



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, April 27, 2021

4:00 PM

Municipal Center, 300 S. Church

1. Call To Order

2. Roll Call by City Clerk April Leggett

3. Approval of minutes

[MIN-21:030](#)

Minutes for the Finance Committee meeting on April 13, 2021

Attachments: [Minutes](#)

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

Aye: 5 - Charles Coleman;Ann Williams;David McClain;LJ Bryant and Brian Emison

Absent: 1 - John Street

4. New Business

ORDINANCES TO BE INTRODUCED

[ORD-21:018](#)

AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; TO AUTHORIZE THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND A PAYMENT IN LIEU OF TAXES AGREEMENT IN CONNECTION THEREWITH; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; TO AUTHORIZE AND PRESCRIBE CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, CONSTRUCTION, AND EQUIPPING THEREOF, AND THE FINANCING THEREOF; TO AUTHORIZE THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT RELATING TO THE PROJECT; AND FOR OTHER PURPOSES.

Attachments: [Bond Ordinance \(Nice-Pak 2021\)](#)
 [Bond Purchase Agreement \(Nice-Pak 2021\)](#)
 [Lease Agreement \(Nice-Pak 2021\)](#)
 [PILOT Agreement \(Nice-Pak 2021\)](#)
 [Trust Indenture \(Nice-Pak 2021\)](#)

Councilmember David McClain said, it states that we are not to exceed a certain number. Do we know what that number is? Michele Allgood, Bond Counsel with Mitchel & Williams, explained that the number we have is \$65,000,000. The estimate from the company right now is closer to \$50,000,000. But there is no penalty on behalf of the city or the company for having some capacity in there. With the recent pandemic crisis construction prices continue to fluctuate. So, we wanted to make sure that we had capacity for the entirety of the project cost. Councilmember McClain said, okay. Ms. Allgood also addressed Chairman Joe Hafner in stating that this is the standard form and that the city is offering the maximum abatement so the company is going to pay 35% of what wouldn't otherwise be due for twenty years. Which is the typical provisions' that the city grants.

A motion was made by Councilperson Brian Emison, seconded by Councilperson LJ Bryant, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;Ann Williams;David McClain;LJ Bryant and Brian Emison

Absent: 1 - John Street

RESOLUTIONS TO BE INTRODUCED

[RES-21:068](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AGREEMENT WITH THE NATIONAL CORPORATION OF COMMUNITY SERVICE AND ACCEPT THE FY21 AMERICORPS VISTA PROGRAM GRANT

Chairman Joe Hafner stated that he was not familiar with the wording of "capacity building and asked for the definition. Community Development Director Regina Burkett said it essentially means more people to help with the work.

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

Aye: 5 - Charles Coleman;Ann Williams;David McClain;LJ Bryant and Brian Emison

Absent: 1 - John Street

[RES-21:069](#)

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2021 CDBG ACTION PLAN THAT INCLUDES THE 2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS, ACTIVITIES AND BUDGET

Attachments: [2021 Action Plan_FINAL DRAFT_04272021](#)

Councilmember David McClain said, I know that 20% is maximum for planning and administration cost. Do we apply and get that much? What are we using that \$132,000 for? I feel like the breakdown wasn't real clear on the planning and administration information. Community Development Director Regina Burkett said, we have always taken 20% for administrative cost. It goes for training and salaries and other things that have to be bought through that program, and there is also different outreach

programs that it is used for. I can get you more information if you would like. Councilmember McClain said, yes I would like that. I guess my big question is that if we do not utilize all of the monies can it go into another line item? Ms. Burkett said, normally all of the money is used, and sometimes we are even short. Everyone has a portion of their salary paid out of that money that is in the department. Plus, we have to buy supplies and different things like that. Right now, any money that is not spent goes into rehabs. We are getting ready to do a comp plan for 2022 and hopefully we can change some of that and have another program that it can go into so that it can be spent in a broader range.

Councilmember Dr. Charles Coleman said, the only question I have is when you use the term public facility does that include the parks? Ms. Burkett said, yes. There is a correction that will need to be made to remove previous Councilmember Gene Vance's name and add current Councilmember Brian Emison. Also, it is out for a thirty-day public comment. It does state in the rules that we can do that and it still go before the Council for approval. Mr. McClain asked could something change since it would still be out for public comment. For instance, if someone brought a project or had different ideas, would more money be available? Ms. Burkett said no, there would be no more money available. Right now, this is just how it is being allocated and yes that could change that is why we have the public comment. Chairman Joe Hafner said, we would just have to change the allocation, Ms. Burkett said, it will have to be amended if we change it. Chairman Hafner explained that the name changes that we spoke about earlier is in the supporting documents, not in the resolution itself. Ms. Burkett said correct.

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

Aye: 5 - Charles Coleman;Ann Williams;David McClain;LJ Bryant and Brian Emison

Absent: 1 - John Street

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

A motion was made by Councilperson Brian Emison, seconded by Councilperson LJ Bryant, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;Ann Williams;David McClain;LJ Bryant and Brian Emison

Absent: 1 - John Street