franchise fee capital improvement revenue bond. As we talked about earlier, you'll recall that we approved a par value or par amount of \$17,595,000. Basically, at the end of our bond, we will repay that principal amount, and that will expire or satisfy those bonds that were issued. From that issuance, we had net issuance proceedings of \$17,417,000. Again, this is a schedule in our monthly financials, that you can kind of track that activity through the month as we go along. On to service that debt, it's going to take an annual debt payment of \$1,147,000 that does come from our franchise fees. And recall franchise fees are those fees that utilities pay the city relative for their use of our right-of-way, that city property. So, it's not a taxpayer dollar, it's a utility funded opportunity. And I think the mayor's letter referenced that as well. We always appreciate being able to address that, that we're able to accomplish these \$17,500,000 in projects utilizing funding from utility companies. And again, that just helps us expedite our process of capital improvement. And again, we talked about the three areas that we're focused on that were issued relative specific for that bond. The true interest cost of that bond is just under 5%. Recall this was issued in mid 2025. A final maturity of that bond is August 1st of 2055. It does have prepayment, opportunity after year 7 of the debt life. So, you know, obviously we will have those mechanisms in front of us if there are a considerable rate adjustments, that type of thing. If my fellow*



bank officer looked at the market today, he would tell us that a 30-year bond today is trading somewhere around 4.7%, 4.76% in that range. So again, we're about 20 bases points off of that, but obviously you have to choose a point in time when you have to issue the bond and that's exactly what we did. Now, obviously, if interest rates go considerably lower, where it makes it advantageous or economically feasible, we can always look at refinancing this debt obligation in a different market. Obviously, a 20 basis point improvement is not anything you refinance on. And, but again, we do have that opportunity after this prepayment window expires. Yes, sir, Dr. Coleman.

Councilmember Dr. Charles Coleman said, in reference to that refinancing, my question is will we have to do that again? It's back with a question I asked earlier. It's like, we have a lot of things that we have not finished, start but have not finished. I think that if we ever have to refinance something to that caliber. I was hoping we would do it with the bond we approved even though I was for it but I'm hoping we get in a position that if we have to go that route again, that all these things that's behind that we've been doing for years and not finish will be taken care of, you know. This is a consideration statement that needed to be made from a council person, because we're always saying, we finished this but we didn't finish this. So we keep carrying over. Some things I think we have to carryover, but there's some things I think, it's like the sidewalks because you got a lot of sidewalks going no place as far as I'm concerned. You know, but that's just my personal opinion. It's good to have, but I think we have just really gone a little overboard. Director Steve Purtee said, I'm understanding your comment that there are a lot of other things that need to be done as well. And that's exactly correct. Unfortunately, as we've talked about, our revenue stream is very limited. The one utilization that we were able to do is take these franchise fees and compound those for \$17,500,000 in projects. That doesn't get everything as you've alluded to, but it gets an assortment of things that are on our schedule of needing to occur for our city. Again, obviously, those three things, we were moving along on one of them, and that is pedestrian trail connection. Obviously, our Caraway Road expansion was on the long horizon, not on the short horizon. Now it's on the short horizon. And then, obviously, our E-911 Safety Center, you know, while we issued our bond, and then we had this significant situation occur as well, that just kind of gave us that we had some forethought in what we were doing at that time to advance that facility. So, the one other thing that we would have available to us would be the issuance of a general sales tax relative to other programs and those types of things. And again, that's something that's always debated as to, you know, what would be able to be done relative to that revenue stream. Councilmember Dr. Charles Coleman said, well, I think as the community increases, our community is increasing, I think the census was totally wrong in the first place on how many people we have in Jonesboro. But I think the taxes that we already have, the increase of people that's coming into Jonesboro is probably going to satisfy some of that need. Director Steve Purtee said, and we have other very specific things that were part of this budget request, that we weren't able to do because there's not a dedicated revenue stream that would support that. So, we're hopeful that we can revisit some of these things. Again, maybe the first quarter of reviews, kind of that process, to springboard us into that conversation, and then looking at other resources that we might have available for revenue opportunities. Those are excellent points again.

Chairman Joe Hafner said, hey Steve, I have a question. On the additional, the remaining \$1,600,000, that's available for additional projects, etc. Is that \$1,600,000 also need to be spent in the next three years? Director Steve Purtee said, the bond program requires completion of those, that suit of projects within that three year window. Chairman Joe Hafner said, the \$1,600,000? Director Steve Purtee said, the \$1,600,000 is also including about, at this point, about \$300,000, about \$264,000 in interest earnings. So, we're growing that. Obviously, there's an arbitrage clause that

comes into play with this as well. At a 4.96% interest cost, we'll never have an arbitrage issue where we make more money than we spend relative to the interest costs. Chairman Joe Hafner said, I just got to think about that \$1,600,000 and if it was something that needs to be looked at, you know, sometime in 2026, early to mid 2026 just to see if we need to identify more projects that we need to get completed, in the next three years if that's the requirement of that \$1,600,000 is under, even though it's not one of the three identified projects. Director Steve Purtee said, we obviously, we anticipate increase in cost, of course. You know, that's, again, can we do an E-911 Public Safety Center for \$5,500,000. We think we can. That's what the projection is, but... Chairman Joe Hafner said, yeah, I'm just saying if there's any remaining funds. Director Steve Purtee said, exactly, yeah. Chairman Joe Hafner said, proceeds. When do they have to use by? What are some of the, you know, priorities that we have to use them on? Director Steve Purtee said, you're correct.

Mayor Harold Copenhaver said, and Steve and councilman, I think I'd like to just make a comment here. Is that as we move forward with the budget, you know, we have a definite revenue stream, and with that revenue stream, Dr. Coleman, in essence, we are maxing out its potential to provide. And so, the additional increase with the nature of what's going on in the economy, from tariffs, and everything else, the outside industry is increasing faster than what our revenue is doing. And so those are the challenges that we are going to be facing as a city. And again, I think this budget is showing you that we are tight. And the projects that we will continue and we'll have Engineering present you on the updated projects, and where they're going, why they're delayed. He's got a whole layout of that sheet, and we're very much up on that. But the bottom line is, I think you and I both realize that we need additional revenue stream. We were presented last week with the firemen's potential for a long run long time range plan for them, that didn't come at free of cost. And so, we have to start phasing in and need to as a community. So, what this council is really going to need to help the administration and the community understand are the needs that we need to provide. First of all and foremost, I'm very prideful of our employees. They maintain a level for our community of service from Sanitation to Streets that are competitive to none. Bottom line. The resources to pay those individuals are very strapped, and so the 4%, which is, what, 400,008%, it's two and two. You know, that is a priority of this administration is to reward our employees for that work, because they are the frontline people. Councilmember Dr. Charles Coleman said, well, that's the reason I asked that question, but the other part of that is that projects, I'm not sure if this is tied to the employee pay or not, or are there projects that we can cut out now that we don't really need, number one, but are there also, I mentioned it a time before that even in our Engineering Department are there more people that we need to take care of what we need to do and get it done. Mayor Harold Copenhaver said, that's right. Okay. Thank you. Thank you Steve, I'm sorry.

Chairman Joe Hafner said, Can I just say one thing? I'm sorry, Steve. I know you're trying to get through your... But, you know, we talk about, you know, our sales tax all the time, and we know we have one of the lowest sales tax in the state. I mean, it is what it is, so, you know, when at work, you know, in the business world, when we look at revenue, you know, we always look at, okay, how come our revenue went up? How come our revenue went down? And there's really two components to revenue, right. There's your rate, how much you're charging for your product and your volume. So, you know, right now, I mean, the only way to get our rate change is an election. And, you know, that's always a chance you take there. The other way is volume. So as Dr. Coleman kind of alluded to, you know, we get our sales tax up through getting more volume coming through our stores, our restaurants, etc. And I think things have been done to help drive that volume up. I mean, just little things like the improved trails out

at Craighead Forest Park. I mean, you got people coming here all the time from out of town now to ride our trails. You know, the RAC, the Ridge Athletic Center is going to be huge. Hopefully in 2027, you know, we see a nice increase from that volume. But I'm just saying, our sales tax, our 1% city tax, it is what it is right now, but we've got to keep improving our city, other ways to get people coming here. You know, if the mall, you know the people that brought the mall, somehow the mall reopens, you know, or more stores were open. I mean, that's going to be nothing but coming here, I mean, we're pretty lucky that our revenue stayed kind of flat when we had no mall. So, people don't come here to shop like they used to. I mean, we have a lot of nice stores and strip malls and standalone places, but I think we've been really fortunate to be able to have the results that we've had the last, you know, five years, you know, since the tornado. When was the tornado 2020? Yeah, it was 2020. So, anyway, I'll be quiet for a little bit.

Councilmember LJ Bryant said, Mr. Chairman. Chairman Joe Hafner said, yes sir. Councilmember LJ Bryant said, kind of along those lines, and the mayor said this and made a good point, and I've thought about it. Conway just had an election, and I was reading a lot of what Conway said, which is similar to what the mayor said. I mean, you need \$70,000,000 dollars in economic activity to come up with \$700,000 or whatever. I mean, that's unbelievable. I mean, granted, Target might do \$70,000,000, but if somebody opens a boutique that does \$400,000, I mean, you're going to have 140 boutiques open in the next 12 months, and even if we do, we're only going to get \$700,000. And everybody faces that challenge, right. And we're lucky. John and I were talking about this, I mean, Conway suffers when Searcy gets a Target, and Conway suffers when Russellville gets an Academy, and fortunately, we don't have some of those same sufferings from the towns around us. But this is a loaded question that I have no idea what the answer is to, but I know we're doing some long-range planning. When we look at 3,000 lots that'll come online in Valley View in the coming years, maybe 300 houses a year over 10 years. How do we look at the economic impact of that, as far as what those sales tax dollars are versus what services we'll have to run out to Valley View? And I know part of that is the conversation we'll have around impact fees and stuff, but do we have any thoughts about what a resident contributes in sales tax dollars versus how those services grow? Director Steve Purtee said, the only thing that we are able to concretely look at, and that is our run rate, if you will, relative to our market. Our run rate on an annual basis considering our 1% local tax, is about \$2,600,000,000. When you compare that to the other five larger cities, if you will, our run rate is about third and fourth position, depending on how Conway is doing and Rogers occasionally. Really those are... We're kind of neck and neck with those three cities. Those three cities are kind of neck and neck relative to that run road. The one thing, again, that they have going for them is their run rate at about \$2,600,000,000 produces another stream of revenue because their rate is 2%. Instead of 1%. But relative to that, then looking at it based on residential values, what a homeowner brings relative to the spending power, we certainly anticipate that every household that happens, every door that opens and is approved, becomes part of that run rate to increase that \$2,600,000,000. Obviously, it will sustain a little bit as far as what that looks like, and relative to a comparison of the cost, the infrastructure costs that we, the city have to maintain to do that. That's a real good question, and I could probably ask our Planning Department to kind of help us with some of that statistical analysis if we'd like to see that. Councilmember LJ Bryant said, when does the impact fee study come back? I know that's a little bit outside of what we're talking about here, but it is and it isn't. Director Steve Purtee said, I'm not aware of that answer, so we can... Planning Department Director Derrel Smith said off camera at his seat, the first of the year.

*Chairman Joe Hafner said, I said I'd be quiet, but I just to throw one more thing out there that I think, you know, as Charles always says, the public needs to hear be reminded of. Every one of those cities that you mentioned also have, I believe, also have sanitation fees that the residents pay and general property taxes. We have no sanitation fees, that's \$5,500,000 \$6,000,000 budget and all our property taxes are earmarked for specific items, we have no general property tax. So, we're doing a lot on the 1%, plus the share of the county that we get. So that's not a small, small task so. Councilmember Brian Emison said, it's a challenge.*

*Councilmember Ann Williams said, this has come up before about sanitation fees that apartment complexes get free sanitation, and some cities don't provide that. Even if they provide sanitation, free sanitation services to residents but they don't, that doesn't apply to complexes. And I think there's been plenty that's been brought up before, there's a lot of pushback on it, but it's something I think people need to be aware of that that is not generally done providing it free sanitation services to basically a business which is what a complex is. Chairman Joe Hafner said, I've looked, and not to get too far off topic, but I think it's a good discussion. You know, back in 2000, I think, when our sales tax was passed, North Little Rock passed a sales tax, you know, about the same time, and they also gave up sanitation fees for residents, for residential. But they've continued to charge, because I called down there one time. They've continued to charge their apartment complexes. I mean, because you know, they consider apartment complexes commercial units, you know, it's a business, like Miss Williams said. I went through one time, I think I got a spreadsheet from, you know, the Sanitation Department, and, you know, kind of put some rates, you know, according to what service they got since I kind of know a little bit about that. And I think, you know, it was about, you know, this is probably six, seven years ago. It was like \$1,500,000 a year of free service that we were given to apartment complexes. And any other city in the state, they would be paying that. Mayor Harold Copenhaver said, well, councilman, I think you remember when back in maybe 2021 or 2022, we did a study on the cost of the sanitation and the services that we provide to the community and the cost to the city to do so. That's why we've made those initiatives to have the neighborhood cleanups and things like that on monthly basis. Of course, they're not going to save a whole lot, but we're also paying the tipping fees for our community as well at the sanitation facilities. And so, again, it's an internal cost that we pay for the community. And again, we can bring that study back out, I think it'd be good to look at again. Chairman Joe Hafner said, I think last time I looked at the sanitation fees, you saw like, you know, when we go to the landfill and we show our driver's license, you know, we're like, great, that's free. Well, the city gets charged that. That's correct. And I haven't looked at the spreadsheet in a while, but I think it for some reason \$250,000 a year or something, sticks in my head, I don't know. It may be, that number may be way off, but once again, another benefit that our residents receive, that they may not be aware that the city pays for. All right. Go ahead, Steve. Sorry.*

*Director Steve Purtee said, I appreciate that. One thing that, you know, Brian and I were comparing notes real quickly there, you know, Councilmember Bryant, if you think about that 3,000 household neighborhood, you know, pick the number of what that spending power might be, call it \$50,000 for math purposes, over an annual period that produces about \$1,500,000 on that 3,000 unit neighborhood in sales tax at \$500 coming off of a \$50,000 spend. So, can we service a 3,000 unit neighborhood for a \$1,500,000? I don't think so, but you know, someone would have to lay down the analysis for us to kind of consider that. Again, I think that's just, again, reminding us of how expensive it is, our infrastructure, relative to serving our communities and that's before we think about sanitation costs. Chairman Joe Hafner said, public safety cost. Director Steve Purtee said, yeah, public safety costs. Chairman Joe Hafner said,*

streets. Director Steve Purtee said, so again, it kind of seems like we're... Councilmember LJ Bryant said, yeah, and I think just staying ahead of it, I mean, the Bentonville headline, I mean, Bentonville, you know, just got a \$250,000,000 loan from Alice Walton. Now granted, they own the utility company and they had a sewer problem. We don't own the sewer system, but just staying ahead of that day and hopefully in 10 or 20 years from now, somebody else doesn't have a problem, because we didn't do what we needed to do you know. Director Steve Purtee said, exactly. Yeah. Councilmember LJ Bryant said, we'll all be gone by the time that happens. Director Steve Purtee said, that is true. Chairman Joe Hafner said, you're still a young man. Councilmember LJ Bryant said, well not dead, but maybe just not here.

Director Steve Purtee said, this slide here, basically, we just kind of want to recap our restricted revenue replacement fund. Again, you know, we knew this as ARPA until the end of 2025 or 2024 rather. So we have about \$582,000 in that fund. Again, there's a specific schedule that outlines this as well in our financial packet. We did have a request for upgrading our tornado siren system by Director Sturch. And that system is in dire need of the transition to a digital radio set up, but also there are four areas that aren't what he calls adequately covered relative to that. This is about \$261,000 that we are planning to appropriate from the revenue, restrictive revenue replacement fund. We'll have a, obviously, we'll have a resolution for this as that comes about later after the beginning of the new year. If that is approved after the City Council's actions, that'll leave us about \$321,000 in this fund at that point. Here's kind of that reserve analysis, Dr. Coleman, that we were alluding to earlier. You know, it basically, it just shows the four various funds that, while we may have assigned the funds relative to capital improvement or depreciation fund, if necessary for whatever reason, our City Council could unassign those funds and reassign them somewhere else. In theory, that makes them available as a reserve function. So that gives us just under \$30,000,000 forecasted at the end of the year. But again, \$17,000,000 of that \$30,000,000 has already been assigned, we would have to unassign that. So again, that gives us about \$13,000,000 available in that regard. Considering all of that, we have unappropriated reserves of about \$20,000,000 after we consider our \$9,800,000 restricted reserve or required reserve rather. And you'll recall that the required reserve is an indication by the Municipal League and the Government Finance Office where they say you should have one to two months on reserve that is required. And so, you can see in this category here that our required reserves are about 1.8 months of serving the city at \$5,400,000 annual spend out of our general fund. And then the unappropriated portion of that is about two months worth of spend. So all in all our \$20,000,000 will satisfy our current spend at about 3.8 months, so we're well ahead of the one to two month category. Councilmember Dr. Charles Coleman said, do we draw interest off that money? Director Steve Purtee said, yes, sir. All of our funds are held in a bank and they're currently earning a 2.8% interest. Mayor Harold Copenhaver said, and that is on all accounts, councilmen. Checking accounts. Every account.

Councilmember Kevin Miller said, yeah, I'm just trying to clarify so I can keep it straight keep in big numbers. We have X amount in the reserves. Part of that is earmark for certain things. We also have a 15% that we require for reserves from that. Clarify to me again, I'm looking at a lot of numbers. How much do we have that is unrestricted, not by our self-imposed 15%, and what's recommended, or not earmarked for another project? How much are we anticipating having in reserves at the end of the year? Or even this year? Director Steve Purtee said, if you take, from this slide here, if you take the general fund of \$12,500,000, and you take the \$200,000 street fund, that gives you about, call it \$12,500,000. Councilmember Kevin Miller said, the street fund is restricted simply for streets. To me, I'm assuming that is a restricted fund. So take that one out of the equation. Director Steve Purtee, you can do that. So

*\$12,500,000 still, because the street fund's only \$170,000 projected, because we, basically, we spend everything we can, and then some needed relative to supporting our street programming. Councilmember Kevin Miller said, so we have, after we take out our reserves, we're holding everything back, we have \$12,000,000 unrestricted? Director Steve Purtee said, we have \$12,000,000, but then you have \$9,300,000 restricted. So, in theory it gives you, call it \$4,000,000. Councilmember Kevin Miller said, \$4,000,000 that's unrestricted for any other earmarked project. Director Steve Purtee said, correct. But again, in addition to that, you have nearly \$18,000,000 that's just been assigned, that again, our City Council can unassign it. Councilmember Kevin Miller said, yeah, that's earmarked for something else. So, we have ballpark about \$4,000,000 that's not assigned or not restricted to anything. Director Steve Purtee said, that's correct.*

*Councilmember Brian Emison said, Steve, I'll piggyback just a little bit on your previous statement. You know the interest rate that we're getting on that, of course, what was that 2.85%? Director Steve Purtee said, 2.8%. Councilmember Brian Emison said, okay, 2.8% for liquid funds and being fully FDIC collateralized, that's saying something in today's market. So, I mean, everything to be liquid. From the reserve fund standpoint, and as often as we have to dip into that, would there be an opportunity for us to, I don't necessarily know the rules surrounding reserve funds as it pertains to the municipality itself. But have we ever taken a look at doing any kind of short term CDs to put, even if we just took, let's say 25% of the reserve fund, I mean, some of the specials that are out there today, which you still have to figure in collateralization to accompany it, so lower it probably by 7 to 10 basis points on that. Those are still in the high threes. Is there an opportunity there for us to be able to get a better return on our funds that are sitting around? Director Steve Purtee said, the short answer is yes. And, we, you know, it's been a few years now, but our current provider has always provided us about 100 basis points below the fed curve in yield on our accounts. They're completely liquid. They're 105% insured, and so you know, that was some of the factors that we considered relative to that. When we did look at this about three years ago, we really didn't have any institutions that were interested in that, because of the collateralization and obviously the interest markets have changed a little bit since then. At that time, I was recalling, you know, 4% rates, those types of things. So, you know, we were earning quite healthy on our funds then. We can look at that. That's a great point for us to, if we did nothing, at least we've done our analysis and make sure that we are considering that. Now, again, our current provider also does all of our services free of charge, so there are no fees for any wire, not wire, ACH activities or anything like that. No check costs, nothing. No monthly service charge, anything. Councilmember Brian Emison said, and once again, I applaud the 2.8%. I think that's a great rate for where we stand today, and I would hate to cannibalize that rate or to upset the apple cart if you will if we have the 2.8% based off of certain criteria and that's also earning us no fee structure or anything else on any kind of account analysis fees there. I just didn't know, necessarily with the reserves, how they stood or if that was overarching umbrella for the full financial picture in our agreement with our current provider. Director Steve Purtee said, we will look at that. That's a great point. Councilmember Brian Emison said, sure. Thank you. Director Steve Purtee said, any other discussions about reserve?*

*These next few slides here just basically kind of lay out our current budget compared to previous budget. Obviously, you can see some of the revenue differences here. Obviously, the one that stands out on this page are franchise fees. And again, that's simply a function of moving \$1,100,000 into our capital improvement bond for that debt service. We do that on a monthly basis. We move over just under \$96,000 into our capital improvement bond fund, and it's held at First Security Bank, who is our bond*

trustee, in Little Rock and they're assisting us with that. And the current yield on those funds is 3.6%. So that's even a better rate than what we're getting on our checking account today. So, there is an opportunity for those funds to be earning as well while they're coming out of our general fund, they're going into that bond fund. Obviously, our payment is due every August, and so that fund gets zapped every August to make that annual payment. The other thing on here, basically fines, miscellaneous, those types of things. Permits and fees. We take the current year trend, we forecast that revenue, and then we apply a 2% growth. So, obviously, permits and fees, we've seen some activities there that maybe the year over year trend was a little bit different, but then after applying our 2% growth, it still comes in slightly under our budget projection from the previous year. So again, that's just something that we manage and monitor through our process here. Again, the grid here kind of shows the makeup. As we alluded to before, our sales tax routine makeup, we call it 70%, it's more like 68%, the actual makeup of our revenue stream. So again, 70% of our revenue comes from sales tax that supports about almost 70% of our public safety sector as well, we'll see on a future slide here.

Speaking of, here's a, basically, a chart that shows by type of expenditures. Again, personnel is the line share of the increase here again, and that is basically an indication of our 4% increase in salaries, 2% step, 2% cost of living adjustment. Chairman Joe Hafner said, hey, Steve, quick question on the expenditures. I know, you know, historically, we've always compared it to budget, you know, the prior year budget. You know, when you look at projecting out the rest of this year, do you have any concerns that the 2026 budget needs to be adjusted in certain areas based upon our projection, rather than just looking back at last year's budget or do you feel comfortable with it, that things are kind of in line? Director Steve Purtee said, we feel good about that. Again, you know, obviously, when you start layering on capital improvements, you know, that takes a big chunk out of the general and the street fund. And then again, the 4% is, you know, it's a run of about 400,000 per 4%, so you know, we've got that in here as well. But as far as after that, some of what we're seeing on some of the differences is basically challenging our directors to look at fixed assets a little closer, those things that looking in those categories. And those are the primary ones we're seeing are coming in under budget, which are supporting some of the cost increases relative to higher equipment, parts, and labor and those types of things. We're not seeing anything that is alarming. Chairman Joe Hafner said, yeah, I guess the one example I can think of is last year when the 2025 budget was done, you know, the whole self-insured group insurance was a brand new thing. So, you know, as you looked at this year's budget, or next year's budget, you know, did you base it upon kind of how things are running and the lag and you know, how you know, being, you know, ten months into it now, do you still feel good that the 2026 for group insurance is an adequate budget? Director Steve Purtee said, yes, we do. And again, our planned manager, Hatcher Agency, always cautions us specifically the Finance Department because we're the ones that are real quick to say, "Is this going okay?" And they always caution us that, year one, you're just getting your feet under you. Year two, you begin to see some routines and activities. Year three, is when you really start being able to analyze that. Chairman Joe Hafner said, yeah, because when you're fully insured, you don't have to worry about the lag and any of that stuff. Because we're self-insured where I work and you know, you can have claims coming in, you know, well after the end of the year, you know, before that year, almost sometimes for the year before. So just, I know it's a learning experience. That's why I just wanted to ask, make sure we were, you felt good about it. Director Steve Purtee said, we feel good about it. It's a liability at this point of about \$1,500,000, but that's through 12 months of activity, and we've still got premium routines coming in, obviously from our deductions and the city match. And then we will begin to see some of that lag come in

*in the February March time frame, and that's when we'll be able to look more heavily at it. And when we look at that same \$1,500,000 exposure, if we had stayed fully insured that exposure would have climbed up to \$5,500,000 \$6,000,000.*

*This is our last slide here. Basically, we look at our department categories, and we line this up here. And again, in our public safety sector for both our fire and police, we're just under 60% relative to that. So again, those are the key areas there. Parks and Recreation, while you see a slight decline here, actually in the Street Department as well. That's more a function of Parks Department managing part-time salaries. Looks like they're planning to manage those better for 2026, as well as they came in with a lower ask on depreciation or fixed asset cost, those types of things. And that's similar for highways and street as well. Chairman Joe Hafner said, so it looks like fixed assets were down like almost \$200,000. Director Steve Purtee said, yes, they are overall. Chairman Joe Hafner said, compared to last year for Parks.*

*Councilmember Dr. Charles Coleman said, alright, I have a question. Director Steve Purtee said, yes sir. Councilmember Dr. Charles Coleman said, on the law enforcement part of it, is our projection from a nationwide or the projection from surrounding counties on possibly hiring more officers, that type of thing? I guess basically, how far have you projected from the financial standpoint of maybe hiring more people? Director Steve Purtee said, we prepare our budget based on fully staffed. So, we base our budget for law enforcement specifically, that's the question, as if our departments are fully staffed. I think Chief Elliot will indicate that that's something to aspire to be, but it doesn't always happen. So relative to that, we expect that department will be fully staffed and that that will take care of, from a budget perspective, that possibly will take care of some of this increasing that you're talking about. And so... Councilmember Dr. Charles Coleman said, well, I guess I look at the fact of Jonesboro growing. I'm not sure. I'm sure the chief can answer that question better than any of us, but from a five-year perspective, possibly how many more officers do you think we'd need? Police Department Chief Rick Elliot approached the podium and said, thank you for that question Dr. Coleman. The same question was opposed to me by another council member. As Mr. Purtee related to becoming fully staff is the problem. Across the country right now law enforcement faces a concern of finding qualified people to go to work. It's not just a problem here, it's a problem across country. Today, I am 15 short. I've got five, maybe six in the backgrounds for higher later this month. We process over 350 application last year and I got 10. So, finding that qualified applicant by the set of standards that we have in place for an applicant. What I look for in an applicant, I'm not going to take just a body to fill a slot. I have certain criteria that I look for as in most agencies do. So, during my tenure as chief, going on 12 years, we have been fully staffed for two weeks. That's it. So, that is our struggle. Yes, the city's growing. Yes, I'd like for those numbers to grow at some point. If we ever get to the point of fully staffed and staying fully staffed, then that is certainly something we'll look at, and I will be glad to come to the council and go hey we're at the move to ask. When I hit that point, there is some federal money out there, these cops for hire grants, that will pay 70% of those salaries for the first three years and then we pick up the rest. We've been successful in those grants in the past, but I can't apply for that grant until I get fully staffed from where I'm at. So, I know there's some opportunities out there, but I got to get people in the door first, fill up what I have in place, and then we'll go from there. But it's just getting to that point with qualified people is the struggle not only here, but anywhere, any chief or sheriff you talk to anywhere in the country, that is the current struggle.*

*Councilmember LJ Bryant said, Chief, I know you talked about this once and my memory short. I mean, I know just the way it works in any profession, people don't*



*stick to any kind of job anymore the way they used to. People used to stay forever. So, what does it typically look like in a year? How many veterans do you lose versus how many people do you on board? When you already have the vacancies, I guess it's just hard for these things to go up, right? Chief Rick Elliot said, so, it is. It's a, you know, our patrol division, biggest part of our patrol division, is five years or less out of 130 something people in patrol. They have five years or less of experience. So, what we're facing here in the next two years, the upper level of our department, including most of our command staff, we're going to be retiring. So, we're, you know, I'm at a point of trying to get the upcoming rank trained in leadership skills and those things ready to move up and take our place. So that's the struggle, is keeping the senior people here, which we've done a good job, but you know what, they're at the point of retiring out. And this year, we have six eligible to retire, whether they do or not, don't know, the next year that number will be eight. So, you know, we're going to be losing a lot of experience over the next few years. Councilmember LJ Bryant said, what's the sweets spot? Once you keep somebody, what amount of time do you usually get to keep them for a long? Chief Rick Elliot said, well, you know, right now, prior to implementing our health and wellness program, we were losing them at three to four years. What these officers see day in and day out on the street, sometimes it's they get PTSD. It's hard to process, the death and destruction. The things they have to face on the daily basis. By implementing our health and wellness program over a year ago, that has had a huge impact on our retention. So, it's recognizing things like that, taking care of your own within, by those means. Not everything's salary related. You know, we did a study several years ago with ASU, and health and wellness ranked above salary. I'm not saying salary is not important, but that health wellness was ranked higher. So, we do have that in place. That is a mechanism that has paid off for seeing huge dividends. The Fire Department's looking for the same thing right now. They're facing the same issues that these firemen, they roll up on the scenes, they're dealing things. You know, these young firemen, police officers that come in at 21 years old. It's more than they can process over a period of time. You see a lot over a short period of time. And, you know, average person in your lifetime, you may have eight to ten traumatic events in your lifetime, and a policeman or fireman will have, you know, 800 plus. So mentally, it's kind of taxing on the individuals, and that's why we had a burnout rate at four and five, but if we can help them process these things and get through that, we're seeing longer retention. So, it works for the most part, there are still those that after a few bad incidents, they just throw their hands up and like, I can go work elsewhere, make more money and not have to deal with this.*

*Mayor Harold Copenhaver said, you know, I think chief, to over the last, almost half a decade now, we've really invested, and worked well with the department on the mental illness aspect. Also the time frame, five on four off. As I continue to listen to the officers in here, I mean, they want to come back to work, and so it provides the pride. But one thing area that council has, and I want y'all to be aware, we train these officers now more than other communities are eligible or ability, or have ability, to train their officers. And so, they really appreciate that because now they're training within themselves more and they're qualified more to do their job. Chief Rick Elliot said, you're absolutely right mayor. And training is always a big issue, especially when it comes to lawsuits. The training always comes up. We exceed, probably more than any agency in the state, because we have built in, for our patrol, every month they're doing six hours of training. That's built in. The state only requires 24 hours of training a year. So, we do six hours a month, so we exceed that, plus these officers have other opportunities to go to different classes throughout the year. We exceed that level, equipment wise, here we are in budgeting. We had a good budget year last year, a good budget year this year, so I will stack up our equipment against any other agency in the state. I think we meet or beat what anybody else has in place.*

*Councilmember Dr. Charles Coleman said, I think the mental health part is more exciting to me, because the PTS thing is not, people think it's just for military people but it's for... Chief Rick Elliot said, no it's the same. Anything that's traumatizing to the individual, you know, face it, you'll roll up in these scenes or you go to death cases, it's disturbing and you see that over and over and over, you know, it weighs heavy on you. And then you start getting kids involved, and you know, it takes a toll on people. And the average citizen has, doesn't really realize that that aspect of policing. So, our chaplain program that Dr. Coleman's a part of, that has been very beneficial, the health and wellness. So, again, we're one of the first in the state to kind of get this up and running, and others have looked at what we're doing and why and the benefit of it. So it's now becoming a trend across the country that everybody's jumping into it. And I just had this conversation with Dewayne Douglas today and it's like hey we'll try doing this city wide. So you know, there's other things that, out there that will benefit our employees, and now that the Fire Department's embracing the concept and looking at the rest of the city, applaud the mayor and staff for broadening that scope and having seen the importance of this and the benefits of it. As the mayor said, you're always looking to take care of the employees the best way we can. Councilmember Dr. Charles Coleman said, I think the City Council needs some of that too. Chief Rick Elliot said, well, maybe. Once we get it in place we'll be there. But, the short answer to the question of adding staff, yeah, if we can get fully staffed, that day comes, I will be the first to come up and go, hey, we're here and yes, I am ready to move forward. Trust me, I will not miss that opportunity. You know me well enough.*

*Chief Administrative Officer Brian Richardson approached the podium and said, I just want to add something that Chief Elliot is probably too proud to say in his own support, but you know, when you look at the number of police officers that we have on staff, and the fact that we're 15 short, that's nothing more than testimonial to him and his department. Being able to manage such a transitional workforce, you know, with what all we've seen across the state in the salary wars and the races there to be less than 10% short of our total staffing. I would take that in a lot of city departments as we stand today. As far as, you know, your actual absentee rate in open positions. Just a pat on the back to he and HR and Finance and administration for working closely with both the police and fire department, really all our departments, and making sure that we do everything within our limited powers to be able to entice people to come here and stay here. Just like to pat chief on the back for those efforts and appreciate Council for a lot of the resources to make those efforts happen whenever it's financial things, but when it comes to recruiting and talking people in to staying, that's all those guys.*

*Chairman Joe Hafner said, we've got about five more minutes. Does anybody up here on the Council have any questions regarding the budget or comments?*

*Councilmember John Street said, I would like to say something. We're talking about making sure people understand something. We only get one cent sales tax. We get a heck of a return on that one cent as citizens here for that investment. And I think the staff does a great job of managing those funds. We all would like to see more thi*

**Filed**

#### **4. ADJOURNMENT**

**A motion was made by Brian Emison, seconded by Charles Coleman, that this meeting be Adjourned. The motion PASSED with the following vote.**

**Aye:** 4 - Charles Coleman; Ann Williams; John Street and Brian Emison

**Absent:** 2 - David McClain and Anthony Coleman



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-25:111

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Minutes

Minutes for the Finance Committee meeting on Tuesday, December 9, 2025.



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Finance & Administration Council Committee

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Tuesday, December 9, 2025

4:00 PM

Municipal Center, 300 S. Church

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### 1. CALL TO ORDER

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

*City Attorney Carol Duncan was present along with Councilmember Kevin Miller in the audience.*

**Present** 5 - Joe Hafner; Ann Williams; John Street; David McClain and Brian Emison

**Absent** 2 - Charles Coleman and Anthony Coleman

### 3. APPROVAL OF MINUTES

[MIN-25:104](#)

Minutes for the Finance Committee meeting on Tuesday, November 25, 2025.

**Attachments:** [Minutes](#)

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

**Aye:** 4 - Ann Williams; John Street; David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

### 4. NEW BUSINESS

*Chairman Joe Hafner said, a lot of these are municipal lien resolutions, so I am going to read those by title only.*

#### *RESOLUTIONS TO BE INTRODUCED*

[RES-25:171](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 405 N. ROGERS, PARCEL 01-144172-09200, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF \$315

**Sponsors:** Code Enforcement and Finance

**Attachments:**     [01. 405 N Rogers Notice of Violation.pdf](#)  
                              [02. 405 N Rogers Billing Request.pdf](#)  
                              [03. 405 N Rogers Mowing Invoice.pdf](#)  
                              [04. 405 N Rogers Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:172](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 212 PECAN, PARCEL 01-144074-08400, OWNED BY SKY PARK HOLDINGS, LLC IN THE AMOUNT OF \$315

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 212 Pecan Notice of Violation.pdf](#)  
                              [02. 212 Pecan Billing Request.pdf](#)  
                              [03. 212 Pecan Mowing Invoice.pdf](#)  
                              [04. 212 Pecan Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:173](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 215 PECAN, PARCEL 01-144074-16800, OWNED BY SKY PARK HOLDINGS, LLC, IN THE AMOUNT OF \$315

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. Notice of Violation.pdf](#)  
                              [02. 215 Pecan Billing Request.pdf](#)  
                              [03. 215 Pecan Mowing Invoice.pdf](#)  
                              [05. 215 Pecan Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:174](#)

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\$275

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 823 Parkview Notice of Violation.pdf](#)  
                              [02. Billing Request.pdf](#)  
                              [03. 823 Parkview Mowing Invoice.pdf](#)  
                              [04. 823 Parkview City Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:175](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1821 BROOKHAVEN, PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN THE AMOUNT OF \$315

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 1821 Brookhaven Notice of Violation.pdf](#)  
                              [02. 1821 Brookhaven Billing Request.pdf](#)  
                              [03. 1821 Brookhaven Mowing Invoice.pdf](#)  
                              [04. 1821 Brookhaven Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:176](#)

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

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 2612 Crawford Notice of Violation.pdf](#)  
                              [02. 2612 Crawford Billing Request.pdf](#)  
                              [03. 2612 Crawford Mowing Invoice.pdf](#)  
                              [04. 2612 Crawford Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:177](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 314 N ROGERS, PARCEL 01-144172-10400, OWNED BY KINGDOM ASSETS, LLC, IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 314 N Rogers Notice of Violation.pdf](#)  
[02. 314 N Rogers Billing Request.pdf](#)  
[03. 314 N Rogers Mowing Invoice.pdf](#)  
[04. 314 N Rogers Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:178](#) RESOLUTION BY THE JONESBORO CITY COUNCIL TO ENTER INTO A CONTRACT WITH SOUTHERN STATES FIRE, LLC TO PURCHASE 2 ROSENBAUER FIRE APPARATUSES

**Sponsors:** Fire Department and Finance

**Attachments:** [Jonesboro Viper Contract.pdf](#)  
[Jonesboro pumper contract.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:179](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 W. MATTHEWS, PARCEL 01-143143-01900, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF \$290

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 2410 W Matthews Notice of Violation.pdf](#)  
[02. 2410 W Matthews Billing Request.pdf](#)  
[03. 2410 W Matthews Mowing Invoice.pdf](#)  
[04. 2410 W Matthews Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:180](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2412 W. MATTHEWS, PARCEL 01-143143-02500, OWNED BY HANNAH GEORGE SR. IN THE AMOUNT OF \$290

**Sponsors:** Code Enforcement and Finance



**Attachments:**     [02. 2412 W Matthews Billing Request.pdf](#)  
                              [03. 2412 W Matthews Mowing Invoice.pdf](#)  
                              [04. 2412 W Matthews Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:181](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2005 BUNKER HILL, PARCEL 01-143231-09800, OWNED BY UNICORN INVESTMENTS, LLC, IN THE AMOUNT OF \$275

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 2005 Bunker Hill Notice of Violation.pdf](#)  
                              [02. 2005 Bunker Hill Billing Request.pdf](#)  
                              [03. 2005 Bunker Hill Mowing Invoice.pdf](#)  
                              [04. 2005 Bunker Hill Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:182](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1312 ROSEMOND, PARCEL 01-143243-08500, OWNED BY SMITH BROTHERS PROPERTIES LLC IN THE AMOUNT OF \$275

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 1312 Rosemond Notice of Violation.pdf](#)  
                              [02. 1312 Rosemond Billing Request.pdf](#)  
                              [03. 1312 Rosemond Mowing Invoice.pdf](#)  
                              [04. 1312 Rosemond Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:183](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 910 MARCOM, PARCEL 01-143251-04100, OWNED BY WILDA SEATS IN THE AMOUNT OF \$275

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 910 Marcom Notice of Violation.pdf](#)  
                              [02. 910 Marcom Billing Request.pdf](#)  
                              [03. 910 Marcom Mowing Invoice.pdf](#)  
                              [04. 910 Marcom Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:184](#)

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 SCARBOROUGH IN THE AMOUNT OF \$275

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 616 E Oak Notice of Violation.pdf](#)  
                              [02. 616 E Oak Billing Request.pdf](#)  
                              [03. 616 E Oak Mowing Invoice.pdf](#)  
                              [04. 616 E Oak Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:185](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5017 MT. CARMEL ROAD, PARCEL 01-133013-01500, OWNED BY KATHERINE ARTERBERRY IN THE AMOUNT OF \$365

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 5017 Mt Carmel Rd Notice of Violation.pdf](#)  
                              [02. 5017 Mt Carmel Rd Billing Request.pdf](#)  
                              [03. 5017 Mt Carmel Rd Mowing Invoice.pdf](#)  
                              [04. 5017 Mt Carmel Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:186](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA #A, PARCEL 01-144082-00210, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF \$275

**Sponsors:**        Code Enforcement and Finance

**Attachments:**     [01. 1602 A Tonya Notice of Violation.pdf](#)  
                              [02. 1602 Tonya A Billing Request.pdf](#)  
                              [03. 1602 Tonya A Mowing Invoice.pdf](#)  
                              [04. 1602 Tonya A Council Notice.pdf](#)

*Chairman Joe Hafner said, the only thing I want to say on this one is that RES-25:186 and RES-25:187 are related. That's why the next one is for a smaller amount.*

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:187](#)            RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1602 TONYA #B, PARCEL 01-144082-00200, OWNED BY MARTICULL, LLC, IN THE AMOUNT OF \$60

**Sponsors:**            Code Enforcement and Finance

**Attachments:**     [01. 1602 Tonya B Notice of Violation.pdf](#)  
                              [02. 1602 Tonya B Billing Request.pdf](#)  
                              [03. 1602 Tonya B Mowing Invoice.pdf](#)  
                              [04. 1602 Tonya B Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:188](#)            RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2106 COTTON, PARCEL 01-144271-20700, OWNED BY MICKAUL ROLLAND IN THE AMOUNT OF \$275

**Sponsors:**            Code Enforcement and Finance

**Attachments:**     [01. 2106 Cotton Notice of Violation.pdf](#)  
                              [02. 2106 Cotton Billing Request.pdf](#)  
                              [03. 2106 Cottong Mowing Invoice.pdf](#)  
                              [04. 2106 Cotton Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:189](#)            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

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**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 211 Scott Notice of Violation.pdf](#)  
[02. 211 Scott Billing Request.pdf](#)  
[03. 211 Scott Mowing Invoice.pdf](#)  
[04. 211 Scott Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:190](#)

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 IGNACIO & EMILEE PATINO IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 700 Melody Notice of Violation.pdf](#)  
[02. 700 Melody Billing Request.pdf](#)  
[03. 700 Melody Mowing Invoice.pdf](#)  
[04. 700 Melody Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:191](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5321 BRODY DR., PARCEL 01-144114-30900, OWNED BY AVHS AR, LLC, IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 5321 Brody Dr Notice of Violation.pdf](#)  
[02. 5321 Brody Billing Request.pdf](#)  
[03. 5321 Brody Dr Mowing Invoice.pdf](#)  
[04. 5321 Brody Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:192](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 5112 RICHARDSON, PARCEL 01-134033-01900, OWNED BY ASHLEY MICHELLE VANGUARDIA IN THE AMOUNT OF \$315

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**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 5112 Richardson Notice of Violation.pdf](#)  
[02. 5112 Richardson Billing Request.pdf](#)  
[03. 5112 Richardsdon Mowing Invoice.pdf](#)  
[04. 5112 Richardson Council Notice.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:193](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1507 RAINS, PARCEL 01-144194-16700, OWNED BY ESB PROPERTIES, LLC, IN THE AMOUNT OF \$275

**Sponsors:** Code Enforcement and Finance

**Attachments:** [01. 1507 Rains Notice of Violation.pdf](#)  
[02. 1507 Rains Billing Request.pdf](#)  
[03. 1507 Rains Mowing Invoice.pdf](#)  
[04. 1507 Rains Council Notice.pdf](#)

*Councilmember Brian Emison said, I'll make one comment. I'll just say Director Roper, great job and good job Code Enforcement. Y'all've definitely been hard at work and thank you for keeping the city beautiful. Chairman Joe Hafner said, you took the word out of my mouth.*

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:194](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH PICKERING TO PROVIDE PROFESSIONAL SERVICES FOR PROSPECT ROAD MULTI-USE TRAIL

**Sponsors:** Engineering

**Attachments:** [Prospect Rd Multi-use Trail Proposal.pdf](#)

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

**Aye:** 4 - Ann Williams;John Street;David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:195](#)

RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN IN-KIND LAND DONATION OF 2 ACRES +/- OF LAND, VALUED AT \$876,000 AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BLAZER LAND HOLDINGS, LLC

**Sponsors:** Mayor's Office

**Attachments:** [6106 Southwest Drive Survey and Development Site Plan.pdf](#)  
[6106 Southwest Drive Appraisal Summary.pdf](#)  
[Agreement for Land Donation.12.4.pdf](#)  
[Warranty Deed.rev.1.pdf](#)

Councilmember David McClain said, Mr. Chairman, I've got a couple questions. Brian, maybe you can speak for the administration. The plans for this area. You think we're going to have police, fire, which one or both? Chief Administrative Officer Brian Richardson approached the podium and said, so you know, in conversations with the donators and also, as we kind of look at the growth patterns that have been out in southwest Jonesboro for quite some time now, what we're going to do, if this is accepted, is pursue funding for probably most immediately some sort of, you know, tornado shelter, severe weather shelter. We've looked at some options, and actually even talked with some of our federal delegation about what that funding process looks like, and, you know, how likely that might be. In addition, you know, maybe that is also a tornado shelter/fire station or a police substation. There's obviously a lot of people that live out there. Currently, Valley View schools is outside of our, you know, four-minute response time that we strive for in the Fire Department. It gives us an opportunity to preserve what's a pretty valuable piece of land in a fast growing area for future use. And, you know, right now, there's some buildings on it. I'm not just super confident that those could be just immediately turned over into something. I'm sure there's probably some salvageable component to that that might fit into this. You know, we just, we would need to do some additional studies on that, but the fact of the matter is that it provides us the opportunity should we choose, and should we be able to find funding, I guess over the next seven years, to be able to build some assets out there. I think it'll be a community safety benefit. So, you know, there's no guarantee on the table that we're going to go out tomorrow and spend \$7,000,000 on a building or \$2,000,000 on a building. I think we're just thankful for the opportunity to have a chance to preserve this land and kind of do some further research and see, it fits the needs of our long-term goals to provide public safety in that area. And, you know, I think those goals are pretty widely stated, you know, in the latest fire report, that we have a need out there. You know, Jonesboro continues to grow, I think we're anticipating 3,000 or 4,000 additional rooftops out there in just the next three or four years. And again, this gives us an opportunity to serve those people with the kind of public safety that we strive for. So, you know, as far as any information about the actual land beyond just what the city's intent would be, or the stipulations, I think there's representatives here from Blazer Holdings that could probably answer any of those questions, but happy to answer whatever else I can. Councilmember David McClain said, well, mine was more, what do you guys see, how we're going to utilize it? I mean, are we going to use it for police or fire? But I guess we've got to do some more digging to figure out. It's like you said, there's some buildings out there, I know they got, I mean, they're outfitted, they got water, sewer, etc. But does that meet what fire or police would need in terms of, I mean, you'd have to outfit it for what they need, but. Brian Richardson said, yeah, I mean, I think that it would only be fair is what we consider is that, you know, we would probably look at it from a blank slate approach. Anything that we could salvage would be great. I mean, there's some good assets on that property. But not being an architect or engineer or anything like that, I don't know what all is reusable out there, and sometimes it just easier to start from a clean slate. And, you know, I suspect that if you're dealing with a safety shelter, you're talking about something from a clean slate anyway. I would anticipate that barring some surprise that you would talk about removing everything from that property and building something brand new.

*Councilmember John Street said, I'd just like to thank Carroll Caldwell for his generous donation to the city, and the whole group. That's appreciated, it is. Chairman Joe Hafner said, yeah, thanks guys.*

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

**Aye:** 4 - Ann Williams; John Street; David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:196](#)

A RESOLUTION PROVIDING FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR; AND FOR OTHER PURPOSES

**Sponsors:** Finance and Mayor's Office

**Attachments:** [2026 Budget - Copy.pdf](#)  
[Budget 2026 Powerpoint.pdf](#)

*Chairman Joe Hafner said, mayor, do you have anything you want to say before, on this item? Mayor Harold Copenhaver said, you know, chairman, if you'd like me to move forward, I can make comments, or do we have any comments by councilmembers? Chairman Joe Hafner said, well, I mean, I know, Steve and I talked earlier this afternoon. I know everybody wasn't able to see the slide show on Friday, so I'm perfectly fine with Steve going through that again. I think it's always good for the public to see it. Mayor Harold Copenhaver said, ok. Yeah, we can. And if it's all right with you, Mr. Chair, I'd just like to make a few short statements. Chairman Joe Hafner said, go ahead.*

*Mayor Harold Copenhaver said, all right. Councilmembers and residents of the city of Jonesboro. First of all, I appreciate the opportunity to always sit before you, but more importantly, as we move through a balanced budget in moving on to 2026, one of the key words is going to be consistency. So, council, you'll find that this budget is consistent with previous budget. A consistent revenue stream that supports consistent reoccurring expenses. So, I've asked the finance team to develop a practical plan where a concept of measured utilization. I'm sorry, I'm a little out of breath, just came from City Youth. Measured utilization of reserves will fund only capital infrastructure improvements and not operations. I also challenge them to hold the budget cycle to a consistent operation structure versus expansion of systems and personnel. This will ensure a better utilization of current systems to meet the challenge for each department to provide expanded and more efficient services to the public. You'll notice that there are no new revenue streams and the most impacting expense increase is continuation of the annual salary increases of all employees. While increased costs across the board are inevitable, we requested both a significant system and request from our providers and current components to manage and hold increases until further evaluation. These will be assessed as timing of contract renewals arrive and perhaps, we're going to see what the first quarter results of the new year looks like. So, my letter states, additional consideration will be given to budget requests after the end of the first quarter and growth trends once they have been gathered. So that's the end of my initial statements.*

*Chairman Joe Hafner said, thank you. Steve, would you like to come up. Finance*

Department Director Steve Purtee approached the podium and said, Mr. Chairman, thank you for the opportunity. Rather than just rewind and press play again. I thought I'd just kind of recap some of our comments from our earlier meeting last Friday. I appreciate that you were calling for a working meeting for the full City Council. It gave us all the opportunity to see that information. I appreciate our clerk, providing not only the budget document as an attachment to this resolution, but also this PowerPoint here. Miss April, are you going to drive this or? Ok, thank you. So, from there, we just thought we would just highlight some of the key comments that we made last Friday. As we indicated, the mayor commented in his comments that we do have a balanced budget here. Our total expenditure spend will be about \$85,000,000. Approximately \$72,000,000 of that, or roughly 90%, will be in our O&M expenditure category. We'll have about \$1,100,000 in capital improvement expenditure if this budget is approved by City Council next Tuesday, pending your forwarding for their review. Our O&M sales tax revenue is simply a reforecast of our 2025 budget. We will end the year at a 1.8% increase in our budget. Sales tax revenues compared to the previous year will be about a \$1,000,000 behind our budget projection when that year concludes and that'll be in the range combined for both city and county just under \$40,000,000 or \$50,000,000. So, we just simply reprojected that same revenue stream for 2026. It'd be about a 2.5% budget increase compared to current year projection. Our salary and benefits, as mayor alluded to, we have a 4% overall increase for all full-time employees. This will consist of our standard 2% annual step increase, which is just a continuation of our 2016 resolution approval of a salary administration plan by the City Council body back at that time. So in theory, it will be reaching its 10th year, calendar year, in creation since that date. Additionally, over the past since 2022, we have further provided a cost-of-living adjustment in each of our budgets since that time. This particular budget cycle, we're projecting a 2% cost-of-living adjustment. Again, equating to a total 4% overall increase in salaries for all full-time employees. Additionally, in the benefit category, as you all are aware we initiated in response to fully insured insurance program, medically insurance, with the continuing cost of that historically. We did move into a captive program beginning the first of the year of 2025, as we alluded to last week. But we've seen claim activities decrease from \$10,000,000 down to \$8,000,000 in that program, and so we're certainly pleased with that. You may recall that one of the initial benefits of going from fully insured to self-funded is a program of being able to save the administrative cost that would go to the TPA who's administering that plan for us. In this case, it's Blue Cross Blue Shield. So, we were able to save about 13%, which immediately went into our captive program as seed money for our claim activity. In addition to that we have administrative costs, all in we'll be about a \$1,500,000 in total administrative costs, which is consistent with what we were utilizing or doing in our fully insured program. One benefit of the captive program is we do have other avenues available to us for prescription services, pharmacies spend. We've seen considerable savings in that. We've had roughly \$350,000 return premiums for our spend relating to that as well. So, all of those are adding to our captive program. We did hear that the market was increasing overall fully insured costs anywhere in the 15% range. We think it's prudent for us to consider something likewise for our captive program. It'll take us a couple of years to see the exact run of activities relative to what goes on in a self-funded program. Effectively we're one year in, we'll be interested to see what that looks like in year or in month 15 after that period of kicking it off. Then we'll also be monitoring that for years two and years three. That's when the revolution or the rotation of that program really takes effect and have a true analysis of how things are going. We have many things being considered between now and then relative to how we would make our program functioning very well for the city and the cost savings to our participants, so we're looking forward to introducing some of those to our employees along the way.



*The last bullet on this page are personnel requests. We did defer those until first quarter of 2026. Again, as mayor alluded to, we're going to take that period to look at the first quarter results and compare activities relative to our budget and those particular requests that were made. Councilmember David McClain said, Mr. Purtee, just a couple of questions on this first page, if you don't mind. I want to make sure I say this, I don't want Keith to print that I, you know, I think city employees don't do a good job. I think they do a good job. But my questions, so the step raises, the salary adjustments, excuse me, annual step, cost of living, 4% COLA for those who are not eligible for the step or the cost of living. When we look at those, those are given out as a blanket. There are no metrics as far as I can do a really good job, I can do a needs improvement job, and I still get the step increase or my cost of living. Director Steve Purtee said, that is correct. Councilmember David McClain said, Ok. Ok. Director Steve Purtee said, all full-time employees will receive that total 4% increase. Councilmember David McClain said, alright. Have we considered, especially with us looking at first quarter, we're going to defer things to the first quarter to make a decision as far as personnel. Have we looked at, and I guess what jobs have we looked at maybe to outsource? Are there things that we can outsource that make, maybe make the jobs more efficient? Have we looked at that as a whole, not just in certain departments, but as a whole? Director Steve Purtee said, I expect that that will be part of this first quarter review specifically to look at, maybe if the addition of new personnel or they asked or requested for that, or how we could further support that same ask with outside services or to that effect. So, yeah, I think that would be part of that first quarter review as well. Councilmember David McClain said, I didn't know if there's been any discussion about that, right, going especially the last year, if there's things that... Mayor Harold Copenhaver said, councilman, if I can, yeah. councilman had mentioned that earlier, and yes, we had started some internal processes because some of them overlap at different departments. And so, we want to make the most efficient way we can. But yeah, I think we're seeing the move more to external entities being involved in providing city services because the cost effectiveness is really getting hard for us to control. So, yes, those are being made. Councilmember David McClain said, that's all on this page.*

*Director Steve Purtee said, on our second slide here, which we call this page two of overview of appropriations. As you recall, we did issue our franchise fee revenue bond. We'll have some more information on the details of that a little bit later in this presentation. That does afford us \$17,500,000 in capital improvements, which will occur over the next three budget cycles. You'll recall that that includes a construction of an E-911 Safety Center, expansion of our Caraway Road, South Caraway Road street, and then pedestrian trail connections as well, which have been ongoing, of course. Additionally, we'll have \$3,000,000 in a specific appropriation that will be part of 2025 results that is a function of the first event or activity of this new budget. And this is specifically for overlay and street improvements. And so that is an appropriation there. In addition to that, \$250,000 will be appropriated for to further being ADA compliant with sidewalk improvements, and that is in response to a lawsuit from several years back that we have continued to provide support relative to that judgment. \$1,100,000 of our budget is for recurring capital improvement, miscellaneous drainage improvements, industrial rail activities, the maintenance program out there, and then our economic development there as well. Capital improvement carryover funding, you'll recall that in our monthly financials, we provide a review of this, and this is reflected on page 12 or 13 of our budget package that you have as well. There's \$18,700,000 in total funding that it was available for 2025. Nearly \$6,000,000 of that was spent in 2025, and then \$11,100,000 is remaining in that appropriation for future projects. Again, that project details is listed in the budget binder. We provide a monthly report of that in our monthly financials in there as well. So, you can kind of track the activity as*

it moves along in the calendar year relative to that fund. Also, in addition to that, we're appropriating \$4,400,000 for our depreciation fund. This will allow us to acquire 37 fleet vehicle replacement units. Again, this is not an expansion of our fleet. It's a replacement of existing units that probably have been needing replacement for quite some time. 25 of these units will be specific for our Police Department, and out of that, 37, we had a request for 52 fleet unit replacements, and again that it's a process of monitoring and managing that purchase to accommodate what we think we can appropriate in our budget, and that's what this includes here. Very specifically, that's \$2,500,000 for two new fire apparatus units. I think your earlier actions have forwarded that actual purchase on to City Council for their review and approval. This budget includes our second installment toward that purchase, \$625,000. This will give us about \$1,250,000 of that total spin there. Our very generous partners, City Water and Light has agreed to fund the remaining \$1,200,000 over the next two budget cycles. Christy Wall shared with me earlier that that first installment has already been received. It's actually settling today as we speak. So we appreciate our partner helping us with this. They have fulfilled their commitment for that first \$600,000 request, and we know that they will be planning to do that as well in the early part of 2026. So we very much appreciate that. The very last item here is this \$4,400,000 does include maintenance equipment replacement. And again, we go through the same process for our fleet equipment, we do that, you know, review an analysis of our maintenance equipment to provide that funding as well. Thank you Miss April.

Councilmember David McClain said, Mr. Purtee, just real quick on the overlay and street improvements. I guess as a whole, looking at different projects, but right now I'll stick to the overlays and street improvements, as well as sidewalks. Is how do we prioritize those? Where do we, where do you guys come up with and I guess that's a probably a Craig question. But, just curious how we prioritize those. Chairman Joe Hafner said something off mic. Councilmember David McClain said, I thought so, but I was trying to make sure I know for sure. Engineering Department Director Craig Light approached the podium and said, well, several years ago, we did an inventory of our sidewalks and of our roadways to get a condition assessment on those, particularly on the roadways. We began a running list about three or four years ago that started out with about 5,000,000 worth of projects that needed attention or roads that needed to be overlaid and we've been working our way through those. We get phone calls from people that ask us to specifically look at those roads, and we put those on list to go look at. We weigh those, on putting them on the list, compared to other roads that we have in our system. But, it primarily comes to where Street Department is spending most of their energy and time. If they're spending a lot of money patching potholes on a specific road, and they're losing the road, then those are the ones we prioritize for getting fixed. So that's kind of the way we do it. We, Engineering, Street Department, along with the mayor's office, finalizes the list, that we submit. It's usually in the advertisement that's provided to the City Council when we do those for the annual bids for the overlays so you guys get to see those list and what roads are on there. We can provide the list, the running list, that we have right now. But generally, you know, we had a presentation when we had the inventory done three years ago, four years ago now, I mean, he said we should be spending about \$3,500,000 a year on overlays. You're going to get about 12 or 15 years of service life out of a roadway, and we're still at \$1,000,000 to \$2,000,000 a year. So we're losing our roads faster than we're putting them back. Mayor Harold Copenhaver said, we have been making appropriations for those. Director Craig Light said, so, that's the reality of it. So, in terms of prioritizing them, truthfully, we need more funding for roadways. And the \$3,000,000 that's allocated this year is between overlays and roadway improvements. So there's other projects that we have on our list that we feel like we need to do for pedestrian crossing at Southwest Drive and South Culberhouse that we're finishing up the permit drawings

for that right now. There's some other pedestrian crossing works, roadway works that we have in our pint. Traffic calming speed tables are coming out of that same \$3,000,000. So there's other projects it's not all just overlays in that \$3,000,000 as well. And in this coming year, we'll be doing the work patching the roads, relaying the roads that were part of City Water and Lights project for their Sanitary Sewer Project, so they will be reimbursing us a percentage of that as well. So hopefully we'll get some more money in to help supplement our overlay program this coming year.

Councilmember David McClain said, do you have the same type of list for drainage? Director Craig Light said, we do. We have a list of drainage projects. Running totals about, if you take out our master plans, it's about \$15,000,000 in drainage projects, that I think this year we have a \$500,000, or it looks like we'll get \$500,000 this year for drainage projects, this coming year. So we'll start working through the ones that we can fund with those and just chipping away at it.

Councilmember David McClain said, Mr. Chairman, I appreciate you letting me have some time to talk. I think the overwhelming thing I heard, not only now, but then also from the meeting on Friday, I mean, obviously I wasn't here, but at the same time, I went back and watched. I heard some conversation around the impact fees, and I know that we aren't discussing that now, but at the same time, we've got a vast need. Are we, how close are we, where are we in that process? Chairman Joe Hafner said, I think Derrel said early next year on the report coming back. Councilmember David McClain said, early next year? Chairman Joe Hafner said, yeah, like 2026. Councilmember David McClain said, ok. Thank you.

Director Steve Purtee said, this slide here, again, I just want to give an overview of our franchise fee revenue bond. Again, you'll recall that we issued that bond at \$17,595,000 in par value. Simply, that's the amount that will be repaid once all of the principal and interest payments are made. At the conclusion of that final maturity on 08/01/2055, it does have a prepayment clause for the first seven years, after that it could be refinanced, paid off early, that debt could be retired in whatever manner that the city would see fit and our Council would approve relative to that. Our annual debt service, which is coming out of our franchise fee revenue is \$1,147,100. We are funding that on a monthly basis and our first payment on that obligation will be in August of 2026, so we are already funding it incrementally through the year. Our project appropriation, you'll recall this probably without me having to go through it, but that was \$16,000,000 in appropriation. We had \$5,500,000 of that for the Public Safety Center, and an additional \$5,500,000 for Caraway Road expansion, and then \$5,000,000 for pedestrian trail connections. You can see the activities for 2025, we wanted to provide that. We've earned about \$260,000 in interest, or will have at the conclusion of 2025. We've committed expenditures, either spent or committed \$1,400,000 to these projects. And the available funding is about \$1,600,000. So that \$1,600,000 could be utilized to either expand on these current projects, do similar projects that are in the same categories, or simply support cost increase that might be occurring along the way as well.

One item in our budget is, Mr. Ronnie Sturch director of our E-911 Center, he also gives oversight of our tornado siren program. We appreciate his work in that. Our siren system is in need of upgrade to a digital radio system. And then the system expansion, he has asked for four additional sirens to cover service area that is currently not within the area of our coverage today. These total expenses are about \$260,000. This will go against our \$582,000 balance remaining in our restricted revenue replacement fund or formally we knew it as the ARPA fund. Since we fully satisfied all of our commitments relative to having them committed by the year end 2024, having them spent by 2026, we did use the remaining balance of that funding

*and put it in our replacement fund, which was permitted by the state and local federal government relief fund, and then we were able to do that. So, if we do this appropriation, which eventually will be approved by City Council through a resolution approving a contract, we would have about \$320,000 left in that fund. So, this would be coming back for further evaluation by City Council.*

*Overview of our reserve analysis, you can see the total fund balance projected at year end 2026 for a total just under \$30,000,000. We have just under a \$10,000,000 reserve requirement, which in the bottom footnote indicates that represents 15% of our general fund budgeted expenditures. This will leave us with about \$20,000,000 in unappropriated reserves. We try to look at this in the reserve categories as to how much coverage each bucket has. 1.8 months of coverage will be sustained by our minimum reserve requirement, and you can see also that the AML and the Government Finance Officers Association recommends one to two months of coverage, so we are in that window there. The remaining unappropriated reserves will provide \$2,000,000 of coverage, and then our total reserve coverage is about 3.8 months.*

*The next three slides is just really an overview of revenues and expenditures. I'm not going to go into those details. Again, the only thing I'll point out is the franchise fee revenue is about \$1,200,000 less than the previous year budget. We do know, obviously, that \$1,147,000 represents the payment on our bond. The other thing that you'll notice through these slides is 70, roughly 68% of this revenue comes from sales tax, both the county and the city sales tax. In our expenditure categories nearly 60% of that is supporting our public safety sector and so we show you that as well. Our forecast in specific revenue buckets is looking at the run rate of the current year applying a 2% increase for the next budget year, so that's basically what you're seeing here, relative to these categories. Go ahead, Miss April, we'll go through these. Councilmember David McClain said, can you say, I'm sorry Mr. Purtee, you said the run rate is for, say that one more time. Director Steve Purtee said, how we forecast our revenue budget is we look at the run rate of the current year and then we forecast a 2% increase in addition to that. Councilmember David McClain said, ok, so, I guess, on the sales tax, we stay, it looks like we had no difference. Director Steve Purtee said, and that excludes sales. Councilmember David McClain said, ok, all right. I was curious because it says zero but okay. All right. Director Steve Purtee said, this is just the slide that's basically showing our protection services is about 60% of our budget. That's all of the comments that I have for the committee.*

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

**Aye:** 4 - Ann Williams; John Street; David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:197](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY AND ADMINISTRATION PLAN BY INCLUDING UPDATED PAY RANGES, JOB TITLES AND GRADES

**Sponsors:** Finance, Mayor's Office and Human Resources

**Attachments:** [Revised Pay Grades & Salaries effective January 2026.pdf](#)

*Chairman Joe Hafner said, I believe this is just where it's incorporating the 2% step and the COLA, and stuff like that. Councilmember David McClain said, one question real quick, Mr. Chairman. Mayor, I was just looking at, says you got the chief administrative officer, chief operations officer, chief of staff. Do you plan to fill this*

*sometime soon, or is that a... Chairman Joe Hafner said, I think those are just in the plans. Chief Administrative Officer Brian Richardson approached the podium and said, those are just approved job titles of the city plan not paid job titles. You'll see all sorts of stuff in there that doesn't exactly exist but they're just titles at some point in time they've been created. Councilmember David McClain said, ok. Mayor Harold Copenhagen said, there is no plan to fill that. Councilmember David McClain said, ok, got it, ok.*

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

**Aye:** 4 - Ann Williams; John Street; David McClain and Brian Emison

**Absent:** 2 - Charles Coleman and Anthony Coleman

[RES-25:198](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

**Sponsors:** Mayor's Office

**Attachments:** [Main - Washington property survey comprehensive.pdf](#)  
[12.5.25 - FE REC - Citizens - Laurel Park LLC.pdf](#)  
[100 W. Washington Ave. Jonesboro AR - Appraisal - City of Jonesboro.pdf](#)

*Chairman Joe Hafner said, I just want the record to reflect that Councilmember John Street had to leave at 5 o'clock.*

*Mayor Harold Copenhagen said, Mr. Chair, I think really the main comments here from the mayor's office is that we want to keep the community and City Council in full regards of how the process is going if we move forward. Obviously, we invested a tremendous amount of ARPA funding in that lot. And with that, then whenever the opportunity on negotiations would come forth, I made Council aware that we would bring those opportunities to this committee and hopefully move forward to Council so that discussion can be moved forward. We do have an offer on the table for, what is it, Brian? There are six separate lots in that area, and we do have an offer on the table. This is what this presenting of three of those lots. And the individual has made an offer to the city. Brian, if you want to speak a little bit more of particulars on that, feel free to do so. Chief Administrative Officer Brian Richardson approached the podium and said, as the mayor indicated, we received an offer, and obviously this has been a very public discussion in one way or another for, I guess, the better part of two decades. So, you know, earlier this year, I mean, obviously, we completed the demolition of that property and just felt that it was in the public's interest to have just an open conversation here at Finance about this offer. Just a point of note, you know, this is a matter of ongoing litigation, so, you know, I don't think that limits what we can or can't talk about here, but I just wanted to put that out there. Of course, this effort, if approved and moved on to full Council and then approved by Council, would end that. But so, just to clarify one thing that may or may be clear in the resolution, I think that we all understand that this is only for the Laurel Park Holdings that are on the improved area here on Main Street. I have no idea if Laurel Park owns property somewhere else in the state, but just a clarification that that is only, we're only offering or we're only being offered to purchase what's in the sales contract, which is for those three lots on Main Street or Washington. You know, some of the things that we, I guess, need to talk about are also for public education and the fact that after the demolition of the*

building, we put a \$3,250,000 lien on the parcel where the tower is. You know, a lien doesn't mean that you get the property. A lien just means that there's a holding against the property that could be collected at a later date through certain triggers. One of which, if the property sells then you can help recoup some of that funding. The lien is not on the entire property. It's only on the one parcel where the tower was, and that parcel, you know, we're estimating that in a recent appraisal to be somewhere around \$300,000 on the free market, maybe more, maybe less, but I think that's a good ballpark for what that piece of property is worth. And I do think we've been pretty clear from the Council, the city attorney, the mayor, that there's probably no path that immediately restores that \$3,000,000 that was ARPA funding, and I think that we understand that whenever that action was taken, it was a public safety measure and it had to be done. It was to reopen Main Street and to remove a public safety issue. As we kind of move forward that, I don't think there's a decision that we could possibly make that magically makes all that money pop up, so really, we're kind of thinking about, what's the best long-term solution to recovering that funding into you making that property developable? And really, when you think about it, I guess there's probably about four different options that we could consider. One, would be we just continue our path towards litigation in defending the lien. We're going to incur legal fees during that time. You know, if we win, we place a lien on piece of property on the parcel where the tower was, and then we deal with it then. The other would be that we continue the path that we're on, and we lose, which is certainly a possibility anytime you're dealing with the court. So then, we've got legal expenses, we're possibly having to pay other legal expenses and there's no lien on the property. I think both of those cases are probably months to years of most likely inactivity on that property while that all gets sorted out. And, you know, it's an option. The other would be that we purchase the property and then just turn around and sell it to a developer, free of a lien, and that property gets developed. Most likely. If we want to talk about any type of stipulations that we might put on that, that would be a conversation to have at that time. I do think that we probably got a marketable piece of property, you know, especially if you take the lien off of it. And the fourth would be that, you know, we purchase the property and develop it as a city asset. You know, whether that be a green space, whether that be any type of holding for whenever that property escalates to a value in which it might merit development. You know, I think that's certainly an option, and if we pursue that option then I guess another portion with that would be purchase the rest of the property on that lot and make it a bigger asset. So that's kind of where we're at on this. This is an offer to help start kind of clean up that process. It's started really long time ago. I think there's some representatives from the Laurel Park here that could probably answer any questions about specifics you have on the offer. But again, kind of a presentation to see what we want to do in the future.

City Attorney Carol Duncan said, I just wanted to say that I think that the attorney for Laurel Park is available online. He couldn't make it over here today, but he's available. I believe via Zoom. He's somewhere on the internet available. I mean, I'm here to answer questions if you have them, but... oh, never mind. He just left. He's no longer online. He's no longer available to answer any questions. Chairman Joe Hafner said, he had to leave at 5 O'clock also. City Attorney Carol Duncan said, he did, actually. That was part of the problem.

Councilmember David McClain said, Mr. Chairman, I do have a question. Brian, there said we had a recent appraisal. I didn't see it attached. Maybe I missed it, but how did they come to \$71 per square foot? Brian Richardson said, Preston Kane did that appraisal when we were gone through the lien process. I can't remember what exactly that came about for, but we did request an appraisal. I can send that to you. It should be on Legistar somewhere, because we used it for some other kind of city action. I

can't remember what it was, but I can certainly send that to you. I don't know how they came to a value of \$71. I will say that, you know, sometimes I guess that the most applicable comp is what the property sold for a few years ago, right? I think that Laurel Park LLC bought that property for somewhere around \$500,000 for that parcel. I think all together for the three parcels, they paid somewhere around \$920,000. So you know, circumstances are different, but I would say that between the appraisal and, you know, past purchases or that property, I think it gets us in a ballpark. And he knows what it actually brings if it's on a private market. Councilmember David McClain said, I don't think it would bring \$71 a foot. I think the most... I mean, there's nothing in Jonesboro for that price. I don't even know if there's anything in the state for that price. That's \$71 a foot. I could be wrong, I hope you prove me wrong, but at the same time I just think overpaying for something just because if we're afraid of litigation. I mean, I just think that wouldn't be a good use of folks money. I mean, I struggle with that. I don't see how. I mean, do y'all have a reservation that we're going to go to some long drawn out, \$4,000,000 or \$5,000,000 court expenses, and settlement and all that stuff. I mean, what I, just \$71 a foot is just astronomical. City Attorney Carol Duncan said, I'll say two things. Number one, apparently the internet kicked Matt out. He's trying to get back in so that he can answer questions. I got a text from him right as they were saying he's gone. And number two, I mean, I do expect litigation to be long and drawn out, if it occurs. Yes. I mean, I think that goes without saying. And nothing moves fast in court anymore. Councilmember David McClain said, did we counter? Brian Richardson said, we've talked to the, Mr. Smith Property owner, as of the last minute, as Miss Leggett can attest to getting this sent int for the agenda. This is the offer that was presented. And to your earlier point, I'm not a price speculator. I'm not an appraiser. All I can go off is the information that we requested and you know, off of past sales. So, that's the offer on the table, and it's the best information I had to provide on if that's an accurate price. Chairman Joe Hafner said, let me ask this question. What's the timeline that we would be... Is there a deadline like we need an answer back by this date or the offers off the table? City Attorney Carol Duncan said, my understanding, and Matt's here so I'm sure he can speak to that, is the end of the calendar year for tax purposes. But I'll let Matt speak to that. Can you hear us Matt?

Laurel Park, LLC attorney Matthew Coe joined in by Zoom and said, yes, that is correct. Yes, I can. Can you hear me? City Attorney Carol Duncan said, you're a little quiet, but we can hear you. Now we have you. Matthew Coe said, ok. Yeah, it's my understanding that the deal has to closed by the end of the year. I think the contract said the closing was December 29th, if I read that correctly as far as the proposed real estate contract. So yes, it would need to close by the end of the year. Chairman Joe Hafner said, I mean, do you think, Carol do you think there would be a way to... As Brian mentioned, one of the things here is the big unknown is legal fees. And you know, not just from our side, but you know, if we win or lose, you know, potentially their side. Is there a way to estimate those at all? Like... City Attorney Carol Duncan said, no, I mean, it depends on how long litigation takes. So, there's really no way to estimate those. Chairman Joe Hafner said, I almost wish we had a little bit more information. City Attorney Carol Duncan said, I don't think anybody can estimate the legal fees of what it would take to continue the litigation. I mean, they can estimate an hourly rate, but nobody can estimate how many hours it's going to take to get to the conclusion of litigation. On both sides. Chairman Joe Hafner said, I'm just sitting here trying to think of next year. I mean, like the year end. I don't know their tax situation, but I'm just trying to go through in my head, like, why do they have to have it done this year? City Attorney Carol Duncan said, Matt might can answer that. I can't answer that question. Chairman Joe Hafner said, is there anybody in here that that could say why it has to be done this year and can't carry over into next year? Because I guess, just from my perspective, I would like to...

CEO of Halsey Real Estate Jerry Halsey approached the podium and said, I can tell you that you. When I spoke with him, he has some opportunities to do some offsets, and he will not have that come 2026. And he just said this was an opportunity for him to take less money than what he's paid for it. And basically pay his legal fees and move on down the road. So this is the least he can take and still not have a huge loss. Chairman Joe Hafner said, thank you for that information. Councilmember David McClain said, real quick, so you mean, as far as what he paid, he's paid \$495,000 then what he's paid as far as... Jerry Halsey said, he's paid \$495,000 for that lot. Councilmember David McClain said, correct, yeah, correct, correct. Jerry Halsey said, and then you've got two other lots that's going to be bought, and I think he's got about \$920,000 in all three lots. Plus the legal fees, plus lost income. Chairman Joe Hafner said, the \$360,000 or whatever, that was just that one parcel, right? Jerry Halsey said, the \$307,000 was the one lot. Chairman Joe Hafner said, it was like, for one, he paid \$215,000, and then he paid \$210,000 for another one, and \$495,000, so it's total of \$920,000. So, I mean, from my perspective, the thing that concerns me the most is the unknown legal fees and the unknown if you go to court and you lose, then you're paying... City Attorney Carol Duncan said, and that's going to be an unknown. I mean, there's no way to predict that. Chairman Joe Hafner said, yeah, that's, I mean, the \$750,000's less than the \$920,000 he paid for them. Jerry Halsey said, just a thought, if you move this on to Council, it gives you another week or so to vet it out. You kill it tonight, and I mean, it is done. It just stops. I'm just trying to keep it alive. You made the comment, you wish you had a little bit more information, and if you push it down the road just a little bit, it might give you an opportunity to get some more of that information. Chairman Joe Hafner said, that's a good point. City Attorney Carol Duncan said, other than an estimate on legal fees, because I'm never going to have the answer to that question. Jerry Halsey said, well, I can just tell you, they won't be cheap. Chairman Joe Hafner said, yeah. Well and honestly, I mean, to me, you know, this is something I wish, I would like the whole Council to be able to have input in. I don't think it's, you know, us four sitting here. Councilmember Brian Emison said, I agree. Councilmember David McClain said, I mean, I hear you. I just, I think it's... And then, because we've also spent money on this. We've spent time and money. I mean, we spent, what, over \$3,000,000. I mean, I understand what he's saying, but at the same time, we've spent money as well. I mean, we'd be in this for a lot, and I just don't see... I don't even think... I'm out whether we forward or not, but that's just me. So I mean, y'all do for yourselves, but this is my money, I'm not doing it. Chairman Joe Hafner said, yeah, I guess my only thought would be I would like for the full Council to be able to consider it. I'm not saying I'm in or out either. I'm saying. Councilmember David McClain said, yeah, I understand. Councilmember Brian Emison said, and I'll speak to this. I'm on the same fence as Joe's on. I mean, we saw from the legal perspective how this played out in the past with this particular piece of property. And I mean, if we're talking about, like, this thing going through years and years of motions and discovery and judges' chambers and everything else. How much does this add up to? Does \$700,000 end up being a discount at this point? City Attorney Carol Duncan said, well, I think it's important to note that Laurel Park and Bruce Burrow's legal issue is still not over. It's on appeal. It just doesn't affect this. But parts of it are still on appeal, so you have to factor in even if we were successful or they were, you know, then the appeal as well. Which I would anticipate would be coming. Councilmember David McClain said, explain how does that, how could we cleanly purchase this? City Attorney Carol Duncan said, well, because it doesn't affect the land. They're still litigating whether money's owed between the two of them. Councilmember David McClain said, got it. City Attorney Carol Duncan said, I think Matt can speak to that more, but that's my understanding what's still being litigated. Is that correct Matt? Matthew Coe said, that's correct. City Attorney Carol Duncan said, so it doesn't affect the property itself,



*but they're still in litigation over, ultimately, the building that once was.*

*Chairman Joe Hafner said, it shows majority of the committee. There's seven on the committee. City Clerk April Leggett said, it shows it passed. City Attorney Carol Duncan said, let me look at your rules. I don't remember. Councilmember Brian Emison said, if we would have been the only ones to show up that would still stand wouldn't it? Chairman Joe Hafner said, well, I mean, John's no longer here. The record would reflect that John's no longer here. City Attorney Carol Duncan said, y'all are asking me to decide, you got to give me a minute to look. If y'all think y'all are good, you can go ahead. But if you want me to tell you, I got to work. I want to look at your rules. Chairman Joe Hafner said, in case you're wondering what we're doing, she's seeing if the vote passed or failed with the number of people here. City Attorney Carol Duncan said, committee rules are different. Ok, the rule says that a majority of the committee shall be necessary to constitute a quorum to do business. The concurring vote of a majority of those attending a meeting, providing a quorum is present, shall represent the act of the committee.*

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

**Aye:** 2 - Ann Williams and Brian Emison

**Nay:** 1 - David McClain

**Absent:** 3 - Charles Coleman;John Street and Anthony Coleman

**5. PENDING ITEMS**

**6. OTHER BUSINESS**

**7. PUBLIC COMMENTS**

**8. ADJOURNMENT**

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

**Aye:** 3 - Ann Williams;David McClain and Brian Emison

**Absent:** 3 - Charles Coleman;John Street and Anthony Coleman



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:202

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**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 1617 RICH ROAD, PARCEL 01-143252-25000, OWNED BY RANDOLPH & JUDITH REYNOLDS IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: LOT 5, BLOCK D OF RICHLAND HILLS ADD

WHEREAS, RANDOLPH & JUDITH REYNOLDS, the owner of record, was properly notified of a code violation at 1617 Rich Rd, 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 the 17th of September 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 1617 Rich Road.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

REYNOLDS RANDOLPH A & JUDITH A

1617 RICH ROAD

JONESBORO, AR 72401

RE: 1617 RICH RD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 30th day of April, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 30th day of April, 2025

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

04/30/2025

REYNOLDS RANDOLPH A & JUDITH A  
1617 RICH ROAD  
JONESBORO AR 72401

Case #: 252251

In regards to property located at: 1617 RICH RD, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. 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 05/17/2025. 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](http://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

9589 0710 5270 2238 0449 45

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City, State, ZIP+4

Reynolds, Randolph A & Judith A  
1617 High Rd  
Jonesboro AR 72401

49



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 255785

Property Address: 1617 Rich Rd  
Jonesboro, AR 72401

APN# 01-143252-25000

Letter Sent on: 4-30-2025  
Comply by Date: 5-17-2025  
Date of Mowing: 9-17-2025

Need to send the following charges to this person.  
REYNOLDS RANDOLPH A & JUDITH A  
1617 RICH ROAD  
JONESBORO, AR 72401

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Randolph & Judith Reynolds

1617 Rich Road

Jonesboro, AR 72401

RE: 1617 Rich Rd

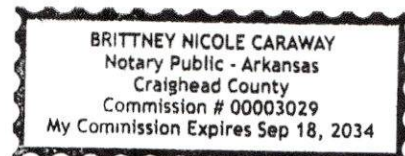
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

BCenny  
Notary Public

My commission expires: 9/18/34



255185



| DATE      | INVOICE NO |
|-----------|------------|
| 10/6/2025 | 0069923    |

|   |
|---|
| <b>BILL TO</b>  |
| Randolph & Judith Reynolds<br>1617 Rich Road<br>Jonesboro, AR 72401 |

| DUE DATE   |
|------------|
| 11/10/2025 |
| BALANCE    |

| DESCRIPTION                  | QUANTITY | EFFECTIVE RATE | AMOUNT        | DISCOUNT    | CREDIT      | BALANCE       |
|------------------------------|----------|----------------|---------------|-------------|-------------|---------------|
| PREVIOUS OUTSTANDING BALANCE |          |                |               |             |             | 825.00        |
| Code Enforcement Charges:    |          |                |               |             |             |               |
| Filing Fee - 1617 Rich Rd    | 1.00     | 15.00          | 15.00         | 0.00        | 0.00        | 15.00         |
| Admin. Fee - 1617 Rich Rd    | 1.00     | 200.00         | 200.00        | 0.00        | 0.00        | 200.00        |
| Mowing - 1617 Rich Rd        | 1.00     | 60.00          | 60.00         | 0.00        | 0.00        | 60.00         |
| <b>INVOICE TOTAL:</b>        |          |                | <b>275.00</b> | <b>0.00</b> | <b>0.00</b> | <b>275.00</b> |

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Randolph & Judith Reynolds  
Customer No: 023392  
Account No: 0035584 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/10/2025 | 0069923    |

Please remit payment by the due date to:

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: 1,100.00

**INVOICE BALANCE: \$275.00**  
**AMOUNT PAID: \_\_\_\_\_**



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- |  |    |       |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

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**Total Postage and Fees**

\$

Sent To **Randolph & Judith Reynolds**

Street and Apt. No., or PO Box No.

**1617 Rich Road**

City, State, ZIP+4<sup>®</sup>

**Jonesboro, AR 72401**

Postmark  
Here

OCT 07 2025

JONESBORO, AR 72401

**53**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Randolph & Judith Reynolds

1617 Rich Rd

Jonesboro, AR 72401

RE: 1617 Rich Rd

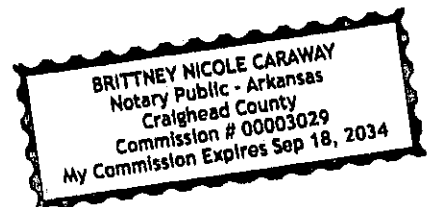
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





|                    |
|--------------------|
| Invoice# : 0069923 |
|--------------------|

|                |
|----------------|
| Case# : 255785 |
|----------------|

Notice Mailed Prior to 11/12/2025

Randolph & Judith Reynolds  
1617 Rich Rd  
Jonesboro, AR 72401

Subject: 1617 Rich Rd Parcel# 01-143252-25000

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 1/6/2026.

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 "Scott Roper".

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

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

**Postage**

\$

**Total Postage and Fees**

\$

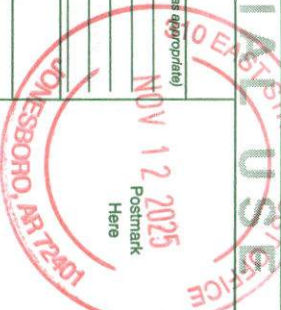
Sent by *Anderson & Judith Reynolds*

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4

*1611 E. Rick Rd*  
*Baro 72401*

NOV 12 2025  
Postmark  
Here





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:203

---

**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 2009 TIMBERIDGE DRIVE, PARCEL 01-143231-17200, OWNED BY BRIAN D. MONDSCHNEIN IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: SCENIC HILLS 2ND

WHEREAS, BRIAN D MONDSCHNEIN, the owner of record, was properly notified of a code violation at 2009 Timberidge 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 the 24th of September 2025 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 2009 Timberidge Drive.

**AFFIDAVIT**

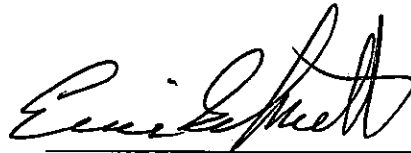
MONDSCHHEIN BRIAN D

2009 Timberridge Dr

Jonesboro, AR 72401-3646

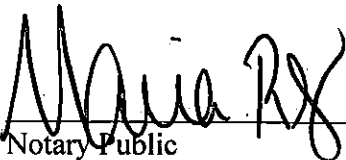
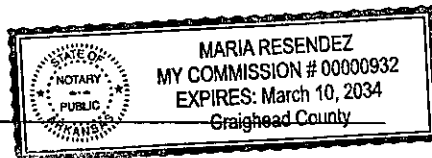
RE: 2009 TIMBERRIDGE DR

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of August, 2025.



Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 20th day of August, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

08/20/2025

MONDSCHN BRIAN D  
2009 Timberridge Dr  
Jonesboro AR 72401-3646

Case #: 255170

In regards to property located at: 2009 TIMBERRIDGE DR, 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 09/02/2025. 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](http://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

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- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

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**Total Postage and Fees**

\$

San To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



Mondschein Brian D  
2004 Timberridge Dr  
Jonesboro AR 72401-3646 60





**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 255170

Property Address: 2009 Timberidge Dr  
Jonesboro, AR 72401

APN# 01-143231-17200

Letter Sent on: 8-20-2025

Comply by Date: 9-02-2025

Date of Mowing: 9-24-2025

Need to send the following charges to this person.

MONDSCHNEIN BRIAN D

2009 Timberridge Dr

Jonesboro, AR 72401-3646

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Brian D Mondschein

2009 Timberidge Drive

Jonesboro, AR 72401

RE: 2009 Timberidge Drive

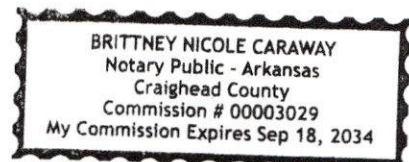
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7<sup>th</sup> day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

B. Camy  
Notary Public

My commission expires: 9/18/34



255170



| DATE      | INVOICE NO |
|-----------|------------|
| 10/6/2025 | 0069921    |

|  |
|--|
| <b>BILL TO</b>   |
| Brian D Mondschein<br>2009 Timberidge Drive<br>Jonesboro, AR 72401 |

| DUE DATE   |
|------------|
| 11/10/2025 |
| BALANCE    |

| DESCRIPTION                        | QUANTITY | EFFECTIVE RATE | AMOUNT        | DISCOUNT    | CREDIT      | BALANCE       |
|------------------------------------|----------|----------------|---------------|-------------|-------------|---------------|
| PREVIOUS OUTSTANDING BALANCE       |          |                |               |             |             | 0.00          |
| Code Enforcement Code:             |          |                |               |             |             |               |
| Filing Fee - 2009 Timberidge Drive | 1.00     | 15.00          | 15.00         | 0.00        | 0.00        | 15.00         |
| Admin. Fee - 2009 Timberidge Drive | 1.00     | 200.00         | 200.00        | 0.00        | 0.00        | 200.00        |
| Mowing - 2009 Timberidge Drive     | 1.00     | 60.00          | 60.00         | 0.00        | 0.00        | 60.00         |
| <b>INVOICE TOTAL:</b>              |          |                | <b>275.00</b> | <b>0.00</b> | <b>0.00</b> | <b>275.00</b> |

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Brian D Mondschein  
Customer No: 025031  
Account No: 0036054 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/10/2025 | 0069921    |

Please remit payment by the due date to:

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: \_\_\_\_\_**

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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**Total Postage and Fees**

\$

Sent To

**Brian D Mondschein**

Street address

**2009 Timberidge Drive**

City, State, ZIP+4<sup>®</sup>

**Jonesboro, AR 72401**

**64**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Brian D Mondschein

2009 Timberidge Dr

Jonesboro, AR 72401

RE: 2009 Timberidge Dr

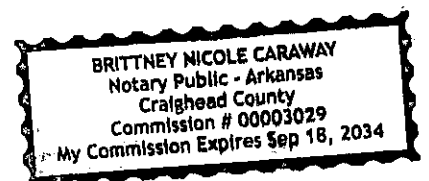
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/17/34





|                    |
|--------------------|
| Invoice# : 0069921 |
|--------------------|

|                |
|----------------|
| Case# : 255170 |
|----------------|

Notice Mailed Prior to 11/12/2025

Brian D Mondschein  
2009 Timberidge Dr  
Jonesboro, AR 72401

Subject: 2009 Timberidge Dr Parcel# 01-143231-17200

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 1/6/2026.

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", 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

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Extra Services & Fees (check box, add fee as appropriate)

- |  |    |       |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

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**Total Postage and Fees**

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NOV 12 2025

JONESBORO, AR 72401

67



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:204

---

**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 3104 PARKWOOD, PARCEL 01-144281-23800, OWNED BY MICHAEL R. & SANDRA BEELER IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: FAIRVIEW ACRES JBORO CITY

WHEREAS, MICHAEL R. & SANDRA BEELER, the owner of record, was properly notified of a code violation at 3104 Parkwood, 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 the 25th of September 2025 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 3104 Parkwood.

LEGAL DESCRIPTION: FAIRVIEW ACRES JBORO CITY

WHEREAS, MICHAEL R. & SANDRA BEELER, the owner of record, was properly notified of a code violation at 3104 Parkwood, 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 the 25th of September 2025 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 3104 Parkwood.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Michael R & Sandra Beeler

236 COUNTY ROAD 321

JONESBORO, AR 72401-0197

RE: 3104 PARKWOOD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of July, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 22nd day of July, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

07/22/2025

Michael R & Sandra Beeler  
236 COUNTY ROAD 321  
JONESBORO AR 72401-0197

Case #: 254356

In regards to property located at: 3104 PARKWOOD, 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 08/05/2025. 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](http://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**

**30-5 Unsightly or Unsanitary Conditions**

My number is 870-273-2129. Please read last line of this letter carefully.

Sincerely,

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

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☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Michael R + Sandra Beeler  
236 County Rd 321  
Jonesboro AR 72401

72



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 255787

Property Address: 3104 Parkwood,  
Jonesboro, AR 72401

APN# 01-14281-23800

Letter Sent on: 7-22-2025

Comply by Date: 8-05-2025

Date of Mowing: 9-24-2025

Need to send the following charges to this person.

Michael R & Sandra Beeler

236 COUNTY ROAD 321

JONESBORO, AR 72401-0197

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

Thank you,

Eric Schmett

Jonesboro Police Department

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Michael R & Sandra Beeler

236 County Road 321

Jonesboro, AR 72401

RE: 3104 Parkwood

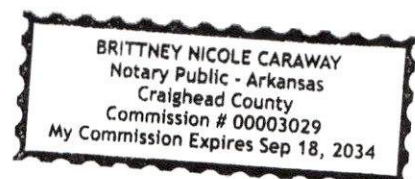
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

BCarney  
Notary Public

My commission expires: 9/18/34



255787



| DATE      | INVOICE NO |
|-----------|------------|
| 10/6/2025 | 0069920    |

|   |
|---|
| <b>BILL TO</b>  |
| Michael R & Sandra Beeler<br>236 County Road 321<br>Jonesboro, AR 72401 |

|                              |          |                |               |             |             | DUE DATE      |
|------------------------------|----------|----------------|---------------|-------------|-------------|---------------|
|                              |          |                |               |             |             | 11/10/2025    |
| DESCRIPTION                  | QUANTITY | EFFECTIVE RATE | AMOUNT        | DISCOUNT    | CREDIT      | BALANCE       |
| PREVIOUS OUTSTANDING BALANCE |          |                |               |             |             | 0.00          |
| Code Enforcement Charges:    |          |                |               |             |             |               |
| Filing Fee - 3104 Parkwood   | 1.00     | 15.00          | 15.00         | 0.00        | 0.00        | 15.00         |
| Admin. Fee - 3104 Parkwood   | 1.00     | 200.00         | 200.00        | 0.00        | 0.00        | 200.00        |
| Mowing - 3104 Parkwood       | 1.00     | 60.00          | 60.00         | 0.00        | 0.00        | 60.00         |
| <b>INVOICE TOTAL:</b>        |          |                | <b>275.00</b> | <b>0.00</b> | <b>0.00</b> | <b>275.00</b> |

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Michael R & Sandra Beeler  
Customer No: 025030  
Account No: 0036053 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/10/2025 | 0069920    |

Please remit payment by the due date to:

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: \_\_\_\_\_**

U.S. Postal Service™  
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Sent To **Michael R & Sandra Beeler**

Street and Apt. No., or PO Box No.  
**236 County Road 321**

City, State, ZIP+4®  
**Jonesboro, AR 72401**

**76**





Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Michael R & Sandra Beeler

236 County Road 321

Jonesboro, AR 72401

RE: 3104 Parkwood

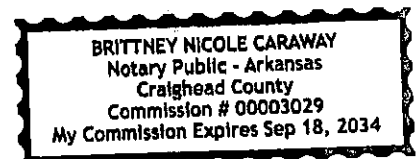
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





Invoice# : 0069920

Case# : 255787

Notice Mailed Prior to 11/12/2025

Michael R & Sandra Beeler  
236 County Road 321  
Jonesboro, AR 72401

Subject: 3104 Parkwood Parcel# 01-<sup>144281</sup>~~14281~~-23800

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 1/6/2026.

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

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☐ Adult Signature Restricted Delivery \$

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Michael Sandra Deeler  
236 E 321  
33010 72401

Postmark  
Here

NOV 12 2023

INDUSTRIAL PARK 72401

9589 0710 5270 3206 8663 78



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:205

**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 01-144082-05020 ON GRAINGER, PARCEL 01-144082-05020, OWNED BY JERRY DELANY IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: NATHAN RYAN HAY LOTS 1 & 2 MINOR PLAT

WHEREAS, JERRY DELANY, the owner of record, was properly notified of a code violation at 01-144082-05020 on Grainger, 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 the 24th of September 2025 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 01-144082-05020 on Grainger.

LEGAL DESCRIPTION: NATHAN RYAN HAY LOTS 1 & 2 MINOR PLAT

WHEREAS, JERRY DELANY, the owner of record, was properly notified of a code violation at 01-144082-05020 on Grainger, 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 the 24th of September 2025 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 01-144082-05020 on Grainger.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

DELANCY JERRY

222 BROWN RD

HIGDEN, AR 72067-8809

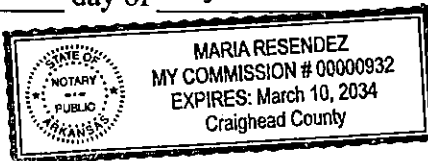
RE: 01-144082-05020 ON GRANGER

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of July, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 7th day of July

2025

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

07/07/2025

DELANCY JERRY  
222 BROWN RD  
HIGDEN AR 72067-8809

Case #: 254090

In regards to property located at: 01-144082-05020 ON GRANGER, JONESBORO, AR 72405

Our records show that you own the property listed above. We have observed that the property is very overgrown and needs to be mowed and kept 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 07/14/2025. If the issue is not corrected by the date listed, the City will hire a contractor to 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](http://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**

870-604-5579

Sincerely,

A handwritten signature in cursive script, appearing to read "Jessica Allred".

Jessica Allred  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403

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- |  |    |       |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

\$

Sent To **DELANCY JERRY**

Street and/or P.O. Box **222 BROWN RD**

City, State, ZIP+4<sup>®</sup> **HIGDEN, AR 72067-8809**

Postmark  
Here



84

9589 0710 5270 2238 0431 46





**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-06-2025

To: Tosha Moss

Case #: 256024

Property Address: 01-144082-05020 ON GRANGER  
Jonesboro, AR 72401

APN# 01-144082-05020

Letter Sent on: 7-07-2025

Comply by Date: 7-14-2025

Date of Mowing: 9-24-2025

Need to send the following charges to this person.

DELANCY JERRY

222 BROWN RD

HIGDEN, AR 72067-8809

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Jerry Delancy

222 Brown Road

Higden, AR 72067

RE: Parcel # 01-144082-05020 ON GRANGER

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of October, 2025.

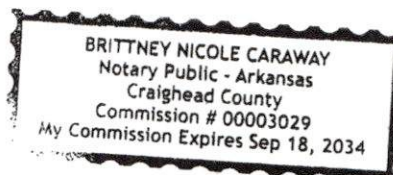
Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 7 day of Oct, 25.

BCarr

Notary Public

My commission expires: 9/18/34



256024



| DATE      | INVOICE NO |
|-----------|------------|
| 10/6/2025 | 0069924    |

|   |
|---|
| <b>BILL TO</b>                                      |
| Jerry Delancy<br>222 Brown Road<br>Higden, AR 72067 |

|   |          |                |               |             |             | DUE DATE      |
|---|----------|----------------|---------------|-------------|-------------|---------------|
|   |          |                |               |             |             | 11/10/2025    |
| DESCRIPTION                             | QUANTITY | EFFECTIVE RATE | AMOUNT        | DISCOUNT    | CREDIT      | BALANCE       |
| PREVIOUS OUTSTANDING BALANCE            |          |                |               |             |             | 0.00          |
| Code Enforcement Charges:               |          |                |               |             |             |               |
| Filing Fee - 01-144082-05020 ON GRANGER | 1.00     | 15.00          | 15.00         | 0.00        | 0.00        | 15.00         |
| Admin. Fee - 01-144082-05020 ON GRANGER | 1.00     | 200.00         | 200.00        | 0.00        | 0.00        | 200.00        |
| Mowing - 01-144082-05020 ON GRANGER     | 1.00     | 60.00          | 60.00         | 0.00        | 0.00        | 60.00         |
| <b>INVOICE TOTAL:</b>                   |          |                | <b>275.00</b> | <b>0.00</b> | <b>0.00</b> | <b>275.00</b> |

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Jerry Delancy  
Customer No: 025032  
Account No: 0036055 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/10/2025 | 0069924    |

Please remit payment by the due date to:

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: \_\_\_\_\_**

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- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Postage

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Total Postage and Fees

\$

Sent To **Jerry Delancy**

Street and Apt. No., or PO Box No.

**222 Brown Road**

City, State, ZIP+4<sup>®</sup>

**Higden, AR 72067**

**88**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Jerry Delany

222 Brown Rd

Higden, AR 72067

RE: 01-144082-05020 on Grainger

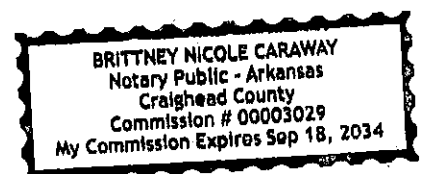
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Beamp  
Notary Public

My commission expires: 9/18/34





|                    |
|--------------------|
| Invoice# : 0069924 |
| Case# : 256024     |

Notice Mailed Prior to 11/12/2025

Jerry Delany  
222 Brown Rd  
Higden, AR 72067

Subject: 01-144082-05020 on Grainger Parcel# 01-144082-05020

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 1/6/2026.

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", with a horizontal line extending to the right.

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

9589 0710 5270 3206 8663 85

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

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**Total Postage and Fees**

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Jerry DeBany  
222 Brown Rd.  
Higden AR 72067

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JONESBORO, AR 72401



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:206

---

**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 1400 MERRYWOOD, PARCEL 01-144203-16200, OWNED BY TONYA R. HINDS IN THE AMOUNT OF \$315

LEGAL DESCRIPTION: MERRYWOOD SUB

WHEREAS, TONYA R. HINDS, the owner of record, was properly notified of a code violation at 1400 Merrywood, 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 the 1st of October 2025 using city funds in the amount of \$315; 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 1400 Merrywood.





Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

HINDS TONYA R

1400 MERRYWOOD

JONESBORO, AR 72401

RE: 1400 MERRYWOOD

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of May, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 8th day of May, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

05/08/2025

TONYA R. HINDS  
1400 MERRYWOOD  
JONESBORO AR 72401

Case #: 252284

In regards to property located at: 1400 MERRYWOOD, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. 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 05/18/2025. 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](http://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

9589 0710 5270 2238 0443 89

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- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Tanya R. Hinds  
1400 Merrywood  
Jonesboro AR 72401

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95



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 254440

Property Address: 1400 Merrywood  
Jonesboro, AR 72401

APN# 01-144203-16200

Letter Sent on: 5-8-2025

Comply by Date: 5-18-2025

Date of Mowing Service: 10-01-2025

Need to send the following charges to this person.

Property Owner:  
HINDS TONYA R  
1400 MERRYWOOD  
JONESBORO, AR 72401

| <u>ITEMS</u> | <u>AMOUNTS</u> |
|--------------|----------------|
| Filing Fees  | \$ 15.00       |
| Admin Fees   | \$ 200.00      |
| Mowing       | \$ 100.00      |
| <hr/>        |                |
| Total        | \$ 315.00      |

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Tonya R Hinds

1400 Merrywood

Jonesboro, AR 72401

RE: 1400 Merrywood

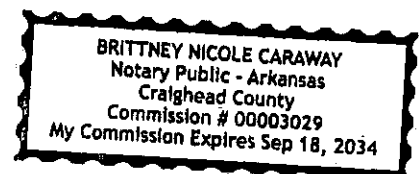
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8<sup>th</sup> day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

Notary Public

My commission expires: 9/18/34



254440



| DATE      | INVOICE NO |
|-----------|------------|
| 10/7/2025 | 0069934    |

|  |
|--|
| <b>BILL TO</b>   |
| Tonya R Hinds<br>1400 Merrywood<br>Jonesboro, AR 72401 |

| DUE DATE   |
|------------|
| 11/12/2025 |

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

PREVIOUS OUTSTANDING BALANCE \$90.00

**Code Enforcement Charges:**

|                             |      |        |        |      |      |        |
|-----------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 1400 Merrywood | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 1400 Merrywood | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing - 1400 Merrywood     | 1.00 | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 |

**INVOICE TOTAL: 315.00 0.00 0.00 315.00**

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Tonya R Hinds  
Customer No: 024875  
Account No: 0035977 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/12/2025 | 0069934    |

**Please remit payment by the due date to:**

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

Invoice Total: 315.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 905.00

**INVOICE BALANCE: \$315.00**  
**AMOUNT PAID: \_\_\_\_\_**

9589 0710 5270 3206 8674 12

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**OFFICIAL USE**

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

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**Total Postage and Fees**

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Sent To **Tonya R Hinds**

Street and P.O. Box No. **1400 Merrywood**

City, State, ZIP+4® **Jonesboro, AR 72401**

**99**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Tonya R Hinds

1400 Merrywood

Jonesboro, AR 72401

RE: 1400 Merrywood

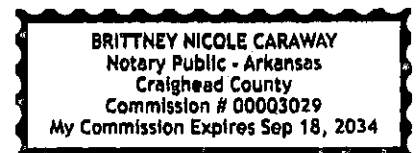
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

BCarr  
Notary Public

My commission expires: 7/12/34







|                    |
|--------------------|
| Invoice# : 0069934 |
|--------------------|

|                |
|----------------|
| Case# : 254440 |
|----------------|

Notice Mailed Prior to 11/12/2025

Tonya R Hinds  
1400 Merrywood  
Jonesboro, AR 72401

Subject: 1400 Merrywood Parcel# 01-144203-16200

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 1/6/2026.

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. Rogers".

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

9589 0710 5225 0720 6956 92

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\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

**Total Postage and Fees**

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

NOV 12 2025  
Postmark  
Here

JONESBORO, AR 72401

Tonya R. Hinds  
1400 Merrywood  
Jboro 72401

102



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:207

---

**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 2410 WESTACRE, PARCEL 01-144272-22100, OWNED BY MORE UNITS REAL ESTATE, LLC IN THE AMOUNT OF \$315

LEGAL DESCRIPTION: FAIRVIEW ACRES EAST

WHEREAS, MORE UNITS REAL ESTATE, LLC, the owner of record, was properly notified of a code violation at 2410 Westacre, 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 the 1st of October 2025 using city funds in the amount of \$315; 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 2410 Westacre.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

More Units Real Estate LLC

1007 Snowden Drive

West Memphis , Arkansas 72301

RE: 2410 WESTACRE

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 15th day of September, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 15th day of September, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

09/15/2025

More Units Real Estate LLC  
1007 Snowden Drive  
West Memphis Arkansas 72301

Case #: 255519

In regards to property located at: 2410 WESTACRE, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the whole property needs mowed and trimmed including the ditch. 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 09/26/2025. 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](http://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**

**30-5 Unsightly or Unsanitary Conditions**

My direct number is 870-273-2129

Sincerely,

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

9589 0710 5270 3206 8650 98

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**OFFICIAL USE**

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$

**Total Postage and Fees**

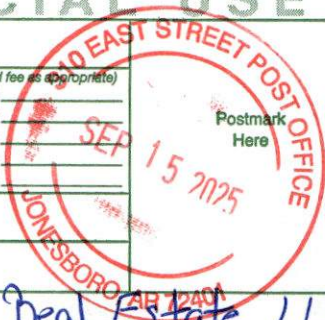
\$

Sent To

More Units Real Estate LLC  
1001 Snowden Drive  
West Memphis AR 72301

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>



**106**



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 255519

Property Address: 2410 Westacre  
Jonesboro, AR 72401

APN# 01-144272-22100

Letter Sent on: 9-15-2025

Comply by Date: 9-26-2025

Date of Mowing Service: 10-01-2025

Need to send the following charges to this person.

Property Owner:  
More Units Real Estate LLC  
1007 Snowden Drive  
West Memphis, AR 72301

| <u>ITEMS</u> | <u>AMOUNTS</u> |
|--------------|----------------|
| Filing Fees  | \$ 15.00       |
| Admin Fees   | \$ 200.00      |
| Mowing       | \$ 100.00      |
| <hr/>        |                |
| Total        | \$ 315.00      |

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

More Units Real Estate LLC

1007 Snowden Drive

West Memphis, AR 72301

RE: 2410 Westacre

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8<sup>th</sup> day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

Notary Public

My commission expires: 9/18/34



255519



| DATE      | INVOICE NO |
|-----------|------------|
| 10/7/2025 | 0069938    |

| BILL TO  |
|--|
| More Units Real Estate LLC<br>1007 Snowden Drive<br>West Memphis, AR 72301 |

| DUE DATE   |
|------------|
| 11/12/2025 |

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

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

|                            |      |        |        |      |      |        |
|----------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 2410 Westacre | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 2410 Westacre | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing - 2410 Westacre     | 1.00 | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 |

INVOICE TOTAL: 315.00 0.00 0.00 315.00

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: More Units Real Estate LLC  
Customer No: 025039  
Account No: 0036058 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/12/2025 | 0069938    |

Please remit payment by the due date to:

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

Invoice Total: 315.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 315.00

INVOICE BALANCE: \$315.00  
AMOUNT PAID: \_\_\_\_\_

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

**Total Postage and Fees**

\$

Sent To

**More Units Real Estate LLC**

Street and Apt. No., or PO Box No.

**1007 Snowden Drive**

City, State, ZIP+4®

**West Memphis, AR 72301**

**110**

9589 0710 5225 0720 3206 8674 43



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

More Units Real Estate LLC

1007 Snowden Dr

West Memphis, AR 72301

RE: 2410 Westacre

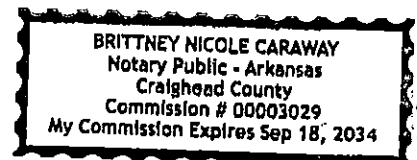
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of NOV, 25.

BCarr  
Notary Public

My commission expires: 9/18/34





Invoice# : 0069938

Case# : 255519

Notice Mailed Prior to 11/12/2025

More Units Real Estate LLC  
1007 Snowden Dr  
West Memphis, AR 72301

Subject: 2410 Westacre Parcel# 01-144272-22100

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: 1/6/2026.

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

9589 0710 5270 3206 8664 08

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

**Total Postage and Fees**

\$

Sent To

Street and Apt. No., or P.O. Box No.

City, State ZIP+4<sup>®</sup>

Move Units LLC  
1007 Snowden Dr  
W Memphis 72301

113



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:208

**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 3806 SCHOOL STREET, PARCEL 01-144272-16500, OWNED BY OLGA HERNANDEZ IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: LOTS 6 AND 7, BLOCK IV, OF WATTS ADDITION TO THE CITY OF JONESBORO, ARKANSAS, FORMERLY TOWN OF NETTLETON, AS RECORDED IN BOOK 18, PAGE 621, CRAIGHEAD COUNTY, WESTERN DISTRICT, JONESBORO, ARKANSAS

WHEREAS, OLGA HERNANDEZ, the owner of record, was properly notified of a code violation at 3806 School St, 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 1 October 2025 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 3806 School Street.

LEGAL DESCRIPTION: LOTS 6 AND 7, BLOCK IV, OF WATTS ADDITION TO THE CITY OF JONESBORO, ARKANSAS, FORMERLY TOWN OF NETTLETON, AS RECORDED IN BOOK 18, PAGE 621, CRAIGHEAD COUNTY, WESTERN DISTRICT, JONESBORO, ARKANSAS

WHEREAS, OLGA HERNANDEZ, the owner of record, was properly notified of a code violation at 3806 School St, 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 1 October 2025 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 3806 School Street.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

HERNANDEZ OLGA

3806 SCHOOL ST

JONESBORO, AR 72401

RE: 3806 SCHOOL ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 19th day of May, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 19th day of May, 2025.

  
Notary Public

My commission expires: 10 March 2034





## ***Notice of Violation***

05/19/2025

HERNANDEZ OLGA  
3806 SCHOOL ST  
JONESBORO AR 72401-

Case #: 252718

In regards to property located at: 3806 SCHOOL ST, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed all the way up to both streets. 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 05/30/2025. 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](http://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**

**30-5 Unsightly or Unsanitary Conditions**

Call me direct as soon as you receive this letter at 870-273-2129. Please read last line of this letter carefully.

Sincerely,

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

9589 0710 5270 2238 0436 34

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent to

Street, Apt. No., or PO Box No.

City, State, ZIP+4®

Olga Hernandez  
3806 School St  
Jonesboro AR 72401

118



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 256199

Property Address: 3806 School St  
Jonesboro, AR 72401

APN# 01-144272-16500

Letter Sent on: 5-19-2025

Comply by Date: 5-30-2025

Date of Mowing Service: 10-01-2025

Need to send the following charges to this person.

Property Owner:  
OLGA HERNANDEZ  
3806 SCHOOL ST  
JONESBORO, AR 72401

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Olga Hernandez

3806 School Street

Jonesboro, AR 72401

RE: 3806 School Street

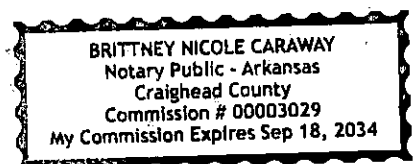
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

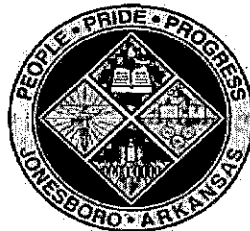
Subscribed and sworn before me the 8 day of Oct, 25.

Notary Public

My commission expires: 9/18/34



256199



| DATE      | INVOICE NO |
|-----------|------------|
| 10/7/2025 | 0069937    |

|   |
|---|
| <b>BILL TO</b>  |
| Olga Hernandez<br>3806 School Street<br>Jonesboro, AR 72401 |

| DUE DATE   |
|------------|
| 11/12/2025 |

| DESCRIPTION                     | QUANTITY | EFFECTIVE RATE | AMOUNT        | DISCOUNT    | CREDIT      | BALANCE       |
|---------------------------------|----------|----------------|---------------|-------------|-------------|---------------|
| PREVIOUS OUTSTANDING BALANCE    |          |                |               |             |             | 1,100.00      |
| Code Enforcement Charges:       |          |                |               |             |             |               |
| Filing Fee - 3806 School Street | 1.00     | 15.00          | 15.00         | 0.00        | 0.00        | 15.00         |
| Admin. Fee - 3806 School Street | 1.00     | 200.00         | 200.00        | 0.00        | 0.00        | 200.00        |
| Mowing - 3806 School Street     | 1.00     | 60.00          | 60.00         | 0.00        | 0.00        | 60.00         |
| <b>INVOICE TOTAL:</b>           |          |                | <b>275.00</b> | <b>0.00</b> | <b>0.00</b> | <b>275.00</b> |

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Olga Hernandez  
Customer No: 022910  
Account No: 0035778 - Code Enforcement Charges 3806 School St

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/12/2025 | 0069937    |

Please remit payment by the due date to:

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: 1,375.00

**INVOICE BALANCE: \$275.00**  
**AMOUNT PAID: \_\_\_\_\_**

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**OFFICIAL USE**

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To **Olga Hernandez**

Street **3806 School Street**

City, State **Jonesboro, AR 72401**

**122**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Olga Hernandez

3806 School St

Jonesboro, 72401

RE: 3806 School St

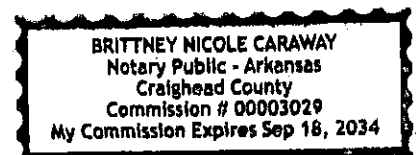
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





|                   |
|-------------------|
| Invoice# : 006937 |
| Case# : 256199    |

Notice Mailed Prior to 11/12/2025

Olga Hernandez  
3806 School St  
Jonesboro, AR 72401

Subject: 3806 School St Parcel# 01-144272-16500

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 1/6/2026.

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", 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



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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

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**Total Postage and Fees**

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City, State, ZIP+4<sup>®</sup>

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JONESBORO, AR 72401

Olga Hernandez  
3806 School St  
Jboro 72401

125

9589 0710 5270 3206 8664 15



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:209

---

**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 200 W. WOODROW, PARCEL 01-144073-23600, OWNED BY PRINCE MICHAEL BOBBITT & DONYA IN THE AMOUNT OF \$965

LEGAL DESCRIPTION: HALTOM'S 2ND ADD

WHEREAS, PRINCE MICHAEL BOBBITT & DONYA, the owner of record, was properly notified of a code violation at 200 W. Woodrow, 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 the 29th of September using city funds in the amount of \$965; 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 200 W. Woodrow.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

PRINCE MICHAEL BOBBITT & DONYA

200 W WOODROW

JONESBORO, AR 72401

RE: 200 W WOODROW

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 7th day of May, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 7th day of May, 2025.

  
Notary Public

My commission expires: 10 March 2034



05/07/2025

PRINCE MICHAEL BOBBITT & DONYA  
200 W WOODROW  
JONESBORO AR 72401

Case #: 244051

In regards to property located at 200 W WOODROW, JONESBORO, AR 72401.

Dear: PRINCE MICHAEL BOBBITT & DONYA

Our records show that you own the property listed above. We have observed that property has debris/junk scattered throughout the property that needs to be stored indoors or hauled to the landfill. 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 05/14/2025. If the issue is not corrected by the date listed, the City will hire a contractor to clean up all items causing the violations, 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](http://www.jonesboro.org)

Section:

**30-5 Unlawful storage**

**30-5 Unsightly or Unsanitary Conditions**

870-273-2336

A handwritten signature in black ink, appearing to read "Chris Martin".

Chris Martin  
Code Enforcement Officer  
Jonesboro, AR 72401

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☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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Total Postage and Fees

\$

Send To  
Prince Michael Bobbitt & Danya  
200 W Woodrow  
Jonestown AR 72401  
129

9589 0710 5270 2238 0442 11



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-07-2025

To: Tosha Moss

Case #: 244051

Property Address: 200 W Woodrow  
Jonesboro, AR 72401

APN# 01-144073-23600

Letter Sent on: 5-07-2025

Comply by Date: 5-14-2025

Date of Cleanup Service: 09-29-2025

Need to send the following charges to this person.

Property Owner:  
PRINCE MICHAEL BOBBITT & DONYA  
200 W WOODROW  
JONESBORO, AR 72401

| <u>ITEMS</u> | <u>AMOUNTS</u> |
|--------------|----------------|
| Filing Fees  | \$ 15.00       |
| Admin Fees   | \$ 250.00      |
| Cleanup      | \$ 700.00      |
| <hr/>        |                |
| Total        | \$ 965.00      |

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Michael Bobbitt & Donya Prince

200 W Woodrow

Jonesboro, AR 72401

RE: 200 W Woodrow

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8<sup>th</sup> day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

BCury  
Notary Public

My commission expires: 9/18/34

BRITTNEY NICOLE CARAWAY  
Notary Public - Arkansas  
Craighead County  
Commission # 00003029  
My Commission Expires Sep 18, 2034

244051



| DATE      | INVOICE NO |
|-----------|------------|
| 10/7/2025 | 0069935    |

|  |
|--|
| <b>BILL TO</b>   |
| Michael Bobbitt & Donya Prince<br>200 W Woodrow<br>Jonesboro, AR 72401 |

| DUE DATE   |
|------------|
| 11/12/2025 |

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

PREVIOUS OUTSTANDING BALANCE 0.00

**Code Enforcement Charges:**

|                            |      |        |        |      |      |        |
|----------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 200 W Woodrow | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 200 W Woodrow | 1.00 | 250.00 | 250.00 | 0.00 | 0.00 | 250.00 |
| Cleanup - 200 W Woodrow    | 1.00 | 700.00 | 700.00 | 0.00 | 0.00 | 700.00 |

**INVOICE TOTAL: 965.00 0.00 0.00 965.00**

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.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Michael Bobbitt & Donya Prince  
Customer No: 025038  
Account No: 0036057 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/12/2025 | 0069935    |

**Please remit payment by the due date to:**

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

Invoice Total: 965.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 965.00

**INVOICE BALANCE: \$965.00**  
**AMOUNT PAID: \_\_\_\_\_**



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- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Postage

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**Total Postage and Fees**

\$

Sent To **Michael Bobbitt & Donya Prince**

Street and Apt. No. or PO Box No.

**200 W Woodrow**

City, State, ZIP+4®

**Jonesboro, AR 72401**

**133**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Michael Bobbitt & Dony Prince

200 W Woodrow

Jonesboro, AR 72401

RE: 200 W Woodrow

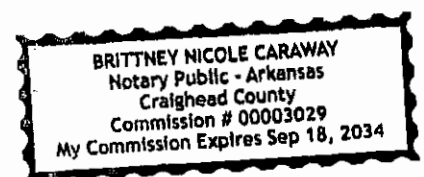
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 12 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





|                    |
|--------------------|
| Invoice# : 0069935 |
|--------------------|

|                |
|----------------|
| Case# : 244051 |
|----------------|

Notice Mailed Prior to 11/12/2025

PRINCE MICHAEL BOBBITT & DONYA  
200 W Woodrow  
Jonesboro, AR 72401

Subject: 200 W Woodrow Parcel# 01-144073-23600

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 1/6/2026.

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", 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

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- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

**Total Postage and Fees**

\$

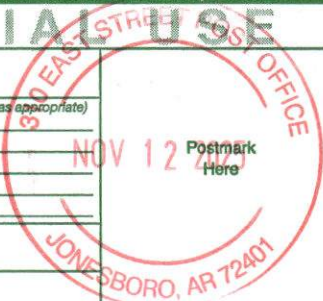
Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Michael Bobbitt & Dany Prince  
 200 W Woodrow  
 Jboro 72401

**136**





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:210

---

**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 1317 HATHCOAT, PARCEL 01-143121-048000, OWNED BY JOSEPH CLARK AND HELENNA SYKES IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: N99 E200 SE NE .455

WHEREAS, JOSEPH CLARK AND HELENNA SYKES, the owner of record, was properly notified of a code violation at 1317 Hathcoat, 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 the 14th of October 2025 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 1317 Hathcoat.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

CLARK JOSEPH & HELENN SYKES

1317 HATHCOAT LN

JONESBORO, AR 72401

RE: 1317 HATHCOAT LN

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 19th day of August, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 19th day of August, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

08/19/2025

CLARK JOSEPH & HELENN SYKES  
1317 HATHCOAT LN  
JONESBORO AR 72401

Case #: 255115

In regards to property located at: 1317 HATHCOAT LN, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown and needs to be mowed and kept 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 08/26/2025. If the issue is not corrected by the date listed, the City will hire a contractor to 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](http://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**

870-604-5579

Sincerely,

A handwritten signature in cursive script, appearing to read "Jessica Allred".

Jessica Allred  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403

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- ☐ Adult Signature Required \$ \_\_\_\_\_
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Total Postage and Fees

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Sent To

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Clark Joseph & Helenna Sykes  
1317 Hathcoat Ln  
Jonesboro AR 72401

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AUG 19 2025

JONESBORO, AR 72401

140





**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 255115

Property Address: 1317 Hathcoat  
Jonesboro, AR 72401

APN# 01-143121-048000

Letter Sent on: 8-19-2025

Comply by Date: 8-26-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:  
CLARK JOSEPH & HELENN SYKES  
1317 HATHCOAT LN  
JONESBORO, AR 72401

| <u>ITEMS</u> | <u>AMOUNTS</u> |
|--------------|----------------|
| Filing Fees  | \$ 15.00       |
| Admin Fees   | \$ 200.00      |
| Mowing       | \$ 100.00      |
| <hr/>        |                |
| Total        | \$ 315.00      |

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

CLARK JOSEPH & HELENN SYKES

1317 HATHCOAT LN

JONESBORO, AR 72401

RE: 1317 HATHCOAT

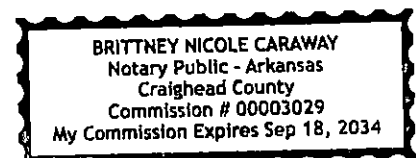
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22<sup>nd</sup> day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

BCaraway  
Notary Public

My commission expires: 9/18/34



255115



| DATE       | INVOICE NO |
|------------|------------|
| 10/31/2025 | 0069960    |

|   |
|---|
| <b>BILL TO</b>  |
| Joseph Clark and Helenna Sykes<br>1317 Hathcoat Lane<br>Jonesboro, AR 72401 |

|                              |          |                |               |             |             | DUE DATE      |
|------------------------------|----------|----------------|---------------|-------------|-------------|---------------|
|                              |          |                |               |             |             | 11/26/2025    |
| DESCRIPTION                  | QUANTITY | EFFECTIVE RATE | AMOUNT        | DISCOUNT    | CREDIT      | BALANCE       |
| PREVIOUS OUTSTANDING BALANCE |          |                |               |             |             | 0.00          |
| Code Enforcement Charges:    |          |                |               |             |             |               |
| Filing Fee - 1317 Hathcoat   | 1.00     | 15.00          | 15.00         | 0.00        | 0.00        | 15.00         |
| Admin. Fee - 1317 Hathcoat   | 1.00     | 200.00         | 200.00        | 0.00        | 0.00        | 200.00        |
| Mowing - 1317 Hathcoat       | 1.00     | 100.00         | 100.00        | 0.00        | 0.00        | 100.00        |
| <b>INVOICE TOTAL:</b>        |          |                | <b>315.00</b> | <b>0.00</b> | <b>0.00</b> | <b>315.00</b> |

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Joseph Clark and Helenna Sykes  
Customer No: 025053  
Account No: 0036063 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/26/2025 | 0069960    |

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. § 14-53-004**

Invoice Total: 315.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 315.00

**INVOICE BALANCE: \$315.00**  
**AMOUNT PAID: \_\_\_\_\_**

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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

**CLARK JOSEPH & HELENN SYKES**

Street and Apt. No., or PO Box No.

**1317 HATHCOAT LN**

City, State, ZIP+4<sup>®</sup>

**JONESBORO, AR 72401**

**144**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Joseph Clark and Helenna Sykes

1317 Hathcoat Lane

Jonesboro, AR 72401

RE: 1317 Hathcoat Lane

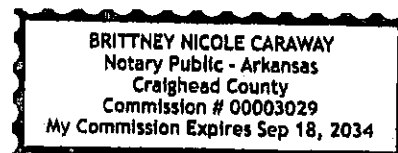
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Blair  
Notary Public

My commission expires: 9/18/34





Invoice# : 0069960

Case# : 255115

Notice Mailed Prior to 11/25/2025

Joseph Clark and Helenna Sykes  
1317 Hathcoat Lane  
Jonesboro, AR 72401

Subject: 1317 Hathcoat Parcel# 01-143121-048000

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 1/6/2025.

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

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
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**Postage**

\$

**Total Postage and Fees**

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Sent To

Joseph Clark & Helenna Sykes

Street and Apt. No., or P.O. Box No.

1317 Patricia

City, State, ZIP+4

Shore 72401

9589 0710 5270 3760 1468 24



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:211

**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, PARCEL 01-144273-02300, OWNED BY RANDY & ALEY CRAWFORD IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: NE JB NETTLETON CITY

WHEREAS, RANDY & ALEY CRAWFORD, the owner of record, was properly notified of a code violation at 2612 Crawford, 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 the 14th of October 2025 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.

LEGAL DESCRIPTION: NE JB NETTLETON CITY

WHEREAS, RANDY & ALEY CRAWFORD, the owner of record, was properly notified of a code violation at 2612 Crawford, 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 the 14th of October 2025 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.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

CRAWFORD RANDY & ALEY

PO BOX 16354

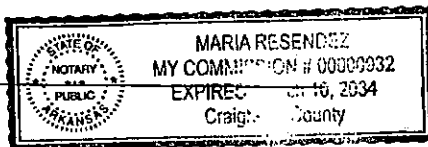
JONESBORO, AR 72403-6705

RE: 2612 CRAWFORD DR

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 31<sup>st</sup> day of March, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 31<sup>st</sup> day of March, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

03/31/2025

CRAWFORD RANDY & ALEY  
PO BOX 16354  
JONESBORO AR 72403-6705

Case #: 251516

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

Our records show that you own the property listed above. We have observed that the property needs mowed and trimmed. Property needs to be mowed at least every two weeks. 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 04/11/2025. If the issue is not corrected by the date listed, the City will send our 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](http://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**

**30-5 Unsightly or Unsanitary Conditions**

Call me direct at 870-273-2129 as soon as you receive this letter. Please read the last line of this letter very carefully.

Sincerely,

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

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|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postmark  
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**Total Postage and Fees**

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Crawford Randy & Aley  
PO BOX 16354  
Jonesboro AR 72403-6705 152



9589 0710 5270 2238 0452 25



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256456

Property Address: 2612 Crawford Dr  
Jonesboro, AR 72405

APN# 01-144273-02300

Letter Sent on: 3-31-2025

Comply by Date: 4-11-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:  
CRAWFORD RANDY & ALEY  
PO BOX 16354  
JONESBORO, AR 72403-6705

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

CRAWFORD RANDY & ALEY

PO BOX 16354

JONESBORO, AR 72403-6705

RE: 2612 CRAWFORD DR

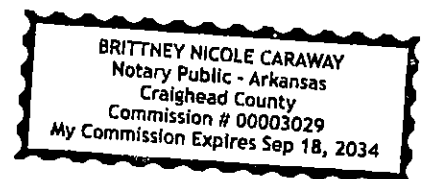
I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22<sup>nd</sup> day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

Notary Public

My commission expires: 9/18/34



256456



| DATE       | INVOICE NO |
|------------|------------|
| 10/21/2025 | 0069958    |

|  |
|--|
| <b>BILL TO</b>   |
| Randy & Aley Crawford<br>PO Box 16354<br>Jonesboro, AR 72403 |

|             |          |                |        |          |        | DUE DATE   |
|-------------|----------|----------------|--------|----------|--------|------------|
|             |          |                |        |          |        | 11/26/2025 |
| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE    |

PREVIOUS OUTSTANDING BALANCE

12,291.32

## Code Enforcement Charges:

|                               |      |        |        |      |      |        |
|-------------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 2612 Crawford Dr | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 2612 Crawford Dr | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing -2612 Crawford Dr      | 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 &amp; 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

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/26/2025 | 0069958    |

## 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. § 14-54-90-1.*

Invoice Total: 275.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 12,566.32

**INVOICE BALANCE:**                      \$275.00  
**AMOUNT PAID:** \_\_\_\_\_

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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Return Receipt (electronic) \$
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- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

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Postage

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Total Postage and Fees

\$

Sent To **CRAWFORD RANDY & ALEY**

Street or P.O. Box No. **PO BOX 16354**

City, State, ZIP+4<sup>®</sup> **JONESBORO, AR 72403-6705**

**156**



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- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for y**

**157**

is.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Randy & Aley Crawford

PO Box 16354

Jonesboro, AR 72403

RE: 2612 Crawford

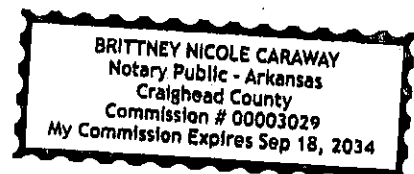
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Notary Public

My commission expires: 9/18/34





|                    |
|--------------------|
| Invoice# : 0069958 |
| Case# : 256456     |

Notice Mailed Prior to 11/25/2025

Randy & Aley Crawford  
PO Box 16354  
Jonesboro, AR 72403

Subject: 2612 Crawford 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 1/6/2025.

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

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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total Postage and Fees

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Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4

Randy & Alex Crawford  
PO Box 16354  
Jboro AR 72403

160



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:212

---

**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 2020 LATOURETTE DRIVE, PARCEL 01-144321-08500, OWNED BY PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO IN THE AMOUNT OF \$465

LEGAL DESCRIPTION: PCS REPLAT OF LOT 3 OF SOUTH CARAWAY VILLAGE  
FOURTH ADD PT S1/2 NE-PT SE NW-PT NW SE REPLAT OF LOT 9-10A-10B SOUTH  
CARAWAY VILLAGE

WHEREAS, PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO, the owner of record, was properly notified of a code violation at 2020 Latourette 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 the 15th of October 2025 using city funds in the amount of \$465; 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 2020 Latourette Drive.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO

PO BOX 16965

JONESBORO, AR 72403-6716

RE: 2020 Latourette Dr.

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12th day of May, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 12th day of May, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

05/12/2025

PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO  
PO BOX 16965  
JONESBORO AR 72403-6716

Case #: 252520

In regards to property located at: 2020 Latourette Dr., JONESBORO, AR 72404

Our records show that you own the property listed above. We have observed that the PROPERTY HAS OVERGROWN GRASS AND WEEDS WHICH MUST BE MOWED. PLEASE MOW AND TRIM THE ENTIRE PROPERTY. 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 05/22/2025. If the issue is not corrected by the date listed, the City will HIRE A CONTRACTOR TO MOW AND TRIM THE ENTIRE 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](http://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**

**30-5 Unsightly or Unsanitary Conditions**

Cell 870-926-1404

Sincerely,

David Cooley  
Code Enforcement Officer  
P.O. Box 1845  
Jonesboro, AR 72403

9589 0710 5270 2238 0445 25

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Jonesboro AR 72403-6716

164





**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256157

Property Address: 2020 Latourette Dr  
Jonesboro, AR 72404

APN# 01-144321-08500

Letter Sent on: 5-12-2025

Comply by Date: 5-22-2025

Date of Mowing Service: 10-15-2025

Need to send the following charges to this person.

Property Owner:  
PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO  
PO BOX 16965  
JONESBORO, AR 72403-6716

| <u>ITEMS</u> | <u>AMOUNTS</u> |
|--------------|----------------|
| Filing Fees  | \$ 15.00       |
| Admin Fees   | \$ 200.00      |
| Mowing       | \$ 250.00      |
| <hr/>        |                |
| Total        | \$ 465.00      |

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

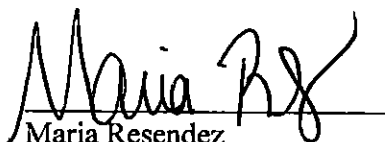
PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO

PO BOX 16965

JONESBORO, AR 72403-6716

RE: 2020 LATOURETTE DR

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.



Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.



Notary Public

My commission expires:

9/18/34



256157



| DATE       | INVOICE NO |
|------------|------------|
| 10/21/2025 | 0069955    |

|   |
|---|
| <b>BILL TO</b>  |
| Professional Communication Services of Jonesboro<br>PO Box 16965<br>Jonesboro, AR 72403 |

|             |          |                |        |          |        | DUE DATE   |
|-------------|----------|----------------|--------|----------|--------|------------|
|             |          |                |        |          |        | 11/26/2025 |
| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE    |

PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

|                                    |      |        |        |      |      |        |
|------------------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 2020 Latourette Drive | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 2020 Latourette Drive | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing - 2020 Latourette Drive     | 1.00 | 250.00 | 250.00 | 0.00 | 0.00 | 250.00 |

**INVOICE TOTAL:** 465.00 0.00 0.00 465.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

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

Customer Name: Professional Communication Services o  
Customer No: 002398  
Account No: 0035909 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/26/2025 | 0069955    |

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: 465.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 465.00

**INVOICE BALANCE: \$465.00**  
**AMOUNT PAID: \_\_\_\_\_**

9589 0710 5270 3206 8633 84

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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark  
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Postage

\$

Total Postage and Fees

\$

Sent To PROFESSIONAL COMMUNICATION SERVICES OF JONESBORO

Street and Apt. No., or P.O. Box No.

City, State JONESBORO, AR 72403-6716

168

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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for y**

**169**

is.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Professional Communication Services of Jonesboro

PO Box 16965

Jonesboro, AR 72403

RE: 2020 Latourette

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

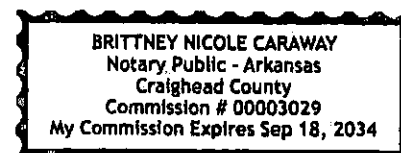
Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Notary Public

My commission expires:

9/18/34





|                    |
|--------------------|
| Invoice# : 0069955 |
|--------------------|

|                |
|----------------|
| Case# : 256157 |
|----------------|

Notice Mailed Prior to 11/25/2025

Professional Communication Services of Jonesboro  
PO Box 16965  
Jonesboro, AR 72403

Subject: 2020 Latourette Dr Parcel# 01-144321-08500

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 1/6/2025.

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", 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

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- ☐ Return Receipt (hardcopy) \$ Niliv 25 2025
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- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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Total Postage and Fees

\$

Sent To

Professional Comm Service Jbaro

Street and Apt. No., or PO Box No.

PO Box 16965

City, State ZIP+4®

Jbaro

72403

172





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:213

**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 2701 CURTVIEW, PARCEL 01-144273-04400, OWNED BY JESSY & JAMES HARRELL IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: CURTVIEW ACRES 70X200 DAV DAV

WHEREAS, JESSY & JAMES HARRELL, the owner of record, was properly notified of a code violation at 2701 Curtview, 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 the 14th of October 2025 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 2701 Curtview.

LEGAL DESCRIPTION: CURTVIEW ACRES 70X200 DAV DAV

WHEREAS, JESSY & JAMES HARRELL, the owner of record, was properly notified of a code violation at 2701 Curtview, 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 the 14th of October 2025 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 2701 Curtview.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

HARRELL JESSY THIELEMIER & JAMES W

562 COUNTY ROAD 765

BROOKLAND, AR 72417-9042

RE: 2701 CURTVIEW ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of April, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 22nd day of April, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

04/22/2025

HARRELL JESSY THIELEMIER & JAMES W  
562 COUNTY ROAD 765  
BROOKLAND AR 72417-9042

Case #: 251767

In regards to property located at: 2701 CURTVIEW ST, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the 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 05/03/2025. 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](http://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**

**30-5 Unsightly or Unsanitary Conditions**

Call me direct as soon as you receive this letter at 870-273-2129. Please read last line of this letter carefully.

Sincerely,

A handwritten signature in cursive script, appearing to read "Blake Nichols".

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

U.S. Postal Service<sup>TM</sup>  
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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and/or P.O. Box No.

City, State, ZIP+<sup>®</sup>

Jessy + James Harrell  
562 County Road 165  
Brookland AR 72401

177



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256318

Property Address: 2701 Curtview  
Jonesboro, AR 72401

APN# 01-144273-04400

Letter Sent on: 4-22-2025

Comply by Date: 5-03-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:  
HARRELL JESSY THIELEMIER & JAMES W  
562 COUNTY ROAD 765  
BROOKLAND, AR 72417-9042

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

HARRELL JESSY THIELEMIER & JAMES W

562 COUNTY ROAD 765

BROOKLAND, AR 72417-9042

RE: 2701 CURTVIEW

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

BCarw  
Notary Public

My commission expires: 5/18/34



256318



| DATE       | INVOICE NO |
|------------|------------|
| 10/21/2025 | 0069957    |

|  |
|--|
| <b>BILL TO</b>   |
| Jessy & James Harrell<br>562 CR 765<br>Brookland, AR 72417 |

|             |          |                |        |          |        | DUE DATE   |
|-------------|----------|----------------|--------|----------|--------|------------|
|             |          |                |        |          |        | 11/26/2025 |
| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE    |

PREVIOUS OUTSTANDING BALANCE 275.00

**Code Enforcement Charges:**

|                            |      |        |        |      |      |        |
|----------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 2701 Curtview | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 2701 Curtview | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing - 2701 Curtview     | 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: Jessy & James Harrell  
Customer No: 024935  
Account No: 0036001 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/26/2025 | 0069957    |

**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: \_\_\_\_\_**



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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
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Postage

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**Total Postage and Fees**

\$

Sent To **HARRELL JESSY THIELEMIER & JAMES W**

Street **562 COUNTY ROAD 765**

City, State **BROOKLAND, AR 72417-9042**

**181**

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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for y**

**182** is.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Jessy & James Harrell

562 CR 765

Brookland, AR 72417

RE: 2701 Curtview

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

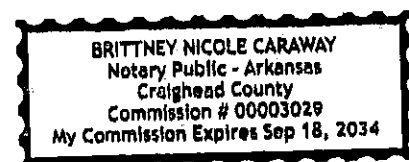
Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of NOV, 25.

Notary Public

My commission expires:

9/18/34





|                    |
|--------------------|
| Invoice# : 0069957 |
| Case# : 256318     |

Notice Mailed Prior to 11/25/2025

Jessy & James Harrell  
562 CR 765  
Brookland, AR 72417

Subject: 2701 Curtview Parcel# 01-144273-04400

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 1/6/2025.

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

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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NOV 25 2025

Postage

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Total Postage and Fees

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Sent To

Jessy d James Harrell

Street and Apt. No. or P.O. Box No.

562 CR 765

City, State, ZIP+4®

Brookland

72417

185



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:214

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**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 1821 BROOKHAVEN, PARCEL 01-143243-04700, OWNED BY REGIONS BANK DBA REGIONS MORTGAGE IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: BROOKHAVEN ADD 75X174X75X169

WHEREAS, REGIONS BANK DBA REGIONS MORTGAGE, the owner of record, was properly notified of a code violation at 1821 Brookhaven, 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 the 15th of October 2025 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 1821 Brookhaven.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

REGIONS BANK DBA REGIONS MORTGAGE

1900 FIFTH AVENUE NORTH BIRMINGHAM A

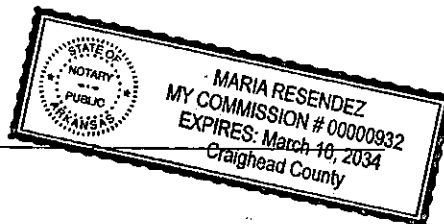
NORTH BIRMINGHAM , AL 35203-

RE: 1821 BROOKHAVEN

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 17th day of August, 2025.

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 17th day of August, 2025.

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

08/07/2025

REGIONS BANK DBA REGIONS MORTGAGE  
1900 FIFTH AVENUE NORTH BIRMINGHAM A  
NORTH BIRMINGHAM AL 35203-

Case #: 254989

In regards to property located at: 1821 BROOKHAVEN, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property has overgrown grass and weeds that must be mowed. Please mow and trim entire property including ditch. 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 08/17/2025. 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](http://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

o



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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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Total Postage and Fees

\$

Send to

Street and Apt. No., PO Box No.

City, State, ZIP+4®

Regions Bank DBA Regions Mortgage  
1900 Fifth Ave N Birmingham 189  
N Birmingham AL 35203

9589 0710 5228 0408 79  
62 8040 8322 0255 0120 6856



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256009

Property Address: 1821 Brookhaven  
Jonesboro, AR 72404

APN# 01-143243-04700

Letter Sent on: 8-07-2025

Comply by Date: 8-17-2025

Date of Mowing Service: 10-15-2025

Need to send the following charges to this person.

Property Owner:  
REGIONS BANK DBA REGIONS MORTGAGE  
1900 FIFTH AVENUE NORTH BIRMINGHAM A  
NORTH BIRMINGHAM , AL 35203-

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

REGIONS BANK DBA REGIONS MORTGAGE

1900 FIFTH AVENUE NORTH BIRMINGHAM A

NORTH BIRMINGHAM, AL 35203

RE: 1821 BROOKHAVEN

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 20th day of October, 2025.

Maria Resendez  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

Blank  
Notary Public

My commission expires: 3/18/34



256009



| DATE       | INVOICE NO |
|------------|------------|
| 10/21/2025 | 0069954    |

|  |
|--|
| <b>BILL TO</b>   |
| Regions Bank<br>dba Regions Mortgage<br>1900 5th Avenue N Birmingham A<br>North Birmingham, AL 35203 |

|             |          |                |        |          |        | DUE DATE   |
|-------------|----------|----------------|--------|----------|--------|------------|
|             |          |                |        |          |        | 11/26/2025 |
| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE    |

PREVIOUS OUTSTANDING BALANCE 315.00

Code Enforcement Charges:

|                              |      |        |        |      |      |        |
|------------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 1821 Brookhaven | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 1821 Brookhaven | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing - 1821 Brookhaven     | 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: Regions Bank  
Customer No: 025000  
Account No: 0036040 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/26/2025 | 0069954    |

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: 590.00

**INVOICE BALANCE: \$275.00**  
**AMOUNT PAID: \_\_\_\_\_**

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To **REGIONS BANK DBA REGIONS MORTGAGE**

Street **1900 FIFTH AVENUE NORTH BIRMINGHAM A**

City, State **NORTH BIRMINGHAM, AL 35203**

EAST STREET POST OFFICE  
JONESBORO, AL 35203  
JAN 12 2025  
1

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9589 0710 5270 3206 8633 91

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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for **postmarking**. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for y**

**194** ls.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Regions Bank dba Regions Mortgage

1900 5th Avenue N Birmingham A

North Birmingham, AL 35203

RE: 1821 Brookhaven

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

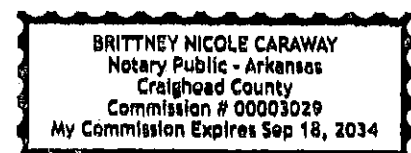
Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of Nov, 25.

Notary Public

My commission expires:

9/18/34





Invoice# : 0069954

Case# : 256009

Notice Mailed Prior to 11/25/2025

Regions Bank dba Regions Mortgage  
1900 5th Avenue N Birmingham A  
North Birmingham, AL 35203

Subject: 1821 Brookhaven Parcel# 01-143243-04700

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 1/6/2025.

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



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Extra Services & Fees (check box, add fee as appropriate)

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\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

Seller

Region

Street and Apt. No.

PO Box No.

City, State, ZIP+4

N

PS Form 3800, January 2023, SN 7530-02-000-9047 See Reverse for Instructions

NOV 25 2025

Postmark  
Here



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:215

**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 3707 ASHLEE COVE, PARCEL 01-134032-06600, OWNED BY SCOTT WOODS IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: CALDWELL ACRES THIRD PART S1/2 NW 03-13-04

WHEREAS, SCOTT WOODS, the owner of record, was properly notified of a code violation at 3707 Ashlee Cove, 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 the 14th of October 2025 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 3707 Ashlee Cove.  
LEGAL DESCRIPTION: CALDWELL ACRES THIRD PART S1/2 NW 03-13-04

WHEREAS, SCOTT WOODS, the owner of record, was properly notified of a code violation at 3707 Ashlee Cove, 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 the 14th of October 2025 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 3707 Ashlee Cove.



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

WOODS SCOTT

3707 ASHLEE CV

JONESBORO AR 72404-5011

RE: 3707 ASHLEE CV

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 10th day of June, 2025

Eric Schmett  
Jonesboro Code Enforcement

Subscribed and sworn before me the 10th day of June, 2025

  
Notary Public

My commission expires: 10 March 2034



## ***Notice of Violation***

06/10/2025

WOODS SCOTT  
3707 ASHLEE CV  
JONESBORO AR 72404-5011

Case #: 252968

In regards to property located at: 3707 ASHLEE CV, JONESBORO, AR 72404

Our records show that you own the property listed above. We have observed that the property is overgrown in the front and back yards. The entire 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 06/13/2025. 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](http://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,

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

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- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

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Total Postage and Fees

\$

Sent To **WOODS SCOTT**

Street and Apt. No. or PO Box No.

**3707 ASHLEE CV**

City, State, ZIP+4<sup>®</sup>

**JONESBORO, AR 72404-5011**

**202**



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 10-21-2025

To: Tosha Moss

Case #: 256376

Property Address: 3707 Ashlee Cv  
Jonesboro, AR 72404

APN# 01-134032-06600

Letter Sent on: 6-10-2025

Comply by Date: 6-13-2025

Date of Mowing Service: 10-14-2025

Need to send the following charges to this person.

Property Owner:  
WOODS SCOTT  
3707 ASHLEE CV  
JONESBORO, AR 72404-5011

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

Thank you,

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



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT


WOODS SCOTT

3707 ASHLEE CV

JONESBORO, AR 72404-5011

RE: 3707 ASHLEE CV

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 22nd day of October, 2025.

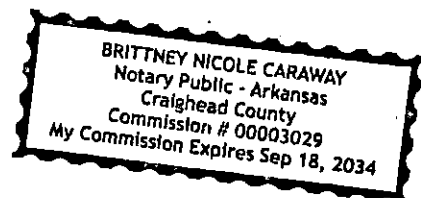
  
\_\_\_\_\_  
Maria Resendez

Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 22 day of Oct, 25.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9/18/34





256376



| DATE       | INVOICE NO |
|------------|------------|
| 10/21/2025 | 0069956    |

|  |
|--|
| <b>BILL TO</b>   |
| Scott Woods<br>3707 Ashlee Cove<br>Jonesboro, AR 72404 |

|             |          |                |        |          |        | DUE DATE   |
|-------------|----------|----------------|--------|----------|--------|------------|
|             |          |                |        |          |        | 11/26/2025 |
| DESCRIPTION | QUANTITY | EFFECTIVE RATE | AMOUNT | DISCOUNT | CREDIT | BALANCE    |

PREVIOUS OUTSTANDING BALANCE 0.00

**Code Enforcement Charges:**

|                               |      |        |        |      |      |        |
|-------------------------------|------|--------|--------|------|------|--------|
| Filing Fee - 3707 Ashlee Cove | 1.00 | 15.00  | 15.00  | 0.00 | 0.00 | 15.00  |
| Admin. Fee - 3707 Ashlee Cove | 1.00 | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 |
| Mowing - 3707 Ashlee Cove     | 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: Scott Woods  
 Customer No: 025051  
 Account No: 0036061 - Code Enforcement Charges

| DUE DATE   | INVOICE NO |
|------------|------------|
| 11/26/2025 | 0069956    |

**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: 275.00

**INVOICE BALANCE: \$275.00**  
**AMOUNT PAID: \_\_\_\_\_**

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**Certified Mail Fee**

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

**Postage**

\$

**Total Postage and Fees**

\$

Sent To **WOODS SCOTT**

Street and Apt. No. **3707 ASHLEE CV.**

City, State **JONESBORO, AR**

**72404-5011**



Office of Code Enforcement  
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Scott Woods

3707 Ashlee Cove

Jonesboro, AR 72401

RE: 3707 Ashlee Cove

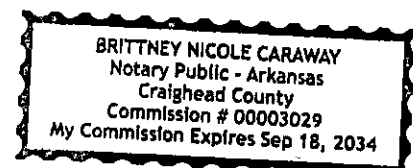
I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 25 day of November, 2025.

Denise Brooks  
Administrative Assistant  
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 25 day of NOV, 25.

BCamy  
Notary Public

My commission expires: 9/18/34





Invoice# : 0069956

Case# : 256376

Notice Mailed Prior to 11/25/2025

Scott Woods  
3707 Ashlee Cove  
Jonesboro, AR 72401

Subject: 3707 Ashlee Cove Parcel# 01-134032-06600

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 1/6/2025.

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

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☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Scott Woods  
3707 Ashlee Cv  
Jboro 72401

209



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:217

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH AXON, INC. FOR PREPARED ASSIST COMMUNICATIONS SERVICES FOR JONESBORO EMERGENCY SERVICES

**WHEREAS**, the City of Jonesboro, Arkansas and Axon, Inc. desire to enter into an agreement for Axon, Inc. to provide prepared assist communications services to aid dispatch in handling calls and radio traffic and to ensure quality and consistency in the protocols and information provided in calls. In addition, this product will provide translation services to aid dispatch in providing real time assistance for persons for whom English is not their first language and will transcribe the conversations in real time for the dispatcher to better understand the emergency; and

**WHEREAS**, said agreement is attached hereto and the terms set out therein;

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

1. The City of Jonesboro approves the Agreement with Axon, Inc. to provide prepared assist communications services for Jonesboro emergency services. That the term of the Agreement shall be for a period of three years and the payment to Axon, Inc. shall be \$211,565.00 for the first year and \$199,665.00 for the two subsequent years. All other details of the agreement, including the scope of services to be provided, are set out in the attachment.
2. That the Agreement has already been approved by the Craighead County 911 Board.
3. That there is no requirement to bid this Agreement because Axon, Inc. is on the NASBO state contract list.
4. The Mayor, Harold Copenhaver and City Clerk, April Leggett are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-25:198

**Agenda Date:** 12/30/2025

**Version:** 1

**Status:** In Committee

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

WHEREAS, Laurel Park LLC representatives have made an offer to settle ongoing litigation and convey sales of all properties owned by the corporation, and any subsidiary entities to the City of Jonesboro for a total of \$750,000.

WHEREAS, a recent appraisal of the property immediately beneath the condemned and demolished building, Lot 4, commonly known as Citizens Bank Tower Property appraised at \$307,000 or \$71 per square foot at 4320sq ft.

WHEREAS, the offer includes multiple holdings by Laurel Park LLC at the general location of 100 West Washington outside of the litigating parcel including lots 7 & 8 located near the original tower property; and

WHEREAS, the total approximate sum of square feet for the 3 parcels of land holdings by Laurel Park LLC property is 10,100 sq feet + / - ; and

WHEREAS, an agreed and executed purchase contract of all Laurel Park LLC holdings will result in the termination of any current and future litigation claims by Laurel Park LLC and terminate any lien perfection efforts by the City of Jonesboro; and

WHEREAS, neither Laurel Park LLC or the City of Jonesboro will seek restitution for any legal, procedural or financial injury for past, current or future expenses associated between the two entities or their associates.

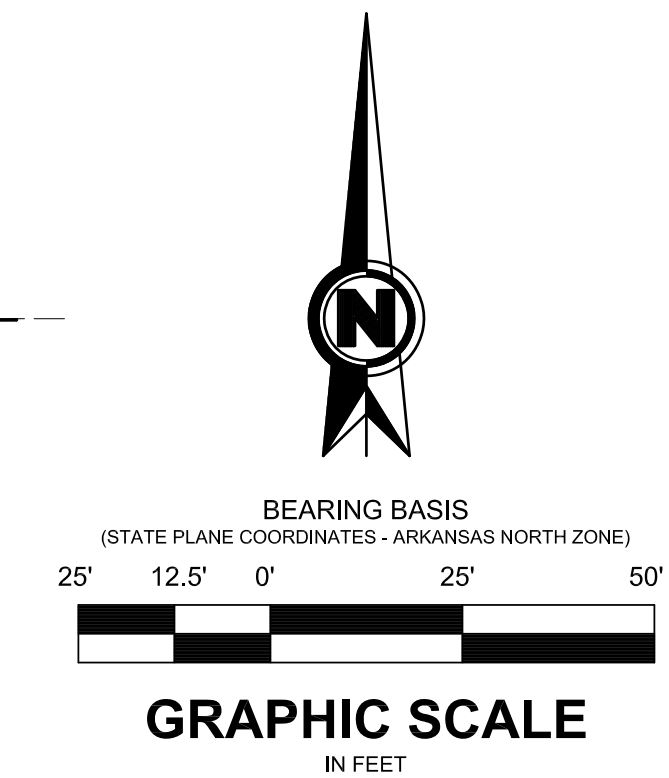
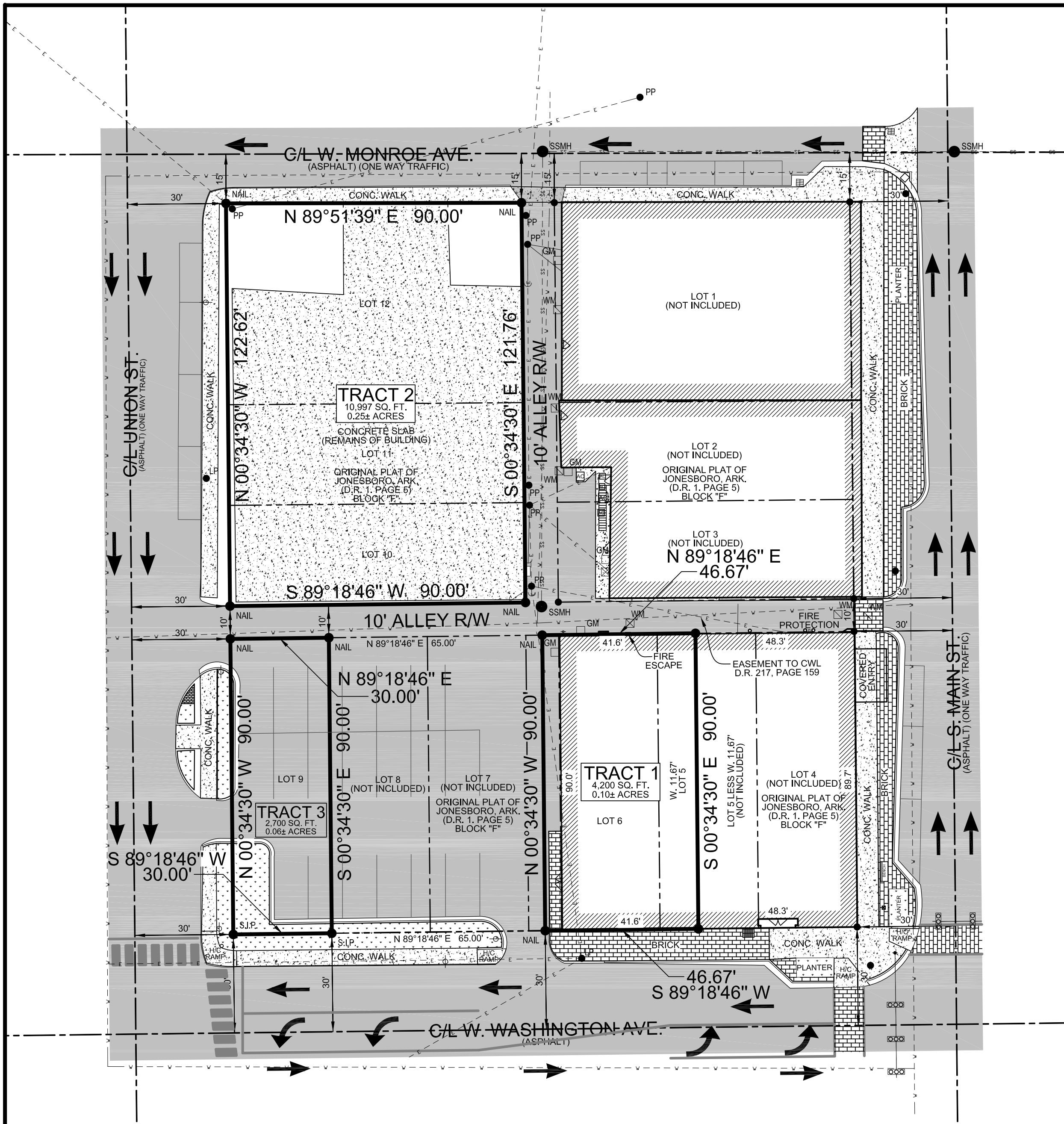
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO THAT:

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the purchase of the property detailed above located at 100 W. Washington, Jonesboro, AR at a purchase price of \$750,000.

SECTION 2: The City of Jonesboro and Laurel Park LLC agree to end all ongoing litigation.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the purchase of this property.





- LEGEND**
- = BOUNDARY LINE
  - - - = ADJACENT LOT LINES
  - NAIL
  - S.I.P.
  - SSMH
  - SS — SS — SS — = EXISTING SANITARY SEWER LINE
  - WM = EXISTING WATER METER
  - ⊕ = WATER VALVE
  - ⊙ = FIRE HYDRANT
  - E — E — E — = EXISTING OVERHEAD ELECTRICAL LINE
  - PP = POWER POLE
  - △ GM = TELEPHONE PEDESTAL
  - GM = GAS METER
  - LP = LIGHT POLE
  - ⊙ = TRAFFIC SIGN

- SURVEYOR'S NOTES**
- THIS BOUNDARY SURVEY WAS PREPARED FOR HTHREG PROPERTIES, LLC.
  - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
  - ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NOR WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
  - SUBJECT PROPERTY IS CURRENTLY ZONED C-1. C-1 ZONING IS DEFINED AS DOWNTOWN CORE COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-1. BUILDING SETBACKS FOR C-1 ARE:  
FRONT = 0' SIDE = 0' REAR = 0'
  - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
    - WARRANTY DEED TO MBC HOLDINGS WORLDWIDE, LLC, DATED 10/18/2005, AS RECORDED IN DEED BOOK 709, PAGE 947, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
    - WARRANTY DEED TO MBC HOLDINGS WORLDWIDE, LLC, DATED 10/18/2005, AS RECORDED IN DEED BOOK 718, PAGE 817, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
    - WARRANTY DEED TO HTHREG PROPERTIES, LLC, DATED 08/31/2020, RECORDED AS DOCUMENT #2020R-020059, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
    - ORIGINAL PLAT OF JONESBORO, ARKANSAS, AS RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
    - ALTA SURVEY PREPARED BY TROY L. SHEETS, DATED 09/08/2005, JOB #05246.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 07/05/2022

**DESCRIPTION - TRACT 1**

THE WEST 11 FEET AND 8 INCHES OF LOT 5 AND ALL OF LOT 6 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, TOGETHER WITH THE EAST HALF OF THE ABANDONED SOUTH 90 FEET OF THE ALLEY WHICH RUNS NORTH AND SOUTH ACROSS BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS.

CONTAINING IN ALL 4,200 SQ. FT. OR 0.10 ACRES, MORE OR LESS.

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

**DESCRIPTION - TRACT 2**

LOTS 10, 11 AND 12 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 10,997 SQ. FT. OR 0.25 ACRES, MORE OR LESS.

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

**DESCRIPTION - TRACT 3**

LOT 9 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 2,700 SQ. FT. OR 0.06 ACRES, MORE OR LESS.

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

**BENCHMARK LAND SURVEYING, INC.**

LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES

2500 ALEXANDER DR., SUITE A  
P.O. BOX 1921 - JONESBORO, AR 72403  
PH: 870-336-2060 FAX: 870-336-2059

**BOUNDARY SURVEY**

**HTHREG PROPERTIES, LLC**

**PART OF LOT 5 AND ALL OF LOT 6 AND LOTS 9-12, BLOCK "F", JONESBORO, ARKANSAS**

**CERTIFICATE OF AUTHORIZATION**

BENCHMARK LAND SURVEYING, INC.

NO. 3020

BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #3020

**REGISTERED PROFESSIONAL SURVEYOR**

STATE OF ARKANSAS

SIGNATURE: *Kevin L. Scape*

DATE: 07/05/2022

KEVIN L. SCRAPE ARKANSAS PS#1637

| DATE: | BY: | DESCRIPTION: |
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500-14N-04E-0-18-320-16-1637

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| CADD FILE: 22233-001 | SCALE: 1"=25' |
| DATE: 07/20/2022     | SHEET         |
| DWG#: 0414183-0129   | 1 OF 1        |

# Real Estate Contract (Commercial)

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**Form Serial Number:** 008781-800176-4886414

**1. PARTIES:** City of Jonesboro

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from Laurel Park 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:**

100 W WASHINGTON-MAIN PARK, 108 W WASHINGTON-MAIN PARK, 100 W WASHINGTON, JONESBORO, AR 72401.

8/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42600

7/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42500

4 PT 5/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42100

See Exhibit A1, A2, A3, and B for depiction.

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

\$750,000.00 payable as follows:

certified funds at closing. To be allocated as follows: Lot 4 - \$1.00; Lot 7 - \$375,000.00; Lot 8 - \$374,999.00.



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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 7 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 7 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, 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: \_\_\_\_\_

**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) December (day) 29, (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 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

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

## Buyer

Recording fees  
Premium for mortgagee's title insurance policy  
Preparation of loan documents  
One-half of escrow fees  
One-half of documentary stamps  
Other charges customarily paid by Buyer

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 to pay all closing costs to include the real estate fee at 5%.**

**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.** \_\_\_\_\_ within \_\_\_\_\_ days  
after acceptance.

☐ **G.** \_\_\_\_\_ within \_\_\_\_\_ days  
after acceptance.

☐ **H.** \_\_\_\_\_ within \_\_\_\_\_ days  
after acceptance.

Additional requirements related to any of above contingencies:

***Purchase is subject to approval of the resolution as seen in Exhibit C.***

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**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.

Page 11 of 14



# Real Estate Contract (Commercial)



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2025  
Arkansas  
**REALTORS®**  
Association

Page 12 of 14

**Form Serial Number:** 008781-800176-4886414

**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: \_\_\_\_\_

\_\_\_\_\_

With a copy to: \_\_\_\_\_

\_\_\_\_\_

If to Buyer: \_\_\_\_\_

\_\_\_\_\_

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.

**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.

Page 12 of 14

# Real Estate Contract (Commercial)



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2025  
Arkansas  
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Association

Page 13 of 14

## 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) December (day) 18, (year) 2025, at 12:00 (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, 2025.

**FORM SERIAL NUMBER 008781-800176-4886414**

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](http://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: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Principal or Executive Broker**

**Buyer**

**AREC License #** \_\_\_\_\_

**Broker email:** \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Selling Agent**

**Buyer**

**AREC License #** \_\_\_\_\_

**Agent email:** \_\_\_\_\_

**Agent cell number:** \_\_\_\_\_

Page 13 of 14

# Real Estate Contract (Commercial)



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Arkansas  
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Association

Page 14 of 14

**Form Serial Number:** 008781-800176-4886414

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) 12/5/2025 (day) \_\_\_\_\_, (year) \_\_\_\_\_, at \_\_\_\_\_ (a.m.) ☐ (p.m.) ☐.

***Halsey Real Estate***

**Listing Firm**

Signed by:  
Signature: Jerry L. Halsey Jr.  
0496A5D0099441B...

Printed Name: **Jerry Halsey Jr.**  
**Principal or Executive Broker**

Signature: \_\_\_\_\_

Printed Name: **Laurel Park LLC**  
**Seller**

**AREC License #** **EB00036593**

**Broker email:** **jerry@halseyre.com**

Signed by:  
Signature: Jerry L. Halsey Jr.  
0496A5D0099441B...

Printed Name: **Jerry Halsey Jr.**  
**Listing Agent**

Signed by:  
Signature: [Signature]  
F65F5248581343D...

Printed Name: **Andy Smith**  
**Seller**

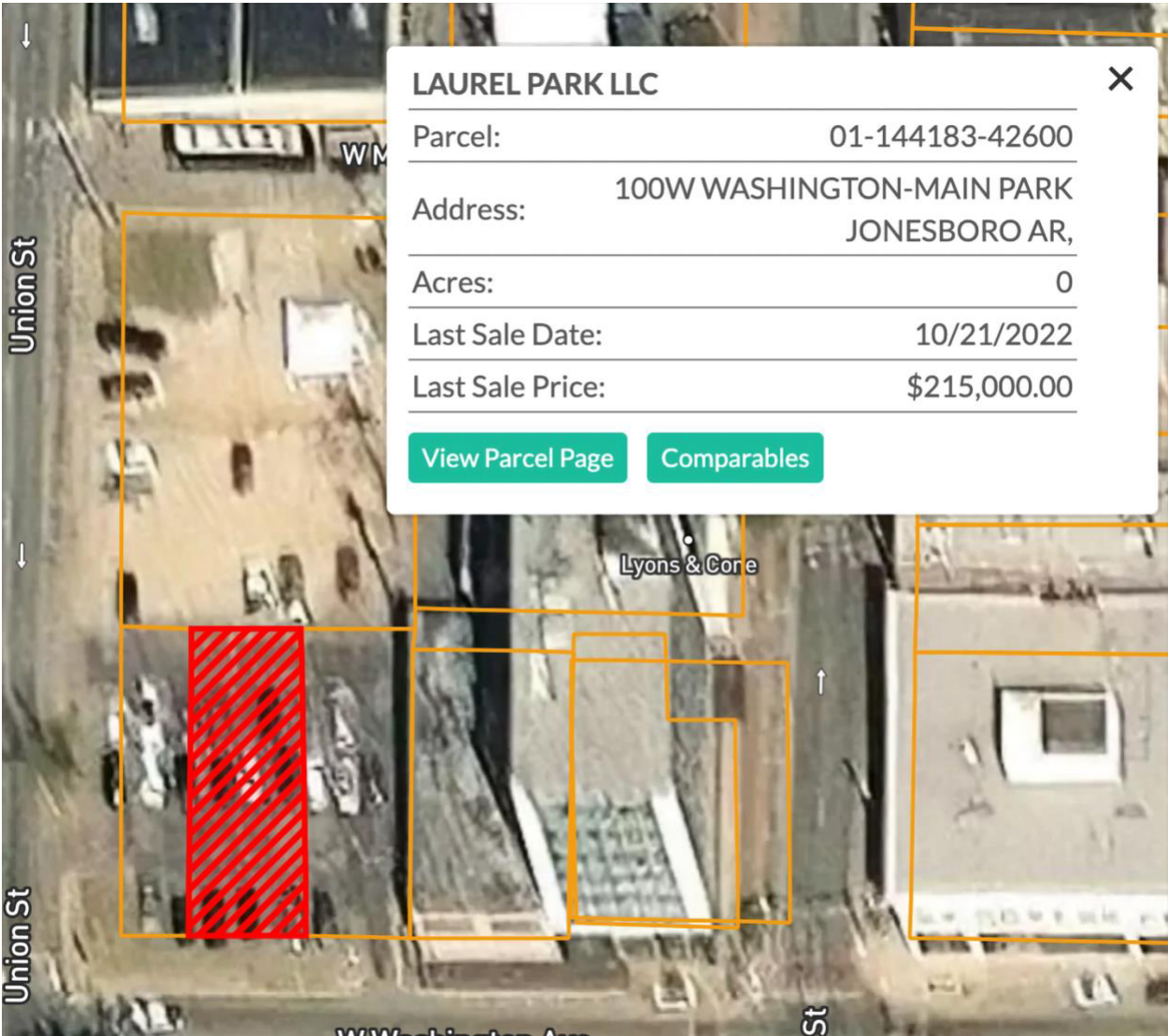
**AREC License #** **EB00036593**

**Agent email:** **jerry@halseyre.com**

**Agent cell number:** **(870) 930-8008**

Page 14 of 14

Exhibit A1



Initial  
JH

Initial  
A1 S  
327



Exhibit A2

Union St

↓

↓

Union St

Parcel: 01-144183-42500

Address: 108W WASHINGTON-MAIN PARK JONESBORO AR,

Acres: 0

Last Sale Date: 10/21/2022

Last Sale Price: \$210,000.00

View Parcel Page

Comparables

WM

Lyons & Core

St

Initial  
JH

Initial  
A1 S  
328

Exhibit A3

←

Union St

←

Union St

W Monroe Ave

Lyons & Core

St

LAUREL PARK LLC

×

Parcel:01-144183-42100

Address:100W WASHINGTON  
JONESBORO AR,

Acres:0

Last Sale Date:07/28/2020

Last Sale Price:\$495,000.00

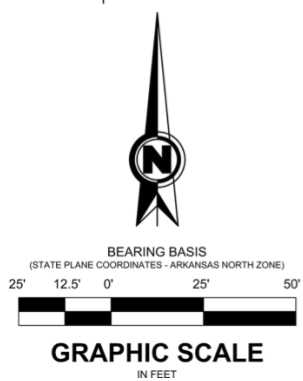
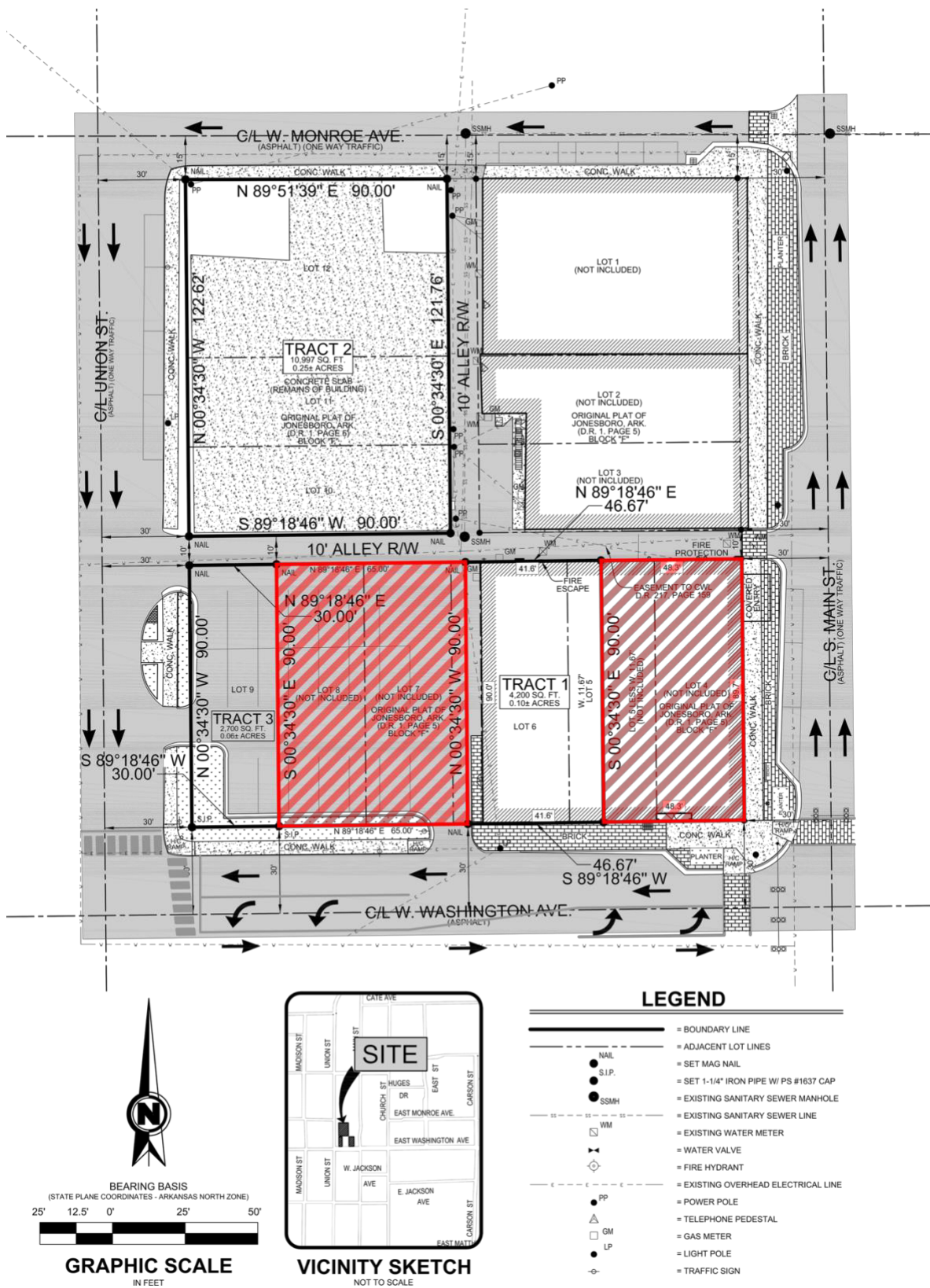
View Parcel Page

Comparables

Initial  
JH

Initial  
A1 S  
329

Exhibit B



| LEGEND |  |
|--------|--|
|        | = BOUNDARY LINE                        |
|        | = ADJACENT LOT LINES                   |
|        | = SET MAG NAIL                         |
|        | = SET 1-1/4" IRON PIPE W/ PS #1637 CAP |
|        | = EXISTING SANITARY SEWER MANHOLE      |
|        | = EXISTING SANITARY SEWER LINE         |
|        | = EXISTING WATER METER                 |
|        | = WATER VALVE                          |
|        | = FIRE HYDRANT                         |
|        | = EXISTING OVERHEAD ELECTRICAL LINE    |
|        | = POWER POLE                           |
|        | = TELEPHONE PEDESTAL                   |
|        | = GAS METER                            |
|        | = LIGHT POLE                           |
|        | = TRAFFIC SIGN                         |

Initial  
JH

Initial  
A1 S  
330



**Exhibit C**

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK LLC

WHEREAS, Laurel Park LLC representatives have made an offer to settle ongoing litigation and convey sales of all properties owned by the corporation, and any subsidiary entities to the City of Jonesboro for a total of \$750,000.

WHEREAS, a recent appraisal of the property immediately beneath the condemned and demolished building, Lot 4, commonly known as Citizens Bank Tower Property appraised at \$307,000 or \$71 per square foot at 4320sq ft.

WHEREAS, the offer includes multiple holdings by Laurel Park LLC at the general location of 100 West Washington outside of the litigating parcel including lots 7 & 8 located near the original tower property; and

WHEREAS, the total approximate sum of square feet for the 3 parcels of land holdings by Laurel Park LLC property is 10,100 sq feet + / - ; and

WHEREAS, an agreed and executed purchase contract of all Laurel Park LLC holdings will result in the termination of any current and future litigation claims by Laurel Park LLC and terminate any lien perfection efforts by the City of Jonesboro; and

WHEREAS, neither Laurel Park LLC or the City of Jonesboro will seek restitution for any legal, procedural or financial injury for past, current or future expenses associated between the two entities or their associates.

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

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the purchase of the property detailed above located at 100 W. Washington, Jonesboro, AR at a purchase price of \$750,000.

SECTION 2: The City of Jonesboro and Laurel Park LLC agree to end all ongoing litigation.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the purchase of this property.

Initial  
JH

Initial  
A1 S  
331

## Certificate Of Completion

Envelope Id: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Status: Completed

Subject: Complete with Docusign: 12.4.25 - NE REC - Citizens - Laurel Park LLC.pdf

Source Envelope:

Document Pages: 19

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 10

Jerry L. Halsey Jr.

AutoNav: Enabled

301 West Washington Avenue

Envelopeld Stamping: Enabled

Jonesboro, AR 72401

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

jerry@halseyre.com

IP Address: 216.163.16.42

## Record Tracking

Status: Original

Holder: Jerry L. Halsey Jr.

Location: DocuSign

12/5/2025 8:04:31 AM

jerry@halseyre.com

## Signer Events

Jerry L. Halsey Jr.

jerry@halseyre.com

President | CEO

Halsey Real Estate

Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:

0496A5D0099441B...

## Timestamp

Sent: 12/5/2025 8:08:36 AM

Viewed: 12/5/2025 8:59:24 AM

Signed: 12/5/2025 9:01:47 AM

Signature Adoption: Pre-selected Style

Using IP Address: 216.163.16.42

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

Andrew Smith

asmith501@icloud.com

Security Level: Email, Account Authentication  
(None)

Signed by:

F65F5248581343D...

Sent: 12/5/2025 9:01:49 AM

Viewed: 12/5/2025 9:02:46 AM

Signed: 12/5/2025 9:10:53 AM

Signature Adoption: Drawn on Device

Using IP Address: 174.53.52.221

Signed using mobile

## 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

12/5/2025 8:08:36 AM

Certified Delivered

Security Checked

12/5/2025 9:02:46 AM

Signing Complete

Security Checked

12/5/2025 9:10:53 AM

| Envelope Summary Events | Status           | Timestamps           |
|-------------------------|------------------|----------------------|
| Completed               | Security Checked | 12/5/2025 9:10:53 AM |
| Payment Events          | Status           | Timestamps           |

# RESTRICTED

# APPRAISAL REPORT

Subject Address

**100 W. Washington Ave.  
Jonesboro, AR 72401**

Report Date

**September 15, 2025**

Effective Date

**June 23, 2025**

Client

**City of Jonesboro, AR**

File Number

**PK-2025-183**

Appraiser

**Preston King**

State Certified General

AR License #CG3948





September 15, 2025

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

RE: Appraisal of 4,320 +/- square feet located at the corner of W. Washington Ave. and S. Main St., Craighead County, Jonesboro AR 72401.

At your request and authorization, Preston King Appraisal Company has prepared an appraisal providing an opinion of market value of the referenced property. My analysis is presented in the following Appraisal Report. The report conforms with Standards Rule 2-2(b) (Restricted Appraisal Report) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is intended for the following users:

|                        |  |
|------------------------|--|
| <b>Client(s):</b>      | City of Jonesboro, AR  |
| <b>Intended Users:</b> | Intended for the use of City of Jonesboro, AR. No additional users were identified by the appraiser. |
| <b>Intended Use:</b>   | Use by the Client solely for a determination of market value for internal decision making.           |

Per our agreed upon scope of work, we relied upon data provided by the client for relevant information about the subject and we have assumed this information is accurate. We have researched and analyzed sales, market trends and other relevant market data and have arrived at the value conclusion stated below.

The subject property was physically inspected by the appraiser. The subject site was observed from public roadways. No improvements were noted to occupy the site at the time of inspection outside of public utilities.

All details regarding the subject were obtained from the client, aerial photos, surveys, plat maps, and/or geographic information system (GIS) maps, where applicable.

It's important to note that the appraiser has tried to get a copy of the plat from the county clerk's office. A search was made by the county clerk, but a plat was not found within the online records. The client of the report has not provided a survey or plat so the site size was estimated using research conducted through county records as well as GIS mapping



systems. Prior deeds were delivered and analyzed, but it does not appear that the legal description of the subject property is in full. In turn, I suggest a survey be conducted to ensure site size. If differences are found between the size estimated and actual size, the appraisal results could be impacted. The appraisal is being made based on the extraordinary assumption that the subject site is as utilized within the report and that no differences exist. As mentioned, if the site is found to be differently sized, the appraisal results could be impacted.

As mentioned, the appraisal being conducted for a determination of market value as of the effective date of June 23, 2025. The inspection was conducted on the same date, June 23, 2025.

The subject property was not found to be under contract at this time.

In estimating the market value of the fee simple interest, all three traditional approaches to value were considered. The sales comparison approach was performed based on the need for comparison with market participants. The site was not found to be improved as of the effective date. The assignment is for land only. In turn, the cost approach was not deemed applicable. The subject is not found to be income producing or located in an area that contains vacant land utilized for income production or land leases. In turn, the income approach was not determined to be an appropriate approach for this assignment. The absence of any approach mirrors the methodology of typical buyers and does not undermine the validity of the final conclusion.

Based on the analysis contained in the following report, the fair market value of the subject is concluded as follows:

| Market Value Conclusion |                    |               |                  |
|-------------------------|--------------------|---------------|------------------|
| Appraisal Premise       | Interest Appraised | Date of Value | Value Conclusion |
| As-Is                   | Fee Simple         | June 23, 2025 | \$307,000        |

Respectfully submitted by,



Preston King  
Certified General Appraiser  
State of Arkansas  
License No. CG3948

---

## Certification

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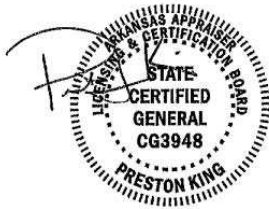
### **Additional Certifications to Comply with requirements of Standards Rule 2-3.**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct, and no important facts have been withheld.
2. I have the appropriate education and experience to complete the assignment in a competent manner. Please refer to the summary of my qualifications in the addenda of this report for details regarding education and experience.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
5. I have not performed any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
6. My compensation and employment are not contingent on the reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
7. My value conclusion, as well as other opinions expressed herein, is not based on a requested minimum value, or a specific value, or approval of a loan, etc.
8. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Preston King made a physical inspection of the subject site from public roadway. The subject property's specific characteristics were aided by aerial photos, surveys, plat maps, and/or GIS.
10. No one outside of the noted appraiser has helped in the development of the appraisal.
11. My state appraisal certification has not been revoked, suspended, canceled, or restricted.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

Respectfully submitted by,



---

Preston King  
Certified General Appraiser  
State of Arkansas  
License No. CG3948

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## Scope of Work

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The purpose of this Appraisal Report is to determine the fee simple market value of the subject property as of the effective date of June 23, 2025. The intended use of this Appraisal Report is for the determination of market value for internal decision making. This report is intended for the use of the stated client, City of Jonesboro, with no other user(s) noted by the appraiser. This report is not intended for any other use or users. The sales comparison approach was completed. The fee simple value of the subject property is found herein.

### **Subject Property Inspection Conducted/Effective Date Determination**

As defined in the report, the inspection was conducted on June 23, 2025. The effective date is determined to be the same as the inspection date, July 23, 2025.

### **Data Research and Collection**

During the appraisal process, subject information was derived from via multiple sources of information. County records, GIS mapping systems, plat maps, survey/plat, etc. were all utilized in order to determine appropriate information for the subject. Comparable sales information was derived and verified by multiple sources.

### **Appraisal Methods Used**

The sales comparison approach involves direct comparison of similar properties to the subject that have recently sold. Each property used as a “comparable sale” is adjusted for differences from the subject property, if needed. Based on a study of the market, these adjustments provide independent estimates of value for the subject property. The sales comparison and cost approaches to value provide similar values for vacant land. When sufficient sales of truly comparable properties are available, the sales comparison approach is the preferred approach.

Comparable sales data was extracted from county sale records, MLS data and/or information derived from local real estate brokers. The search for comparable sales was conducted in the determined immediate competing market area. The best available sales were selected, researched, and analyzed to derive a value utilizing the sales comparison approach as these sales were deemed the most similar to the subject. The appraiser inspected and viewed aerial maps of the subject property and comparable sales data. All information is deemed reliable as it was collected from county records, real estate brokers, buyers, and sellers.

The cost approach is based on the assumption that property value is a function of replacement cost of buildings and land value, less accrued physical, functional, and economic depreciation. This valuation method typically requires an estimate of the value of the land (using a sales comparison approach technique), to which is added to the contribution of building value (estimated through depreciation analysis). This approach is considered to be reliable in the valuation of properties with specialized buildings or

properties with newly constructed buildings. This approach is not considered to be reliable in the valuation of properties improved with older improvements due to the difficulty in accurately measuring all forms of accrued depreciation. As of the effective date, the subject did not appear to be improved. In turn, the cost approach was not deemed applicable for the appraisal problem.

The income approach was not completed. The subject is not found to be income producing or located in an area that contains vacant land utilized for income production or land leases. In turn, the income approach was not determined to be an appropriate approach for this assignment.

The final reconciliation of value is performed by weighing all the factors and data as they relate to a collaboration of the three approaches to value to arrive at the estimate of fair market value, when applicable.

### **Requirements/Standards**

The Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) (Restricted Appraisal Report) of the Uniform Standards of Professional Appraisal Practice. The appraisal is being made for the stated client, City of Jonesboro, and for their use only. It is also made based on the noted intended use with no additional intended uses established by the appraiser.

### **Market Value Definition**

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. The definition of “market value” used in this report is:

A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client’s intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

*The Appraisal Foundation, USPAP 2024-2025 Edition*

---

### **Competency Provision**

Preston King is a State Certified General Real Property Appraiser currently certified in the state of Arkansas. He has completed assignments in the state of Arkansas, immediate market area and has knowledge of the property type.

### **Extraordinary Assumptions**

An extraordinary assumption is defined as:

...an assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. . . Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.

(The Uniform Standards of Professional Appraisal Practice, (USPAP) 2024-2025 Edition).

- It's important to note that the appraiser has tried to get a copy of the plat from the county clerk's office. A search was made by the county clerk, but a plat was not found within the online records. The client of the report has not provided a survey or plat so the site size was estimated using research conducted through county records as well as GIS mapping systems. Prior deeds were delivered and analyzed, but it does not appear that the legal description of the subject property is in full. In turn, I suggest a survey be conducted to ensure site size. If differences are found between the size estimated and actual size, the appraisal results could be impacted. The appraisal is being made based on the extraordinary assumption that the subject site is as utilized within the report and that no differences exist. As mentioned, if the site is found to be differently sized, the appraisal results could be impacted.

### **Hypothetical Conditions**

A hypothetical condition is defined as:

. . . that which is contrary to what exists but is supposed for the purpose of analysis. . . Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions, or trends, or about integrity of the data used in the analysis.

(The Uniform Standards of Professional Appraisal Practice, (USPAP) 2024-2025 Edition).

- No hypothetical conditions were used for this appraisal.

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## **Assumptions and Limiting Conditions**

---

This appraisal report is prepared, and the certification of the Appraiser is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described, and considered in the appraisal.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde, foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.
12. Any allocation of the total value estimated in this report between the land and the improvement (if improved) applies only under the stated program of utilization. The separate values allocated to the land and building must not be used in conjunction with any other appraisal and are invalid if so used.
13. Possession of this report, or a copy thereof, does not carry with it the right of publication.
14. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
15. Neither all or any part of the contents of this report (especially any conclusions as to the value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
16. Any proposed improvements are assumed to have been completed unless otherwise stipulated, so any construction is assumed to conform with the building plans referenced in the report.
17. The appraiser assumes that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any that encumber the property.
18. If no survey was developed as part of the appraisal process, the conclusions and analysis developed in this report are based on the legal description provided to the appraiser by the Client. Should a survey prove this information inaccurate, it may be necessary for this appraisal to be adjusted. Any adjustments necessary subsequent to the current engagement will require a separate engagement of the appraiser by the Client.



19. The forecasts, projects, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
20. Any opinions of value provided in the report apply to the entire property, and any pro-ration or division of the total into fractional interests will invalidate the opinion of value, unless such pro-ration or division of interests has been set forth in the report.
21. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.
22. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or its title, which is assumed to be good and marketable unless discussed to the contrary in this report.
23. The Appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Practice and/or as allowed by the bylaws and regulations of the professional appraisal organization with which the appraiser is affiliated.
24. Definitions of appraisal related terms used in this appraisal are illustrated in the body of the report. The reader should refer to the Dictionary of Real Estate Appraisal, 5th Edition for definition of any appraisal related terms not specifically addressed in the Definitions Section of this report.

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## **Exposure & Marketing Time Estimates**

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Market value conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion are subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 6-12 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal; exposure time is always presumed to precede the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period after the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during the marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 6-12 months.

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Qualifications/License  
Other Documents

Summary of Salient Facts

|                             |   |
|-----------------------------|---|
| Property Appraised          | 100 W. Washington Ave., Jonesboro, AR 72401   |
| Property Rights Appraised   | Fee Simple Estate   |
| Owner                       | Laurel Park, LLC  |
| Client                      | City of Jonesboro, AR   |
| Purpose and Use             | Determination of market value for internal decision making.   |
| Improvements                | None  |
| Extraordinary Assumptions   | See appropriate section.  |
| Hypothetical Conditions     | See appropriate section.  |
| Inspection                  | Preston King physically inspected the subject property from public roadways. To assist with details regarding the subject was information obtained from the client, aerial photos, surveys, plat maps, and/or geographic information system (GIS) maps. |
| Marketing and Exposure Time | 6-12 Months / 6-12 Months   |
| Highest and Best Use        | Speculative Commercial Development  |
| Dates of Reference          | Date of Valuation – June 23, 2025<br>Date of Inspection – June 23, 2025<br>Date of This Report – September 15, 2025   |

Summary of Value Conclusions

| Summary of Values |               |               |                           |                 |                  |
|-------------------|---------------|---------------|---------------------------|-----------------|------------------|
| Appraisal Premise | Date of Value | Cost Approach | Sales Comparison Approach | Income Approach | Reconciled Value |
| As-Is             | June 23, 2025 | N/A           | \$307,000                 | N/A             | \$307,000        |

Market Analysis

Craighead County Area Analysis

Overview

Craighead County, Arkansas is located in the northeast corner of the state. It was formed in 1859 when parts of Greene, Poinsett and Mississippi County. The county has two county seats in Jonesboro and Lake City. Craighead County’s industry is strong and considered to be the main business hub of northeast Arkansas. Craighead County’s industry is strong and has remained strong throughout the years. Even in the hardest downturns, Craighead County is not impacted as hard as other areas of the state or country. The county has multiple medical facilities, manufacturing companies as well as being centered in the agriculture mecca of the Delta. Craighead County is also home to Arkansas State University which is the 2<sup>nd</sup> largest state supported higher education institution. The chief advantages of Craighead County is the employment benefits of increasing medical, agriculture, education and manufacturing jobs which stems from competitive energy costs and access to transportation (river, rail and interstate).

Population/Demographics

POPULATION BY AGE

| Age        | Jonesboro | Craighead County | Jonesboro MSA | Arkansas  | United States |
|------------|-----------|------------------|---------------|-----------|---------------|
| TOTAL      | 79,156    | 113,642          | 138,086       | 3,107,082 | 333,793,107   |
| 0-4        | 7.0%      | 6.7%             | 6.6%          | 6.1%      | 6.0%          |
| 5-9        | 6.7%      | 6.6%             | 6.5%          | 6.3%      | 6.1%          |
| 10-14      | 6.3%      | 6.4%             | 6.3%          | 6.3%      | 6.3%          |
| 15-24      | 16.5%     | 14.9%            | 14.2%         | 12.7%     | 13.0%         |
| 25-34      | 15.9%     | 15.2%            | 14.8%         | 13.5%     | 14.0%         |
| 35-44      | 12.7%     | 12.8%            | 12.6%         | 12.2%     | 12.6%         |
| 45-54      | 10.5%     | 11.2%            | 11.5%         | 12.4%     | 12.4%         |
| 55-64      | 10.1%     | 11.1%            | 11.6%         | 12.1%     | 13.0%         |
| 65-74      | 8.2%      | 8.8%             | 9.3%          | 13.0%     | 9.8%          |
| 75-84      | 4.3%      | 4.5%             | 4.7%          | 5.2%      | 4.8%          |
| 85+        | 1.9%      | 1.8%             | 1.8%          | 2.0%      | 2.0%          |
| Median Age | 33.5      | 35.1             | 36.2          | 38.9      | 38.5          |

Source: ESRI Community Analyst, March 2021

Growth from 2000 – 2020  
Jonesboro: 42.6%  
Craighead County: 37.7%

POPULATION TRENDS

| Year            | Jonesboro | Craighead County | Jonesboro MSA |
|-----------------|-----------|------------------|---------------|
| 1970            | 27,026    | 52,068           | NA            |
| 1980            | 31,530    | 63,239           | NA            |
| 1990            | 46,535    | 68,956           | NA            |
| 2000            | 55,515    | 82,148           | NA            |
| 2010            | 67,263    | 96,443           | 121,026       |
| 2020            | 76,789    | 113,642          | 138,086       |
| 2025 Projection | 84,570    | 121,451          | 145,804       |

Source: ESRI Community Analyst, March 2021

Household Stats

HOUSEHOLDS BY INCOME

| Income Level             | Jonesboro | Craighead County | Jonesboro MSA | Arkansas  | United States |
|--------------------------|-----------|------------------|---------------|-----------|---------------|
| TOTAL Population         | 79,156    | 113,642          | 138,086       | 3,107,082 | 333,793,107   |
| \$0 - \$15,000           | 16.8%     | 13.0%            | 13.9%         | 14.1%     | 10.3%         |
| \$15,000 - \$24,999      | 12.2%     | 16.0%            | 16%           | 12.1%     | 8.8%          |
| \$25,000 - \$34,999      | 11.1%     | 9.3%             | 9.6%          | 11.1%     | 8.7%          |
| \$35,000 - \$49,999      | 13.6%     | 14.7%            | 15.6%         | 15.1%     | 12.2%         |
| \$50,000 - \$74,999      | 17.2%     | 17.7%            | 17.5%         | 17.6%     | 17.3%         |
| \$75,000 - 99,999        | 9.9%      | 13.1%            | 12.2%         | 10.8%     | 12.6%         |
| \$100,000 - \$149,999    | 11.0%     | 10.7%            | 10.2%         | 11.5%     | 15.3%         |
| \$150,000 - \$199,999    | 3.7%      | 2.3%             | 2.2%          | 3.9%      | 6.8%          |
| \$200,000 +              | 4.4%      | 3.3%             | 2.8%          | 3.7%      | 7.9%          |
| Average Household Income | \$66,219  | \$63,547         | \$60,934      | \$67,002  | \$90,054      |
| Median Household Income  | \$44,822  | \$46,135         | \$43,994      | \$46,872  | \$62,203      |
| Per Capita Income        | \$26,523  | \$24,748         | \$23,852      | \$26,481  | \$34,136      |

Source: ESRI Community Analyst, March 2021

## Employment

### Existing Production and/or Distribution Industries with 50 or More Employees

| Company                              | Product  | Total Employment Level |
|--------------------------------------|--|------------------------|
| ABB Group                            | Electrical Fittings  | 350                    |
| Apex Tool Group                      | Utility Construction Site Tool Boxes and Fuel Tanks                                    | 120                    |
| Arkansas Glass Container Corporation | Glass Containers   | 210                    |
| Best Manufacturing                   | Laser Cutting, Production Metal Fabrication, Painting, Powder Coating                  | 65                     |
| Butterball LLC                       | Chicken & Turkey Deli Breast Products  | 330                    |
| Camfil APC                           | Air Filtration Systems   | 272                    |
| Colson Caster Corporation            | Casters  | 114                    |
| Colson Monette                       | Wheels   | 52                     |
| Crane Composites                     | Fiberglass Panels  | 110                    |
| CUSI                                 | Utility Billing, Accounting and Asset Management Software for Utilities and Local Gov. | 60                     |
| Delta Peanut                         | Peanut Shelling  | 80                     |
| Ditta Door and Hardware, Inc.        | Doors, Frames, Specialty Products  | 50                     |
| engines, inc.                        | Diesel Irrigation Power Units, Generator Sets, Re-Power, OEM, Marine Engines           | 69                     |
| FMH Conveyors                        | Conveyor Company   | 300                    |
| Frito-Lay, Inc.                      | Salty Snacks   | 1,050                  |
| Great Dane Trailers                  | Dry Van Trailers   | 450                    |
| Hytrol Conveyor Company              | Conveyors  | 1,283                  |
| Great Dane Trailers                  | Dry Van Trailers   | 450                    |
| Hytrol Conveyor Company              | Conveyors  | 1,283                  |
| J.K. North America                   | Tanning Bed Distribution   | 62                     |
| Jimco                                | Lamps and Home Decor   | 63                     |
| Jonesboro Tool and Die               | Tool, Die, and Machine Shop  | 70                     |
| Nestle Prepared Foods Company        | Frozen Entrees   | 730                    |
| Nice-Pak Products, Inc.              | Pre-Moistened Wipes  | 500                    |
| OPTUS, Inc.                          | Voice, Video and Data Communication Solutions  | 87                     |
| Post Foods LLC                       | Breakfast Cereal   | 204                    |
| Riceland Foods, Inc.                 | Rice, Rice Flour and Rice By-Products  | 395                    |
| Ryder                                | Refrigerated Warehouse   | 54                     |
| Scurlock Industries of Jonesboro     | Concrete Pipe, Precase Products  | 60                     |
| SMA                                  | Farm Equipment Distribution  | 132                    |
| Southern Cast Products               | Molding and Casting  | 57                     |
| Spirit Fitness Products              | Treadmills, Ellipticals, Stationary Bikes  | 63                     |
| ttech                                | Customer Care Center   | 300                    |
| Trinity Rail Maintenance             | Rail Car Maintenance   | 430                    |
| Unilever                             | Beauty Care Products   | 460                    |
| Windmill Rice Company LLC            | Milled Rice, Rice Bran, Ground Rice Hulls  | 80                     |



### Major Service Employers with 200 or More Employees

| Company                                  | Services           | Total Employment Level |
|--|--------------------|------------------------|
| St. Bernards Healthcare                  | Healthcare         | 3,950                  |
| Arkansas State University                | Education          | 2,898                  |
| NEA Baptist Health System                | Healthcare         | 2,127                  |
| Wal-Mart Super Centers (4)               | Retail             | 945                    |
| Jonesboro Public Schools**               | Education          | 791                    |
| City of Jonesboro                        | Government         | 550                    |
| Nettleton Public Schools                 | Education          | 535                    |
| Ritter Communications                    | Telecommunication  | 380                    |
| Valley View Public Schools**             | Education          | 324                    |
| Craighead County                         | Government         | 300                    |
| Westside Consolidated Schools**          | Education          | 281                    |
| Brookland Public Schools                 | Education          | 280                    |
| Encompass Health Rehabilitation Hospital | Healthcare         | 268                    |
| Focus, Inc.                              | Education Services | 250                    |
| Jonesboro Human Development Center       | Healthcare         | 240                    |
| Trumann Public Schools**                 | Education          | 200                    |
| Harrisburg Public Schools**              | Education          | 200                    |

The three main drivers of employment in Craighead County are medical, industrial and education. The three main employers in all of Craighead County is St. Bernard's Healthcare, Arkansas State University and NEA Baptist Health System. Hytrol Conveyor Systems is fourth in employment with over 1,200 full time employees. As the charts above show, there are plenty of full-time employment opportunities in Craighead County that encompass all facets of industry.

### Medical

The two main medical providers in Craighead County are the St. Bernard's Health System & Baptist Health System. Both have large hospitals with numerous family medicine and specialized clinics associated with them.

### Transportation

One of the major benefits, and one of the greatest assets of the location of Craighead County, is the ease of access to transportation. Transportation via land encompasses the majority of transportation opportunities. Craighead County has many state-maintained highways as well as a major interstate (I555). The opportunity for delivery of goods and ease of travel is available via these road infrastructures. Many major railways also run through Craighead County. The BNSF as well as Union Pacific railways occupy the county with terminals in various places in the county. These railways allow for access to ship products via rail to other areas of the country as well as economic opportunities in employment and location of businesses. A public bus system is

available in the city of Jonesboro (JET). The bus route occupies most of the municipality of Jonesboro with numerous stops around the major roadways.

### **Education**

Craighead County has several k-12 public school systems & higher educations. The public-school systems located in Craighead County are as follows:

- Jonesboro School District
- Westside School District
- Valley View School District
- Nettleton School District
- Brookland School District
- Lake City School District
- Ridgefield Christian (Private)
- Arkansas State University
- Arkansas State University Newport Campus

### **Utilities**

Craighead County has good coverage of all majority public utility services. The areas inside the city limits of municipalities in Craighead County have the best coverage, but areas located in rural county areas have some access as well. The major provider of each utility is listed below:

- Electric – Craighead Electric Corporative, City Water & Light
- Natural Gas – CenterPoint Energy
- Water – City Water & Light (Jonesboro & rural Jonesboro), Each city municipality controls own water.
- Sewer – Each city municipality controls own sewer treatment. None in rural areas.
- Waste – Legacy Landfill
- Telecommunications – Ritter Communications, Suddenlink Communications, AT&T, Arkansas

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## **Summary of Area Analysis**

After research and knowledge of the market, as well as discussions with local affiliates, the subject's market area is known to be the central business hub of Northeast Arkansas. The economy appears to be stable even though a pandemic was ongoing the previous 36 + months. The pandemic affected the employment rates in Arkansas as well as the local communities. Trends are assumed to continue slight growth based on the job market demand in the Northeast Arkansas area in general. The population has seen an increasing trend line over the past 20 years based on this job pool that the industry local market area provides. Home ownership appears stable with a slight decrease in percentage over the past 5 to 10 years. The subject's immediate area has several k-12 public school systems as well as a few private school systems and a major university. Most of the education appears to stop at the high school graduation level but is on par with the national average. It is found that this community is made up of many individuals who attended Arkansas State University and have chosen to stay in the market area to continue their occupation or advance their education. Based on the research conducted and all area information taken into consideration, it appears that the marketability of the subject's market area is stable and will remain steady. The demand for commercial real estate/income generating assets appears to be stable and analysis shows is in demand.

## **Market Conditions**

The subject's immediate market area has been stable over the last 24 to 36 months. The area is defined by a large employment base with medical, industry, agricultural, etc. opportunities all within the market. Due to this, the Jonesboro market has become a business hub for all of the rural/suburban communities surrounding. Based on the reliable job market, this area has seen solid economic growth even through uncertain times. The macroeconomic outlook can be categorized as uncertain. The current government administration has imposed tariffs on most imports. This has caused some countries to impose tariffs on our exports in rebuttal. It's all but guarantees that the cost of most goods will increase if not manufactured in the US. This is causing some concern from the market about the prices of products. It's expected that the federal reserve will cut rates in September. It's unknown at this time what the rate cuts will do to the economy if these cuts do happen. It's hopeful that they will loosen the reins on the market and create demand that is currently stagnant. Some, on the other hand, are fearful that this could cause additional inflation. From a microeconomic point of view, it is not determined that the area is customarily impacted as greatly as other markets and areas of the country. This specific market has remained stable. This is determined to be based on the availability of employment and opportunities in the market which curb the negative macroeconomic issues. Based on research and analysis conducted, it is determined that the demand for real property will remain stable.

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**Property Description**

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**General Information**

**Legal Description**

*Lot 4 & E 18' of Lot 5 Block F Original Survey of Jonesboro to the City of Jonesboro, AR*

**Property Description**

The subject consists of approximately 4,320 +/- square feet. The site was vacant as of the effective date. The site is located at the corner of W. Washington Ave. and S. Main St. This area is within the downtown Jonesboro district. The subject's market area is defined by a combination of commercial improvements and mixed-use improvements.

**General Location**

The subject is located in the city limits of Jonesboro, AR. It is located at the corner of W. Washington Ave. and S. Main St. The subject's market area is defined by the areas of downtown Jonesboro. The subject is bound to the north by E. Johnson Ave., to the south by E. Nettleton Ave., to the east by Bridge St., to the west Flint St.

**Latitude / Longitude**

35.83854, -90.70513

Site Information

| SITE SUMMARY AND ANALYSIS |  |              |         |
|---------------------------|--|--------------|---------|
| Physical Description      |  |              |         |
| Gross Size                | 4,320 +/- Square Feet OR 0.10 +/- Acres          |              |         |
| Site Dimensions           | Approximately 48' X 90' (Need survey to confirm) |              |         |
| Road Frontage             | ~138' between both roads                         |              |         |
| Shape                     | Rectangular                                      |              |         |
| Land Allocation           | Mostly Cleared                                   |              |         |
| View                      | Vacant Land / Commercial                         |              |         |
| Topography/Drainage       | Mostly Level / Appears Average                   |              |         |
| Parcel Number(s)          | 01-144183-42100                                  |              |         |
| Zoning District           | C-1  |              |         |
| Flood Zone                | (X) Minimal Flood Hazard Area                    |              |         |
| Adjacent Land Uses        | Commercial Improved                              |              |         |
| Utilities                 |  | Availability |         |
| Water                     | Public - City Water & Light                      |              |         |
| Sewer                     | Public - City Water & Light                      |              |         |
| Natural Gas               | Natural Gas - Public - Summit Utilities          |              |         |
| Electricity               | Public - City Water & Light                      |              |         |
| Storm Sewer               | Public   |              |         |
| Telephone/Media           | Telephone & Media                                |              |         |
| Other                     | Yes  | No           | Unknown |
| Easements                 |  |              | X       |
| Encroachments             |  |              | X       |
| Deed Restrictions         |  |              | X       |
| Adequate Ingress/Egress   | X  |              |         |

General Comments

A survey/plat map was utilized. Information within the report was aided by county level data as well as GIS mapping systems and plat map reviewed. The site was vacant at the time of inspection. The site is located in the city limits and downtown area of Jonesboro. It resides at the corner of W. Washington Ave. and S. Main St. The site contains approximately 90’ along S. Main St. and approximately 60’ along W. Washington Ave. It’s important to noted that the appraiser has tried to get a copy of the plat from the county clerk’s office. A search was made by the county clerk, but a plat was not found within the online records. The client of the report has not provided a survey or plat so the site size was estimated using research conducted through county records as well as GIS mapping systems. Prior deeds were delivered and analyzed, but it does not appear that the legal description of the subject property is in full. In turn, I suggest a survey be conducted to ensure site size. If differences are found between the size estimated and actual size, the appraisal results could be impacted.

**Land Allocation & Topography**

The subject site is fully cleared. The topography is mostly level to slightly sloping. The site has recently been razed of improvements and site work conducted for adequate drainage. However, based on no improvements on site, the site has not been improved with drainage structures.

**Flood Zone**

The subject property is located in a portion of Flood Zone X.

Per FEMA, Zone X shaded is an area of moderate flood hazard, usually depicted on FIRMs between the 100-year and the 500-year floor level.

A FEMA flood map can be found in the map section.

**Definitions of FEMA Flood Zone Designations**

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

**Moderate to Low Risk Areas**

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

| ZONE                      | DESCRIPTION  |
|---------------------------|--|
| <b>B and X (shaded)</b>   | Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile. |
| <b>C and X (unshaded)</b> | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.                     |

**Ingress/Egress (Access)**

The subject is located at the corner of W. Washington Ave. and S. Main St. It does not appear that a curb cut is evident off of either street. At the time the site was improved, the improvements occupied nearly 100% of the site. No private parking structures were evident. It's assumed the highest and best use would be for the utilization of the site in its entirety. However, access from foot or traffic would be off of W. Washington Ave. or S. Main St. Curbs and guttering are evident off of both roadways. The traffic counts along W. Washington Ave. East of S. Main St. are 7,600 cpd, W. Washington Ave. West of S. Main St. are 3,600 cpd, and 5,800 cpd along S. Main St.

### **Improvements**

At the time of inspection, no improvements existed on site. All public utilities are located along both public roadways providing access. It's assumed access and utilization of the utilities is immediate.

### **Easements and Encroachments**

There are no known easements or encroachments impacting the subject property that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision. It is assumed that some drainage and/or utility easements will be in place.

### **Covenants, Conditions and Restrictions**

There are no known covenants, conditions or restrictions impacting the subject property that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions, and restrictions, if any, prior to making a business decision.

### **Environmental Issues**

The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, the appraisal company has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

### **Assessment and Taxes**

The subject site is occupied in a single county parcel. The county parcel number is 01-144094-00600. By Arkansas statute, real estate is assessed at twenty percent of "market value", which is estimated by the county assessor. According to the Craighead County Assessor's records, the total assessed value of the parcel is \$45,302. Taxes are payable at an applicable millage rate, which is established by a formula for the turn back of state funds by the Arkansas Public Service Commission. Taxes are payable one year in arrears, so the current millage rate (0.04668) applies for the 2025 fiscal year, which is payable by October 15, 2026. The 2025 estimated taxes for the subject parcel are \$2,115. Tax increases can be accomplished by two methods only: 1) by public referendum increasing the millage rate, or 2) by an increase in the assessed value. It is unknown if a reassessment will occur for the subject this year. If actual or estimated tax amounts are warranted, the county assessor's office should be contacted.

### **Zoning**

Based on research conducted of the Jonesboro zoning classifications and zoning maps, the subject is currently zoned C-1, Downtown Core Commercial District. This district is characterized by concentrated development of permitted uses, including office and institutional, service, convenience and specialty retail, entertainment, and housing. Redevelopment of the area is contemplated, with emphasis on an art and entertainment cluster. Accordingly, it is anticipated



that one or more overlay or other special districts will be established to help foster transformation of the area.

The subject is currently vacant. Most commercial uses would be permitted subject to approval by the city of Jonesboro. The subject is located in the downtown Jonesboro Overlay District. Per city officials and documents reviewed, within this overlay district, no private parking structures are required.

### Zoning Map



### Utility Access

It was observed during inspection that the subject does have access to public utilities. It was found that the subject has access to public electricity, public water, public sewer, natural gas, and telephone/media services. City water and light provides utility access for electricity, water, sewer. Summit utilities is the natural gas provider. It's assumed that all sites will have immediate availability to all public utilities. Deviation could cause appraisal results to be impacted.



### **Statement of Ownership**

It was noted that a transfer occurred within the prior 36 months.

- A Quit Claim Deed for no monetary value was recorded on 08/31/2022 (b/p 2022R/019437). This was an internal transfer or a transfer from an individual to an owned entity.

### **Subject Property Offering Information**

It cannot be found that the subject property has been offered for sale within the prior 12 months. It does appear that the subject property with improvements included was listed for sale by a local real estate broker. However, the improvements have been razed from the site. It cannot be found that the subject has been listed for sale since the site has been vacant.

### **Current Sales Contracts**

It's not found that the subject is currently under contract at this time.

## Aerial Map with Boundaries



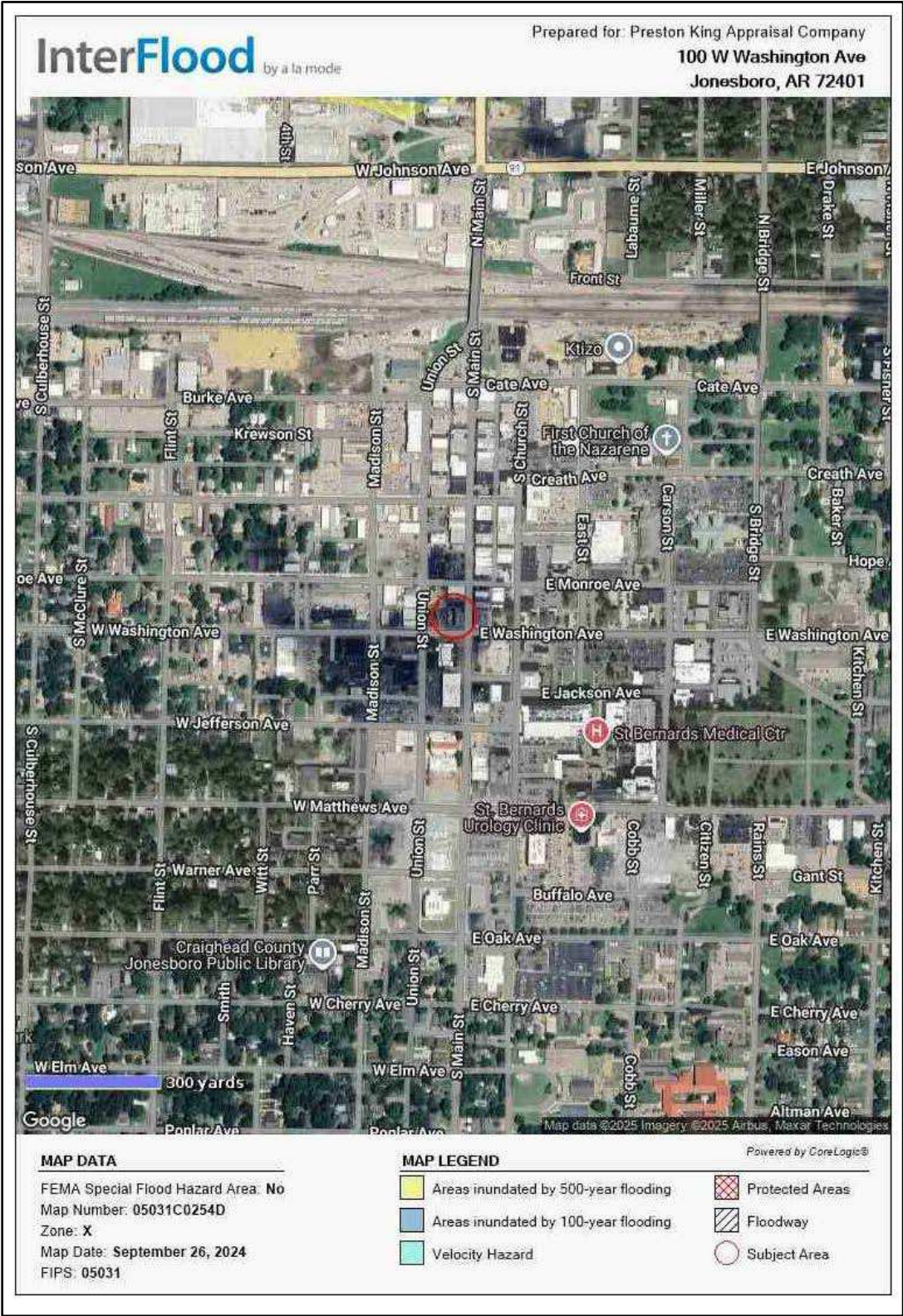
**\*NOTE:** This is not a legal survey but rather only for depiction purposes.

Location/Land Use Map

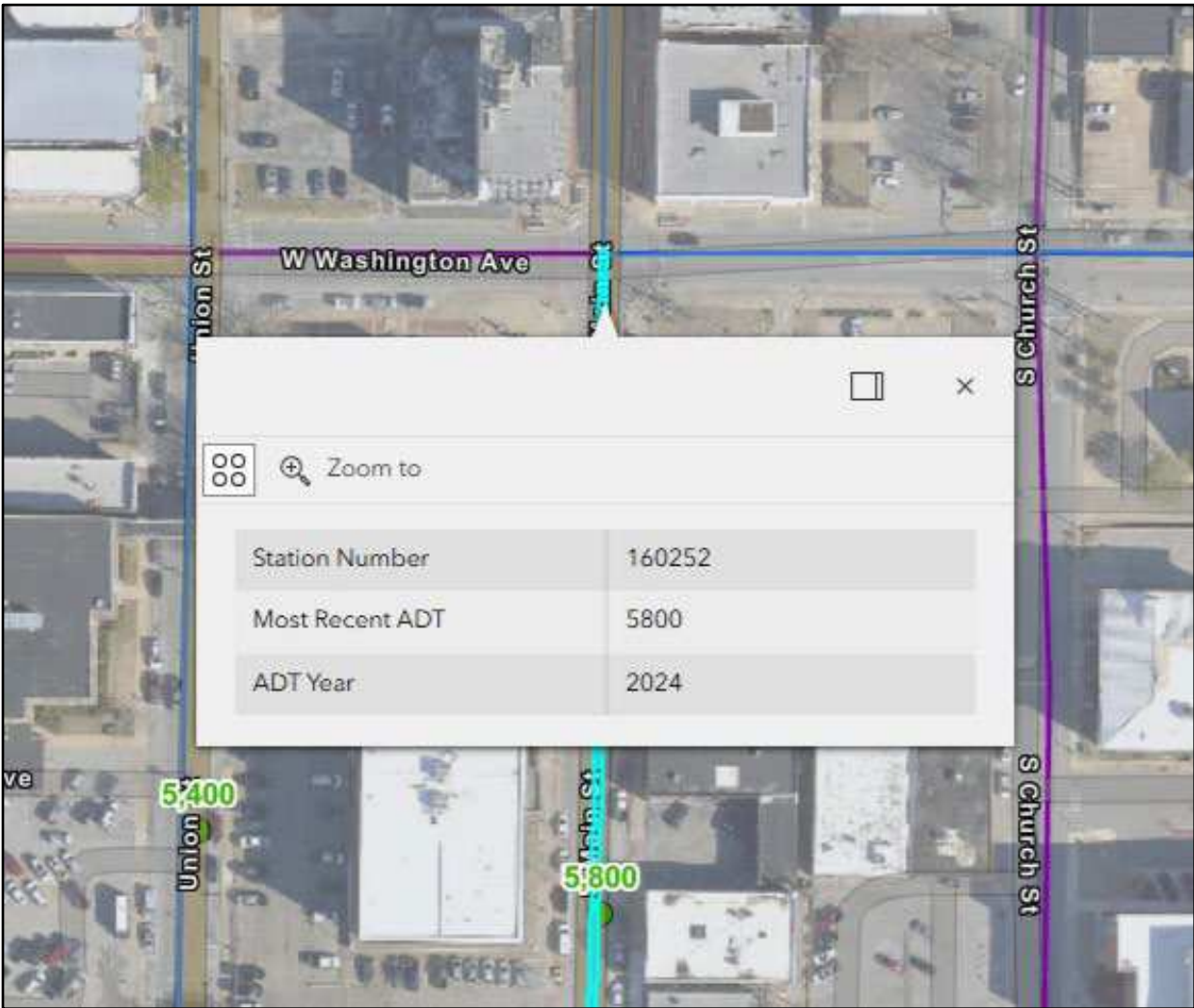




FEMA Flood Report

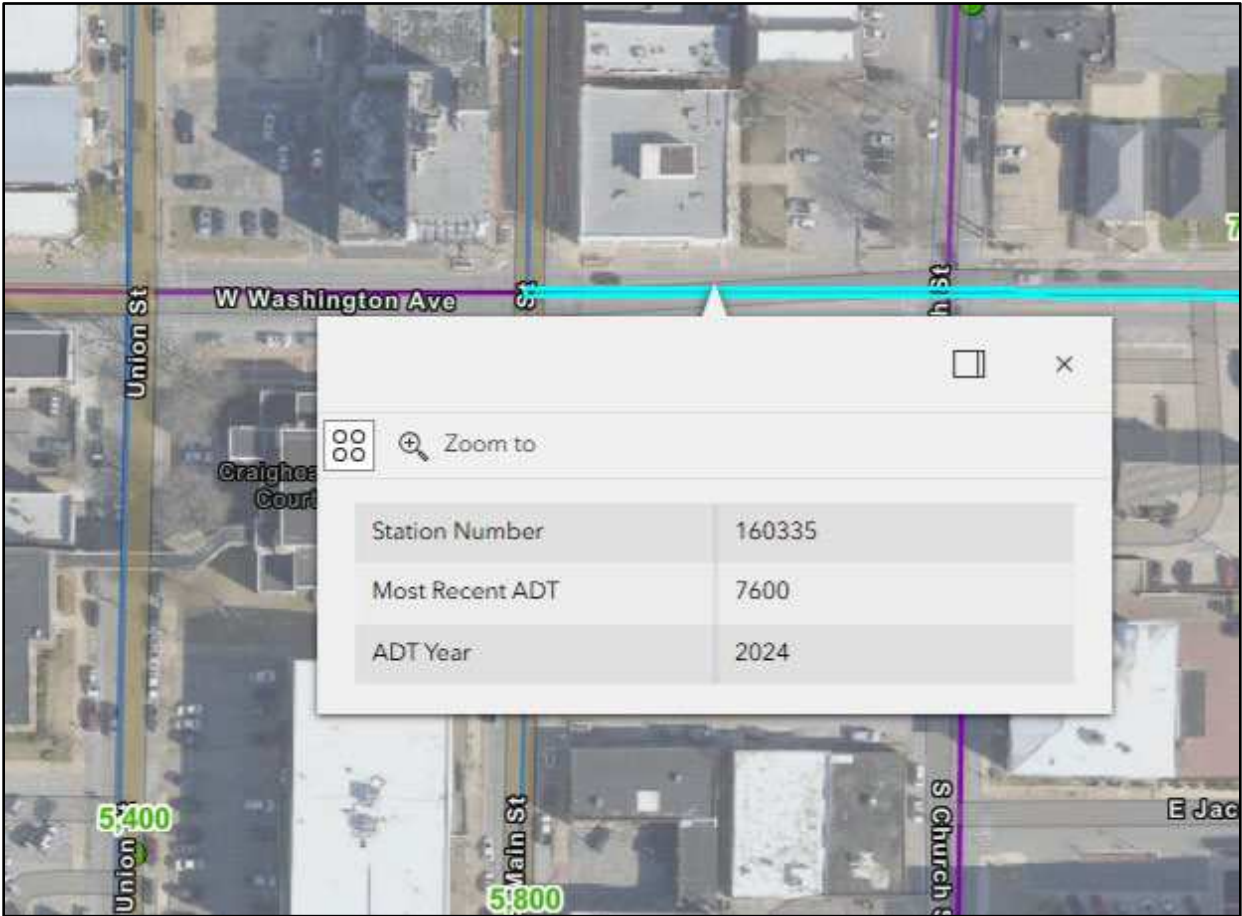


Traffic Count Map (S. Main St.)

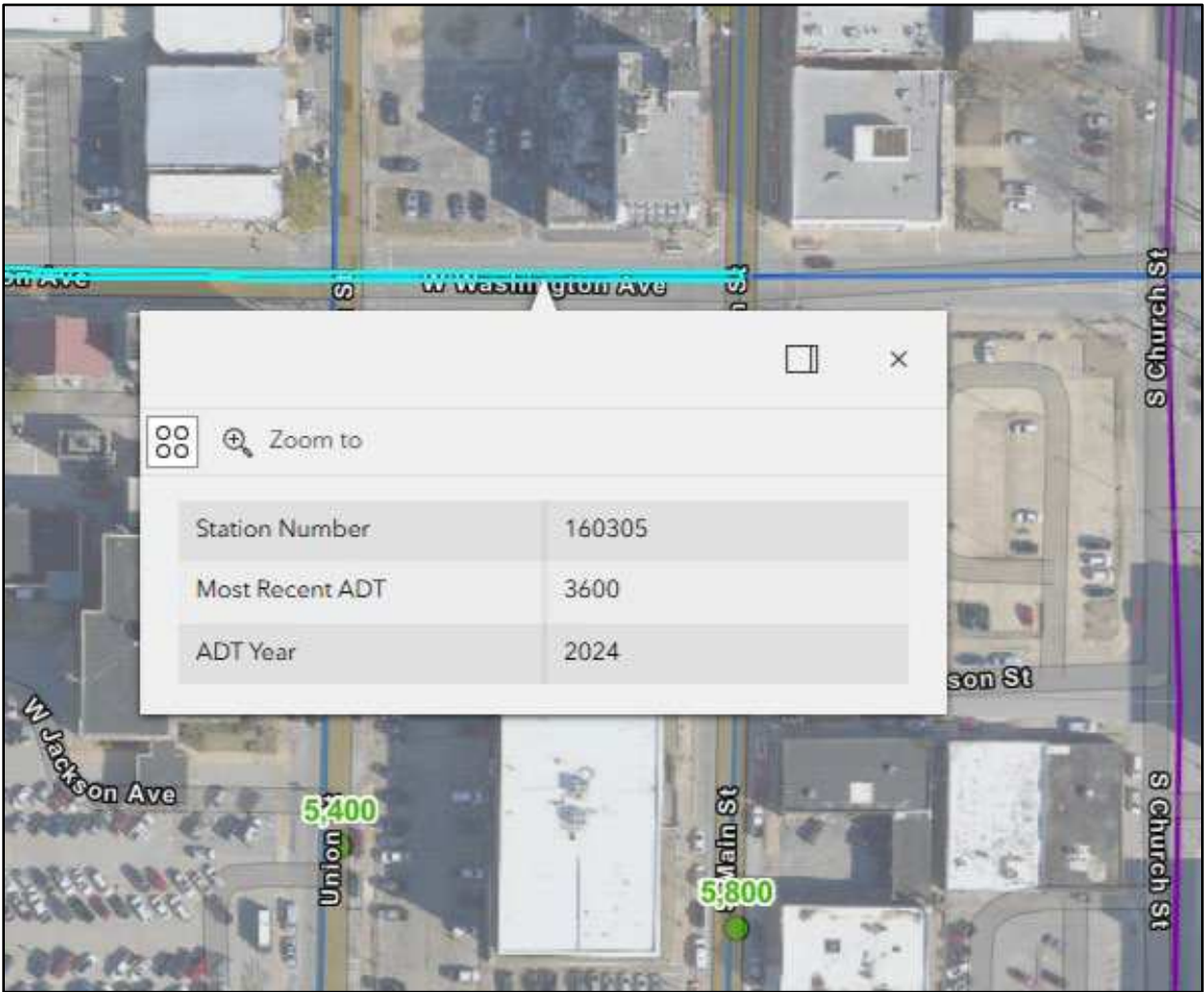




Traffic Count Map (W. Washington – E. of S. Main St.)



Traffic Count Map (W. Washington – W. of S. Main St.)





Photos



Site



Sidewalk



Street View



Street View



Site



Site



Photos



Site



Site



Site



Site



Site

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## Highest & Best Use

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Highest and Best Use, as used in this appraisal report, is defined as, “The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (From The Appraisal of Real Estate 13th Edition, prepared by The American Institute of Real Estate Appraisers.) A basic economic principle applicable in the estimation of highest and best use is the principle of conformity. Again, quoting from the 13th Edition of The Appraisal of Real Estate, “Market forces create market value, so the analysis of market forces that have a bearing on the determination of highest and best use is crucial to the valuation process. When the purpose of an appraisal is to develop an opinion of market value, highest and best use analysis identifies the most profitable and competitive use to which the property can be put.”

When determining the highest and best use of an unimproved site, it is necessary to determine the highest and best use of the site as if vacant and ready to be put to its highest and best use. This use has been determined with regard to what uses are physically possible, legally permissible, financially feasible, and maximally productive. In estimating (determining) the highest and best use, consideration is given to surrounding improvements, deed restrictions, the site’s physical and legal constraints, location and trends in the neighborhood. Implied in these definitions is that the determination of highest and best use considers the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners.

An additional implication is that the determination of highest and best use results from the appraiser’s judgment and analytical skill - that is, that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. (From The Appraisal of Real Estate, 13th Edition, published by the American Institute of Real Estate Appraisers, 2008). The highest and best use of the subject site as vacant will be analyzed based on the criteria for determining highest and best use.

Highest and Best Use is defined as “that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value.”

The following tests must be passed in determining the highest and best use:

- The use must be within the realm of probability; that is, it must be likely, not speculative or conjectural.
- The use must be legal.
- A demand must exist for such use.
- The use must be profitable.

- The use must be such as to return to the land, as well as the property on the whole, the highest net return.
- 

Four stages are included in the analysis of highest and best use:

*Physically Possible:* determine the physically possible uses for the subject site.

*Legally Permissible:* determine which uses are legally permitted for the subject site.

*Financially Feasible:* determine which possible and permissible uses will produce a net return to the subject site.

*Maximally productive:* determine which use, among the feasible uses, is the most profitable use of the subject site.

The highest and best use of the land as if vacant and available for use may be different from the highest and best use of improved property. This is true when the improvements do not constitute an appropriate use. The existing use will continue unless and until land value in its highest and best use exceeds the sum value of the entire property in its existing use and the cost to remove the improvements.

Since the appraisal of the subject property is based on a premise of use, the highest and best use analysis determines just what this premise of use should be. A highest and best use analysis consists of considering the highest and best use of a property under two assumptions:

- (1) with a vacant and available site and
- (2) with the property as improved.

These two assumptions on highest and best use are correlated into one final estimate of highest and best use.

### **As Vacant and Available**

The first major aspect of the highest and best use analysis is considering the property as if it were vacant and available for development. This assumption is made to determine whether the land alone is worth more than the existing property, as is. In other words, this is the beginning benchmark to compare with the highest and best use of the property as is, to determine whether the site is presently under-utilized.

*Possible Use* – The physical aspects of the land impose the first constraints on any possible use of the property. The appraised tract is a mostly rectangular shaped tract consisting of 4,320 +/- square feet. As mentioned throughout the report, the subject physical attributes are not found to limit the usability of the subject. The subject's size, shape and topography are adequate to support most uses. Based on the locational aspects, commercial uses would suggest the most logical use.

*Permissible Use* – The subject is found to be zoned C-1, Downtown Core Commercial District. This is a commercial zoning which would allow for most commercial uses per approval from the city. The subject is not currently improved at this time. The subject is located in an area that is defined by mostly commercial uses. In turn, commercial uses would be permissible.

*Feasible Uses* - The demand for vacant land in the subject's immediate market area, and land with similar esthetics as the subject, is good. This is found to be based on the demand for vacant sites that have potential for development being good. Development in the subject's immediate neighborhood consists of mostly commercial or mixed commercial and residential uses. It is my opinion that commercial use provides a positive net return to the land and, therefore, is considered feasible.

*Most Profitable Use* - In the final analysis, a determination must be made as to which feasible use is the highest and best use of the parcel as if vacant. Based on the current demand for vacant sites, it is in the appraiser's opinion that the highest and best use would be for speculative commercial development.

#### **Conclusion of Highest and Best Use**

Based on the preceding analysis of the site, as vacant and available for development, it is the appraiser's opinion that the highest and best use for the subject property is vacant and utilized for speculative commercial development.



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## Sales Comparison Approach

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The sales comparison approach is a process of comparing actual comparable property sales. This approach to value is based upon the Principle of Substitution, which holds that "the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time. This principle implies that the reliability of the sales comparison approach is diminished if substitute properties are not available in the market." (The Appraisal of Real Estate, Fourteenth edition).

This approach is based upon the collection of similar sales and offering data for comparison. Market-derived adjustments for relevant factors can sometimes be extracted from these and other sales. The sales data is compared to the subject on the basis of those elements of comparison which include real property rights conveyed, financing terms, conditions of sale, and date of sale. Location and other physical characteristics are then considered. Physical characteristics typically used in comparison are legal and physical access, shape, topography, utilities, zoning, etc. Because adjustments for these relevant factors are market derived, the desires and actions of typical buyers and sellers are reflected in the comparison process.

Subjective judgment must be applied in instances where market data do not provide adequate quantifiable information for necessary adjustments. A common sales adjustment method used when contribution of value-influencing factors cannot be objectively isolated is "*bracketing*". Conceptually applied to an appraisal problem, the target is *market value* of the subject property. Bracketing assists to establish extreme upper and lower limits of a property's potential value. Differences in factors of comparison for each sale are indicated by plus (if the sale factor is inferior to the subject), or minus (if the sale factor is superior to the subject).

*Quantitative* and/or *qualitative* adjustments are extracted using methods discussed above. *Quantitative adjustments* extracted from market information are shown as percentages or dollar amounts. For differences where quantitative adjustments cannot be developed, "+" and/or "-" *qualitative adjustments* are used. The subjective "sum" of the factors for each selected sale defines the value orientation indicated by each sale for the subject. Symbols represent the *qualitative sum of adjustments* in comparison grids, as defined below:

| Symbol<br>(Character) | Comparison<br>Meaning |
|-----------------------|-----------------------|
| =                     | Equal to              |
| ~                     | About equal to        |
| >                     | Greater than          |
| <                     | Less than             |

Considered collectively, results of the multiple sales comparisons define the range of values indicated by market data. Then, based upon relative comparability and orientation of sales and

subject factors within the range, subjective judgment is applied to conclude an opinion of value for the subject property between the extremes. In valuation comparisons involving limited data, it is not uncommon to combine *quantitative (percentage and/or dollar) adjustments* with *qualitative (“+” and/or “-”) adjustments*. Though resulting value indications are depicted as “equal”, “about equal”, “greater than” or “less than”, *qualitative adjustments* contribute to greater accuracy in the final value prediction.

On the following pages are the data, reasoning and conclusions that have been used to value the subject property. The sales used as comparable sales in the following analysis represent the most recent sales with similar buyer motivation. Buyer motivation of the subject is determined by the highest and best use analysis.

| Summary of Comparable Sales |            |           |             |          |
|-----------------------------|------------|-----------|-------------|----------|
| Sale #                      | Sale Date  | Land (SF) | Sales Price | Price/SF |
| 1                           | 10/21/2022 | 2,700     | \$215,000   | \$79.63  |
| 2                           | 10/21/2022 | 2,700     | \$210,000   | \$77.78  |
| 3                           | 07/29/2022 | 11,880    | \$390,000   | \$32.83  |
| 4                           | 06/13/2023 | 24,394    | \$767,000   | \$31.44  |
| 5                           | 12/18/2024 | 44,867    | \$880,000   | \$19.61  |
| 6                           | 04/16/2025 | 65,340    | \$1,500,000 | \$22.96  |

**Discussion/Analysis of Comparable Sales**

***Land Comp #1***

Transaction Details

|                  |  |
|------------------|--|
| Location:        | W. Washington Ave., Jonesboro, AR 72401  |
| Grantor/Grantee: | Property Lot 8, LLC / Smith  |
| Sale Date:       | 10/21/2022   |
| Sale Price:      | \$215,000  |
| Land Size:       | 2,700 +/- square feet  |
| Price/SF:        | \$79.63/ sf  |
| Price/FF:        | \$7,167/ ff  |
| Traffic Count:   | 3,600 cpd  |
| Zoning:          | C-1  |
| Source:          | Parcel #01-144183-42600, b/p 2022R/022911  |
| Prior Transfers: | None within the previous 12 months.  |
| Comments:        | 2,700 +/- square foot site located along W. Washington Ave. in the city limits of Jonesboro. The site is mostly level and cleared in topography. It was utilized for parking prior to consummation. The site has since been razed and green space exists. The site is between the S. Main St. and Union Ave. corridors. The site does have visibility from the lighted intersections at W. Washington Ave. and S. Main St. as well as along W. Washington Ave. and Union Ave. The site does have access to public utilities. The site was purchased for assemblage of adjoining parcels for future commercial development. |

Aerial Map



## ***Land Comp #2***

### Transaction Details

Location: 108 W. Washington Ave., Jonesboro, AR 72401  
Grantor/Grantee: Property Lot 8, LLC / Smith  
Sale Date: 10/21/2022  
Sale Price: \$210,000  
Land Size: 2,700 +/- square feet  
Price/SF: \$77.78/ sf  
Price/FF: \$7,000/ ff  
Traffic Counts: 3,600 cpd  
Source: Parcel #01-144183-42500, b/p 2022R/0022910  
Prior Transfers: A Warranty was recorded on the same day at this transfer for a price of \$182,500 (b/p 2022R/022909).  
Comments: 2,700 +/- square foot site located along W. Washington Ave. in the city limits of Jonesboro. The site is mostly level and cleared in topography. It was utilized for parking prior to consummation. The site has since been razed and green space exists. The site is between the S. Main St. and Union Ave. corridors. The site does have visibility from the lighted intersections at W. Washington Ave. and S. Main St. as well as along W. Washington Ave. and Union Ave. The site does have access to public utilities. The site was purchased for assemblage of adjoining parcels for future commercial development.

### Aerial Map





### ***Land Comp #3***

#### Transaction Details

Location: 102 W. Washington Ave. & 402 Union Ave., Jonesboro, AR 72401  
Grantor/Grantee: First Security Bank / HTHREG Properties, LLC  
Sale Date: 07/29/2022  
Sale Price: \$390,000  
Land Size: 11,880 +/- square feet (Total between both parcels)  
Price/SF: \$32.83/ sf  
Price/FF: \$2,407/ ff  
Traffic Counts: 3,600 cpd & 5,800 cpd  
Source: Parcel #'s 01-144183-42400 & 01-144183-42800, b/p 2022R/016874  
Prior Transfers: None within the prior 12 months.  
Comments: This is the purchase of two parcels which adjoin in the downtown area of Jonesboro. One parcel is located and accessed from W. Washington Ave. and the other Union Ave. As mentioned, the sites do adjoin in the southeast and northwest corners. The site along W. Washington Ave. did contain a commercial structure which has since been razed from the site. The sites were purchased for future commercial development. Specifically, they were purchased for assemblage of adjoining parcels. The sites do have visibility from the lighted intersections at W. Washington Ave. and S. Main St. as well as along W. Washington Ave. and Union Ave. The site does have access to public utilities.

#### Aerial Map



## ***Land Comp #4***

### Transaction Details

Location: 0.56 Acres Canera Dr., Jonesboro, AR 72405  
Grantor/Grantee: Greensboro Investments, LLC / DD Canera Realty, LLC  
Sale Date: 06/13/2023  
Sale Price: \$767,000  
Land Size: 24,394 +/- square feet OR 0.56 +/- acres  
Price/SF: \$31.44/ sf  
Price/FF: \$8,074/ ff  
Traffic Counts: 39,000  
Source: Parcel #01-144091-01210, b/p 2023R/010355  
Prior Transfers: A plat was recorded on 06/09/2023 (b/p 2023R/010035).  
Comments: 0.56 +/- acre located along Highway 49 with access from Canera Dr. This site is located in the Greensboro Village planned development. This is located inside the city limits of Jonesboro. The site is an interior site. It was vacant at the time of consummation. It was somewhat site prepped and mostly level in topography. The site was purchased for the development of a fast-food concept. The site has access to all public utilities. It is located in an area that contains a majority of commercial improvements. Johnson Ave. has a daily cars count of 39,000.

### Aerial Map



**Land Comp #5**

Transaction Details

Location: 1.03 Acres Southern Creek Ln., Jonesboro, AR 72404  
Grantor/Grantee: Southern Hills Real Estate, LLC / Montano & Montano  
Sale Date: 12/18/2024  
Sale Price: \$880,000  
Land Size: 44,867 +/- square feet  
Price/SF: \$19.61/ sf  
Price/FF: \$3,826  
Source: Parcel #01-143362-16500, b/p 2024R/022684  
Prior Transfers: None within the previous 12 months.  
Comments: 1.03 +/- acres located along Southwest Dr. in the city limits of Jonesboro. The site has great visibility and some visibility from Southwest Dr. The site was vacant at the time of consummation. The site is mostly level and site prepped. It also has access to public utilities. The site was purchased for the development of a restaurant. Access is from an internal city-maintained roadway. The property is located in a newly developed mixed-use development. Traffic Counts along Highway 49 are approximately 22,000 cars per day.

Aerial Map



## ***Land Comp #6***

### Transaction Details

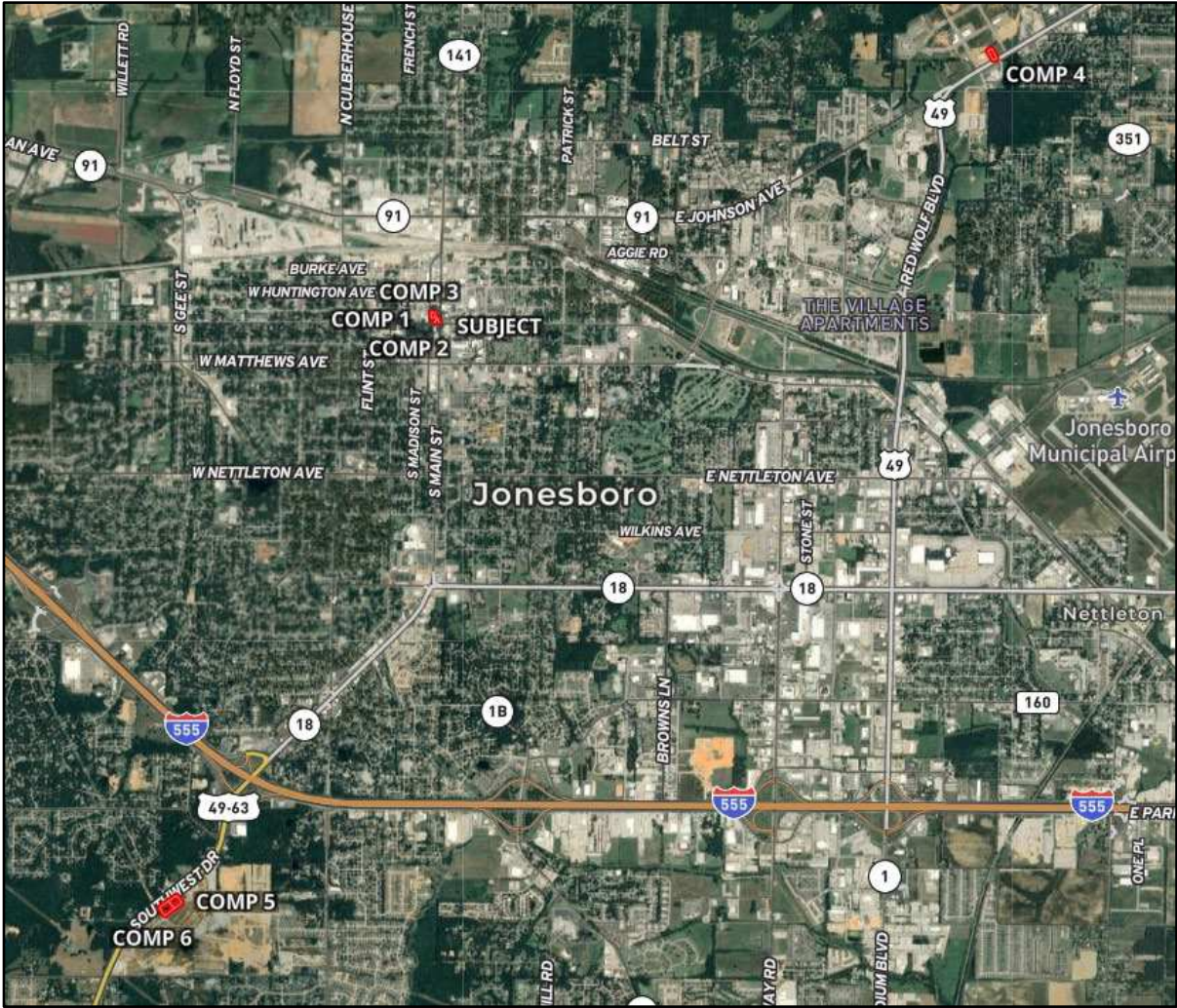
Location: 1600 Southern Ridge Blvd., Jonesboro, AR 72404  
Grantor/Grantee: Southern Hills Real Estate / McDonald's Real Estate Company  
Sale Date: 04/16/2025  
Sale Price: \$1,500,000  
Land Size: 65,340 +/- square feet  
Price/SF: \$22.96/ sf  
Price/FF: \$5,263  
Source: Parcel #01-143362-16400, b/p 2025R/006879  
Prior Transfers: None within the last 12 months.  
Comments: 1.5 +/- acre located at the corner of Highway 49/Southwest Dr. and Southern Ridge Blvd. The property is in the city limits of Jonesboro, AR. The site was vacant at the time of consummation. The site was level and cleared of any forage and somewhat site prepped. The site was purchased by McDonald's for a new fast-food restaurant. The property is accessed from a paved, city-maintained roadway. The site has access to all public utilities. The site has approximately 285' of frontage along Highway 49/Southwest Dr. and 230' along Southern Ridge Blvd. The property is zoned PD-M. Traffic Counts along Highway 49 are approximately 22,000 cars per day.

### Aerial Map





Comparable Sales Map



Comparable Sales Map (Comps 1-3)





### Sales Comparison Chart of Adjustments (Comps 1-3)

| Sales Adjustment Grid                                |                         |                   |                   |                            |
|--|-------------------------|-------------------|-------------------|----------------------------|
| Comparable Number                                    | Subject                 | 1                 | 2                 | 3                          |
| Site Size (SF)                                       | 4,320                   | 2,700             | 2,700             | 11,880                     |
| Date   | 06/23/2025 (Eff Date)   | 10/21/2022        | 10/21/2022        | 7/29/2022                  |
| Sales Price  | \$0                     | \$215,000         | \$210,000         | \$390,000                  |
| Other Contribution                                   | \$0.00                  | \$0.00            | \$0.00            | \$100,000                  |
| Finance Adjustment                                   | \$0.00                  | \$0.00            | \$0.00            | \$0.00                     |
| Adjusted Price                                       | \$0                     | \$215,000         | \$210,000         | \$490,000                  |
| Adjusted Price Unit (SF)                             | \$0.00                  | \$79.63           | \$77.78           | \$41.25                    |
| Market Condition (Time) Adjustment [Adjust to 06/25] |                         |                   |                   |                            |
| Periods (Yearly)                                     |                         | 2.67              | 2.67              | 2.917                      |
| Compound Rate  |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Time Adjusted Price/ Ac.                             |                         | \$79.63           | \$77.78           | \$41.25                    |
| Other Adjustments                                    |                         |                   |                   |                            |
| Location   | W. Washington & S. Main | W. Washington     | W. Washington     | W. Washington & Union      |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment (\$)                                      |                         | \$0.00            | \$0.00            | \$0.00                     |
| Condition of Sale/Motivation                         | Comm. Development       | Similar           | Similar           | Similar                    |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Size (Square Feet)                                   | 4,320                   | 2,700             | 2,700             | 11,880                     |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Topography / Site Prep                               | Level / Some            | Similar           | Similar           | Similar                    |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Ingress/Egress                                       | Direct / Corner         | Direct / Interior | Direct / Interior | Direct / Interior & Corner |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Utilities Available                                  | All Public              | Similar           | Similar           | Similar                    |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Zoning/Use   | Commercial              | Similar           | Similar           | Similar                    |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%                      |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00                     |
| Total Adjustments                                    |                         | \$0.00            | \$0.00            | \$0.00                     |
| Adjusted Price/ SF                                   |                         | \$79.63           | \$77.78           | \$41.25                    |

## Sales Comparison Chart of Adjustments (Comps 4-6)

| Sales Adjustment Grid                                |                         |                   |                   |                 |
|--|-------------------------|-------------------|-------------------|-----------------|
| Comparable Number                                    | Subject                 | 4                 | 5                 | 6               |
| Site Size (SF)                                       | 4,320                   | 24,394            | 44,867            | 65,340          |
| Date   | 06/23/2025 (Eff Date)   | 6/13/2023         | 12/18/2024        | 4/16/2025       |
| Sales Price  | \$0                     | \$767,000         | \$880,000         | \$1,500,000     |
| Other Contribution                                   | \$0.00                  | \$0.00            | \$0.00            | \$0             |
| Finance Adjustment                                   | \$0.00                  | \$0.00            | \$0.00            | \$0.00          |
| Adjusted Price                                       | \$0                     | \$767,000         | \$880,000         | \$1,500,000     |
| Adjusted Price Unit (SF)                             | \$0.00                  | \$31.44           | \$19.61           | \$22.96         |
| Market Condition (Time) Adjustment [Adjust to 06/25] |                         |                   |                   |                 |
| Periods (Yearly)                                     |                         | 2.0               | 0.58              | 0.167           |
| Compound Rate  |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Time Adjusted Price/ Ac.                             |                         | \$31.44           | \$19.61           | \$22.96         |
| Other Adjustments                                    |                         |                   |                   |                 |
| Location   | W. Washington & S. Main | E. Johnson Ave.   | Highway 49        | Highway 49      |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment (\$)                                      |                         | \$0.00            | \$0.00            | \$0.00          |
| Condition of Sale/Motivation                         | Comm. Development       | Similar           | Similar           | Similar         |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Size (Square Feet)                                   | 4,320                   | 24,394            | 44,867            | 65,340          |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Topography / Site Prep                               | Level / Some            | Similar           | Similar           | Similar         |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Ingress/Egress                                       | Direct / Corner         | Direct / Interior | Direct / Interior | Direct / Corner |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Utilities Available                                  | All Public              | Similar           | Similar           | Similar         |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Zoning/Use   | Commercial              | Similar           | Similar           | Similar         |
| Quantitative Adjustment (%)                          |                         | 0.00%             | 0.00%             | 0.00%           |
| Adjustment   |                         | \$0.00            | \$0.00            | \$0.00          |
| Total Adjustments                                    |                         | \$0.00            | \$0.00            | \$0.00          |
| Adjusted Price/ SF                                   |                         | \$31.44           | \$19.61           | \$22.96         |



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## **Summary of Adjustments**

### **Property Rights Conveyed**

No adjustments warranted. All sites transferred via fee simple.

### **Other/Post Closing Contribution**

No additional contribution was found to exist for the subject along with all comps outside of comp 3. Comp 3 was improved with a commercial structure that hadn't been utilized in some time. It has since been razed from the site and the site is merely green space. The building on the site was approximately 7,560 square feet. This was derived from county data information. Based on the knowledge that this expense was in addition to the purchase price, and the comparison of the subject as if vacant, consideration for the razing of the improvements was deemed warranted. Based on research and analysis conducted, a range of \$8 to \$12/ sf of GBA was deemed appropriate for the estimated cost to raze a commercial structure for a site. I have utilized a \$10/ sf figure to estimate the cost of razing the building from the site. It's also noted that some site improvement such as hauling clean fill, leveling, etc. the site was also deemed necessary. This was estimated to be an additional \$25,000. Based on this, the estimated cost to raze and prep the site was estimated to be \$100,000. It's important to note that the appraiser is not a licensed contractor. He has used resources he believes are supportive of the costs associated with the decision. These costs assisted in determining an adjusted sales price of the comp with consideration of the razing of the improvements. In the event that differences exist, the appraisal results could be impacted. However, this adjustment only serves as a guide and helps adjust. All consideration was not given to this comp and consideration of the other comps was deemed warranted.

### **Financing Terms**

All comparable sales appear to have been acquired via cash or cash equivalency methods. No atypical financing terms are noted. No adjustments warranted.

### **Market Conditions**

Based on knowledge and experience in the market, as well as analysis conducted, the subject's market has remained stable over the last few years. Some areas of the market have seen gradual increases while some have remained stable with only slight growth. The market for vacant commercial sites has remained stable. The absorption of these types of sites is gradual but limited to the number that transfers and are developed on a regular basis. Even though the market reactions based on timing are hard to follow, it's very evident within the market that vacant which are available for development or even possible for development are limited. Due to the infrastructure costs of developing commercially motivated sites within the city limits, the increase in raw land values is following suit. All comps consummated within a reasonable time frame. The market has remained stable over this time frame with minimal increases seen. In turn, no adjustments were deemed warranted.

### **Location Adjustment**

All comps are determined to be located within the Jonesboro city limits. They are also all located within commercial developments or areas that are defined by commercial corridors. Comp 1-3 are located in the downtown Jonesboro market area. Comps 4-6 are located in newer mixed-use areas of the city of Jonesboro. These areas are some of the most active areas of Jonesboro at this time. Even though comps 4-6 have much more traffic counts as well as located along heavily traveled corridors and residential areas of Jonesboro, the downtown area of Jonesboro is deemed to be marketable. The traffic counts are not deemed to be as great, but the desire for the market has been evident. No adjustments were deemed warranted for the locational aspects. The appraiser has considered the location of the sites within the reconciliation of value.

### **Site Sizes**

No adjustments were deemed warranted for the site sizes. Consideration for the site sizes were considered within the reconciliation of value. Based on the lack of market interaction of commercially motivated sites the size of the subject, a defined adjustment was evident, but rather consideration for the comps that share similar size characteristics were considered more appropriate.

### **Topography/Site Prep**

The topography and drainage of a tract that has potential for development is determined to be influencing in this market. The more undulation a site has, the less potential for development based on the approved uses, feasibility, etc. The subject is mostly level in topography and has some site prep conducted. All comps are deemed to be supportive to the subject. Comp Comps 2-4 are all consistent to the subject in this regard. Comp 1 is a raw site with no site prep conducted. Based on differences found to exist, adjustments were made accordingly. Due to the motivation for all sales being for commercial development, it's found that costs associated with the clearing and leveling of the site would be necessary.

### **Ingress/Egress**

The accessibility of the subject is determined to be influential in this market. All sales were determined to have what is assumed ample frontage from a roadway, multiple roadways, etc. All are located off a city-maintained roadway with curb and guttering. No adjustments were deemed warranted.

### **Utilities Available**

One of the more important factors affecting vacant land is the availability of utilities. Based on the subject as well as all comps determined highest and best use being for commercial development, the access to utilities is of upmost importance. The subject along with all comps are found to have good access to public utilities. In turn, no adjustments were deemed warranted.

### **Zoning/Use**

Even though all comps are determined to have an individual intent of purchase, all were purchased for commercial development. No differences were found from motivation or value. In turn, no adjustments were deemed warranted.

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## Final Summary & Conclusion of Value

Based on extensive research and knowledge of the area, a lack of land sales was found to be available in the subject market. This was determined to be based on the limited supply of competing sites that have conveyed within the last few years. Based on the limitations, the ones selected were determined to be the best and some of the only ones at this time. The extent of research for comparable sales included, but is not limited to, the analysis of multiple years of vacant land sales in or around the subject's market area. Due to the limitations found, the parameters of the market were expanded to include properties outside the subject's immediate market area and a several years prior to the effective date. All sales selected were located in the city limits of Jonesboro. The most recent and relevant comparable sales were further researched, verified, and analyzed for use in this appraisal. These sales were chosen based upon the value influencing aspects that the subject shares. Dissimilarities were found which were adjusted for using market participants and knowledge of the market area. It's determined that a lack of vacant land sales within the downtown area of Jonesboro. Three comps selected are located within this area. However, they are from a few years prior to the effective date. The comps selected in the downtown market adjoin the subject property and were purchased around the same time for assembling of the sites for planned development. It's determined that these sales were independent of each other but have a similar purpose as if the subject were placed on the open market. It's important to note that the subject is found to be located in a downtown overlay in which no parking structures would be necessary per city official. However, any construction on the subject site would be very limited without adjoining sites are assistance from the public roadways. This was considered within the analysis of the subject property. It's most logical that the subject property would be best suited for assembling of the adjoining sites to the west of it. It's possible that it could stand alone, but limitations in construction logistics are evident. With these things said, comps 1-3 give the best indication of the subject property at this time. Comps 4-6 were chosen for additional support of value. These comps are located in newer developments within the city limits of Jonesboro. They are also located along heavily traveled corridors. They were chosen based on the commercial motivation that they were purchased for. It's determined that these are very good indicators of the potential for similar sites with the city limits of Jonesboro but have limitations of comparison of the downtown Jonesboro market. The Jonesboro market is deemed to be marketable in its own way. The subject is located along a main intersection in the downtown district. In consideration of areas within the downtown district, it's deemed to be one of the most interesting vacant sites based on location that would be available. Financial improvements have been made to areas around the downtown district. A fixture in the community is the St. Bernard's health system. It is the largest employer in the whole community and is located just a few blocks from the subject. Based on knowledge of the market area, as well as analysis conducted, it's determined that the interest and motivation for the subject stie would not reside solely in the physical characteristics of the subject site, but also the emotional aspects that reside with the downtown district. Concepts that would be considered for this area of Jonesboro would not be considered for other areas of Jonesboro based on demand and feasibility. Even though it's very difficult to estimate this impact on the subject property, it's noted that comps 1-3 help in determining that interest and these comps were utilized heavily. No adjustment was made for the

location of comps 4-6. However, it's determined, through research as well as discussions with professionals throughout the region, downtown districts typically have some motivation that areas outside of the downtown districts do not have. Rather than a specific adjustment to the impact that this downtown area would have on a site, this was analyzed via range of values and consideration for the comps available. Based on it being customary for commercial site sales to be valued in respect to their price per square foot, the range of price per sf were used in determining a value for the subject. The range of adjusted values is \$19.61/ sf to \$79.63/ sf. The mid-range of value is \$49.62/ sf. The average is determined to be \$45.45/ sf. As has been mentioned, comps 1-3 are the most supportive based on the locational aspects. Specifically, comps 1 and 2 are most similar to the subject in size as well as being vacant at the time of consummation. These comps do set the high end of the range. Comp 3 was considered and deemed to assist in deriving a value for the subject as well. Even though comps 4-6 are reliable sales within the market that would have commercial motivation, these comps are not located within the downtown district of Jonesboro. If sufficient comps were available that were located within the downtown district, only those sales would've been used. However, due to the lack of sales available, market expansion to other areas of Jonesboro was necessary. After analysis and careful consideration, comps 1-3 were given most consideration and a weighted average was utilized in developing an opinion of value. Comps 1 and 2 were given 40% and comp 3 20% in the final reconciliation. After extensive analysis as well as careful consideration, my opinion of value for the subject site is \$71/ sf. This is the determined weighted average calculation rounded to the nearest dollar a square foot.

| Sales Comparison Approach |   |              |   |           |
|---------------------------|---|--------------|---|-----------|
| Total Square Feet         | X | Value Per SF | = | Value     |
| 4,320                     | X | \$71.00      | = | \$306,720 |
| VALUE CONCLUSION          |   |              |   |           |
| Indicated As Is Value     |   |              |   | \$306,720 |
| Rounded                   |   |              |   | \$307,000 |

Summary of Value

| Summary of Values    |               |                  |                              |                    |                     |
|----------------------|---------------|------------------|------------------------------|--------------------|---------------------|
| Appraisal<br>Premise | Date of Value | Cost<br>Approach | Sales Comparison<br>Approach | Income<br>Approach | Reconciled<br>Value |
| As-Is                | June 23, 2025 | N/A              | \$307,000                    | N/A                | \$307,000           |

The sales comparison approach was the only approach conducted. As was described within the report, the sales comparison approach gives a good indication of the subject based on market participants. In turn, the final value conclusion reached in this report was based on the sales comparison approach. The final value conclusion is displayed below:

| Market Value Conclusion |                    |               |                  |
|-------------------------|--------------------|---------------|------------------|
| Appraisal Premise       | Interest Appraised | Date of Value | Value Conclusion |
| As-Is                   | Fee Simple         | June 23, 2025 | \$307,000        |

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## **Additional Assumptions and Limiting Conditions**

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"Report" means the appraisal or consulting report and conclusions stated therein, to which these Assumptions and Limiting Conditions are annexed.

"Property" means the subject of the Report.

"Appraiser(s)" means the employee(s) or contractors of Preston King Appraisal Company who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

The information contained in the Report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of this information. Neither the Appraiser nor Preston King Appraisal Company shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any intended user of the Report is obligated to bring to the attention of the Appraiser or Preston King Appraisal Company any inaccuracies or errors that it believes are contained in the Report.

No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the Property is assumed to be good and marketable and the Property is assumed to be free and clear of all liens unless otherwise stated. Unless otherwise indicated, no survey of the Property was undertaken.

The opinions are only as of the date stated in the Report. Changes since that date in external and market factors or pertaining to the Property itself can significantly affect the conclusions in the Report.

The Report is to be used in whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of Preston King Appraisal Company is prohibited.

This report is subject to possible review by appraiser affiliated organizations.

Except as may be otherwise stated in the letter of engagement, the Report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. No part of the Report shall be conveyed to the public through advertising, or used in any sales, promotion, offering or material without prior written consent from Preston King Appraisal Company. Any authorized user(s) of this Report who provides a copy to, or permits reliance thereon by, any person or entity not authorized by Preston King Appraisal Company in writing to use or rely thereon, hereby agrees to indemnify and hold Preston King Appraisal Company, its affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees,

incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the Report by any such unauthorized person(s) or entity(ies).

In the event of a claim against the Appraiser(s), Preston King Appraisal Company, its affiliates and their respective shareholders, directors, officers and employees in connection with or in any way relating to this report or this engagement, the maximum damages recoverable are the amount of money actually collected by the Appraiser(s) or its affiliates for this report.

Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Appraisal.

The Report assumes (a) responsible ownership and competent management of the Property; (b) there are no hidden or unapparent conditions of the Property, subsoil or structures that render the Property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the Report is based.

It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

The physical condition of the improvements considered by the Report is based on information provided by the owner and/or visual inspection by the Appraiser or other person identified in the Report. Preston King Appraisal Company assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components.

The forecasted potential gross income referred to in the Report may be based on lease summaries provided by the owner or third parties. The Report assumes no responsibility for the authenticity or completeness of lease information provided by others. The appraiser recommends that legal advice be obtained regarding the interpretation of lease provisions and the contractual rights of parties.

The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. Preston King Appraisal Company make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses, and supply and demand.



Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired

Unless otherwise stated in the Report, compliance with the requirements of the Americans with Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value. Failure to comply with the requirements of the ADA may adversely affect the value of the Property. We recommend that an expert in this field be employed to determine the compliance of the Property with the requirements of the ADA and the impact of these matters on the opinion of value.

If the Report is submitted to a lender or investor with the prior approval of Preston King Appraisal Company, such party should consider this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and Hypothetical Conditions and the Assumptions and Limiting Conditions incorporated in this Report.

If the Report is referred to or included in any offering material or prospectus, the Report shall be deemed referred to or included for informational purposes only and Preston King Appraisal Company, its employees and the Appraiser have no liability to such recipients. The Appraiser(s) and Preston King Appraisal Company disclaim any and all liability to any party other than the party that retained us to prepare the Report.

Unless otherwise noted, detailed soil studies of the subject property were not provided to the appraiser. Therefore, statements herein on soil qualities shall not be considered conclusive, although they were considered consistent with information available to the appraiser. Specifically, an investigation of the property's underlying geological make-up of the existing substrata relative to their susceptibility towards present or future collapse or gradual subsidence has not been conducted, unless statements to the contrary are clearly outlined in this report. Additionally, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed planting and/or structure(s). We did not observe any evidence to the contrary during our physical inspection of the property.

Unless otherwise noted, we were not given a title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the site's use. However, we recommend a title search to determine whether any adverse conditions exist.



Unless otherwise noted, we were not given a wetlands survey to review. If subsequent engineering data reveal the presence of regulated wetlands, it could materially affect property value. We recommend a wetlands survey by a professional engineer with expertise in this field.

Unless otherwise noted, we did not make a detailed inspection of any structures. The appraisers are not qualified to render an opinion regarding the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed.

All maps and other exhibits in this report are presented to aid the reader in visualizing the property and are based on field investigations made by the appraiser and other computer-based research. Sizes and descriptions are based on public records and information furnished by the client. They are estimates only and are not meant for reference in matters of survey.

By use of this Report, each party that uses this Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.

# Addenda

## **Qualifications of Appraiser**



## **PRESTON KING**

Certified General Appraiser

Email: pkingappraisals@gmail.com

Mobile: 870-847-2375

Preston King Appraisal Company

1207 Cardinal Rd.

Jonesboro, AR 72401

## **LICENSES HELD**

Certified General Appraiser in Arkansas #CG3948

Certified General Appraiser in Missouri #2023003244

Licensed Real Estate Broker in Arkansas

## **PROFESSIONAL AFFILIATIONS**

Appraisal Institute – Candidate Member

Member National Association of Realtors

Arkansas Auctioneers Association

## **EDUCATION**

Arkansas State University

- Bachelor of Science in Finance 2012
- Bachelor of Science in Accounting 2013

## **COURSES TAKEN**

- Basic Appraisal Principles, 30 hours, McKissock Online, 2013
- Basic Appraisal Procedures, 30 hours, McKissock Online, 2013
- USPAP, 15 hours, Appraisal Institute, Little Rock AR 2013
- Post Licensing 18 hours, Northeast Arkansas Real Estate School, Jonesboro AR 2014
- Residential Report Writing, RCI Enhancements, Russellville, AR 2014
- Income Approach, RCI Enhancements, Russellville, AR 2015
- The FHA Appraisal Course, Jacksonville, AR 2015
- Sales Comparison Approach, 15 hours, RCI Enhancements, Russellville, AR 2015

- Cost Approach & Site Valuation, 15 hours, McKissock Online, 2015
- 2016-2017 USPAP update, 7 hours, RCI Enhancements, Russellville, AR 2015
- Advanced Residential Applications & Case Studies, McKissock Online, 2016
- General Sales Comparison "B", 15 hours, RCI Enhancements, Russellville, AR 2017
- Appraisal Subject Matter Electives, McKissock Online, 2017
- 2018-2019 USPAP update, 7 hours, RCI Enhancements, Jonesboro, AR 2018
- Rural Valuation Basics, 7 hours, Appraisal Institute, Little Rock, AR 2019
- General Appraiser Market Analysis & Highest and Best Use, McKissock Online, 2019
- 2020-2021 USPAP update, 7 hours, Appraisal Institute, Little Rock, AR, Dec. 2019
- Commercial Appraisal Review, 15 hours, McKissock Online, 2019
- General Report Writing & Case Studies, 30 hours, McKissock Online, 2021
- 2022-2023 USPAP update, 7 hours, RCI Enhancements, Jonesboro, AR 2021
- General Income Approach, 60 hours, McKissock Online, 2022
- Appraisal Institute Business Ethics, Online, 2023
- ASFMRA Business Ethics, Online, 2023



## APPRAISER LICENSING & CERTIFICATION BOARD

*Attests that*

Preston J King

On this date was certified as a

### STATE CERTIFIED GENERAL APPRAISER

The Arkansas Appraiser Licensing and Certification Board hereby affirms that this Certification is issued in accordance with all the requirements of Arkansas Code Annotated, Section 17-14-101 et seq., and subsequently adopted "Rules and Regulations" and shall remain in force when properly supported by a current pocket identification card.

6/24/2022

Date Issued

CG-3948

Certification Number

Chairman, AALCB

**SARAH HUCKABEE SANDERS**



Governor

**DARYL E. BASSETT**

Secretary of Labor  
and Licensing

## State of Arkansas

Arkansas Dept of Labor and Licensing

Arkansas State Board of Appraisers,  
Abstractors, and Home Inspectors

900 W Capitol Ave, Suite 400

Little Rock, AR 72201

PH (501)-296-1843

<https://www.arkansas.gov/alcb/>

PRESTON KING

1207 CARDINAL RD.

JONESBORO, ARKANSAS 72401

LICENSE #:

CG3948

THIS CERTIFIES THAT

**PRESTON KING**

IS LICENSED AS A

**Certified General Appraiser**

Given under our hand and seal this 1st day of Jul, 2025.

This license expires: **06/30/2026**.

\_\_\_\_\_  
SECRETARY OF LABOR AND LICENSING

## **Other Documents**



Parcel Detail Report

Created: 9/10/2025 9:25:00 PM

|                               |  |
|-------------------------------|--|
| Basic Information             |  |
| Parcel Number:                | 01-144183-42100  |
| County Name:                  | Craighead County   |
| Property Address:             | LAUREL PARK LLC<br>100 W WASHINGTON<br>JONESBORO, AR     |
| Mailing Address:              | LAUREL PARK LLC<br>48 HALLEN CT<br>LITTLE ROCK AR 72223  |
| Collector's Mailing Address : | LAUREL PARK LLC<br>48 HALLEN CT<br>LITTLE ROCK, AR 72223 |
| Total Acres:                  | 0.00   |
| Timber Acres:                 | 0.00   |
| Sec-Twp-Rng:                  | 18-14-04   |
| Lot/Block:                    | 4 PT 5/F   |
| Subdivision:                  | ORIGINAL SURVEY  |
| Legal Description:            | ORIGINAL SURVEY LOT 4 E 18 1/3 LOT 5                     |
| School District:              | J JB JONESBORO CITY                                      |
| Improvement Districts:        | DOWNTOWN BUSINESS IMPROVEMENT DISTRICT - JONESBORO       |
| Homestead Parcel?:            | No   |
| Tax Status:                   | Taxable  |
| Over 65?:                     | No   |

|                  |            |             |            |         |         |
|------------------|------------|-------------|------------|---------|---------|
| Land Information |            |             |            |         |         |
| Land Type        | Quantity   | Front Width | Rear Width | Depth 1 | Depth 2 |
| COMM             | 4,320 sqft | 48          | 48         | 90      | 90      |

|                       |           |
|-----------------------|-----------|
| Valuation Information |           |
| Entry                 | Appraised |
| Land:                 | 21,600    |
| Improvements:         | 0         |
| Total Value:          | 21,600    |
| Taxable Value:        |           |
| Millage:              | 0.04      |
| Estimated Taxes:      | \$177.00  |
| Assessment Year:      | 20        |

Tax Information

| Year | Book       | Tax Owed | Tax Paid  | Balance  |
|------|------------|----------|-----------|----------|
| 2024 | Current    | \$186.62 | \$0.00    | \$186.62 |
| 2023 | Current    | \$186.62 | -\$186.62 | \$0.00   |
| 2022 | Current    | \$186.62 | -\$186.62 | \$0.00   |
| 2021 | Current    | \$190.94 | -\$190.94 | \$0.00   |
| 2020 | Current    | \$182.30 | -\$182.30 | \$0.00   |
| 2019 | Current    | \$182.30 | -\$182.30 | \$0.00   |
| 2018 | Current    | \$182.30 | -\$182.30 | \$0.00   |
| 2017 | Delinquent | \$182.30 | -\$182.30 | \$0.00   |
| 2016 | Delinquent | \$182.30 | -\$182.30 | \$0.00   |

|           |            |          |             |          |           |            |          |
|-----------|------------|----------|-------------|----------|-----------|------------|----------|
| Receipts  |            |          |             |          |           |            |          |
| Receipt # | Book       | Tax Year | ReceiptDate | Cash Amt | Check Amt | Credit Amt | Total    |
| 36756     | Current    | 2023     | 10/8/2024   | \$0.00   | \$0.00    | \$716.68   | \$716.68 |
| 39777     | Current    | 2022     | 10/11/2023  | \$0.00   | \$0.00    | \$461.08   | \$461.08 |
| 31853     | Current    | 2021     | 9/29/2022   | \$0.00   | \$0.00    | \$190.94   | \$190.94 |
| 45518     | Current    | 2020     | 10/18/2021  | \$0.00   | \$0.00    | \$182.30   | \$182.30 |
| 19780     | Current    | 2019     | 8/3/2020    | \$0.00   | \$182.30  | \$0.00     | \$182.30 |
| 36096     | Current    | 2018     | 10/12/2019  | \$0.00   | \$182.30  | \$0.00     | \$182.30 |
| 1006823   | Delinquent | 2017     | 10/12/2019  | \$0.00   | \$221.36  | \$0.00     | \$221.36 |
| 1001819   | Delinquent | 2016     | 10/31/2017  | \$0.00   | \$0.00    | \$201.13   | \$201.13 |

|               |            |         |   |   |         |        |                      |  |
|---------------|------------|---------|---|---|---------|--------|----------------------|--|
| Sales History |            |         |   |   |         |        |                      |  |
| Filed         | Sold       | Price   | Grantor   | Grantee   | Book    | Page   | Deed Type            |  |
| 9/2/2022      | 8/31/2022  | 0       | SMITH ANDREW LESLIE   | LAUREL PARK LLC                                   | 2022R   | 019437 | QCD(QUIT CLAIM DEED) |  |
| 7/31/2020     | 7/28/2020  | 0       | SOL HEINEMANN MD & KATHERINE HEINEMANN TRUST ETAL             | SMITH ANDREW LESLIE                               | 2020R   | 017105 | WD(WARRANTY DEED)    |  |
| 7/31/2020     | 7/28/2020  | 495,000 | SOL HEINEMANN MD & KATERINE HEINEMANN TRUST, SYLVAN HEINEMANN | SMITH ANDREW LESLIE                               | 2020R   | 017104 | WD(WARRANTY DEED)    |  |
| 7/10/2015     | 7/10/2015  | 0       | THE SOL HEINEMANN M D & KATHERINE HEINEMANN TRUST             | THE SOL HEINEMANN M D & KATHERINE HEINEMANN TRUST | JB2015R | 010782 | QCD(QUIT CLAIM DEED) |  |
| 11/20/2012    | 11/20/2012 | 1,044   | LAND COMMISSIONER   | HEINEMANN TRUST                                   | JB2012R | 019907 | RD(REDEMPTION DEED)  |  |
| 11/14/2012    | 11/14/2012 | 0       | CORRECTION  | CERTIFICATE                                       | JB2012R | 019514 | MISC(OTHER)          |  |
| 11/26/2008    | 11/26/2008 | 0       | DECREE QUIETING TITLE   | SOL & KATHERINE HEINEMANN TRUST ETAL              | 57      | 513    | MISC(OTHER)          |  |

This Instrument Prepared by:  
ROGER U. COLBERT, P.A.  
P.O. Box 638  
Paragould, Arkansas 72451-0638  
Telephone: (870) 236-1500

WARRANTY DEED

This indenture is made this 28 day of 2020, by and between Katherine H. Taucher, Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust created by a written trust agreement dated May 27, 1987, as amended, as to an undivided one-fourth interest; Tina G. Robbins, Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, as to an undivided one-fourth interest; and St. Mark's Episcopal Church, an Arkansas unincorporated nonprofit association, as to an undivided one-half interest, GRANTORS, and Andrew Leslie Smith, GRANTEE, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, grantors do, by these presents, grant, bargain, sell, transfer and convey unto the said grantee and unto his heirs and assigns forever, their undivided interests in and to the following described lands in the Western District of Craighead County, Arkansas, to wit:

Parts of Lots Four (4) and Five (5) in Block "F" of the Original Survey of Jonesboro, more particularly described as follows: Commencing 26 feet due West from the corner of Main Street and Washington Avenue, thence running due North 90 feet, thence running due West 22 feet and 4 inches, thence running due South 90 feet, thence due East 22 feet and 4 inches to the place of beginning.

TO HAVE AND TO HOLD said lands unto the said grantee and unto his heirs and assigns forever, together with all and singular the appurtenances thereunto belonging.

And the grantors hereby covenant to and with the grantee and unto his heirs and assigns that they will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

IN WITNESS WHEREOF, the grantors have executed this warranty deed on the date set forth above.

Katherine H. Taucher, Trustee  
Katherine H. Taucher, Successor Trustee of the  
Sol Heinemann, M.D. and Katherine Heinemann  
Trust dated May 27, 1987, as amended

ACKNOWLEDGMENT

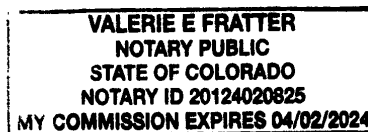
STATE OF Colorado  
COUNTY OF Arapahoe

On this 28<sup>th</sup> day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Katherine H. Taucher, as Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust dated May 27, 1987, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Valerie E. Fratter  
Notary Public

My Commission Expires:  
04/02/2024  
(SEAL)



*of the Sylvan Heinemann Trust*  
*Tina G. Robbins, Trustee*

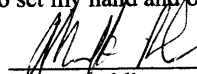
Tina G. Robbins, Successor Trustee of the  
Sylvan Heinemann Trust dated July 1, 1973,  
as amended

**ACKNOWLEDGMENT**

STATE OF Arizona  
COUNTY OF Maricopa

On this 28 day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Tina G. Robbins, as Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
11-9-2022  
(SEAL)



ST. MARK'S EPISCOPAL CHURCH

By: [Signature], SR Warden  
Thomas W. Haynes, Sr., Senior Warden

ACKNOWLEDGMENT

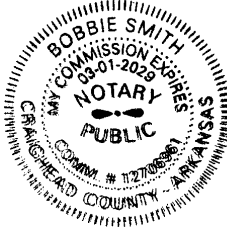
STATE OF Arkansas  
COUNTY OF Craighead

On this 29 day of July, 2020, before me, a Notary Public, or before any officer within this State or without the State now qualified under existing law to take acknowledgments, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Thomas W. Haynes, Sr., being the person authorized by St. Mark's Episcopal Church, an unincorporated nonprofit association, to execute such instrument, stating his capacity therein, to me personally well known, or satisfactorily proven to be such person, who stated that he was the Senior Warden of St. Mark's Episcopal Church, and was duly authorized in said capacity to execute the foregoing deed for and in the name and behalf of said church and further stated and acknowledged that he had so signed, executed, and delivered said foregoing deed for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public

My Commission Expires:  
3-01-2029  
(SEAL)





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

# Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 20201223031

**Grantee:**  
**Mailing Address:**

SOL HEINEMANN AND KATHERINE HEINEMANN TRUST, ETAL  
317 MADISON ST  
DENVER CO 802060000

**Grantor:**  
**Mailing Address:**

ANDREW LESLIE SMITH  
48 HALLEN COURT  
LITTLE ROCK AR 722230000

**Property Purchase Price:**  
**Tax Amount:**

\$495,000.00  
\$1,633.50

**County:**  
**Date Issued:**  
**Stamp ID:**

CRAIGHEAD  
07/30/2020  
991135744

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Community Abstract & Title

Grantee or Agent Name (signature): [Signature] Date: 7-30-2020

Address: 48 HALLEN CT

City/State/Zip: LITTLE ROCK AR 72223

This Instrument Prepared by:  
ROGER U. COLBERT, P.A.  
P.O. Box 638  
Paragould, Arkansas 72451-0638  
Telephone: (870) 236-1500

WARRANTY DEED

This indenture is made this 28 day of 20202020, by and between Katherine H. Taucher, Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust as created by a written trust agreement dated May 27, 1987, as amended, as to an undivided one-half interest, and Tina G. Robbins, Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, as to an undivided one-half interest, GRANTORS, and Andrew Leslie Smith, GRANTEE, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, grantors do, by these presents, grant, bargain, sell, transfer and convey unto the said grantee and unto his heirs and assigns forever, their undivided interests in and to the following described lands in the Western District of Craighead County, Arkansas, to wit:

All of Lot Four (4) in Block "F" of Original Survey of Jonesboro, except 4 feet on the West side of said Lot, the Lot herein described being 26 feet East and West by 90 feet North and South.

TO HAVE AND TO HOLD said lands unto the said grantee and unto his heirs and assigns forever, together with all and singular the appurtenances thereunto belonging.

And the grantors hereby covenant to and with the grantee and unto his heirs and assigns that they will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

IN WITNESS WHEREOF, the grantors have executed this warranty deed on the date set forth above.

Katherine H. Taucher, Trustee  
Katherine H. Taucher, Successor Trustee of the  
Sol Heinemann, M.D. and Katherine Heinemann  
Trust dated May 27, 1987, as amended

ACKNOWLEDGMENT

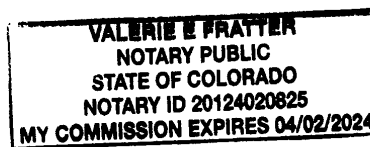
STATE OF Colorado  
COUNTY OF Arapahoe

On this 28<sup>th</sup> day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Katherine H. Taucher, as Successor Trustee of the Sol Heinemann, M.D. and Katherine Heinemann Trust dated May 27, 1987, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Valerie E. Pratter  
Notary Public

My Commission Expires:  
04/02/2024  
(SEAL)





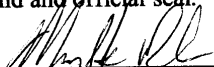
*Tina G. Robbins, Trustee  
of the Sylvan Heinemann Trust*  
Tina G. Robbins, Successor Trustee of the  
Sylvan Heinemann Trust dated July 1, 1973,  
as amended

**ACKNOWLEDGMENT**

STATE OF Arizona  
COUNTY OF Maricopa

On this 28 day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared Tina G. Robbins, as Successor Trustee of the Sylvan Heinemann Trust created by a written trust agreement dated July 1, 1973, as amended, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes and in the capacity therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
11-9-2022  
(SEAL)





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

## Affidavit of Compliance



File Number: 20201223031

**Grantee:** ANDREW SMITH  
**Mailing Address:** 48 HALLEN COURT  
LITTLE ROCK AR 722230000

**Grantor:** SOL AND KATHERINE HEINEMANN TRUST, ETAL  
**Mailing Address:** 317 MADISON ST  
DENVER CO 802060000

**Property Purchase Price:** \$0.00  
**Tax Amount:** \$0.00

**County:** CRAIGHEAD  
**Date Issued:** 07/30/2020  
**Affidavit ID:** 1856079872

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:  
stamps contained on previous instruments

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Community Abstract & Title  
Grantee or Agent Name (signature): Mattie Men Date: 7/30/2020  
Address: 48 Hallen Court  
City/State/Zip: Little Rock, AR 72450

Prepared by: )  
Andrew Leslie Smith )  
48 Hallen Ct )  
Little Rock, AR 72223 )

2022R-019437  
FILED  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
KASEY TRAVIS, CLERK & RECORDER  
09/02/2022 01:10:06 PM  
FEE: 20.00  
PAGES: 2  
TONI HARGETT

After recording return to: )  
Laurel Park, LLC )  
48 Hallen Ct )  
Little Rock, AR 72223 )

Above this line reserved for official use only

## Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew Leslie Smith, not married, of 48 Hallen Ct, (the "Grantor"), does hereby grant, bargain, sell, convey, as well as quitclaim, unto Laurel Park, LLC, an Arkansas corporation, whose tax mailing address is 48 Hallen Ct, (the "Grantee") as the sole tenant, the following lands and property, together with all improvements located on the property, lying in the County of Craighead, State of Arkansas:

Lot 4-5 Block F 100 Washington Ave Jonesboro, AR 72401.

Less and except all oil, gas and minerals, on and under the above described property owned by the Grantor, if any, which are reserved by the Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2022 will be paid by the Grantor.

The property conveyed in this deed is not part of the homestead of the Grantor.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this 31st day of August, 2022.



Signed in the presence of:

[Signature]  
Signature

Andrew Leslie Smith  
Andrew Leslie Smith

SEAN METCALF

Witness Name

[Signature]  
Signature  
Jennifer Ballinger  
Witness Name

I certify under penalty of false swearing that  
documentary stamps or a documentary symbol  
in the legally correct amount has been placed  
on this instrument

Andrew L. Smith  
Grantee

48 HALLEN CT LITTLE ROCK AR 72203  
Grantee's Address

### Grantor Acknowledgement

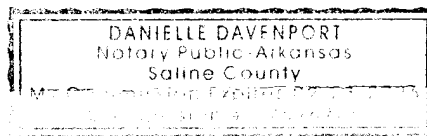
STATE OF ARKANSAS  
COUNTY OF Pulaski

On this 31st day of August, 2022, before me, a Notary Public in and for the said state, personally appeared Andrew Leslie Smith, known to me, or proven on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

In witness whereof, I hereunto set my hand and official seal.

Danielle Davenport  
Notary Public, the State of Arkansas

County of Pulaski  
Name: Danielle Davenport  
Commission Expires: 2-23-2026



Send tax statements:

Laurel Park, LLC  
48 Hallen Ct  
Little Rock, AR 72223

# Real Estate Contract (Commercial)

Page 1 of 14



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2025  
Arkansas  
REALTORS®  
Association

**Form Serial Number:** 008781-800176-4886414

**1. PARTIES:** City of Jonesboro

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from Laurel Park 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:**

100 W WASHINGTON-MAIN PARK, 108 W WASHINGTON-MAIN PARK, 100 W WASHINGTON, JONESBORO, AR 72401.

8/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42600

7/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42500

4 PT 5/F, Original Survey, Jonesboro, Craighead County, Arkansas, #01-144183-42100

See Exhibit A1, A2, A3, and B for depiction.

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

\$750,000.00 payable as follows:

certified funds at closing. To be allocated as follows: Lot 4 - \$1.00; Lot 7 - \$375,000.00; Lot 8 - \$374,999.00.

# Real Estate Contract (Commercial)



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REALTORS®  
Association

Page 2 of 14

**Form Serial Number:** 008781-800176-4886414

**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 7 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 7 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.

# Real Estate Contract (Commercial)



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REALTORS®  
Association

Page 3 of 14

**Form Serial Number:** 008781-800176-4886414

**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, 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.



# Real Estate Contract (Commercial)



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Page 4 of 14

**Form Serial Number:** 008781-800176-4886414

**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: \_\_\_\_\_

**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.



# Real Estate Contract (Commercial)



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REALTORS®  
Association

Page 5 of 14

**Form Serial Number:** 008781-800176-4886414

**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) December (day) 29, (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 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**

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

## **Buyer**

Recording fees  
Premium for mortgagee's title insurance policy  
Preparation of loan documents  
One-half of escrow fees  
One-half of documentary stamps  
Other charges customarily paid by Buyer

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.

Page 5 of 14

# Real Estate Contract (Commercial)



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Arkansas  
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Association

Page 6 of 14

**Form Serial Number:** 008781-800176-4886414

**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 to pay all closing costs to include the real estate fee at 5%.**

**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.** \_\_\_\_\_ within \_\_\_\_\_ days  
after acceptance.

☐ **G.** \_\_\_\_\_ within \_\_\_\_\_ days  
after acceptance.

☐ **H.** \_\_\_\_\_ within \_\_\_\_\_ days  
after acceptance.

Additional requirements related to any of above contingencies:

***Purchase is subject to approval of the resolution as seen in Exhibit C.***

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**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: \_\_\_\_\_

\_\_\_\_\_

With a copy to: \_\_\_\_\_

\_\_\_\_\_

If to Buyer: \_\_\_\_\_

\_\_\_\_\_

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.

**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) December (day) 18, (year) 2025, at 12:00 (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, 2025.

**FORM SERIAL NUMBER 008781-800176-4886414**

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](http://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: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Principal or Executive Broker**

**Buyer**

**AREC License #** \_\_\_\_\_

**Broker email:** \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Selling Agent**

**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) 12/5/2025 (day) \_\_\_\_\_, (year) \_\_\_\_\_, at \_\_\_\_\_ (a.m.) ☐ (p.m.) ☐.

***Halsey Real Estate***

**Listing Firm**

Signed by:  
Signature: Jerry L. Halsey Jr.  
0496A5D0099441B...

Printed Name: **Jerry Halsey Jr.**  
**Principal or Executive Broker**

Signature: \_\_\_\_\_

Printed Name: **Laurel Park LLC**  
**Seller**

**AREC License #** **EB00036593**

**Broker email:** **jerry@halseyre.com**

Signed by:  
Signature: Jerry L. Halsey Jr.  
0496A5D0099441B...

Printed Name: **Jerry Halsey Jr.**  
**Listing Agent**

Signed by:  
Signature: [Signature]  
F65F5248581343D...

Printed Name: **Andy Smith**  
**Seller**

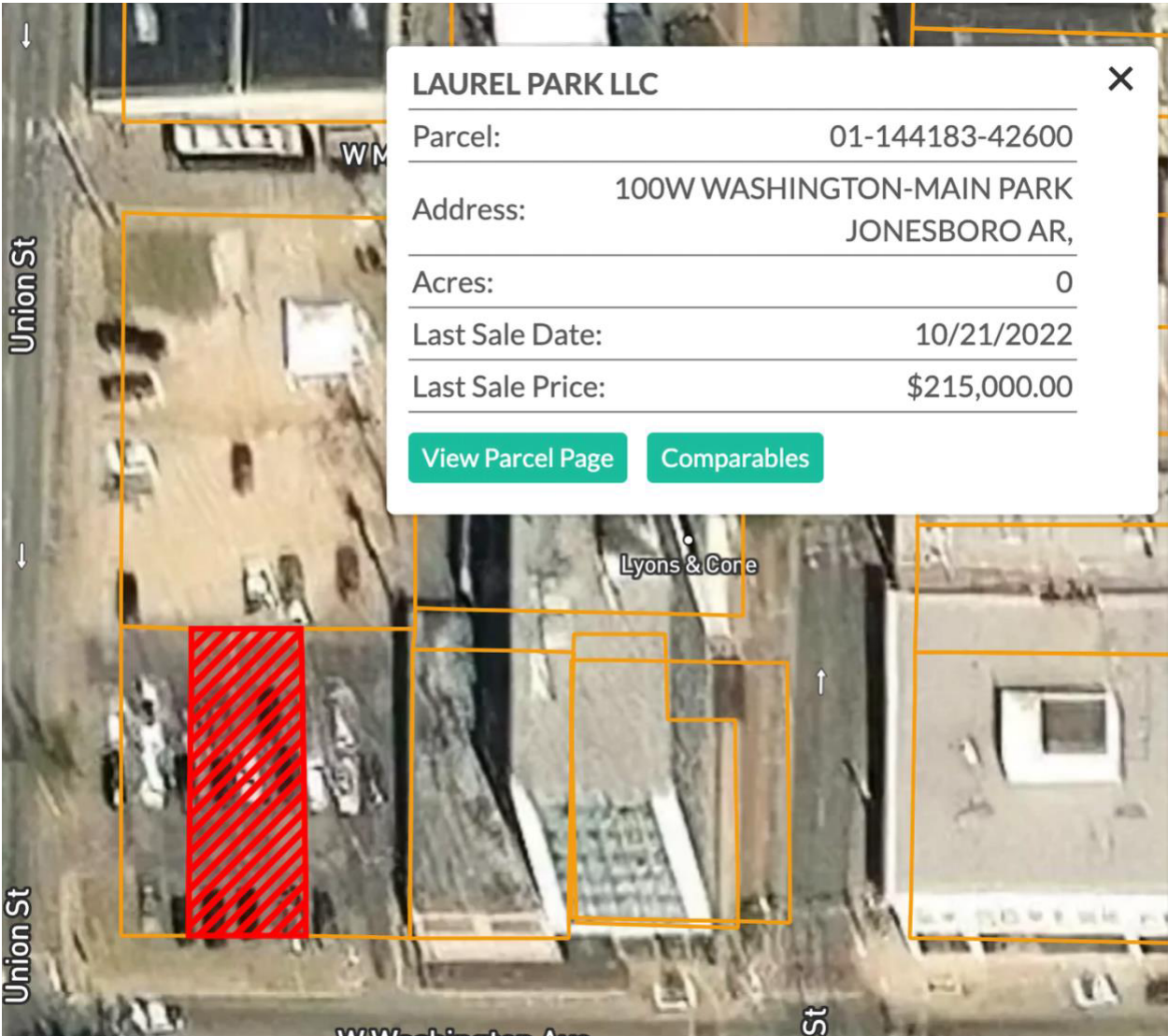
**AREC License #** **EB00036593**

**Agent email:** **jerry@halseyre.com**

**Agent cell number:** **(870) 930-8008**

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Exhibit A1



**LAUREL PARK LLC**



|                  |  |
|------------------|--|
| Parcel:          | 01-144183-42600                            |
| Address:         | 100W WASHINGTON-MAIN PARK<br>JONESBORO AR, |
| Acres:           | 0  |
| Last Sale Date:  | 10/21/2022                                 |
| Last Sale Price: | \$215,000.00                               |

[View Parcel Page](#)

[Comparables](#)

Initial  
JH

Initial  
A1 S  
327

Exhibit A2

Union St

Union St

St

LAUREL PARK LLC

Parcel:

01-144183-42500

Address:

108W WASHINGTON-MAIN PARK  
JONESBORO AR,

Acres:

0

Last Sale Date:

10/21/2022

Last Sale Price:

\$210,000.00

View Parcel Page

Comparables

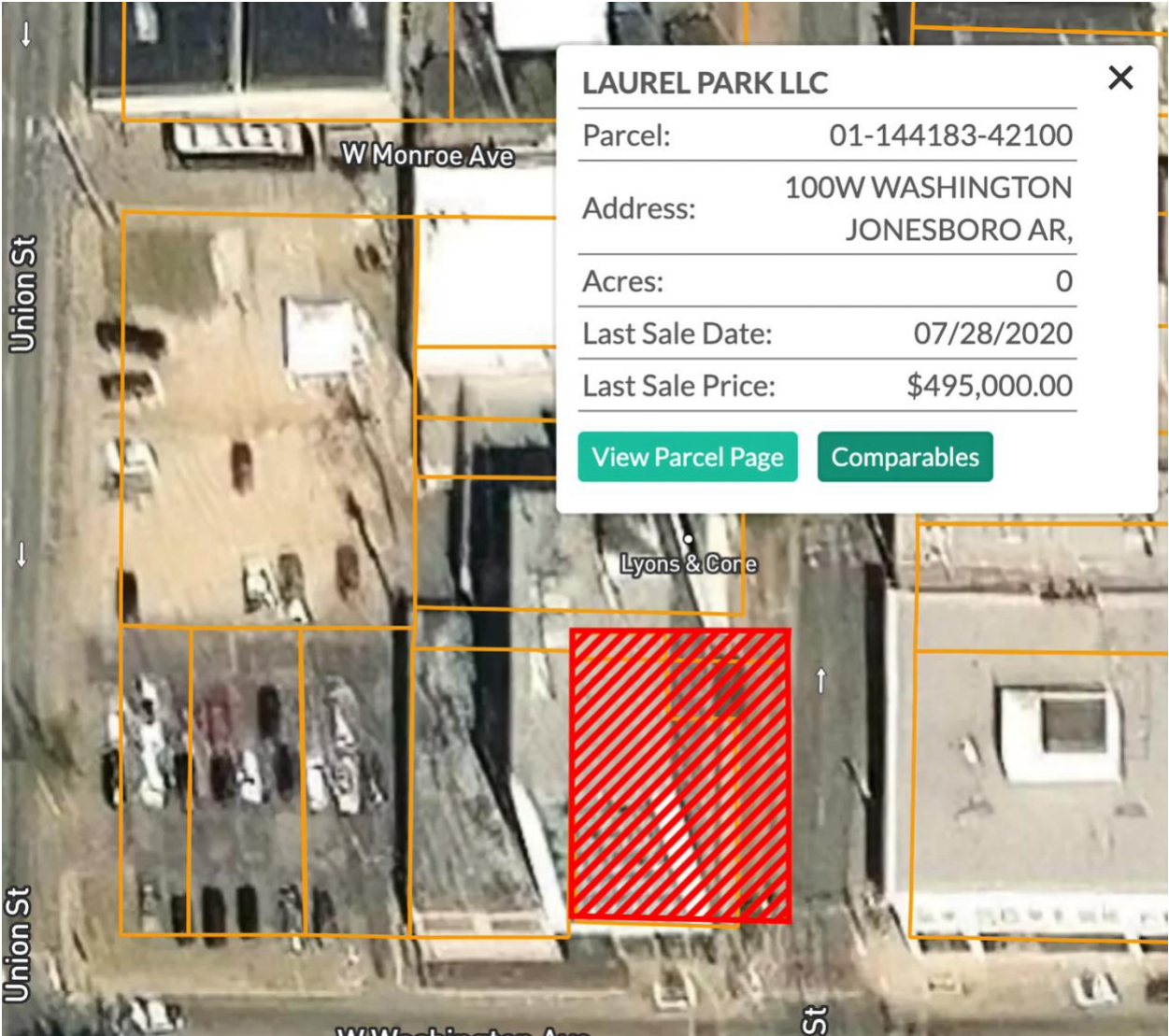
Lyons & Core

Initial  
JH

Initial  
A1 S  
328



Exhibit A3



LAUREL PARK LLC

Parcel: 01-144183-42100

Address: 100W WASHINGTON  
JONESBORO AR,

Acres: 0

Last Sale Date: 07/28/2020

Last Sale Price: \$495,000.00

View Parcel Page

Comparables

Initial  
JH

Initial  
A1 S  
329



**Exhibit C**

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER AND ENTER INTO A CONTRACT TO PURCHASE PROPERTY, AND END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK LLC

WHEREAS, Laurel Park LLC representatives have made an offer to settle ongoing litigation and convey sales of all properties owned by the corporation, and any subsidiary entities to the City of Jonesboro for a total of \$750,000.

WHEREAS, a recent appraisal of the property immediately beneath the condemned and demolished building, Lot 4, commonly known as Citizens Bank Tower Property appraised at \$307,000 or \$71 per square foot at 4320sq ft.

WHEREAS, the offer includes multiple holdings by Laurel Park LLC at the general location of 100 West Washington outside of the litigating parcel including lots 7 & 8 located near the original tower property; and

WHEREAS, the total approximate sum of square feet for the 3 parcels of land holdings by Laurel Park LLC property is 10,100 sq feet + / - ; and

WHEREAS, an agreed and executed purchase contract of all Laurel Park LLC holdings will result in the termination of any current and future litigation claims by Laurel Park LLC and terminate any lien perfection efforts by the City of Jonesboro; and

WHEREAS, neither Laurel Park LLC or the City of Jonesboro will seek restitution for any legal, procedural or financial injury for past, current or future expenses associated between the two entities or their associates.

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

SECTION 1: The City of Jonesboro, Arkansas hereby authorizes the purchase of the property detailed above located at 100 W. Washington, Jonesboro, AR at a purchase price of \$750,000.

SECTION 2: The City of Jonesboro and Laurel Park LLC agree to end all ongoing litigation.

SECTION 3: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to execute all documents necessary to effectuate the purchase of this property.

Initial  
JH

Initial  
A1 S  
331

## Certificate Of Completion

Envelope Id: CBF07CDA-5914-4455-B82B-E49F44EE27B0

Status: Completed

Subject: Complete with Docusign: 12.4.25 - NE REC - Citizens - Laurel Park LLC.pdf

Source Envelope:

Document Pages: 19

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 10

Jerry L. Halsey Jr.

AutoNav: Enabled

301 West Washington Avenue

Envelopeld Stamping: Enabled

Jonesboro, AR 72401

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

jerry@halseyre.com

IP Address: 216.163.16.42

## Record Tracking

Status: Original

Holder: Jerry L. Halsey Jr.

Location: DocuSign

12/5/2025 8:04:31 AM

jerry@halseyre.com

## Signer Events

Jerry L. Halsey Jr.

jerry@halseyre.com

President | CEO

Halsey Real Estate

Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:

0496A5D0099441B...

## Timestamp

Sent: 12/5/2025 8:08:36 AM

Viewed: 12/5/2025 8:59:24 AM

Signed: 12/5/2025 9:01:47 AM

Signature Adoption: Pre-selected Style

Using IP Address: 216.163.16.42

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

Andrew Smith

asmith501@icloud.com

Security Level: Email, Account Authentication  
(None)

Signed by:

F65F5248581343D...

Sent: 12/5/2025 9:01:49 AM

Viewed: 12/5/2025 9:02:46 AM

Signed: 12/5/2025 9:10:53 AM

Signature Adoption: Drawn on Device

Using IP Address: 174.53.52.221

Signed using mobile

## 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

12/5/2025 8:08:36 AM

Certified Delivered

Security Checked

12/5/2025 9:02:46 AM

Signing Complete

Security Checked

12/5/2025 9:10:53 AM



| Envelope Summary Events | Status           | Timestamps           |
|-------------------------|------------------|----------------------|
| Completed               | Security Checked | 12/5/2025 9:10:53 AM |
| Payment Events          | Status           | Timestamps           |