



CAPITAL INVESTMENT PLAN

No more jokes about the “City of Plans.” Jonesboro is ready to be a city of action. A total of \$25,750,000 will be invested over the next three years on ambitious projects that touch almost every aspect of civic life. These pages will detail how that money will be spent, but first let’s discuss where the money will come from.

We will utilize a \$17.5 million revenue bond to kick start the most shovel-ready projects. Existing franchise fees will provide the financial leverage needed to responsibly support the bond payments. Then we’ll add \$8.25 million in remaining ARPA funds to complete the projects detailed on the following pages.

The City of Jonesboro has a responsibility to its citizens – and to the region as a whole – to keep pace with the infrastructure and amenities common to towns of its size and aspirations. It’s not just the key to growth but the key to survival. In an increasingly competitive national landscape, the spoils will accrue to cities regarded as safe, fun and attractive places to live and work.



PUBLIC SAFETY

An essential element of a healthy and secure community. Increasing capacity of first responders is crucial to prevention, protection and response to emergencies. The Public Safety Center team needs a dedicated facility for optimal impact.



INFRASTRUCTURE

Investing in infrastructure has a positive multiplier effect on economic growth and employment, while also reducing income inequality and poverty. Infrastructure investment is vital if we are to meet the demands of the 21st century.



QUALITY OF LIFE

Recreational amenities serve a vital role in the short- and long-term development of our local economy. Trails, parks, playgrounds and such improve the city’s quality of life and enhance its appeal to prospective employers and employees.



SMART GROWTH

Proper planning can reduce per capita land consumption, infrastructure and transportation costs. Smart growth encourages expansion while also protecting the environment, reducing pollution and preserving wildlife habitat.



PUBLIC SAFETY

TOTAL INVESTMENT \$6,500,000

PUBLIC SAFETY CENTER — \$6,500,000

The proposed facility will house E-911 services, as well as related police department operations. The new facility will provide needed personnel space and serve as the central, modernized hub to provide information to field officers and first responders to act on emergency calls for service and to provide relevant interoperable information to all public safety departments and entities in Jonesboro.

Land purchase is an integral piece of this project. The priority purchase will be land adjacent to the existing police department headquarters (Appendix A), allowing for a cohesive partnership between Police and E-911. This investment will ensure our first responders have the capacity required over the next two to three decades to continue providing the highest quality emergency services to citizens of Jonesboro.

Congressional appropriations totaling \$4 million will fulfill all modern first responder technology, communications, and analytics equipment needs of the facility. Leveraging federal dollars with local investments is a prudent path to success in strengthening public safety throughout our community.



Estimated Timeline of Projects

FALL 2024
Public Safety Center
Design & Environmental
Phase

FALL 2024
Land Acquisitions
Completed

SUMMER 2025
Public Safety Center
Construction Begins

SUMMER 2026
Technology,
Communication
Equipment Installed

FALL 2026
Public Safety Center
Completed and
Operational



INFRASTRUCTURE

TOTAL INVESTMENT \$13,250,000

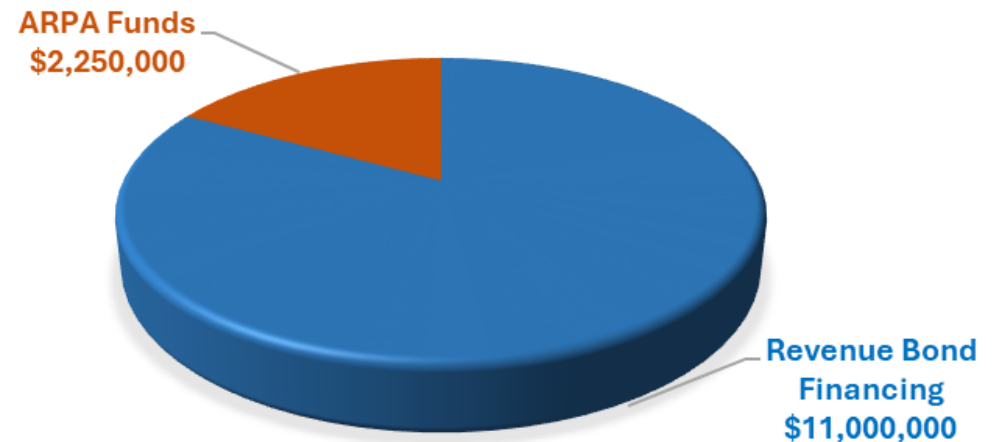
CARAWAY ROAD EXPANSION — \$6,000,000

This project has been a priority for years but has continued to be unfunded. It includes expanding Caraway Road to five lanes from I-555 to Fox Meadow as recommended in the Master Street Plan adopted by City Council. This will coincide with ARDOT’s design plans for a new intersection at Fox Meadow and Caraway. The project also includes new pedestrian accommodations to ensure safety of non-motorists. This project will add more than 1.5 miles of pedestrian infrastructure that will eventually connect to Craighead Forest Park. This is a shovel-ready project in which the City has already invested close to \$2 million in over the past decade.

TRAIL CONNECTIONS — \$5,000,000

Providing outdoor recreation opportunities is crucial to the health of our citizens and the City as a whole. Cities friendly to pedestrians and bicyclists enjoy increased property values and greater economic activity. They also help lure high-tech industries and high-paying jobs. Outdoor tourism is a priority for the State of Arkansas, and this investment will capitalize on its growing economic impact. Expenditures were capped at \$5 million to focus strictly on projects that can be completed in the next three years. (A table of priority projects is located in Appendix B)

INFRASTRUCTURE PRIORITIES FUNDING SOURCES



Estimated Timeline of Projects

Spring 2025
 Caraway Road Project
 Let Out For Bid
 Trail Design/NEPA

SPRING 2025
 Trail/Sidepath Design
 Sidewalk Construction
 Begins

SUMMER 2025
 Caraway Project Begins
 Trail/Sidepath
 Construction Begins

SUMMER 2025
 Race Street Sidepath
 Design Completed
 New Lighting Installed

FALL 2025
 Trail Connections
 Construction Continues
 New Lighting Installed



INFRASTRUCTURE

TOTAL INVESTMENT \$13,250,000

RACE STREET SIDEPATH — \$2,000,000

A new sidepath is needed along Race Street from Red Wolf Blvd. to Browns Lane in anticipation of a large increase in pedestrian traffic to and from the soon to be constructed Sports Complex.

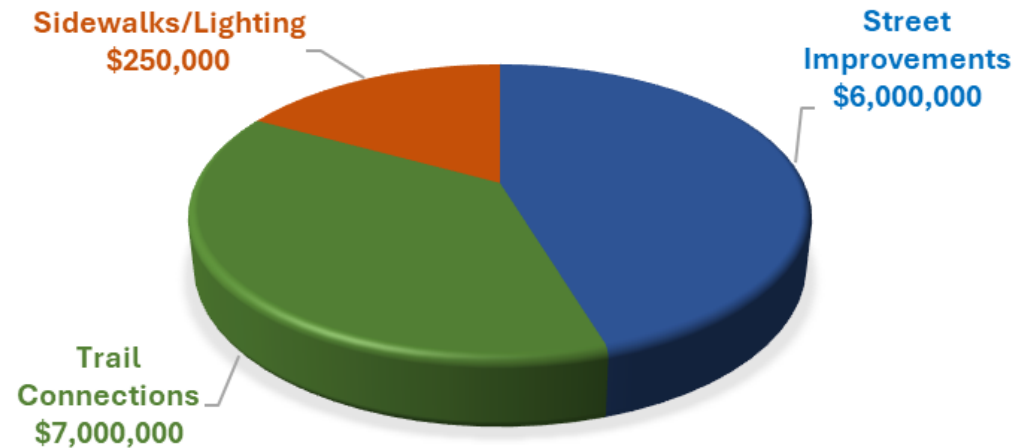
This project will also connect more than 640 hotel rooms to the future sports complex via safe and efficient side paths. "I'm scared every time my kids leave the house," said Jonesboro resident Charlotte Likely, who lives in the area. "There's no sidewalks so they have to walk beside this busy road with cars flying by." Safety along roadways is important and the lack of existing pedestrian infrastructure along Race Street creates hazardous conditions for drivers and pedestrians alike.

SIDEWALKS/LIGHTING — \$250,000

Projects will include new sidewalks and needed repairs to existing sidewalks. Ensuring that walksheds surrounding parks are adequate and accessible will be the primary focus. The Social Determinants of Health Plan highlights current needs and will be the basis of determining priorities.

Additional street lights and/or upgraded, more efficient lights will be installed throughout the city, specifically in areas that are more heavily used by pedestrians on a regular basis. Further investments will be included in capital improvement budgets in future years.

INFRASTRUCTURE INVESTMENT PRIORITIES



Estimated Timeline of Projects





QUALITY OF LIFE

TOTAL INVESTMENT \$5,000,000

AQUATIC & POOL CONSTRUCTION — \$3,250,000

The newly opened pool at Parker Park (at right) has proven instantly popular. Constructing a similar facility in another area of Jonesboro is a major priority. Parks & Recreation director Danny Kapales says, “We need another aquatics facility within walking distance, or a short drive, so that our residents don’t have to travel a long way to get to a body of water for summer fun.”

Citizens routinely request more aquatics facilities. We will seek their input to help us determine the best site and most popular features requested to be included in new construction.

PARKS MASTER PLAN IMPLEMENTATION — \$1,000,000

This is the Parks & Recreation Department’s top priority. It’s an ambitious but necessary road map for building new parks while maintaining and improving existing parks. Current needs have been identified and all that is lacking is funding to complete priority projects. Full implementation will be a long-term process and the cost will be significant. It’s vital that we start as soon as possible. (See Appendix C)



Estimated Timeline of Projects

FALL 2024

Design/NEPA Phases
Begin Implementing
Master Parks Plan

SPRING 2025

Project Bids Go Out
Implementation of
Master Parks Plan

SUMMER 2025

Forum Upgrades Begin
Construction Begins in
Various Parks

SUMMER 2025

Design Approved for
New Park and
Construction Begins

SUMMER 2025

Design Approved for
New Aquatics Facility
Construction Begins



QUALITY OF LIFE

TOTAL INVESTMENT \$5,000,000

HUMANITARIAN OUTREACH — \$500,000

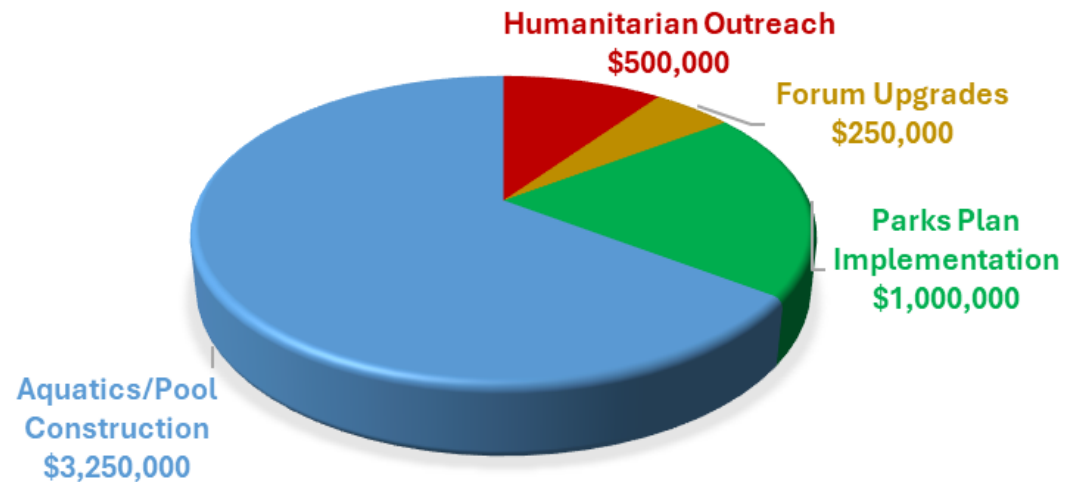
Municipal government has a role to play in building organizational capacity for local non-profit organizations. The CDBG program allows the city to financially assist these organizations and empower them to provide services to those in need of food, shelter, education, or services to victims of human trafficking or child abuse. By dedicating additional funds to this effort we can rest assured that local non-profits are operating efficiently and effectively as possible. The existing Public Services Advisory Board will review applications for funding and recommend what projects will be awarded.

Organizations that own and operate a physical location within the City of Jonesboro would be eligible to apply for new funding to go towards repairs of public facilities, retrofitting facilities to improve energy efficiency, or to ensure facilities meet all ADA standards.

FORUM UPGRADES — \$250,000

The City of Jonesboro has invested more than \$1 million in recent years for renovations that greatly improved The Forum’s structural stability and functionality, but basic creature comforts are still lacking. Better seats, better audio equipment and a better balcony would go a long way toward improving the local theater experience.

QUALITY OF LIFE INVESTMENT PRIORITIES



Estimated Timeline of Projects





74% Population Growth in Past 35 Years

SMART GROWTH

TOTAL INVESTMENT \$1,000,000

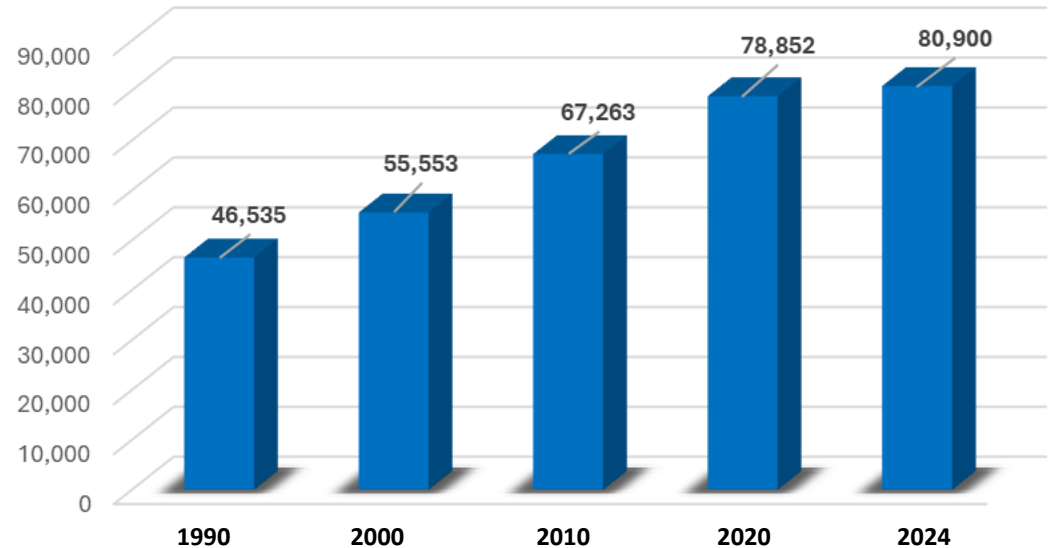
CITYWIDE MASTER GROWTH PLAN — \$750,000

Jonesboro’s Master Growth Plan is over 25 years old. Such plans are typically updated every 20 years. We are overdue for a comprehensive evaluation of how the city has grown in the new century and how to best manage future growth. The process begins with a robust outreach program to garner community input and build support. By establishing goals that reflect a shared direction for the city’s future, we can move together toward improving our quality of life in a fiscally responsible manner, replacing blight and brownfields with healthy development and greenspace.

LAND BANK & DEVELOPMENT INCENTIVES — \$250,000

The City of Jonesboro Land Bank plays a vital role in addressing urban blight while also striving to increase homeownership, stabilize property values, and provide affordable housing options. Adequate funding will enable the Land Bank to strategically purchase run-down properties, oversee their renovation and repurpose them to contribute significantly to the community’s ongoing revitalization efforts.

CITY OF JONESBORO POPULATION GROWTH



Estimated Timeline of Projects

FALL 2024
Approval of Master Growth Plan Proposal

SPRING 2025
Firm Selected and Work Begins
Land Bank Purchases

SUMMER 2025
Land Bank Purchases

FALL 2025
Land Bank Purchases

SPRING 2026
Land Bank Purchases
Master Growth Plan Completed

CITY OF JONESBORO CAPITAL INVESTMENT PLAN

	Revenue Bond	ARPA	Total Estimated Costs
Public Safety/E911 Center	\$ 6,500,000	\$ -	\$ 6,500,000
PUBLIC SAFETY TOTALS	\$ 6,500,000	\$ -	\$ 6,500,000
Caraway Road Expansion	\$ 6,000,000	\$ -	\$ 6,000,000
Trail Connection Developments	\$ 5,000,000	\$ 2,000,000	\$ 7,000,000
Sidewalks & Lighting	\$ -	\$ 250,000	\$ 250,000
INFRASTRUCTURE TOTALS	\$ 11,000,000	\$ 2,250,000	\$ 13,250,000
Parks Master Plan Implementation	\$ -	\$ 1,000,000	\$ 1,000,000
Forum Upgrades	\$ -	\$ 250,000	\$ 250,000
Humanitarian Outreach	\$ -	\$ 500,000	\$ 500,000
Aquatics & Pool Construction	\$ -	\$ 3,250,000	\$ 3,250,000
QUALITY OF LIFE TOTALS	\$ -	\$ 5,000,000	\$ 5,000,000
Citywide Master Growth Plan	\$ -	\$ 750,000	\$ 750,000
Land Bank & Development Incentives	\$ -	\$ 250,000	\$ 250,000
SMART GROWTH TOTALS	\$ -	\$ 1,000,000	\$ 1,000,000
GRAND TOTALS	\$ 17,500,000	\$ 8,250,000	\$ 25,750,000

See Appendix D for further financial data

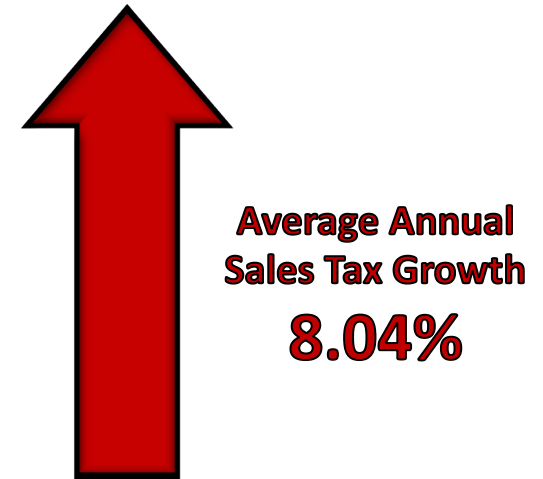


REVENUE & EXPENSE PROJECTION/ENDING RESERVE ANALYSIS

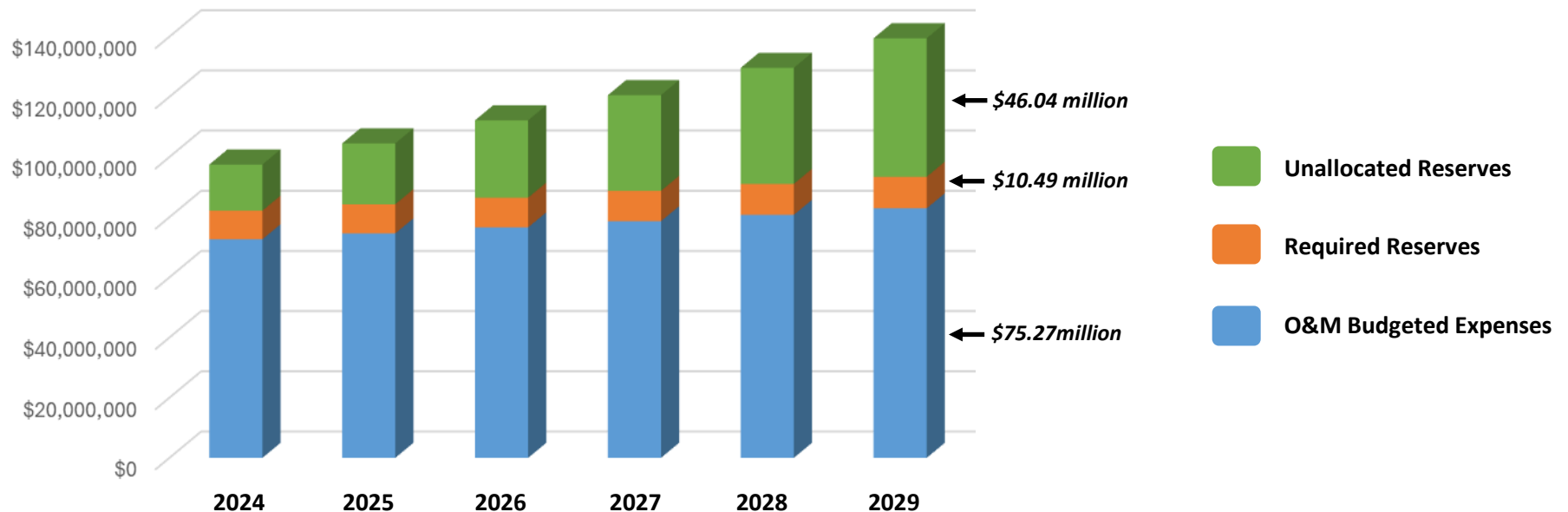
Unallocated reserves are expected to reach \$46.04 million by the year 2029. This figure takes into consideration the required reserves of two months operating expenses as required by Arkansas statute. The O&M annual budget is expected to surpass \$75 million in 2029. *(See chart below)*

The City of Jonesboro has seen tremendous growth in sales tax revenues while having one of the lowest local sales tax rates (1%) in the entire State of Arkansas. The City of Jonesboro’s average annual sales tax growth has been 8.04% over the past 5 years. *(See Appendix D for further financial data)*

This capital investment plan takes a very conservative approach in assuming an average annual sales tax growth rate of 3% thru 2029. Thus, providing assurance that investing in our city’s future right now is the smart, deliberate, and responsible path to ensuring our city remains a beacon of hope in the Delta.



Ending Reserve Analysis







TRAIL PROJECTS

TRAIL LOCATION	PROJECTED COSTS
MARION BERRY OVERPASS **	\$1,508,000
DOWNTOWN TO I-555/WASHINGTON AVE	\$1,680,000
JOHNSON SHARED USE PATH FROM CARAWAY ROAD TO NEWMAN CENTER	\$895,000
CULBERHOUSE SHARED USE PATH ENDING AT BURKE AVENUE	\$800,000
CULBERHOUSE/CRAIGHEAD FOREST PARK CONNECTION ALONG CULBERHOUSE	\$1,700,000

**\$1M previously allocated
\$500K TAP Grant anticipated

Every \$1 invested in trails for physical activity led to \$2.94 in direct medical benefits/savings.

National Institute of Health

Trails provide low or no costs recreation for children and families.

Rails to Trails Conservatory

Trails increase a community's tax revenue.

American Trails



MASTER PARKS PLAN IMPLEMENTATION

PROJECT LOCATION	ESTIMATED COST
Craighead Forest Park—Complete lighting installations.	\$150,000
Fairview Park—All updates as detailed in plan.	\$58,000
L.M. Stotts Park—All updates as detailed in plan.	\$17,500
Pop Stricklin Park—All updates as detailed in plan.	\$78,300
Lewallen Park—Playground surfacing, walking path, lighting.	\$15,500
Phillip Evans Park—All updates as detailed in plan.	\$33,700
Beatrice Park—Complete park design.	\$72,000
Joe Mack Campbell—All updates as detailed in plan, plus additional lighting at soccer fields.	\$300,000
Southside Softball Complex—New scorers tables.	\$100,000
Allen Park—New gym floor, regrade of soccer and football field.	\$100,000
Parker Park—New gym floor.	\$75,000



REVENUE & EXPENSE PROJECTION/ENDING RESERVE ANALYSIS

	Budget	5 Years of Basic Assumptions				
O & M Revenue	24	25	26	27	28	29
O&M Revenue (3% Sls Tax, 2% Other)	72,660,754	74,605,639	76,604,172	78,657,868	80,768,287	82,937,031

	Budget	5 Years of Basic Assumptions				
O & M Expense	24	25	26	27	28	29
O&M Expense (2% Sal Step, 2% Other)	68,175,332	69,538,839	70,929,615	72,348,208	73,795,172	75,271,075
O&M Surplus	4,485,422	5,066,800	5,674,557	6,309,660	6,973,115	7,665,956

	Budget	5 Years of Basic Assumptions				
Surplus Impact on Reserve	24	25	26	27	28	29
Gen Fund & Street Fund Reserve - Beg Bal	27,825,183	24,839,355	29,906,155	35,580,712	41,890,372	48,863,487
O&M Surplus	4,485,422	5,066,800	5,674,557	6,309,660	6,973,115	7,665,956
Reserve Considering O&M Surplus	32,310,605	29,906,155	35,580,712	41,890,372	48,863,487	56,529,443

	Budget	5 Years of Basic Assumptions				
Reserve Activity	24	25	26	27	28	29
Capital Imp Budget	(4,471,250)	TBD	TBD	TBD	TBD	TBD
Depr Fund (Equip) Appropriation	(3,000,000)	TBD	TBD	TBD	TBD	TBD
Net Reserve Activity	(7,471,250)	-	-	-	-	-

Gen Fund & Street Fund Reserve - End Bal	24,839,355	29,906,155	35,580,712	41,890,372	48,863,487	56,529,443
Less: Required Reserve (15% factor of GF Exp)	9,500,000	9,690,000	9,883,800	10,081,476	10,283,106	10,488,768
Unallocated Reserves	15,339,355	20,216,155	25,696,912	31,808,896	38,580,382	46,040,675

Historical Trends	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24
Actual Sales Tax Growth	5.0%	5.9%	14.4%	9.7%	5.2%	TBD
Budget Salaries Growth	1.7%	0.6%	2.1%	11.1%	7.7%	11.6%
Budget Sal as % of Sls Tax	74%	66%	66%	63%	58%	64%
Budget Capital Improvement & Overlays	\$2.5M	\$4.5M	\$8.7M	\$7.1M	\$13.7M	\$6.4M