

Central Business Improvement District  
Meeting Minutes  
March 28, 2013  
10:00 a.m. First National Bank  
602 Garrison Avenue 8<sup>th</sup> Floor Board Room

**Attendance:** Bill Hanna, Richard Griffin, Phil White, Sam Sicard, Jeff Pryor, Rodney Ghan and staff: Jayne Hughes.

Absent: Benny Westphal

Others in attendance: Rusty Garrett, David Harris and Captain Kirk Redwine

**Call to Order:**

Mr. Griffin called the meeting to order at 10:04 a.m.

**Approval of Minutes:** The minutes from the January and February Meetings were presented. A motion to approve the minutes was made by Mr. Hanna and 2<sup>nd</sup> from Mr. White. The motion was approved by (6) for and (0) oppose vote.

**Treasurer's Report:** Mr. Sicard presented the treasurer's report. A motion to approve the treasurer's report was made by Mr. Ghan and 2<sup>nd</sup> by Mr. White. The motion passed by a (6) for and (0) opposed vote.

Ms. Hughes reported that the Park at West End did make a profit in 2012 for the first time. Therefore no payment will need to be sent to the Parks Department to cover any expenses. She said that since the Park at West End already had the reserve funds set aside by the CBID for any expenses not covered by revenues it would be reasonable to keep those funds (\$12,635.22) there for at least another year. A motion was made by Mr. Hanna and 2<sup>nd</sup> by Mr. Sicard to leave the restricted funds for the Park at West End for another year. The motion passed by a (6) for (0) against vote.

**Commissioner's Forum:**

Mr. White spoke about the bridge needing upgrades and improvements on the hand rails. Mr. White has asked the Hwy Department if they would refinish all the rails either in black or green to match the light poles.

White gave an update on a meeting held with OGE and the Arkansas Highway Department. OG&E has an energy efficiency program according to Mr. White that will take high impact areas and intersections/public areas that need to upgrade lighting. What this means is that OG&E can provide the light fixtures but they cannot wire or install them. The highway department might be able to do the installation on the lights. OG&E will not have the funds available to do these upgrades until 2014.

Mr. White reported on a meeting he had with Mike Alsup and Bobby Aldridge to discuss the splash park. In the meeting several ideas were exchanged and Scott has agreed to do some drawings showing the vision the commissioners have for this area. His fee will be \$50.00 an hour. A motion to accept this bid from Scott with a cap of \$2500.00 was made by Hanna with a 2<sup>nd</sup> by Sicard. The motion passed by a (6) for and (0) opposed vote.

White also reported on an opportunity to incorporate a historic bridge from Natural Dam into the improvement project to the west of the Park at West End. The bridge is listed on the National Register of Historic Places.

#### **Old Business:**

Griffin reported that the 701 Rogers building was ready for a tenant. Hughes reported that she had been in the building and that it looks good. Once we have a potential tenant, the commissioners would be willing to engage in leasehold improvements if the tenant so desires. There was some discussion concerning the monthly rental fee. Commissioner Ghan with his realtor experience suggested the monthly rent be set at \$775.00, noting that could go up with any additional improvements for the tenant. The commissioners agreed.

In addition, Griffin reported on the Pioneer Railroad Relocation Project. He has had several recent email conversations with Tom Black and Frank May to work out the final details with Pioneer. Griffin offered an additional \$5000.00 bump for the total dollar amount of \$210,000.00. With this increased total project cost on our part, Mr. Black now feels that his board will be comfortable in moving forward with the project. Chairman Griffin will keep the group informed as more details unfold.

#### **New Business:**

Hughes handed out the information on the penny county wide sales tax which will be coming up for a vote in May. She confirmed that this is not a new tax but a renewal of an existing tax that was originally approved by the voters in 1994. Hughes asked for a letter of support to send out in the board packets. A motion was made by Mr. White and 2<sup>nd</sup> by Mr. Sicard to approve a letter of support for the county wide sales tax. The motion passed by a (6) for and (0) against vote.

**Next Meeting:** April 18, 2013

The meeting adjourned at 11:04 a.m.

Respectfully Submitted,  
Wendy Beshears