

**Mayor Joe A. Smith**

**City Clerk Diane Whitbey**

**City Attorney Amy Fields**



**City Council Members**

**Ward 1**

**Debi Ross 753-0733**  
**Beth White 758-2738**

**Ward 2**

**Linda Robinson 945-8820**  
**Maurice Taylor 690-6444**

**Ward 3**

**Steve Baxter 804-0928**  
**Ron Harris 758-2877**

**Ward 4**

**Charlie Hight 944-0670**  
**Jane Ginn 749-5344**

*“We welcome you!”*

The City Council meetings the 2nd and 4th Monday of each month at **6:00 p.m.** in the City Council Chambers in City Hall, 300 Main Street (unless the meeting falls on a State Holiday then subject to change by City Council) For more information call 501-975-8617 or visit our website at [www.nlr.ar.gov](http://www.nlr.ar.gov)

**Municipal Institutions Constitute the Strength of Free Nations.** *By A. de Tocqueville*

**2020**

**January 2020**

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**February 2020**

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**March 2020**

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**May 2020**

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**August 2020**

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**September 2020**

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**October 2020**

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**November 2020**

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**December 2020**

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○ ● = Council Meeting      △ ▲ = Holiday      ○ ● = COVID-19

**The North Little Rock City Council scheduled for Tuesday, May 26, 2020, will be conducted electronically.**

**The Mayor, City Clerk, City Attorney will be in the City Council chambers during the meeting and City Council Members will participate in the meeting via ZOOM.**

**Because of the current COVID-19 crisis, and in accordance with Act 2 of 2020 passed by the Arkansas General Assembly on April 16, 2020, the City Council chambers will not be opened to the public, but the public may attend the meeting using electronic means.** This meeting, as with all City Council meetings, is available for viewing on the internet at <https://www.facebook.com/CityofNorthLittleRock/>, on the City of North Little Rock's website [http://nlr.ar.gov/government/city\\_council](http://nlr.ar.gov/government/city_council), and on local access television.

**Applicants on zoning related issues** will need to call into the meeting to be available to answer any questions City Council members may have related to your application. Please call 501-500-0955 and enter the meeting ID: 149 511 1456 between 5:30 p.m. and 5:55 p.m. When prompted for the participant ID, press # or wait. A staff member will get your name. You will then be muted and participate in the meeting by listening until your application is called. If there are any questions about your application, you will be unmuted and given the opportunity to speak.

**Any persons who wish to speak on any agenda items**, during any scheduled public hearings, or during public comment may do so by either:

(1) **Emailing the North Little Rock City Clerk's office** at [CityClerkOffice@nlr.ar.gov](mailto:CityClerkOffice@nlr.ar.gov), by 4:00 p.m. prior to the meeting. Emails sent to the City Clerk will be read at the meeting.

(2) Or, **call 501-500-0955 between 5:15 p.m. and 5:45 p.m.** Enter the meeting ID: 149 511 1456. When prompted for the participant ID, press # or wait. A staff member will get your name, address, telephone number and the item you wish to speak on, if applicable. You will then be muted and participate in the meeting by listening until the item you signed up to speak on is called, or until the public comment portion of the meeting. At that time, you will be unmuted and given the opportunity to speak.

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*“The City of North Little Rock welcomes people of diverse cultures and beliefs. Any religious viewpoint expressed during invocation, or at any other time during the meeting, reflects only the personal opinion of the speaker. It is not intended to proselytize, advance, or disparage any religious belief.”*

**COMMUNICATIONS**

1. Anita Paul, Mayor's Office memorandum re: *Change of Manager* – Wal-Mart Supercenter #1105, 4450 E. McCain Boulevard by Mark Fortner.
  
2. Anita Paul, Mayor's Office memorandum re: *Replacement/New Owner* – Circle K fka In & Out Mega, 5051 Warden Road, by Todd Solomon.

**PRESENTATIONS**

**SCHEDULED PUBLIC HEARING(S) 3 minutes**

**CITIZENS PUBLIC COMMENT ON NUMBERED LEGISLATION 3 minutes**  
**INCLUDES ALL PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

*None.*

**CONSENT AGENDA**

R-20-69     Mayor Smith

Declaring certain city-owned items and other equipment as surplus: providing for auction thereof

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R-20-70     Council Member White

Accepting a License and authorizing the Mayor and City Clerk to enter into a Community Garden License Agreement with Great Shiloh Missionary Baptist Church (\$3,000.00)

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R-20-71     Council Member White

Accepting a License and authorizing the Mayor and City Clerk to enter into a Community Garden License Agreement with North Little Rock High School (\$500.00)

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R-20-72     Council Member White

Accepting a License and authorizing the Mayor and City Clerk to enter into a Community Garden License Agreement with Bailey Chapel (\$900.00)

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**NEW BUSINESS**

**RESOLUTIONS**

R-20-73     Mayor Smith

Authorizing the Mayor and City Clerk to enter into a First Amendment to Lease with Option to Purchase with the North Little Rock Advertising and Promotion Commission for property located at 600 Main Street

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R-20-74 Mayor Smith

Amending the 2016-2020 Consolidated Plan, the 2019 Annual Action Plan, and the Citizen Participation Plan of the City of North Little Rock in re: to the inclusion of the Community Development Block Grant-Coronavirus (CDBG-CV) Program allocation and project and other provisions of the Cares Act

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*Convene a public hearing*

**ORDINANCES**

O-20-50 Mayor Smith

Waiving formal bidding requirements for the purchase of Underground Utility Installation Services for The Justice Building (\$103,239.60)

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O-20-51 Council Member Hight

Granting a waiver of sidewalk requirements of Section 12.21 of the Zoning Ordinance and Section 9.11 of the Subdivision Ordinance for property located at 4600 to 4620 West Commercial Drive (*applicant: Brad Peterson*)

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O-20-52 Council Members Hight and Ginn

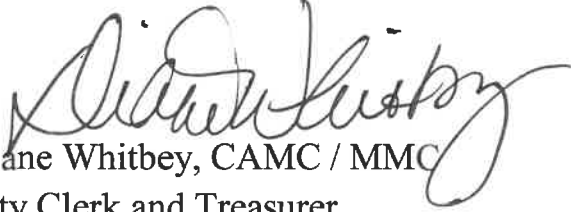
Allowing a Special Use to allow an Event Center in a I-2 zone for property located at 5301 Warden Road #H1 (*applicant: Nobel Events – Renita Nobel*)

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**PUBLIC COMMENT ON NON-AGENDA ITEMS**

*All persons wishing to speak must have completed a **public comment card** and return it to the **City Clerk** before this meeting is convened; speakers have 3 minutes to address their topic*

Respectfully submitted,



Diane Whitbey, CAMC / MMC  
City Clerk and Treasurer

***Words to Live by:***

On Memorial Day, I don't want to only remember the combatants. There were also those who came out of the trenches as writers and poets, who started preaching peace, men and women who have made this world a kinder place to live.

*Eric Burdon*

*City Offices (and services) will be closed Monday, May 25, 2020,  
in observance of Memorial Day.*

*Garbage, trash and recycling will be delayed one-day all week.  
(Monday's pick up will be Tuesday and so on...)*

For more information, visit our website at [www.nlr.ar.gov](http://www.nlr.ar.gov).

To view council legislation, exhibits, etc., go to the link above, then click on the Government Tab, then select Council Agenda.

City Offices continue to be closed to public access.

However, our team of employees are working every day to take care of those who call North Little Rock home. If you have business to conduct with any of our departments or need assistance with any issue, please call.

**Happy Memorial Day!**

May 11, 2020  
Six o'clock P.M.  
North Little Rock City Hall Council Chambers  
300 Main Street  
North Little Rock, Arkansas

The regular meeting of the North Little Rock City Council scheduled for Monday, May 11, 2020, was called to order at 6:02 p.m. by the Honorable Mayor Joe A. Smith.

The roll having been called and the following Council Members answered to their names: DEBI ROSS, BETH WHITE, MAURICE TAYLOR, LINDA ROBINSON, STEVE BAXTER, RON HARRIS, JANE GINN and CHARLIE HIGHT (8/0). City Clerk/Treasurer Diane Whitbey, and City Attorney Amy Fields were also present.

*Note: Council Members participated in the meeting electronically. Mayor Smith, City Clerk Whitbey and City Attorney Fields were present in the council chambers.*

The prayer was led by Council Member Baxter.

On the motion of Council Member Baxter and seconded by Council Member Ross, and by consent of all members present, communications #1, 2, 3, and 4 were accepted and filed (8/0).

1. Wesley Simpson, Plant Manager, Tyson Foods, 3800 Progress Street re: Steps taken to support team members during COVID outbreak.
2. C. Tad Bohannon, CEO Central Arkansas Water letter to Mayor Joe A. Smith re: Public Hearing – Issuance of Water Revenue Bonds – May 13, 2020 at 2:00 p.m. at 221 East Capitol Avenue, 3<sup>rd</sup> Floor Board Room, Little Rock, Arkansas.
3. C. Tad Bohannon, CEO Central Arkansas Water letter to Mayor Joe A. Smith re: Public Hearing – Water Rate Schedule – May 13, 2020 at 2:30 p.m. at 221 East Capitol Avenue, 3<sup>rd</sup> Floor Board Room, Little Rock, Arkansas.
4. Anita Paul, Mayor's Office memorandum re: *Change of Manager* for Tobacco Superstore #42, 4604 John F. Kennedy Boulevard, Suite 10, North Little Rock, Arkansas, by Deedra Nalls.

On the motion of Council Member Ross and seconded by Council Member Baxter and by consent of all members present, the minutes from the North Little Rock City Council meeting scheduled for Monday, April 27, 2020, were approved, accepted and filed as prepared by the City Clerk (8/0).

*Note: those wishing to speak during public comment were allowed to call into the meeting and placed in a call-waiting room. They will be called upon as or if needed as legislation is called.*

## **UNFINISHED BUSINESS**

*None.*

## **CONSENT AGENDA**

On the motion of Council Member Hight and seconded by Council Member Ross, and by voice vote and all members present having voted “aye”, consent items R-20-61, R-20-62, R-20-63, and R-20-64, were adopted (8/0).

R-20-61 (RESOLUTION NO. 9850 – MAYOR SMITH)

A RESOLUTION REAPPOINTING MARK BENTLEY TO THE NORTH LITTLE ROCK AIRPORT COMMISSION; AND FOR OTHER PURPOSES, was adopted (8/0).

R-20-62 (RESOLUTION NO. 9851 – MAYOR SMITH)

A RESOLUTION REAPPOINTING BRAD HUGHES TO THE NORTH LITTLE ROCK AIRPORT COMMISSION; AND FOR OTHER PURPOSES, was adopted (8/0).

R-20-63 (RESOLUTION NO. 9852 – MAYOR SMITH)

A RESOLUTION REAPPOINTING JIM JULIAN TO THE NORTH LITTLE ROCK AIRPORT COMMISSION; AND FOR OTHER PURPOSES, was adopted (8/0).

R-20-64 (RESOLUTION NO. 9853 – MAYOR SMITH)

A RESOLUTION REAPPOINTING ADRIENNE SMITH TO THE NORTH LITTLE ROCK AIRPORT COMMISSION; AND FOR OTHER PURPOSES, was adopted (8/0).

Mayor Smith thanked all of the above reappointed Commissioners for their continued volunteer service on the North Little Rock Airport Commission.

## **NEW BUSINESS**

R-20-65 (RESOLUTION NO. 9854 – MAYOR SMITH)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4700 BOYER STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Taylor and seconded by Council Member Baxter. Mayor Smith convened a public hearing. There being no one present, or who had called in to speak regarding the same, the public hearing was adjourned. On the previous motion, and by consent of all members present, the resolution was unanimously adopted (8/0). (*owner: MFB Investments*)

R-20-66 (RESOLUTION NO. 9855 – MAYOR SMITH)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 720 WATER STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Ross and seconded by Council Member Baxter. Mayor Smith convened a public hearing. There being no one present, or who had called in to speak regarding the same, the public hearing was adjourned. Council Member Hight asked if anyone had called in with comments for or against this property. Ms. Whitbey advised no one had. On the previous motion, and by consent of all members present, the resolution was unanimously adopted (8/0). (*owner: Viola Hampton*)

R-20-67 (RESOLUTION NO. 9856 – MAYOR SMITH)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 6605 WINDHILL DRIVE IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Taylor and seconded by Council Member Baxter. There being no one present, or who had called in to speak regarding the same, the public hearing was adjourned. On the previous motion, and by consent of all members present, the resolution was unanimously adopted (8/0). (*owner: Deborah Dancy*)

R-20-68 (RESOLUTION NO. 9857 – MAYOR SMITH)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 610 GORDON STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Robinson and seconded by Council Member Taylor. There being no one present, or who had called in to speak regarding the same, the public hearing was adjourned. On the previous motion, and by consent of all members present, the resolution was unanimously adopted (8/0). (*owner: Floyd Williams*)

O-20-46 (ORDINANCE NO. 9247 – MAYOR SMITH)

AN ORDINANCE ESTABLISHING CERTAIN MINIMUM EMERGENCY FUND BALANCE RESERVES FOR THE CITY OF NORTH LITTLE ROCK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Taylor, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Taylor and seconded by Council Member Ross. Council Member Ross asked Finance Director Ember Strange to explain this legislation. Mayor Smith said Chief of Staff Danny Bradley and Mrs. Strange had been working on this legislation for the past

six (6) months. Mayor Smith commended the City Council for setting aside and creating a reserve fund. The intent was to help the city make it through a recession or depression. Mrs. Strange said this formal policy states the city shall maintain an (unappropriated, unreserved, and unrestricted balance known as the) Emergency Reserve equal to or exceeding 25% of the operating and maintenance budget for the immediately preceding budget year. She then referenced the 2018 Audit and unassigned balances. Mrs. Strange referenced O-20-47 which is more complicated as it had to be written in compliance with Bonds. She referenced Item III. in Exhibit "A" – Distribution of Funds from the Revenue Fund and included items (2), (3), (4), and (5). Mayor Smith said this is a large company the city manages (i.e. North Little Rock Electric Department). Council Member Ross commended everyone for their efforts. On the previous motion, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0).

O-20-47 (ORDINANCE NO. 9248 – MAYOR SMITH)

AN ORDINANCE ADOPTING NORTH LITTLE ROCK ELECTRIC DEPARTMENT REVENUE DISTRIBUTION AND FUND/RESERVE BALANCE POLICY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight and seconded by Council Member Ross, and by consent of all members present, the readings were suspended (8/0). On the motion of Council Member Ross and seconded by Council Member Baxter, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0).

O-20-48 (ORDINANCE NO. 9249 – MAYOR SMITH)

AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS FOR THE PURCHASE OF 3M N95 MASKS FROM STRACK, INC., A SOLE SOURCE VENDOR; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Taylor and seconded by Council Member Hight, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Taylor and seconded by Council Member Baxter. Council Member Ginn asked how many and which kind of masks were being ordered as there are four (4) different types of N95 masks. Mayor Smith said the order is for 250 cases (80 per case) for a total of 20,000. The price per mask is under \$2.00. These are the masks Doctors use. Council Member Hight asked if the city would purchase masks for residents in the future. Mayor Smith said not at this time. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (\$38,275.00 + tax)

O-20-49 (ORDINANCE NO. 9250 – MAYOR SMITH)

AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO GENE SUMMERS CONSTRUCTION FOR THE EMERGENCY REPAIR OF A WATERLINE AND PARKING LOT AT DICKEY STEPHENS BALLPARK; DECLARING AN

EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight and seconded by Council Member Taylor, and by consent of all members present, the readings were suspended (8/0). On the motion of Council Member Taylor and seconded by Council Member Hight, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Council Member Hight asked if this was separate from the issues in the ball field area. Mayor Smith said the location is in the back loading area behind the stadium. Emergency clause unanimously adopted (8/0). (\$22,500.00)

**PUBLIC COMMENT**

Mayor Smith said no one called in to speak during public comment. Council Member White said the Community Garden Program is thriving with some great new additions. There are additional part-time employees who are also doing a great job with the program. A report will be provided soon to update the council on the progress. Mayor Smith said the next (scheduled) City Council meeting will be on Monday, May 25, 2020, which is the Memorial Day Holiday. Without objection, the meeting was rescheduled to Tuesday, May 26, 2020, at 6:00 p.m. This meeting will also be an electronic meeting (via Zoom).

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member White, and by consent of all members present, the meeting was adjourned at 6:30 p.m. (8/0), until the next regularly scheduled meeting to be held on *Tuesday*, May 26, 2020, at six o'clock p.m. in the City Council Chambers in City Hall, located at 300 Main Street, North Little Rock, Arkansas.

APPROVED: \_\_\_\_\_  
MAYOR JOE A. SMITH

ATTEST: \_\_\_\_\_  
DIANE WHITBEY, CITY CLERK





MAY 18 2020

NEWASSG0101

Received Printed On: 05/15/2020

## ASSIGNMENT

Date Received: 05/07/2020

Date Assigned: 05/15/2020

Applicant: MARK FORTNER

D.O.B: 08/01/1987

Green Card Number (Permanent Resident Alien):

Home Address: 1603 MARLAR DRIVE, NORTH LITTLE ROCK, AR 72120

Home Phone: 5017723977

Business Phone:

Cell Phone: (501) 945-2700

Trade Name: WAL-MART SUPERCENTER #1105

Former Trade Name:

Business Address: 4450 E. MCCAIN BLVD., NORTH LITTLE ROCK, AR 72117, County 60 - PULASKI

is Business Address located within City Limits: N/P

Type Of Investigation: **Change of Manager Application**

Dancing, if requested: No

Comments / Remarks:

Copies Of Assignment and Comment Form Mailed to: ABC-  
ATC.AssignmentSheet@dfa.arkansas.gov; ABC-ATC.AssignmentSheet@dfa.arkansas.gov;

Assigned to Investigator: \_\_\_\_\_

Stockholders / Partners / LLC Members :

# COMMENTS OF PUBLIC OFFICIALS

APPLICANT'S NAME: MARK FORTNER

TYPE OF APPLICATION: GROCERY STORE WINE, RETAIL BEER OFF PREMISES, SMALL FARM WINERY - RETAIL, WINE SAMPLING

BUSINESS NAME: WAL-MART SUPERCENTER #1105

BUSINESS ADDRESS: 4450 E. MCCAIN BLVD., NORTH LITTLE ROCK, AR 72117, 60 - PULASKI

DATE OF APPLICATION: 05/15/2020

NAME OF PUBLIC OFFICIAL: \_\_\_\_\_

TITLE OF OFFICIAL: \_\_\_\_\_

OFFICIAL MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

SIGNATURE OF OFFICIAL: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME OF AGENCY OR COURT: \_\_\_\_\_

Do you have any objections to the issuance of this permit? Yes or No

If yes, please explain your objections below:

To ensure your comments are available at the time this application is considered by the Director, please complete and return this form to ABC Administration, 1515 West 7th Street, Suite 503, Little Rock, AR 72201, within fifteen (15) days of receipt. In compliance with the Freedom of Information Act, this Comment Form will become a matter of public record. Pursuant to ACA 3-2-103, a national fingerprint based background check will be, or has been, conducted. At ACIC's request, do not run your own criminal history check through ACIC.

Printed On: 05/15/2020

*PAK sent* 5/11/20  
 COM000000101



A-1519-01

Change Of Manager / Additional Stockholder(s) / Partner(s) Application

Permit Holder: IAN BARDO

33936

Permit No	Trade Name of Business and Address	Business Phone	Contact Phone
01951	WAL-MART SUPERCENTER #1105 4450 E. McCain Blvd., North Little Rock, AR, 72117	501-945-2700	<del>479-277-5969</del>

Home Address	Current Address	If new address change here
	10739 Paul Eells Drive Apt 20 North Little Rock, AR, 72113	
Mailing Address	508 S.W. 8th Street Bentonville, AR, 72716-0500	
Email Address		

Please check the appropriate ( Requested Change ) :

- Change Of Manager
- Additional Stockholder(s)
- Additional Partner(s)

Please check applicable permits :

Select	Permit Description	Fee	NO CASH
<input checked="" type="checkbox"/>	Retail Beer Off Premises	\$50.00	
<input checked="" type="checkbox"/>	SAMPLING - WINE	\$50.00	
<input checked="" type="checkbox"/>	Small Farm Winery - Retail	\$50.00	
<input checked="" type="checkbox"/>	Grocery Store Wine	\$50.00	
<b>Total Amount :</b>		\$200.00	

I do hereby acknowledge the receipt of Instructions for Change Of Manager/Additional Stockholder(s) / Partner(s) and make a request for the above mentioned change(s).

4/7/20  
Date

*Mark Aaron Fator*  
Signature

RECEIVED  
 2020 MAY -7 P 2:21

#2

**OFFICE OF THE MAYOR**



**JOE A. SMITH**  
MAYOR  
mayor@nlr.ar.gov

PHONE (501) 975-8601  
FAX (501) 975-8633

CITY HALL  
P.O. BOX 5757  
NORTH LITTLE ROCK, ARKANSAS 72119-5757  
website: www.nlr.ar.gov

**MEMORANDUM**

TO: Members of the North Little Rock City Council  
FROM: Anita Paul *AKP*  
DATE: May 18, 2020  
SUBJECT: Alcoholic Beverages Permit Request

For your information, I have enclosed a copy of the *Assignment and Comments of Officials* forms from the State of Arkansas. Alcoholic Beverage Control Division.

The following applicant has applied for a replacement/new owner application - retail beer off premises & small farm winery - retail

Todd Solomon  
Circle K  
5051 Warden Rd  
North Little Rock, AR 72116

Please note the 15-day comment period referred to in the final paragraph of the *Comments* page.

Thank you.

Attachments

FILED *AKP* A.M. *4:25* P.M.  
BY *Anita Paul*  
DATE *5-18-20*  
Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas  
RECEIVED by *D. Whitbey*

Received

MAY 18 2020

NEWASSG0101

City of NLR Mayor's Office  
By: \_\_\_\_\_  
Printed On: 05/15/2020

**ASSIGNMENT**

Date Received: 05/06/2020

Date Assigned: 05/15/2020

Applicant: TODD SOLOMON

D.O.B: 09/07/1963

Green Card Number (Permanent Resident Alien):

Home Address: 15127 PEAK LOOP, ALEXANDER, AR 72002

Home Phone: 6082166868

Business Phone: (608) 216-6868

Cell Phone: (608) 216-6868

Trade Name: CIRCLE K

Former Trade Name: IN & OUT MEGA

Business Address: 5051 WARDEN ROAD, NORTH LITTLE ROCK, AR 72116, County 60 - PULASKI

is Business Address located within City Limits: Yes

Type Of Investigation: **Replacement/New Owner**

Dancing, if requested: No

Comments / Remarks:

Copies Of Assignment and Comment Form Mailed to: ABC-ATC.AssignmentSheet@dfa.arkansas.gov; ABC-ATC.AssignmentSheet@dfa.arkansas.gov;

Assigned to Investigator: \_\_\_\_\_

Stockholders / Partners / LLC Members : AMIN CHITALWALA, SHAMS NANJI

# COMMENTS OF PUBLIC OFFICIALS

APPLICANT'S NAME: TODD SOLOMON

TYPE OF APPLICATION: RETAIL BEER OFF PREMISES, SMALL FARM WINERY - RETAIL

BUSINESS NAME: CIRCLE K

BUSINESS ADDRESS: 5051 WARDEN ROAD, NORTH LITTLE ROCK, AR 72116, 60 - PULASKI

DATE OF APPLICATION: 05/06/2020

NAME OF PUBLIC OFFICIAL: \_\_\_\_\_

TITLE OF OFFICIAL: \_\_\_\_\_

OFFICIAL MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

SIGNATURE OF OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME OF AGENCY OR COURT: \_\_\_\_\_

Do you have any objections to the issuance of this permit? Yes or No

If yes, please explain your objections below:

To ensure your comments are available at the time this application is considered by the Director, please complete and return this form to ABC Administration, 1515 West 7th Street, Suite 503, Little Rock, AR 72201, within fifteen (15) days of receipt. In compliance with the Freedom of Information Act, this Comment Form will become a matter of public record. Pursuant to ACA 3-2-103, a national fingerprint based background check will be, or has been, conducted. At ACIC's request, do not run your own criminal history check through ACIC.

Printed On: 05/15/2020



STATE OF ARKANSAS  
ALCOHOLIC BEVERAGE CONTROL DIVISION  
APPLICATION FOR RETAIL BEER PERMIT

A-1518-01

Check One: ( ) ON PREMISES CONSUMPTION

(X) OFF PREMISES CONSUMPTION

New Application \_\_\_\_\_  
Replacement \_\_\_\_\_  
Permit No. 04024

33935

I, or we, do hereby make application to the State of Arkansas for a permit to sell beer at retail, and do hereby submit answers to the following questions under oath for your approval:

Corporate /Partnership/LLC Name Gas Express LLC FEIN# 58-2638530

NAME Todd William Solomon  
First Middle Last

HOME ADDRESS 15127 Peak Loop Alexander AR 72002-1836  
Street City Zip County

BUSINESS NAME Circle K FORMER NAME In & Out Mega

BUSINESS ADDRESS 5051 Warden Road North Little Rock AR 72116 Pulaski  
Street City Zip County Township

Is proposed location inside or outside city limits? Inside

Is the beer to be sold in connection with any other business? No (A) If so, state type of business (café, drug store, pool hall, service station, convenience store, etc.) \_\_\_\_\_

(B) If beer is to be sold in connection with a motor fuel sales business give number of gasoline and/or diesel pumps at each location \_\_\_\_\_

Are you the owner of the proposed premises? No Do you have the premises leased? Yes

If leased, give name and address of owner Bluefin Development LLC, 6020 Ranch Dr. Ste B2, Little Rock AR 72223

Will there be dancing on the premises? No Dance Space No x

Does anyone now hold a beer or any other permit at this location? Yes If so, give name and permit number(s) In & Out Mega

Has anyone, to your knowledge, held a beer or any other permit at this location? Yes If so, give name and permit number(s) In & Out Mega

Do you or any other person interested in this permit hold any other type alcoholic beverage permit? Yes

If held, give name, place and permit number(s) Circle K, 6201 Col Glenn Rd Little Rock; Circle K, 1220 Hwy 35 N Benton Permit #06385

2002



If applicant is a partnership, give names and addresses of all partners:

n/a

If applicant is a corporation/LLC, give (A) Name and address of stockholders and amount of stock held by each:

Amin Chitalwala, LLC Member, 1961 Rosecliff Dr NE, Atlanta GA 30329, 50% ownership interest

Shams Nanji, LLC Member, 150 Northern Oaks Dr, Fayetteville GA 30214, 50% ownership interest

(B) Name and address of President and Secretary:

n/a

NOTE: Schedule A is to be completed by each party to this application and is to be considered a part of the application. Any mis-statements or concealment of fact will be grounds for refusal of application, or revocation of permit(s) if later disclosed.

Signed this 6th day of April, 2020.

*[Handwritten Signature]*

Signature of Applicant or Managing Agent

Subscribed and sworn to before me this 6th day of April, 2020.

*[Handwritten Signature]*  
Notary Public

My Commission Expires:









Give nearest distance, building to building, from CHURCH 1.8 miles SCHOOL 0.2 miles

If applicant is a partnership, give names and addresses of all partners: \_\_\_\_\_

n/a

If applicant is a corporation give (A) Name and address of stockholders and amount of stock held by each:

LLC - 2 Members, each 50% ownership

Amin Chitalwala, LLC Member, 1961 Rosecliff Dr NE, Atlanta GA 30329, 50% ownership interest

Shams Nanji, LLC Member, 150 Northern Oaks Dr, Fayetteville GA 30214, 50% ownership interest


(B) Name and address of President and Secretary:

n/a


Schedule "A" is to be completed by each party to this application and is to be considered a part of application. Any mis-statements or concealment of fact will be grounds for refusal of application, or revocation of permit(s) if later disclosed.

If making application for a **Small Farm Winery-Manufacturer**, I certify that I meet the criteria as described in ACA 3-5-1602(c)(1) and enclose a copy of my Federal Basic Permit and proof of my annual production from the calendar year previous to my application (form/s TTB F 5120.17).

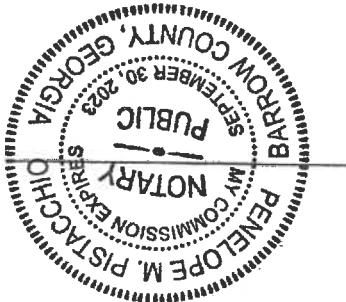
Signed this 6<sup>th</sup> day of April, 2020

  
Applicant's Signature

Subscribed and sworn to before me this 6<sup>th</sup> day of April, 2020

  
Notary Public

My Commission Expires:



**NORTH LITTLE ROCK WASTE WATER UTILITY**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2019 AND 2018**

(With independent auditor's report thereon.)

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## INTRODUCTION

The North Little Rock Waste Water Utility, hereafter referred to as the “Utility” is pleased to present its financial report for the years ending December 31, 2019 and 2018 developed in compliance with Governmental Accounting Standards.

### Mission

The mission of the Utility is to provide safe, low cost, high quality sewer service to the citizens of North Little Rock, Arkansas and other areas as directed. This service in general includes the collection, treatment and disposal of the treated water into the Arkansas River in an environmentally sound matter.

### Summary of Organization

The Utility was established by the North Little Rock City Council in 1962. The City Council appointed a five member commission to oversee its operations. Each commissioner is appointed for a five year period, with any reappointment approved by the City Council. The commission meets in open public session on the second Tuesday of each month. The Utility’s day to day operations are managed by a professional Director with assistance from the senior management. The Utility has no taxing power. Operational and maintenance costs are funded from customer fees and charges. At the end of 2019, the utility provided service to approximately 40,000 customers. The acquisition and construction of capital assets are funded by customer revenues, contributions from developers and sewer improvement districts and from construction loans. The Utility maintains and operates four treatment plants, 74 pump stations and hundreds of miles of sewer lines. As of December 31, 2019, the Utility had 93 full time employees dedicated to providing sewer service to the customer base.

### Responsibility and Controls

The Utility has prepared and is responsible for the financial statements and related information included in this report. A system of internal accounting controls is maintained to provide reasonable assurance that assets are safeguarded and that the books reflect only authorized transactions. The internal accounting controls are evaluated on an ongoing basis by the Finance Administrator. Independent external auditors also consider certain elements of the internal control system in order to determine their auditing procedures for the purpose of expressing an opinion on the financial statements.

Management believes that its policies and procedures provide guidance and reasonable assurance that the Utility’s operations are conducted according to management’s intentions and to a high standard of business ethics. In management’s opinion, the financial statements present fairly, in all material respects, the financial position, results of operations and cash flows in conformity with accounting principles generally accepted in the United States of America.

### Audit Assurance

The unqualified opinion of our independent auditors, EGP, PLLC, is included in this report.

### **Independent Auditor's Report**

North Little Rock Waste Water Treatment Committee  
North Little Rock Waste Water Utility

We have audited the accompanying financial statements of North Little Rock Waste Water Utility (a component unit of the City of North Little Rock, Arkansas), which comprise the statements of net position as of December 31, 2019 and 2018, and the related statements of revenues, expenses and changes in net position and cash flows for the years ended December 31, 2019 and 2018, and the related notes to the financial statements, as listed in the table of contents.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the North Little Rock Waste Water Utility, as of December 31, 2019 and

2018, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### **Emphasis of Matter**

As discussed in Note 1, the financial statements present only the North Little Rock Waste Water Utility and do not purport to, and do not, present fairly the financial position of the City of North Little Rock, Arkansas, as of December 31, 2019 and 2018, the changes in its financial position, or, where applicable, its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required supplementary information as listed in the table of contents on pages 5 through 10 and 32 through 35 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the North Little Rock Waste Water Utility's financial statements as a whole. The introductory section, schedule of operating expenses and the schedule of expenditures of federal awards as required by the audit requirements of Title 2 U.S. Code of Federal Regulations ("CFR") Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* on pages 1, 36 and 41, respectively, are presented for purposes of additional analysis and are not a required part of the financial statements.

The schedule of operating expenses and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of operating expenses and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 12, 2020 on our consideration of North Little Rock Waste Water Utility's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering North Little Rock Waste Water Utility, internal control over financial reporting.

May 12, 2020

EGP, PLLC

Certified Public Accountants & Consultants  
North Little Rock, Arkansas

EGP



## MANAGEMENT'S DISCUSSION AND ANALYSIS

This section presents management's analysis of the Utility's financial condition and activities for the year. This information should be read in conjunction with the financial statements.

### Financial Highlights

Our current rate ordinance was adopted on October 26, 2015 and it includes rate adjustments effective on January 1<sup>st</sup> of the years 2016 through 2020. The rate of \$17.52 for a minimum usage of 400 cubic feet and \$5.27 per 100 cubic feet of usage after 400 was effective for the January, 2019 usage which was billed in February. The rate which was in effect for the January, 2019 billing for the December, 2018 usage was \$4.88 per 100 cubic feet with a minimum amount of \$17.01 for 400 cubic feet. There is a minimum charge of four 100 cubic feet for all customers.

The Utility was able to increase its cash and certificates of deposit balance by around \$3,000,000 during 2019. The Utility was able to invest excess funds in two new certificates of deposit and add funds to two current certificates of deposit during the year.

The Statement of Net Position as of 12/31/19, includes an insurance receivable. In late October of 2018, there was a fire at the Utility's Faulkner Lake treatment plant location. This fire destroyed five high value pieces of equipment, a large metal building, building contents and inventory items. There was also extensive smoke damage to one office building. As of the end of 2019, the Utility had received \$1,250,000 from its insurance company and the receivable is the additional amount that will be paid by the insurance company for the replacement value of the destroyed property as well as expenses related to clean up.

In May, the Utility suffered flood damage at two of its treatment plants. This flood was declared a major disaster by the federal government on June 8, 2019. The Utility has submitted paperwork to receive up to 75% reimbursement for the damages sustained. The FEMA receivable shown in the Statement of Net Position, is the amount the Utility received after year end but before the 2019 audit was completed. The Utility is hopeful to receive further reimbursement during 2020.

The Utility increased its property value less depreciation by around \$4,900,000 during 2019. This increase was mainly due to construction in progress projects.

The Arkansas Natural Resources Commission approved loan funds from the Arkansas Clean Water State Revolving Loan Fund in the amount of \$30,000,000 on October 15, 2016. The interest rate is 1.25 percent with an annual servicing fee of 1.00 percent. The Utility will pay interest only on the loan funds received until April, 2021 at which time principal payments commence. At the end of December, 2019, the Utility had been disbursed the total amount of \$16,163,031 for this bond issue.

### **Overview of Annual Financial Report**

Management's Discussion and Analysis (MD&A) serves as an introduction to, and should be read in conjunction with, the basic financial statements and supplementary information. The MD&A represents management's examination and analysis of the Utility's financial condition and performance.

The financial statements report information about the Utility using full accrual accounting methods as utilized by similar business activities in the private sector. The financial statements include a statement of net position; statement of revenues, expenses and changes in net position; statement of cash flows; notes to the financial statements and other supporting schedules.

The statement of net position presents the financial position of the Utility on a full accrual historical cost basis. This statement presents information on all of the assets and liabilities with the difference reported as net position. Over time, increases and decreases in net assets are one indicator of whether the financial position is improving or deteriorating.

While the statement of net position provides information about the nature and amount of resources and obligations at year-end, the statement of revenues, expenses and changes in net position presents the results of the business activities over the course of the fiscal year and information as to how the net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows.

The statement of cash flows presents changes in cash and cash equivalents, resulting from operational, financing and investing activities. This statement presents cash receipt and disbursement information only.

The notes to the financial statements and supplementary information are provided to disclose information that is essential to a full understanding of the material data provided in the statements.

The financial statements were prepared by the Utility's staff from its detailed transactions for the years ending December 31, 2019 and 2018. The financial statements were audited and adjusted, if material, during the independent external audit process.

### **Financial Analysis**

The comparative financial statements provide information about the financial activities of the North Little Rock Waste Water Utility. The following information is an analysis of the comparison between the two years presented in the financial statements. The amounts for the year ending December 31, 2017 are also shown for reference purposes.

**Statement of Net Position:**

This statement indicates that the Utility had an adequate amount of liquid assets as of the end of the year and a reasonable level of unrestricted net position. The increase in current assets between 2019 and 2018 is the result of a higher certificate of deposit and cash balance. The increase in the property value is mainly due to the completion of projects during the year. The other non-current assets include the deferred outflow related to pension account, which decreased from 2018 to 2019. The decrease in current liabilities is due to a lower balance in accounts payable at the end of 2019. The other non-current liability total amount for 2019 includes an amount of \$2,547,471 for the reserve for bio-solid removal. This reserve account was set up to accrue a liability for the cost of removing sludge from the lagoons at all of the treatment plants. The current ratio is an indication of short-term liability and is calculated by dividing current assets by current liabilities. A resulting number greater than one indicates current assets in excess of current needs which can be applied to future periods. The current ratio as of December 31, 2019 was 4.17 and the ratio for 2018 and 2017 was 2.81 and 2.75, respectively. Another ratio which is shown on this statement is the debt utilization ratio which indicates what percentage the total debt is to total assets. This ratio is calculated by dividing total notes payable by total assets and was 32% for the year ended December 31, 2019. The debt utilization ratio for 2018 and 2017 was 31% and 32%, respectively.

**Analysis of Statement of Net Position**

	<b>2019</b>	<b>2018</b>	<b>2017</b>
Current Assets	\$ 17,001,304	\$ 15,274,710	\$ 10,658,390
Net Property & Equipment	\$ 122,603,668	\$ 117,665,611	\$ 114,351,953
Other Non-Current Assets	\$ 4,797,796	\$ 4,611,331	\$ 3,028,945
Current Liabilities	\$ 4,079,669	\$ 5,438,903	\$ 3,911,339
Bonds Payable	\$ 43,724,708	\$ 40,514,451	\$ 38,552,096
Other Non-Current Liabilities	\$ 5,302,207	\$ 6,116,099	\$ 6,740,914
Invested in Capital Assets, net of related debt	\$ 76,712,415	\$ 75,043,661	\$ 73,371,696
Restricted Net Position	\$ 3,027,798	\$ 1,869,461	\$ 1,323,262
Unrestricted Net Position	\$ 11,555,971	\$ 8,569,077	\$ 4,139,981

**Statement of Revenues, Expenses and Changes in Net Position:**

For the year ending December 31, 2019, the Utility had an operating income of \$5,949,018 with an overall increase in net position of \$5,813,985 after the non-operating income and expenses were accounted for.

**Analysis of Statement of Revenues, Expenses and  
Changes in Net Position**

	<u>2109</u>	<u>2018</u>	<u>2017</u>
Operating Revenue	\$ 22,979,810	\$ 22,091,555	\$ 20,619,957
Operating Expenses	\$ 17,030,792	\$ 15,747,436	\$ 16,562,127
Operating Income	\$ 5,949,018	\$ 6,344,119	\$ 4,057,830
Non-Operating Revenue	\$ 965,831	\$ 1,273,454	\$ 206,258
Non-Operating Expenses	\$ 1,100,864	\$ 970,313	\$ 951,001
Increase in Net Position	<u>\$ 5,813,985</u>	<u>\$ 6,647,260</u>	<u>\$ 3,313,087</u>

Of the total operating revenue for 2019, 96% comes from the rates that the customer base pays for their sewer service.

The operating revenue besides that amount directly from the customer base includes late fees collected on past due billings, tie-on and permit fees, a treatment fee accessed to another city per a court order agreement and plan review charges. The operating revenue increase between 2019 and 2018 is due to the rate change which was effective with the February 2019 billings. There was also a rate increase between 2018 and 2017.

The total operating expense is comprised of labor, depreciation and other. The labor cost includes benefits (insurance, training, matching FICA, and pension) as well as salary. The other operating expenses include supplies, utilities, routine repair and maintenance, outside services and any other non-labor or depreciation expense. The increase in operating expenses between 2019 and 2018 is mainly due to the recording of emergency repairs due to a flood event.

The non-operating revenue for 2019 includes around \$747,000 for insurance proceeds received during the year for the fire damage in 2018 and funds received from FEMA for the flood damage in 2019. In 2018, there was a gain on disposal of assets which related to the fire.

The non-operating expense includes interest expense on all loans and loss on disposal of some assets.

**Capital Asset Information:**

As of December 31, 2019, the Utility had a property value after accumulated depreciation of \$122,603,668. This amount includes construction in progress as well as fixed assets. The major increase in property value before depreciation was the result of various construction in progress projects both completed and in progress. The construction in progress jobs included various projects for lining and pipe bursting of sewer lines, the addition and remodeling of the collections systems and engineering building and a pump station generator project. The capital asset additions were funded with both bond proceeds and reserves. An amount of \$621,765 in property value was disposed of during the year. Some items were sold and some were removed due to replacement.

**Debt Information:**

The following schedule shows the debt activity for the year.

SCHEDULE OF BONDS PAYABLE  
DECEMBER 31, 2019

DESCRIPTION	1/1/2019 BALANCE	DRAWS RECEIVED	PAYMENTS	12/31/2019 BALANCE
SERIES 2001	\$ 3,419,112.55		\$ 577,426.72	\$ 2,841,685.83
SERIES 2008	\$ 9,941,469.60		\$ 645,757.81	\$ 9,295,711.79
SERIES 2012	\$ 18,475,139.72		\$ 884,315.45	\$17,590,824.27
SERIES 2016	\$ 10,786,227.00	\$ 5,376,804.00	\$ -	\$16,163,031.00
	<u>\$ 42,621,948.87</u>	<u>\$ 5,376,804.00</u>	<u>\$ 2,107,499.98</u>	<u>\$ 45,891,252.89</u>

The payments recorded for the revolving loan funds were the scheduled six-month payments. The Series 2001 loan will be paid off in April, 2024. The Series 2008 loan will be paid off in October, 2031. The Series 2012 loan will be paid off in October, 2035. The Series 2016 loan was issued in October of 2015 for an amount of \$30,000,000. Interest only payments will be made until April, 2021 at which time principal payments will commence until October, 2040.

**Budget to Actual Comparison:**

The budget is prepared by the Utility's Finance Manager and is based on the previous year's dollar amounts. The previous years' amounts are adjusted to reflect the projected activity for the current year. As with any budget, there were differences with the actual amounts recorded for the year.

The total operating revenue was less than the amount budgeted. The actual usage for the customers as a whole was lower than what was budgeted, thus the customer revenue was lower than expected. This decrease was offset some by an increase in late fee income.

The budgeted total operating expense was higher than actual. The budget included the amount of \$1,000,000 for emergency repairs and only a little over half of that amount was used. The budget also included some new labor positions which were not filled and some repair and maintenance of equipment which did not have to be completed.

The actual non-operating revenue amount is higher than the amount budgeted due to a higher interest rate received on the certificates of deposit

The actual non-operating expenses were lower than the amount budgeted due to a lower amount of draws received from the 2016 loan than expected.

**Analysis of Planned Activity for 2020:**

There are a number of lining, pipe bursting and interceptor projects planned for various locations within the service area. These projects will increase the life of various sized sewer lines and will be funded through the Series 2016 loan and general revenue. There will also be a contract for another Sewer System Evaluation Survey which will be paid out of general revenue. Also, engineering will continue for the Maumelle to White Oak diversion and will also be paid out of general revenue. The Utility's plan is to divert the flow from the Maumelle service area to the White Oak Treatment Plant and decommission the current Maumelle Treatment Plant. Also, the renovation and addition to the collection systems and engineering building will be completed, which is also funded with general revenues.

**Contacting the Management:**

The financial report is designed to provide our customers, citizens and creditors with a general overview of the Utility's finances and to show the accountability for the money it receives. If you have any questions about this report or need additional financial information, contact our administration office.

**North Little Rock Waste Water Utility**  
**Statement of Net Position**  
**December 31, 2019 and 2018**  
(See independent auditor's report.)

	<b>2019</b>	<b>2018</b>
<b><u>Assets and Deferred Outflows of Resources</u></b>		
<b>Current Assets</b>		
Cash	\$ 3,477,870	3,100,194
Certificates of deposit	9,554,584	8,034,114
Accrued interest receivable	95,791	52,418
Accounts receivable (net of allowance of \$10,000)	2,641,624	2,888,748
FEMA grant receivable	97,761	-
Insurance receivable	1,045,390	1,146,219
Inventory	27,069	24,845
Prepaid expenses	61,215	28,172
<b>Total Current Assets</b>	<b>17,001,304</b>	<b>15,274,710</b>
<b>Noncurrent Assets</b>		
Restricted assets:		
Cash and cash equivalents	2,028,478	1,374,813
Certificates of deposit	504,497	-
Other assets	494,823	494,648
Property, plant and equipment, net	122,603,668	117,665,611
Notes receivable, net of current portion	176,055	176,055
<b>Total Noncurrent Assets</b>	<b>125,807,521</b>	<b>119,711,127</b>
<b>Total Assets</b>	<b>142,808,825</b>	<b>134,985,837</b>
<b>Deferred Outflows of Resources</b>		
Deferred outflows related to pensions	1,593,943	2,565,815
<b>Total Deferred Outflows of Resources</b>	<b>1,593,943</b>	<b>2,565,815</b>
 <b>Total Assets and Deferred Outflows of Resources</b>	 <b>\$ 144,402,768</b>	 <b>137,551,652</b>

*The accompanying notes are an integral part of these financial statements.*

	<u>2019</u>	<u>2018</u>
<b><u>Liabilities, Deferred Inflows of Resources and Net Position</u></b>		
<b>Current Liabilities</b>		
Accounts payable	\$ 648,442	2,197,207
Other current liabilities	534,324	491,650
Accrued absences	730,358	642,547
Current portion of long-term debt	2,166,545	2,107,499
<b>Total Current Liabilities</b>	<u>4,079,669</u>	<u>5,438,903</u>
<b>Noncurrent Liabilities</b>		
Reserve for bio-solids disposal	2,547,471	2,330,871
Pension liability	1,753,904	2,685,571
OPEB obligation	299,950	285,680
Bonds payable, net of current portion	43,724,708	40,514,451
<b>Total Noncurrent Liabilities</b>	<u>48,326,033</u>	<u>45,816,573</u>
<b>Total Liabilities</b>	<u>52,405,702</u>	<u>51,255,476</u>
<b>Deferred Inflows of Resources</b>		
Deferred inflows related to pensions	700,882	813,977
<b>Total Deferred Inflows of Resources</b>	<u>700,882</u>	<u>813,977</u>
<b>Total Liabilities and Deferred Inflows of Resources</b>	<u>53,106,584</u>	<u>52,069,453</u>
<b>Net Position</b>		
Net investment in capital assets	76,712,415	75,043,661
Restricted	3,027,798	1,869,461
Unrestricted	11,555,971	8,569,077
<b>Total Net Position</b>	<u>91,296,184</u>	<u>85,482,199</u>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b>	<u>\$ 144,402,768</u>	<u>137,551,652</u>



**North Little Rock Waste Water Utility**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**For the Years Ended December 31, 2019 and 2018**  
(See independent auditor's report)

	<u>2019</u>	<u>2018</u>
<b>Operating Revenues</b>		
Service charges	\$ 20,065,939	18,986,722
Service charges - industry	1,930,986	2,032,760
Service charges - violations	482,928	590,642
Users' forfeited discounts	322,271	305,927
Permits and inspections	40,770	51,395
Other operating income	136,916	124,109
<b>Total Operating Revenues</b>	<u>22,979,810</u>	<u>22,091,555</u>
<b>Operating Expenses</b>		
Cost of sales	9,776,400	8,883,186
Operating expenses	7,254,392	6,864,250
<b>Total Operating Expenses</b>	<u>17,030,792</u>	<u>15,747,436</u>
<b>Operating Income</b>	<u>5,949,018</u>	<u>6,344,119</u>
<b>Non-Operating Income</b>		
Interest income	216,482	104,907
Insurance proceeds	649,171	-
Grant revenue	97,761	-
Gain on disposal of assets	-	1,122,903
Other non-operating income	2,417	45,644
<b>Total Non-Operating Income</b>	<u>965,831</u>	<u>1,273,454</u>
<b>Non-Operating Expenses</b>		
Interest expense	1,060,962	970,313
Loss on disposal of assets	39,902	-
<b>Total Non-Operating Expenses</b>	<u>1,100,864</u>	<u>970,313</u>
<b>Increase in Net Position</b>	5,813,985	6,647,260
Net position - beginning of period	<u>85,482,199</u>	<u>78,834,939</u>
<b>Net Position - End of Period</b>	<u>\$ 91,296,184</u>	<u>85,482,199</u>

*The accompanying notes are an integral part of these financial statements.*

**North Little Rock Waste Water Utility**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2019 and 2018**  
(See independent auditor's report.)

	2019	2018
<b>Cash Flows From Operating Activities:</b>		
Cash received from:		
Customers	\$ 22,992,257	21,923,406
Other operating income	136,916	124,109
Cash payments for:		
Cash paid to suppliers for goods and services	(8,342,559)	(7,500,801)
Cash paid to or on behalf of employees for services	(5,440,291)	(3,049,201)
<b>Net Cash Provided (Required) by Operating Activities</b>	9,346,323	11,497,513
 <b>Cash Flows From Capital and Related Financing Activities:</b>		
Repayment of long-term debt and bonds payable	(2,107,501)	(2,428,160)
Proceeds from draws on bond	5,376,804	4,069,853
Acquisition and construction of capital assets	(9,577,377)	(8,097,953)
Proceeds from disposal of property, plant and equipment	55,734	505,885
Insurance proceeds from fire damage	750,000	-
Interest paid	(1,060,962)	(970,313)
<b>Net Cash Provided (Required) by Capital and Related Financing Activities</b>	(6,563,302)	(6,920,688)
 <b>Cash Flows From Investing Activities:</b>		
Proceeds from maturity of certificates of deposit	(10,059,081)	(8,034,114)
Investment in certificates of deposit	8,034,114	4,743,520
Interest and other income received	273,287	113,067
<b>Net Cash Provided (Required) by Investing Activities</b>	(1,751,680)	(3,177,527)
 <b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	1,031,341	1,399,298
Cash and cash equivalents at beginning of year	4,475,007	3,075,709
<b>Cash and Cash Equivalents at End of Year</b>	\$ 5,506,348	4,475,007
 <b>Cash and Cash Equivalents</b>		
Unrestricted cash and cash equivalents	\$ 3,477,870	3,100,194
Restricted cash and cash equivalents	2,028,478	1,374,813
<b>Total Cash and Cash Equivalents</b>	\$ 5,506,348	4,475,007

*The accompanying notes are an integral part of these financial statements.*

	<u>2019</u>	<u>2018</u>
<b>Reconciliation of Operating Income to Net Cash Provided by Operating Activities:</b>		
Operating income	\$ 5,949,018	6,344,119
Adjustments to reconcile operating income to cash provided by operating activities:		
Depreciation	4,543,684	4,255,094
(Increase) decrease in assets:		
Accounts receivable	247,124	(44,040)
Inventory	(2,224)	13,671
Grant receivable	(97,761)	-
Other assets	(33,218)	120,940
Deferred outflows	971,872	(415,682)
Increase (decrease) in liabilities:		
Accounts payable	(1,548,765)	1,831,918
Accrued absences	87,811	(3,289)
Other liabilities	(658,123)	(475,917)
Deferred inflows	(113,095)	(129,301)
<b>Net Cash Provided by Operating Activities</b>	<u>\$ 9,346,323</u>	<u>11,497,513</u>

**Supplemental Disclosure of Noncash Transactions Investing and Financing Activities:**

Insurance proceeds receivable from fire damage of property, plant and equipment	<u>\$ -</u>	<u>1,146,219</u>
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**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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**1. Summary of Significant Accounting Policies**

Principles of Operation

The North Little Rock Waste Water Utility (the "Utility") (a component unit of the City of North Little Rock) is financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The financial statements present only the North Little Rock Waste Water Utility and do not purport to, and do not, present fairly the financial position of the City of North Little Rock, Arkansas, as of December 31, 2019 and 2018, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Accounting

The Utility follows Government Accounting Standards Board ("GASB") Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, which incorporates Financial Accounting Standards Board ("FASB") pronouncements and Accounting Principles Board ("APB") opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails.

The Utility uses the economic resources measurement focus and accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred regardless of the related cash flows. The Utility distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for the proprietary funds include the cost of personnel, supplies, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

Preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the use of management's estimates. Those estimates and assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results may differ from estimates.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Utility considers certificates of deposits and all highly liquid cash investments with original maturities of three months or less to be cash equivalents.

Certificates of Deposit

Certificates of deposit with original maturities of greater than three months. Certificates of deposit are recorded at amortized cost which approximates fair value.

Accounts Receivable

Sales of sewer services are made on open account to customers located in North Little Rock, Arkansas and surrounding areas. The Utility utilizes the allowance method of accounting for uncollectible accounts receivable. The Utility reviews its customer accounts on a periodic basis and records a reserve for specific amounts that management determines may not be collected. In addition, the Utility has established a general

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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reserve for potential uncollectible accounts based on historical bad debts. Amounts are written off at the point when collection attempts have been exhausted, which is usually 120 days after the account is past due. Management uses significant judgment in estimating uncollectible amounts. In estimating uncollectible amounts, management considers factors such as current overall economic conditions, industry-specific economic conditions, historical customer performance and anticipated customer performance. While management believes the Utility's processes effectively address its exposure to doubtful accounts, changes in economic, industry or specific customer conditions may require adjustment to the allowance recorded by the Utility. Accounts receivable are net of an allowance for doubtful accounts of \$10,000 at both December 31, 2019 and 2018

Inventory

Inventory consists of materials and supplies valued at the lower of cost or market, using the first-in, first-out method.

Property, Plant and Equipment

Property, plant and equipment are stated at cost unless otherwise noted. Depreciation is provided by the straight-line method over the estimated useful lives of the related assets ranging from three to fifty years. Assets are constructed and acquired by four methods: utility work crews, independent contractors financed by utility funds, contributions to the utility by independently financed waste water improvement districts, and contributions to the utility by real estate developers in conjunction with a property development. Assets acquired from improvement districts and real estate developers result in donated capital and have been so classified. Donated fixed assets are valued at their estimated fair market value on the date donated. Interest costs are capitalized when incurred on debt where proceeds were used to finance the construction of assets. The Utility capitalizes all purchases over \$1,000 that have at least a three year useful life. Costs of repairs and maintenance that do not improve or extend the assets lives are charged to expense as incurred.

Long-Lived Assets

The Utility reviews long-lived assets and certain identifiable intangibles held and used by the Utility for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. For the years ended December 31, 2019 and 2018, no impairment has been identified.

Net Position

Net position comprises the various net earnings from operating income, non-operating revenues and expenses, and capital contributions. Net position is classified in the following three components:

*Net investment in capital assets*

This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

*Restricted for debt service*

This component of net position consists of constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. When an expense is incurred for purposes for which there are

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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both restricted and unrestricted net position available, it is the Utility's policy to apply those expenses to restricted net position to the extent such are available and then to unrestricted net position.

*Unrestricted*

This component of net position consists of net assets that do not meet the definition of "net investment in capital assets" or "restricted."

Accrued Absences

Each employee may accumulate a maximum of thirty days of vacation and sixty days of sick leave. The Utility has accrued a liability for vacation and sick leave pay, which has been earned but not taken by employees.

Reserve for Bio-Solids Disposal

The Utility provides annually for the estimated cost of bio-solids removal from the treatment plant lagoons, which occurs every five to fifteen years for each lagoon.

Budgets and Budgetary Accounting

Budgeted revenues and expenses are prepared using the economic resources measurement focus and the accrual basis of accounting. The original budgets adopted by the Utility were not amended during the years ended December 31, 2019 and 2018.

Deferred Outflows/Inflows of Resources

The statement of net position will sometimes report a separate section for deferred outflows of resources, which represents consumption of net position that applies to a future period and will not be recognized as an outflow of resources until then. In addition, the statement net position will sometimes report a separate section for deferred inflows of resources, which represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources until then. The Utility utilizes deferred outflows and deferred inflows to account for changes regarding pension liabilities.

Recently Adopted Accounting Standards

GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, provides guidance on debt information that is to be disclosed in the notes to governmental financial statements. The statement clarifies which liabilities are to be included in the disclosures and requires additional information to be disclosed. In addition, the statement requires information about debt incurred through direct borrowings or direct placements to be disclosed separately from other debt. The standard became effective for the Utility in fiscal year 2019. GASB Statement No. 88 did not have a significant impact on the Utility's financial statements.

Recently Issued Accounting Standards

GASB Statement No. 87, *Leases*, provides a new framework for accounting for leases under the principle that leases are financings. No longer will leases be classified between capital and operating. Lessees will recognize an intangible asset and a corresponding liability. The liability will be based on the payments expected to be paid over the lease term, which includes an evaluation of the likelihood of exercising renewal or termination options in the lease. Lessors will recognize a lease receivable and related deferred inflow of resources. Lessors will not derecognize the underlying asset. An exception to the general model is provided for short-term leases that cannot last more than 12 months. Contracts that contain lease and nonlease components will need to be separated so each component is accounted for accordingly. This standard becomes effective for the Utility in

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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fiscal year 2020. Management of the Utility has not yet determined the impact that adoption of this statement will have on the Utility's financial statements or related disclosures.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, established accounting requirements for interest cost incurred before the end of a construction period. The statement requires such interest cost be recognized as an expense in the period in which the cost is incurred in financial statements prepared using the economic resources measurement focus. Currently, GASB Statement No. 62 requires some interest costs to be included in the historical cost of a capital asset reported in an enterprise fund or business-type activity. When effective, this statement will no longer require interest cost to be included in historical cost. This standard becomes effective for the Utility in fiscal year 2020. Management of the Utility has not yet determined the impact that adoption of this statement will have on the Utility's financial statements or related disclosures.

**2. Description of Funds**

The Utility complies with all state and local laws and regulations as well as the provisions of certain contracts requiring the use of separate funds. The required funds used by the Utility include the following:

Sewer Fund

The Sewer Fund was established for the purpose of depositing all revenues derived from the operation of the system. Revenues are for the payment of reasonable and necessary expenses of operation and maintenance of the system, payment of principal, interest and trustee's fees on bonds, reserve for contingencies, and providing for a depreciation fund.

Operating and Maintenance Fund

The Operating and Maintenance Fund is used to pay the reasonable and necessary monthly expenses of operation, and repair and maintenance of the Utility. The fund is maintained by required monthly transfers from the Sewer Fund.

Sewer Depreciation Fund

The Sewer Depreciation Fund is restricted to paying the costs of needed capital improvements or replacements; provided, however, that monies in the Sewer Depreciation Fund may be used to the extent necessary to prevent a default in the payment of the principal and interest on bonds as they become due. The fund is maintained by required monthly transfers from the Sewer Fund.

Rehabilitation Fund

The Rehabilitation Fund was established in 2007 by city ordinance #7973 (as amended by city ordinance #8083) to provide for system repairs and replacements from the proceeds of 2007 rate increases. The ordinance requires that a monthly transfer of \$41,667 (\$500,000 annually) be made from the Sewer Fund to provide for repairs and replacements.

2001 Revolving Loan Fund

The 2001 Revolving Loan Fund was established in 2001 and is restricted to the recording of activity in connection with the 2001 Revolving Loan Fund.

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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2008 Revolving Loan Fund

The 2008 Revolving Loan Fund was established in 2008 and is restricted to the recording of activity in connection with the 2008 Revolving Loan Fund.

2012 Revolving Loan Fund

The 2012 Revolving Loan Fund was established in 2012 and is restricted to the recording of activity in connection with the 2012 Revolving Loan Fund.

2016 Revolving Loan Fund

The 2016 Revolving Loan Fund was established in 2016 and is restricted to the recording of activity in connection with the 2016 Revolving Loan Fund.

**3. Cash and Certificates of Deposit**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the Utility manages its exposure to declines in fair values by limiting investments to securities with a maturity of not more than five years from the date of purchase and by attempting to match investment maturities with cash flow requirements.

Credit risk is the risk that the issuer of counterparty will not fulfill its obligations. To minimize exposure to credit risk, the Utility's investment policy specifies the types of securities in which the Utility may invest. Generally, this is accomplished by investing in certificates of deposit with maturities of less than five years.

Custodial credit risk is the risk that in the event of a bank failure, deposits may not be returned to the Utility. At December 31, 2019 and 2018, the Utility's deposits with two financial institutions were fully insured or collateralized and totaled \$15,717,901 and \$12,888,810, respectively.

**4. Restricted Funds**

The Utility has certain debt services funds with the Arkansas Development Finance Authority ("ADFA"), which are restricted to various uses. The Utility is required to deposit monthly with the ADFA, to be held in trust, an amount equal to 1/6 of the interest to become due on the next ensuing interest payment plus 1/6 of the next installment of principal next due on the Bonds. The required deposits shall be reduced by any amount in the Debt Service Fund available for meeting the purpose for which a deposit is required to be made. The total deposits, held in trust as of December 31, 2019 and 2018, were \$494,823 and \$494,648, respectively.

In addition, certain funds included in cash and cash equivalents and certificates of deposit are restricted to construction, rehabilitation or capital improvements. Those funds totaled \$2,532,975 and \$1,374,813 as of December 31, 2019 and 2018, respectively.

**5. Property, Plant and Equipment**

Property, plant and equipment consisted of the following at December 31:



**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

	2018	Additions	Transfers	Disposals	2019
Land	\$ 3,139,809	-	-	-	3,139,809
Plant and equipment	182,107,148	544,187	5,400,466	(706,339)	187,345,462
Construction in process	5,468,899	9,033,190	(5,400,466)	-	9,101,623
	190,715,856	9,577,377	-	(706,339)	199,586,894
Less accumulated depreciation	(73,050,245)	(4,543,684)	-	610,703	(76,983,226)
	<u>\$ 117,665,611</u>	<u>5,033,693</u>	<u>-</u>	<u>(95,636)</u>	<u>122,603,668</u>
	2017	Additions	Transfers	Disposals	2018
Land	\$ 3,139,809	-	-	-	3,139,809
Plant and equipment	170,560,341	2,588,319	10,826,611	(1,868,123)	182,107,148
Construction in process	10,785,876	5,509,634	(10,826,611)	-	5,468,899
	184,486,026	8,097,953	-	(1,868,123)	190,715,856
Less accumulated depreciation	(70,134,073)	(4,255,094)	-	1,338,922	(73,050,245)
	<u>\$ 114,351,953</u>	<u>3,842,859</u>	<u>-</u>	<u>(529,201)</u>	<u>117,665,611</u>

**6. Long-Term Debt**

In 2001, the Utility received a \$10,000,000 program award available for approved construction. The interest rate on the 2001 revolving loan fund is at 2.25% and a financing fee at 1% of the outstanding principal. Repayment of principal, interest and financing fee of the 2001 loan began in October 2005 with payments to be made semi-annually over twenty years.

In 2008, the Utility received a \$14,000,000 program award available for approved construction. The interest rate on the 2008 revolving loan fund is at 1.75% and a financing fee at 1% of the outstanding principal with semi-annual payments of interest and financing fee during the project construction period. Repayment of principal, interest and financing fee of the 2008 loan began in April 2012 with payments to be made semi-annually over twenty years.

In 2012, the Utility received a \$21,000,000 program award available for approved construction. The interest rate on the 2012 revolving loan fund is at 1.5% and a financing fee at 1% of the outstanding principal with semi-annual payments of interest and financing fee during the project construction period. Repayment of principal, interest and financing fee of the 2012 loan will begin in April 2016 with payments to be made semi-annually over twenty years.

In 2016, the Utility received a \$30,000,000 program award available for approved construction. The interest rate on the 2016 revolving loan fund is at 1.25% and a financing fee at 1% of the outstanding principal with semi-annual payments of interest and financing fee during the project construction period. Repayment of principal, interest and financing fee of the 2016 loan will begin in April 2021 with payments to be made semi-annually over twenty years. As of December 31, 2019, \$13,836,969 was left to be drawn on this loan.

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

The Utility has outstanding revenue bonds from direct borrowings totaling \$45,891,253 and \$42,621,950 for the years ending December 31, 2019 and 2018, respectively. The Utility has specifically pledged the revenues of the utility system for the repayment of the bonds. The above notes payable contain provisions that in the event of default, the lender can exercise one or more of the following options: (1) Make all or any of the outstanding notes payable balance immediately due and accrued interest at highest post maturity interest rate, (2) Take possession of the collateralized properties, (3) Gain access to other assets of the Utility to protect the lender's interest, and (4) Use any remedy allowed by state or federal law. The Utility is required to establish rates sufficient to pay the expenses and operation and maintenance of the water system, to pay the principal of and premium, if any, and interest on all outstanding bonds to which system revenues are pledged as they become due and make required deposits into the Sewer Depreciation Fund. The Utility also covenants that the rates shall, from time to time be increased to such an amount as will provide revenues at least sufficient for the above purposes. The Utility was in compliance with all debt covenants for the years ended .

The following is a summary of the bonds payable activity at December 31:

	<u>2018</u>	<u>Additions</u>	<u>Retirements</u>	<u>2019</u>
Bonds payable	\$ 42,621,950	5,376,804	(2,107,501)	45,891,253
	<u>2017</u>	<u>Additions</u>	<u>Retirements</u>	<u>2018</u>
Bonds payable	\$ 40,980,257	4,069,853	(2,428,160)	42,621,950

Aggregate payments of the revolving loan fund balance outstanding are as follows for the years ending December 31:

	<u>2001</u>	<u>2008</u>	<u>2012</u>	<u>2016</u>	<u>Total</u>
Principal:					
2020	\$ 596,346	663,639	906,560	-	2,166,545
2021	615,884	682,015	929,366	1,202,738	3,430,003
2022	636,063	700,900	952,745	1,229,951	3,519,659
2023	656,904	720,307	976,713	1,257,780	3,611,704
2024	336,489	740,252	1,001,283	1,286,239	3,364,263
2025-2029	-	4,020,297	5,397,158	6,881,143	16,298,598
2030-2034	-	1,768,302	6,111,044	7,695,662	15,575,008
Thereafter	-	-	1,315,955	10,446,487	11,762,442
	<u>\$ 2,841,686</u>	<u>9,295,712</u>	<u>17,590,824</u>	<u>30,000,000</u>	<u>59,728,222</u>

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

**Interest:**

2020	87,548	159,791	434,140	-	681,479
2021	68,010	148,098	411,334	668,272	1,295,714
2022	47,831	136,080	387,955	641,059	1,212,925
2023	26,990	123,730	363,987	613,230	1,127,937
2024	5,468	111,038	339,417	584,771	1,040,694
2025-2029	-	352,167	1,306,342	2,473,905	4,132,414
2030-2034	-	38,946	592,456	1,659,388	2,290,790
Thereafter	-	-	24,725	779,562	804,287
	<u>\$ 235,847</u>	<u>1,069,850</u>	<u>3,860,356</u>	<u>7,420,187</u>	<u>12,586,240</u>

**7. Pension Plan****Plan Description**

North Little Rock Waste Water Utility Defined Pension Plan (the "Plan") is a single-employer sponsored plan administered by North Little Rock Waste Water Utility (the "Utility"). The Plan provides retirement, death and disability benefits to plan members and beneficiaries. The Utility's Board of Commissioners establishes benefit provisions and all other requirements. The Plan does not issue stand-alone financial statements, nor is it included in another public employee retirement system plan's financial statements. Participants are not required to contribute to the plan.

**Benefits Provided**

The Plan provides retirement, disability, and death benefits to plan members and their beneficiaries. Retirement benefits are based on 2% of average annual compensation for the last five years of employment multiplied by the employee's years of credited service up to 30 years. Employees are fully vested after five years. Employees eligible for retirement benefits after attaining 65 years of age with five years of credited service and are eligible for early retirement after attaining age 55 with ten years of credited services. The Utility is required to contribute to the Plan at an actuarially determined rate.

The Plan does not provide for automatic cost of living adjustments ("COLA") although the plan sponsor may make changes. The plan has not given a retiree increase. Therefore, any increases are not substantively automatic and no COLA is included in the determination of the total pension liability.

As of the measurement date on July 1, 2019, the Plan had 79 active employees, 35 inactive employees entitled to, but not yet receiving benefits and 46 inactive employees or beneficiaries currently receiving benefits. As of July 1, 2018, the Plan had 82 active employees, 29 inactive employees entitled to, but not yet receiving benefits and 46 inactive employees or beneficiaries currently receiving benefits.

**Contributions**

Actuarially determined contributions are determined based on actuarial calculations performed by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Contributions are based on the employee's annual covered salary. The Utility's contribution rate and actuarially determined contribution for the years ended December 31, 2019 and 2018, were 14.9 and 18.2

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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percent and \$575,000 and \$698,563, respectively. Actual contributions for the years ended December 31, 2019 and 2018, equaled \$750,000 and \$1,353,100, or 130.4 and 213.1 percent of required contributions, respectively.

Net Pension Liability

The Utility's net pension liability was measured as of June 30, 2019 and 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability in the actuarial valuation was determined using the following actuarial assumptions, as of June 30 2019 and 2018:

The assumptions used were as follows:

Cost Method:	The "entry age normal cost method" has been used in determining retirement cost. The method used for the July 1, 2013, and previous valuations was the aggregate funding method.
Amortization Method:	The entry age normal cost method also requires an amortization method to be used in calculating the range of recommended contributions. The Unfunded Liabilities are amortized on a level of percentage of salary method and a range of 10 to 20 years is shown.
Pre-Retirement Mortality:	RP 2000 table.
Post-Retirement Mortality:	RP 2000 table. The mortality table used for the July 1, 2013, and previous valuation was the Unisex Pensioner 1984 table (UP84).
Mortality Projection:	Future mortality improvements were not considered in developing the suggested contribution for this report. The liabilities are significantly more volatile with regards to the other assumptions (i.e., investment return, retirement age, and turnover) than with mortality improvement.
Voluntary Terminations:	T-2 table.
Investment Rate of Return:	6.5%, net of Plan investment expense, including inflation
Inflation:	3.0%
Expected Retirement Pattern:	Retirement was assumed to occur on the Normal Retirement Date.
Assumed Investment Return:	6.50% beginning with July 1, 2017 (7.50% for prior years).
Salary Growth:	3.50% annually starting in 2017 (4.50% for prior years), including inflation

The target allocation and best estimates of arithmetic real rates of return for each major asset class as both of December 31, 2019 and 2018, are summarized in the following table:

North Little Rock Waste Water Utility  
Notes to Financial Statements  
December 31, 2019 and 2018

2019

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Domestic equity	49%	4.50%
Fixed Income	30%	1.75%
Real estate	10%	4.25%
Foreign equity	6%	6.25%
Cash	5%	0.00%
Total	100%	3.53%
Inflation		3.00%

2018

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Domestic equity	49%	4.50%
Fixed Income	30%	1.75%
Real estate	10%	4.25%
Foreign equity	6%	6.25%
Cash	5%	0.00%
Total	100%	3.53%
Inflation		3.00%

The long-term expected rate of return on Plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of Plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Single Discount Rate

A single discount rate of 6.5% was used to measure the Total Pension Liability. This single discount rate was based on the expected rate of return on pension plan investments of 6.5%. The projection of cash flows, based on the assumptions made, found that the pension plan's net position was not available to make all projected future benefit payments of current plan members. Therefore, the single discount rate was calculated and applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability

Changes in the net pension liability for the year ended December 31, 2019, were as follows:

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

	<u>Total Pension Liability</u>	<u>Total Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balance, July 1, 2018	\$ 14,296,995	11,611,424	2,685,571
Changes for the year:			
Service cost	372,460	-	372,460
Interest	934,150	-	934,150
Difference between expected and actual experience	(88,707)	-	(88,707)
Contributions—employer	-	1,353,100	(1,353,100)
Net investment income	-	798,804	(798,804)
Benefit payments including refunds of employee contributions	(595,829)	(595,829)	-
Administrative expense	-	-	-
Change in assumptions	-	-	-
Other charges	-	(2,334)	2,334
Net changes	<u>622,074</u>	<u>1,553,741</u>	<u>(931,667)</u>
Balance, June 30, 2019	<u>\$ 14,919,069</u>	<u>13,165,165</u>	<u>1,753,904</u>

Changes in the net pension liability for the year ended December 31, 2018, were as follows:

	<u>Total Pension Liability</u>	<u>Total Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balance, July 1, 2017	\$ 13,669,600	10,883,507	2,786,093
Changes for the year:			
Service cost	364,770	-	364,770
Interest	893,838	-	893,838
Difference between expected and actual experience	(64,567)	-	(64,567)
Contributions—employer	-	702,970	(702,970)
Net investment income	-	577,978	(577,978)
Benefit payments including refunds of employee contributions	(566,646)	(566,646)	-
Administrative expense	-	-	-
Changes in assumptions	-	-	-
Other charges	-	13,615	(13,615)
Net changes	<u>627,395</u>	<u>727,917</u>	<u>(100,522)</u>
Balance, June 30, 2018	<u>\$ 14,296,995</u>	<u>11,611,424</u>	<u>2,685,571</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability calculated using the discount rate of 6.5 and 7.5 percent for the year ended December 31, 2019 and 2018, respectively. Furthermore, the following represent the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

	December 31, 2019			December 31, 2018		
	Discount Rate	Total Pension Liability	Net Pension Liability	Discount Rate	Total Pension Liability	Net Pension Liability
1% decrease	5.50%	\$16,582,380	3,417,215	5.50%	\$15,916,481	4,305,057
Current discount rate	6.50%	14,919,069	1,753,904	6.50%	14,297,295	2,685,871
1% increase	7.50%	13,492,115	326,950	7.50%	12,906,798	1,295,374

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources

For the year ended December 31, 2019 and 2018, the Utility recognized pension expense of \$677,110 and \$707,595, respectively. At December 31, 2019 and 2018, the deferred outflows and inflows of resources were as follows:

	2019	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		\$ 47,341	656,021
Changes of assumptions		655,542	-
Net difference between projected and actual earnings on Plan investments		141,060	44,861
		843,943	700,882
Employer contributions subsequent to measurement		750,000	-
Total		<u>\$ 1,593,943</u>	<u>700,882</u>
	<b>2018</b>		
Differences between expected and actual experience		\$ 60,868	752,527
Changes of assumptions		801,218	-
Net difference between projected and actual earnings on Plan investments		350,629	61,450
		1,212,715	813,977
Employer contributions subsequent to measurement		1,353,100	-
Total		<u>\$ 2,565,815</u>	<u>\$ 813,977</u>

The \$750,000 and \$1,353,100 in 2019 and 2018, respectively, that are reported as deferred outflows of resources related to pensions result from contributions by the Utility made subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the years ending December 31, 2019 and 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

North Little Rock Waste Water Utility  
Notes to Financial Statements  
December 31, 2019 and 2018

	2020	\$	39,866
	2021		(20,602)
	2022		52,307
	2023		71,097
	2024		22,436
	Thereafter		(22,043)
		<u>\$</u>	<u>143,061</u>

Components of Net Pension Liability

The components of the net pension liability at June 30, 2019, were as follows:

	<u>2019</u>		<u>2018</u>
Total pension liability	\$ 14,919,069	\$	14,297,295
Plan's fiduciary net position	13,165,165		11,611,424
Net pension liability	<u>\$ 1,753,904</u>	<u>\$</u>	<u>2,685,871</u>
Plan fiduciary net position as a percentage of total pension liability	88.24%		81.21%

**8. Post-employment Benefits Other Than Pensions (OPEB)**

GASB requires that employers providing post-employment benefits other than pensions record and disclose annual other post-employment benefit ("OPEB") cost and a net OPEB liability in their financial statements and disclose other information about their OPEB plans, including the unfunded actuarial liability.

Plan Description

The Utility's defined benefit OPEB plan (the "OPEB plan") provides OPEB for Utility employees resulting from Arkansas statutes which provide that any municipal official or employee vested in any retirement plan that has 20 years of service and attains 55 years of age may continue to participate in the Utility's healthcare plan after retirement provided that they pay 100% of the group premium. The OPEB plan is a single-employer defined benefit OPEB plan is administered by the Utility. Standalone financial statements are not issued for the OPEB Plan.

Benefits Provided

The OPEB plan provides medical, pharmacy, dental, and vision insurance to participants after retirement provided that they pay 100% of the group premium.

As the measurement date of December 31, 2019, the Plan had 85 active employees with no inactive employees entitled to, but not yet receiving benefits and no inactive employees or beneficiaries currently receiving benefits.

Annual OPEB Cost and Net OPEB Liability

The Utility's annual OPEB cost and liability is calculated using the Entry Age Normal Actuarial Cost Method as required by GASB 75. The Actuarially Determined Contribution and the Amortization Payment



**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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are not applicable due to the plan not being prefunded. The Utility recognizes a liability due to the implicit subsidy rate that is inherent of retiree healthcare costs by active employee healthcare costs when healthcare premiums paid by retirees and active employees are the same.

As of both December 31, 2019 and 2018, the actuarial accrued liability for benefits was \$299,950 and \$285,680, respectively, all of which was unfunded. The covered payroll (annual payroll of active employees covered by the plan) for the year ended December 31, 2019 and 2018, was \$4,490,198 and \$4,051,934, respectively, and the ratio of the unfunded actuarial accrued liability to the covered payroll was 6.68% and 7.05%, respectively. The actuarial assumptions included a 3.26% investment rate of return and projected annual salary increases of 2.80%.

*Health Insurance Premiums*

Health insurance premiums are paid monthly and are the same for both pre-age 65 and ages 65 or older. Benefits pay secondary to medicare. For the year ended December 31, 2019, annual retiree health insurance premiums were \$5,376 for a single coverage and \$11,910 for family coverage.

*Healthcare Cost Trend Rate*

The cost trend numbers used in the analysis were developed consistent with the Getzen model promulgated by the Society of Actuaries for use in long-term trend projection. The ACA excise tax will ultimately affect all plans. Due to the variability of the ACA excise tax by plan, the user needs to estimate the impact and adjust the trend. The excise tax could raise the average annual trend rate by 0.5% or more in each year.

*Actuarial Cost Methods and Assumptions*

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The following represent the key actuarial assumptions:

Age Adjustment Factor:	1.987705
Average Retirement Age:	63
Employer Future Premium Contribution:	Remain a level percentage of the total cost over time
Actuarial Cost Method:	Entry Age Normal
Amortization: Method:	Level Percentage of Payroll
Assets Backing OPEB Liability:	None
Plan Asset Return:	None
Bond Yield:	3.26%
Discount Rate:	3.26%
Measurement Date:	December 31, 2019
Prior Measurement Date:	December 31, 2018
Prior Year Discount Rate:	3.64%
Projected Salary Increases:	2.8%
Amortization Period:	20 years, if applicable
Percentage Participation:	6.00%
Healthcare Cost Trend:	Healthcare costs are expected to increase annually 4.6% to 4.8%

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

NOL and ADC:	for medical, 4.7% to 7.6% for pharmacy, 3.0% to 3.5% for dental and 3.0% for vision. Calculated using the Alternative Measurement Method in accordance with GASB methodology.
Mortality Table:	RP2000 Mortality Table for Males and Females Projected 18 years; this assumption does not include a margin for future improvements in longevity.
Turnover Assumption	Derived from data maintained by the U.S. Office of Personnel Management regarding the most recent experience of employee group covered by the Federal Employees Retirement System.

Changes in Net OPEB Liability

Changes in the net pension liability were as follows:

<u>2019</u>	<u>Total OPEB Liability</u>	<u>Total Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
Balance, January 1, 2019	\$ 285,680	-	285,680
Changes for the year:			
Service cost	15,645	-	15,645
Interest on OPEB liability	10,968	-	10,968
Effect of plan changes	-	-	-
Effect of economic/demographic gains or losses	(33,223)	-	(33,223)
Effect of assumption changes or inputs	20,880	-	20,880
Net changes	14,270	-	14,270
Balance, December 31, 2019	<u>\$ 299,950</u>	<u>-</u>	<u>299,950</u>
<u>2018</u>	<u>Total OPEB Liability</u>	<u>Total Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
Balance, January 1, 2018	\$ 170,593	-	170,593
Changes for the year:			
Service cost	15,645	-	15,645
Interest on OPEB liability	9,047	-	9,047
Effect of plan changes	-	-	-
Effect of economic/demographic gains or losses	31,724	-	31,724
Effect of assumption changes or inputs	58,671	-	58,671
Net changes	115,087	-	115,087
Balance, December 31, 2018	<u>\$ 285,680</u>	<u>-</u>	<u>285,680</u>

Sensitivity of the OPEB to Changes in the Discount Rate and Healthcare Trend Rate

The following presents the OPEB liability calculated using the discount rate of 2.26 and 4.26 percent for the year ended December 31, 2019. Furthermore, the following represent the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

North Little Rock Waste Water Utility  
Notes to Financial Statements  
December 31, 2019 and 2018

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	<u>Discount Rate</u>	<u>Net OPEB Liability</u>	<u>Changes from Baseline</u>
1% decrease	2.26%	\$ 365,950	66,000
Current discount rate	3.26%	299,950	-
1% increase	4.26%	249,024	(50,926)

The following presents the OPEB liability calculated using the healthcare trend rates 1 percent lower or 1 percent higher than the current rate:

	<u>Baseline Trend - 1%</u>	<u>Baseline Trend</u>	<u>Baseline Trend + 1%</u>
Net OPEB Liability	\$240,321	\$299,950	\$378,725
Change from Baseline	(\$59,628)	\$0	\$78,776

#### 9. Average Number of Sewer Users

The average number of residential, commercial, and industrial customers for the year ended December 31, 2019, was 36,688; 3,591; and 19, respectively. The average number of residential, commercial, and industrial customers for the year ended December 31, 2018, was 36,512; 3,533; and 19, respectively.

#### 10. Insurance Coverage

The Utility was insured at December 31, 2019 and 2018, for general liability, automobile liability and all risk replacement cost except worker's compensation with the Arkansas Public Entities Risk Management Association with claims administered by Gallagher Bassett Insurance Services of Little Rock. The Utility was insured with the Municipal League Workers' Compensation Trust for worker's compensation. The policy effective dates are for a calendar year for all aforementioned insurance policies. The Utility was insured at December 31, 2019 and 2018, with RSUI Indemnity Co. for blanket property coverage.

The following schedule lists the coverage and limits:

<u>Type of Insurance</u>	<u>Limits</u>
1. General liability	
a. General aggregate	\$350,000 per member/per policy period
b. General liability	\$350,000 each occurrence, bodily injury and property damage
c. Medical expenses	\$5,000 per person/\$25,000 each occurrence loss
2. Automobile liability	\$100,000 each occurrence, bodily injury and property damage
3. All risk replacement cost	\$100,000,000
4. Blanket property coverage	
a. Earthquake coverage	\$100,000,000
b. Flood coverage	\$100,000,000

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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**11. Current Sewer Rates**

The current sewer rates were established by Ordinance No. 8768 by the City Council of the City of North Little Rock on October 26, 2015. The classes of users include residential, commercial, and significant industrial customers. The rates for each residential customer are computed based on the average monthly usage for the billing months of October, November, December, January, February and March. The rates for each commercial customer are computed based on the actual usage.

In the case of new residential customers for whom records are not available for the entire six-month period, the rates are computed on actual water usage until an average monthly usage can be calculated. The minimum monthly charge for the first four hundred cubic feet or less of the average monthly usage is a rate equal to \$17.52.

For each one hundred cubic feet, or fraction thereof, the monthly rate for residential, commercial and industrial customers is equal to \$5.27 per one hundred cubic feet charged with a minimum of \$17.52 per four hundred cubic feet for existing users. Existing users are defined as users physically located within the city limits of North Little Rock or when they are physically located within the now existing territorial boundaries of an improvement district that received services from the system on the date of the enactment of ordinance 8768. Any user not deemed to be an existing user shall be deemed to be an outside user, but will have the same monthly rate as an existing user.

Significant industrial customers are defined by the ordinance as any non-residential customer which normally discharges wastewater to the system in quantities of 25,000 gallons per day or greater or whose wastewater contains or has the potential to contain toxic pollutants, restricted pollutants, or non-compatible pollutants. The minimum monthly charge and additional monthly charge as stated above applies. In addition, penalties are assessed for biochemical oxygen demand, total suspended solids, ph, fats, oils and greases, and other limited parameters in excess of maximum limits established by the ordinance.

**12. Total Annual Billable Water**

The total annual billable water for the year ended December 31, 2019, was 3,741,664 one-hundred cubic feet, comprised of 2,363,678 one-hundred cubic feet annual billable water for residential customers and 1,377,986 one-hundred cubic feet annual billable water for commercial customers. The total annual billable water for the year ended December 31, 2018, was 3,903,275 one-hundred cubic feet comprised of 2,452,354 one-hundred cubic feet annual billable water for residential customers and 1,450,921 one-hundred cubic feet annual billable water for commercial customers.

**13. Contingency**

The Utility had a fire that damaged or destroyed buildings and equipment in 2018. Management has been working with contractors and obtaining bids for repairs and replacements through year end and subsequent to year end and a final determination has not been made on proceeds from the insurance claim. As of December 31, 2019, insurance had agreed to pay \$1,646,219 for the damages and loss of equipment known at that time. As of December 31, 2019, \$1,045,390 had not been received and is recorded as an insurance receivable.

**North Little Rock Waste Water Utility**  
**Notes to Financial Statements**  
**December 31, 2019 and 2018**

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**14. Uncertainty**

Subsequent to December 31, 2019, local, U.S., and world governments have encouraged self-isolation to curtail the spread of the global pandemic, coronavirus disease (COVID-19), by mandating temporary work stoppage in many sectors and imposing limitations on travel and size and duration of group meetings. Most industries are experiencing disruption to business operations and the impact of reduced consumer spending. There is unprecedented uncertainty surrounding the duration of the pandemic, its potential economic ramifications, and any government actions to mitigate them. Accordingly, while management cannot quantify the financial and other impact to the Utility as of May 12, 2020, management believes that a material impact on the Utility's financial position and results of future operations is reasonably possible.

**North Little Rock Waste Water Utility**  
**Combined Statement of Revenues, Expenses, and Changes in Net Position**  
**Budgetary Comparison Schedule**  
**For the Year Ended December 31, 2019**  
(See independent auditor's report.)

	<b>Original and Final Budget</b>	<b>Actual</b>	<b>Actual Over (Under) Budget</b>
<b>Operating Revenues</b>			
Service charges	\$ 20,896,000	20,065,939	(830,061)
Service charges - industry	2,136,700	1,930,986	(205,714)
Service charges - violations	400,600	482,928	82,328
Users' forfeited discounts	333,500	322,271	(11,229)
Permits and inspections	48,600	40,770	(7,830)
Other operating income	59,100	136,916	77,816
<b>Total Operating Revenues</b>	<u>23,874,500</u>	<u>22,979,810</u>	<u>(894,690)</u>
<b>Operating Expenses</b>			
Cost of sales	11,553,400	9,776,400	(1,777,000)
Operating expenses	7,123,100	7,254,392	131,292
<b>Total Operating Expenses</b>	<u>18,676,500</u>	<u>17,030,792</u>	<u>(1,645,708)</u>
<b>Operating Income</b>	<u>5,198,000</u>	<u>5,949,018</u>	<u>751,018</u>
<b>Non-Operating Income</b>			
Interest and other income	140,600	965,831	825,231
<b>Total Non-Operating Income</b>	<u>140,600</u>	<u>965,831</u>	<u>825,231</u>
<b>Non-Operating Expenses</b>			
Interest expense	1,196,000	1,100,864	(95,136)
<b>Total Non-Operating Expenses</b>	<u>1,196,000</u>	<u>1,100,864</u>	<u>(95,136)</u>
<b>Increase in Net Position</b>	4,142,600	5,813,985	1,671,385
Net position - beginning of period	85,482,199	85,482,199	-
<b>Net Position - End of period</b>	<u>\$ 89,624,799</u>	<u>91,296,184</u>	<u>1,671,385</u>

**North Little Rock Waste Water Utility**  
**Schedule of Changes in the Net Pension Liability and Related Ratios**  
**For the Five Years Ended December 31, 2019**  
(See independent auditor's report.)

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>Total Pension Liability</b>			
Service cost	\$ 372,460	364,770	325,043
Interest	934,150	893,838	927,980
Benefit changes	-	-	-
Differences between expected and actual experience	(88,707)	(64,567)	(449,454)
Assumption change	-	-	1,092,570
Benefit payments	(595,829)	(566,646)	(549,127)
Net change in total pension liability	622,074	627,395	1,347,012
Total pension liability - beginning	14,296,995	13,669,600	12,322,588
<b>Total Pension Liability - Ending</b>	<u>14,919,069</u>	<u>14,296,995</u>	<u>13,669,600</u>
<b>Plan Fiduciary Net Position</b>			
Contributions - employee	-	-	-
Contributions - employer	1,353,100	702,970	625,000
Net investment income	798,804	577,978	858,710
Benefit payments	(595,829)	(566,646)	(549,127)
Administrative expense	-	-	-
Other	(2,334)	13,615	14,211
Net change in plan net position	1,553,741	727,917	948,794
Plan fiduciary net position - beginning	11,611,424	10,883,507	9,934,713
<b>Plan Fiduciary Net Position - Ending</b>	<u>13,165,165</u>	<u>11,611,424</u>	<u>10,883,507</u>
 Net pension liability	 <u>\$ 1,753,904</u>	 <u>2,685,571</u>	 <u>2,786,093</u>
 Plan fiduciary net position as a percentage of total pension liability	 88.24%	 81.22%	 79.62%
 Covered employee payroll	 3,859,063	 3,843,866	 3,675,206
 Net pension liability as a percentage of covered employee payroll	 45.45%	 69.87%	 75.81%
 Annual money-weighted rate of return	 6.6%	 5.3%	 8.6%

Note: A full 10 year schedule will be completed as information is available. Valuation date is July 1 or 6 months prior to the end of the fiscal year in which contributions are reported.

Note: Key actuarial assumptions and disclosures can be found in Note 7 of the financial statements

<u>2016</u>	<u>2015</u>
289,654	273,092
871,343	881,729
-	-
101,449	(786,365)
-	-
(536,212)	(510,798)
<u>726,234</u>	<u>(142,342)</u>
11,596,354	11,738,696
<u>12,322,588</u>	<u>11,596,354</u>

-	-
600,000	642,000
416,717	94,153
(536,212)	(510,798)
-	-
(2,632)	(558)
<u>477,873</u>	<u>224,797</u>
9,456,840	9,232,043
<u>9,934,713</u>	<u>9,456,840</u>
<u>2,387,875</u>	<u>2,139,514</u>

80.62%	81.55%
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3,621,125	3,288,939
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65.94%	65.05%
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4.4%	1.0%
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**North Little Rock Waste Water Utility**  
**Schedule of Contributions**  
**For the Five Years Ended December 31, 2019**  
(See independent auditor's report.)

Fiscal Year ending June 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contribution as % of Payroll
2015	\$ 577,750	642,000	(64,250)	3,125,501	20.54%
2016	551,811	600,000	(48,189)	3,288,939	18.24%
2017	616,644	625,000	(8,356)	3,621,125	17.26%
2018	702,970	1,353,100	(650,130)	3,675,206	36.82%
2019	698,563	750,000	(51,437)	3,859,063	19.43%

Note: A full 10 year schedule will be completed as information is available. Valuation date is July 1 or 6 months prior to the end of the fiscal year in which contributions are reported.

Key assumptions for actuarially determined contribution:

Cost method:	Entry Age Normal
Amortization method:	Level Percent of Salary
Remaining amortization:	10 years
Asset valuation:	Market Value
Investment rate of return:	6.5% (7.5% for 2016 and prior)
Mortality:	RP 2000 Combined Healthy Lives

**North Little Rock Waste Water Utility**  
**Schedule of Changes in the Other Post-Retirement Benefit Liability and Related Ratios**  
**For the Three Years Ended December 31, 2019**  
(See independent auditor's report.)

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>Total OPEB Liability</b>			
Service cost	\$ 15,645	\$ 15,645	14,453
Interest	10,968	9,047	5,951
Benefit changes	-	-	-
Differences between expected and actual experience	-	-	-
Effect of economic/demographic gains or losses	(33,223)	31,724	-
Assumption change	20,880	58,671	-
Benefit payments	-	-	-
Net change in total pension liability	<u>14,270</u>	<u>115,087</u>	<u>20,404</u>
Total OPEB liability - beginning	<u>285,680</u>	<u>170,593</u>	<u>150,189</u>
<b>Total OPEB Liability - Ending</b>	<u>299,950</u>	<u>285,680</u>	<u>170,593</u>
<b>Plan Fiduciary Net Position</b>			
Contributions - employee	-	-	-
Contributions - employer	-	-	-
Net investment income	-	-	-
Benefit payments	-	-	-
Administrative expense	-	-	-
Other	-	-	-
Net change in plan net position	<u>-</u>	<u>-</u>	<u>-</u>
Plan fiduciary net position - beginning	<u>-</u>	<u>-</u>	<u>-</u>
<b>Plan Fiduciary Net Position - Ending</b>	<u>-</u>	<u>-</u>	<u>-</u>
 Net OPEB liability	 <u>\$ 299,950</u>	 <u>\$ 285,680</u>	 <u>170,593</u>
 Plan fiduciary net position as a percentage of total pension liability	 0.00%	 0.00%	 0.00%
 Covered employee payroll	 4,367,587	 4,051,934	 4,312,328
 Net OPEB liability as a percentage of covered employee payroll	 6.87%	 7.05%	 3.96%

Note: A full 10 year schedule will be completed as information is available.

Note: Key actuarial assumptions and disclosures can be found in Note 8 of the financial statements

**North Little Rock Waste Water Utility**  
**Schedule of Operating Expenses**  
**For the Years Ended December 31, 2019 and 2018**  
(See independent auditor's report on other supplementary information.)

	<u>2019</u>	<u>2018</u>
<b>Administrative and General</b>		
Advertising	\$ 5,832	3,348
Audit and other professional fees	33,500	28,959
Contributions	750	750
Employee physicals expense	409	1,053
Equipment repair and maintenance	10,906	9,592
Executive salary	137,968	137,707
Gas - transportation equipment	91	180
Holiday pay	20,347	19,373
Insurance - general	7,900	8,950
Insurance - group	73,032	75,741
Insurance - transportation equipment	2,889	2,778
Janitorial	4,380	5,224
Labor expense - office	260,203	276,696
Legal	45,354	21,523
Longevity pay	65,507	64,316
Maintenance and repairs - general	-	4,764
Master plan study	27,767	0
Miscellaneous	242,174	124,806
Miscellaneous leave pay	2,263	2,825
OPEB expense	14,270	115,087
Payroll taxes	45,209	45,623
Postage expense	1,812	1,844
Rent/lease expense	1,536	1,595
Sick leave expense	28,202	20,922
Subscription and dues	6,896	4,900
Supplies expense	13,504	20,618
Telephone	16,492	11,651
Training	14,049	9,004
Travel, meetings, and conventions	5,158	3,450
Uniform	351	350
Utilities	9,699	9,839
Vacation	45,535	40,153
Workers' compensation insurance	6,568	9,572
<b>Total Administrative and General</b>	<u>1,150,553</u>	<u>1,083,193</u>

	<u>2019</u>	<u>2018</u>
<b>Undistributed Expense</b>		
Depreciation - nonfunded	4,016,058	3,890,196
Employee pension	677,110	707,595
Pension plan administration	10,975	10,845
<b>Total Undistributed Expense</b>	<u>4,704,143</u>	<u>4,608,636</u>
<b>Utilities Accounting</b>		
Billing and collecting - North Little Rock district	682,480	621,156
Billing and collecting - other districts	33,879	32,841
Depreciation	527,626	364,898
Gas - transportation equipment	1,854	2,052
Holiday pay	5,859	5,789
Insurance - transportation equipment	1,685	1,389
Labor expense	120,123	117,713
Maintenance and repairs - transportation equipment	1,842	2,541
Sick pay	5,736	4,705
Supplies expense	2,340	2,822
Telephone expense	7,967	5,885
Vacation pay	8,305	10,630
<b>Total Utilities Accounting</b>	<u>1,399,696</u>	<u>1,172,421</u>
<b>Total Operating Expenses</b>	<u>\$ 7,254,392</u>	<u>6,864,250</u>

**Independent Auditor's Report on Internal Control Over Financial Reporting  
and on Compliance and Other Matters Based on an Audit of the  
Financial Statements Performed in Accordance with *Government Auditing Standards***

North Little Rock Waste Water Treatment Committee  
North Little Rock Waste Water Utility

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of North Little Rock Waste Water Utility as of and for the year ended December 31, 2019 and the related notes to the financial statements, which collectively comprise North Little Rock Waste Water Utility's basic financial statements, and have issued our report thereon dated May 12, 2020.

***Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered North Little Rock Waste Water Utility's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of North Little Rock Waste Water Utility's internal control. Accordingly, we do not express an opinion on the effectiveness of North Little Rock Waste Water Utility's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

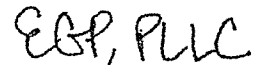
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether North Little Rock Waste Water Utility's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



May 12, 2020  
North Little Rock, Arkansas

Certified Public Accountants & Consultants



**Independent Auditor's Report on Compliance for Each Major  
Program and on Internal Control Over Compliance Required by the Uniform Guidance**

North Little Rock Waste Water Treatment Committee  
North Little Rock Waste Water Utility

**Report on Compliance for Each Major Federal Program**

We have audited North Little Rock Waste Water Utility's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of North Little Rock Waste Water Utility's major federal programs for the year ended December 31, 2019. North Little Rock Waste Water Utility's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of North Little Rock Waste Water Utility's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about North Little Rock Waste Water Utility's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of North Little Rock Waste Water Utility's compliance.

***Opinion on Each Major Federal Program***

In our opinion, North Little Rock Waste Water Utility complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2019.

**Report on Internal Control over Compliance**

Management of North Little Rock Waste Water Utility is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered North Little Rock Waste Water Utility's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but

not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of North Little Rock Waste Water Utility's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

May 12, 2020  
North Little Rock, Arkansas

EGP, PLLC  
Certified Public Accountants & Consultants



**North Little Rock Waste Water Utility  
Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2019**

<u>Program</u>	<u>Federal Agency/ Pass-Through Entity</u>	<u>CFDA Number</u>	<u>Pass-through Entity Identifying Number</u>	<u>Amount Expended</u>
Clean Water State Revolving Fund	Environmental Protection Agency/Arkansas Natural Resource Commission	66.458	01068-CWSRF- L	\$ 1,078,737
Disaster Grants- Public Assistance	United States Department of Homeland Security/State of Arkansas Department of Emergency Management	97.036	FEMA 4441- DR Arkansas	<u>97,761</u>
Total Expenditures of Federal Awards				<u><u>\$ 1,176,498</u></u>

**Note to Schedule of Expenditures of Federal Awards**

**1. Basis of Presentation**

The above schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of North Little Rock Waste Water Utility under programs of the federal government for the year ended December 31, 2019. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of North Little Rock Waste Water Utility, it is not intended to and does not present the financial position, changes in net assets, or cash flows of North Little Rock Waste Water Utility.

**2. Summary of Significant Accounting Policies**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**3. Indirect Cost Rate**

North Little Rock Waste Water Utility has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**North Little Rock Waste Water Utility  
Schedule of Findings and Questioned Costs  
For the Year Ended December 31, 2019**

**Summary of Auditor's Results**

*Financial Statements*

1. The opinion expressed in the independent accountants' report was:

Unmodified       Qualified       Adverse       Disclaimed

2. The independent accountants' report on internal control over financials reporting described:

Material weakness(es)?  Yes       No

Significant deficiency(s) noted that are not considered to  
be a material weakness(es)?  Yes       None reported

3. Noncompliance considered material to the financial statements was disclosed by the audit:

Yes       No

*Federal Awards*

4. The independent accountants' report on internal control over compliance with requirements applicable to major federal awards programs described:

Material weakness(es)?  Yes       No

Significant deficiency(s) noted that are not considered to  
be a material weakness(es)?  Yes       None reported

5. The opinion expressed in the independent accountants' report on compliance with requirements applicable to major federal awards was:

Unmodified       Qualified       Adverse       Disclaimed

6. The audit disclosed findings required to be reported by 2 CFR 200.516?

Yes       No

7. The Utility's major program was the Clean Water State Revolving Fund 66.458 program.

8. The threshold used to distinguish between Type A and Type B programs as defined in OMB 2 CFR 200.501 was \$750,000.

9. The Utility qualified as a low-risk auditee as that term is defined in 2 CFR 200.520?

Yes       No

North Little Rock Waste Water Utility  
Summary Schedule of Prior Audit Findings  
For the Year Ended December 31, 2019

**Findings Required to be Reported by *Government Auditing Standards***

Reference Number	Finding	Questioned Costs
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No matters are reportable.

**Findings Required to be Reported by 2 CFR 200.500**

Reference Number	Finding	Questioned Costs
------------------	---------	------------------

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No matters are reportable.

**North Little Rock Waste Water Utility  
Summary Schedule of Prior Audit Findings  
For the Year Ended December 31, 2019**

**Findings Required to be Reported by *Government Auditing Standards***

<u>Reference Number</u>	<u>Finding</u>	<u>Questioned Costs</u>
-------------------------	----------------	-------------------------

No matters are reportable.

**Findings Required to be Reported by 2 CFR 200.500**

<u>Reference Number</u>	<u>Finding</u>	<u>Questioned Costs</u>
-------------------------	----------------	-------------------------

An audit under the Uniform Guidance was not conducted for 2018.

May 12, 2020

To the North Little Rock Waste Water Utility Treatment Committee  
And Management of North Little Rock Waste Water

We have audited the financial statements of North Little Rock Waste Water Utility as of and for the year ended December 31, 2019, and have issued our report thereon dated May 12, 2020. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated November 7, 2019, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of North Little Rock Waste Water Utility solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

**Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

**Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence. Firm personnel outside of the engagement team reviewed the prepared financial statements. Furthermore, draft financial statements were provided to management for review and approval.

**Qualitative Aspects of the Entity's Significant Accounting Practices**

*Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by North Little Rock Waste Water Utility is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2019. No matters have come to our attention that would require us,

under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements were:

- Management's estimate of depreciation expense is based on the cost of the assets less any salvage value over the estimated useful lives ranging from three to fifty years.
- Management's estimate of the reserve for bio-solids disposal is based on historical cost incurred for the removal of bio-solids and current bids for future removal of bio-solids.
- Management's estimate of employee pension and expense is based on an actuarially determined rate using the individual aggregate cost method and includes particularly sensitive estimates regarding investment earnings and compensation levels.

We evaluated the key factors and assumptions used to develop the estimates and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

#### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting North Little Rock Waste Water Utility's financial statements relate to the pension plan and OPEB plan.

#### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

#### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

#### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to North Little Rock Waste Water Utility's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

#### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the attached letter dated May 12, 2020.

#### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

**Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with North Little Rock Waste Water Utility, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as North Little Rock Waste Water Utility's auditors.

**Other Information in Documents Containing Audited Financial Statements**

Pursuant to professional standards, our responsibility as auditors for other information in documents containing North Little Rock Waste Water Utility's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have applied certain limited procedures to the supplementary information and required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the supplemental information or RSI and do not express an opinion or provide any assurance on it.

Our responsibility also includes communicating to you any information, which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent, or manner of its presentation, appearing in the financial statements.

We were not engaged to report on the introductory information, which accompanies the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

This report is intended solely for the information and use of the Commission, and management of North Little Rock Waste Water Utility and is not intended to be and should not be used by anyone other than these specified parties.

EGP, PLLC

Certified Public Accountants & Consultants

EGP

R-20-69

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN CITY-OWNED ITEMS AND OTHER EQUIPMENT AS SURPLUS; PROVIDING FOR AUCTION THEREOF; AND FOR OTHER PURPOSES.**

WHEREAS, from time to time, the City of North Little Rock (“the City”) has been given or purchased certain items and pieces of equipment and disposes of the same through internet auction pursuant to Ark. Code Ann. § 14-58-306(c)(1)(A); and

WHEREAS, the City has now accumulated a surplus of certain items and pieces of equipment that are no longer needed by the City, and there is a need to dispose of these items through an auction (see Exhibit “A” attached hereto); and

WHEREAS, GovDeals provides a unique, state-of-the art, online auction service which allows cities to conduct online transactions for the sale of surplus, abandoned and confiscated equipment and property utilizing the global reach of the internet; and

WHEREAS, it is in the best interests of the City and its residents that the subject surplus city-owned items and equipment which have been accumulated be disposed of through the GovDeals online auction website.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the items listed on Exhibit “A” attached hereto, and incorporated herein by reference, are hereby declared to be surplus equipment, and the Director of Commerce is directed to sell the items at an auction through GovDeals, an online auction website utilized by municipalities nationwide for the sale of surplus equipment.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

ATTEST:

  
\_\_\_\_\_  
Mayor Joe A. Smith

\_\_\_\_\_  
Diane Whitbey, City Clerk



APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED <u>10:40</u> A.M. _____ P.M.
By <u>City Atty Amy Fields</u>
DATE <u>5-19-2020</u>
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>
RECEIVED BY <u>K. Thomas</u>

**EXHIBIT "A"**  
**ITEMS FOR AUCTION**

<b>Dept.</b>	<b>Unit #</b>	<b>Year</b>	<b>Miles</b>	<b>Make/Model</b>	<b>VIN</b>	<b>Condition</b>
VM	5	1998	102239	Chevrolet - 3500 1-Ton (Class 3) -- Running Cab & Chassis Only (No-Bed)	1GBKC34F4WJ102344	Engine-6.5 Turbo Diesel; auto trans, P/S; Hydra boost brakes (Cab & Chassis only); service bed removed; starts, runs and drives.
Street	110	1996	90871	Dodge Ram 1500 (1.2 Ton)	1B7HC16Y3TS620525	Engine-5.2 VB Gas; P/S; A/C; auto transmission; good tires; Runs, and drives with a jump start.
Sanit.	28	2009	130004	International Workstar 7400 (Class 8) Peterson Boom Truck	1HTWGAAT49J179819	Engine-Maxforce Diesel; Auto Trans; bad engine-will not run; boom is functional without any know issues.
Street	222	2010	18242	Freightliner Sprinter – 3500 10ton (Class 3)	WDYPPF0CC7A5446710	Engine-3.0 V6 DOHC 24V Diesel; Auto Trans; Fair tires; will start and run, has Onan Generator 7.5 KW with 2168 Hours
Parks & Rec	948	2000	128331	Ford Crown Vic	1FAFP71W5XX23925	Needs new tires; idler arm & bushings are bad; radiator pushed back, bumper support bad, starts, runs and drives; A/C working when taken out of service.
Police	237	2010	132123	Ford Crown Vic	2FABP7BV1AX143649	Paint is peeling on exterior; tires need to be replaced; transmission slow going into gear; starts, runs and drives; A/C working as of 4-24- 20.
Police	94	2010	174730	Ford Crown Vic	2FABP7BV7AX143641	Tires worn, no hubcaps, possible brake issues, starts, runs and drives, cold a/c 4-29-20
Electric	1	2005	124988	Dodge Durango	1D4HB48N15F607665	Interior in good shape except needs cleaning; cloth seats; starts, runs and drives; exterior in good condition except for a dent on rear passenger side panel; has a popping noise in front pass. side.

Electric	2	2005	108415	Dodge Durango SLT	1D4HB48N35F594188	Exterior paint peeling; driver's seat needs reupholstered; starts, runs and drives.
Electric	3	2003	115640	Chevy C5500	1GBE5E1173F17166	Interior in good condition; exterior paint is good; mini bucket truck; starts, runs and drives.
Electric	4	2000	68490	Chevy 3500	1GBJC34F8YF482077	Interior in fair condition; radio works but sound is low; A/C needs serviced; exterior in fair condition; this is a cab & chassis, it has a headache rack with a couple of side boxes; the winch on front does work.
Electric	5	2000	43371	Chevy 3500	1GBJC34F1YF459224	Interior driver's seat needs to be reupholstered; A/C has a bad pump; some damage on exterior; starts, runs and drives.
Electric	6	2011	77307	Ram 5500	3D6WU7CLXBG624376	Windshield broken; interior good; starts, runs and drives; exterior in good condition; tires are in good condition.
Electric	7	1996	48353	Ford F Series	1FDYL90E3TVA01060	Interior is good except for torn seat; A/C does not work; Heater does not work; exterior in good condition; tires are good; starts, runs & drives.
Police	123	2009	156465	Ford Crown Vic	2FAHP71V09X140619	No hubcaps; tires worn; cold a/c; starts, runs and drives.
Police	151	2009	157682	Ford Crown Vic	2FAHP71V49X140621	Minor paint peel; odometer not lighting up; tires worn; A/C cold; starts, runs and drives 5-5-20.

### Police Department

Quantity	Item	Condition
1	Copy Star Copier, Model # 3501i, Serial # LAB4401810, Hard Drive removed.	Was operational.

### Vehicle Maintenance

Quantity	Item	Condition
66	Vehicle Hubcaps	In good condition. Removed from Ford Crown Vic's years 1998 through 2005
1	Headache Rack	8 foot bed rails with an amber light taken off of mosquito truck.
1	CNG Tank	Removed from 2012 Chevrolet Code truck

**Vehicle Maintenance**

Lot #	Quantity	Size	Brand	Date Codes
204	4	265-60-17	Goodyear RSA	0219-0519-1319-4718
205	4	265-65-17	Goodyear RSA	3019-2419-0219-4718
206	3	235-75-17	Goodyear SRA	1716-3618-3618
207	2	LT265-70-17	Goodyear Wrangler Adventurer	2518-0618
208	4	235-55-17	Goodyear RSA	1417-1418-0419-0819
209	6	LT 245-75-17	Goodyear Wrangler Silent Armor	1508-1508-1508-1508-1508-1508

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ACCEPTING A LICENSE AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A COMMUNITY GARDEN LICENSE AGREEMENT WITH GREATER SHILOH MISSIONARY BAPTIST CHURCH; AND FOR OTHER PURPOSES.**

WHEREAS, the City of North Little Rock (“the City”) is a *Fit 2 Live Community*, committed to healthy eating and active living; and

WHEREAS, several organizations and churches in the City have expressed a desire to provide sites for community gardens for use by our citizens and have applied for funds to be used for the benefit of the garden sites; and

WHEREAS, an application has been submitted for a site owned by Greater Shiloh Missionary Baptist Church located at 217 North Hazel Street, in the City of North Little Rock, Arkansas; and

WHEREAS, the herein named applicant has met the requirements of the application process and desires to enter into a Community Garden License Agreement with the City for the establishment of a publicly-accessible Community Garden on its property, granting public access to the garden site and agreeing to a period of time during which the Community Garden will be accessible; and

WHEREAS, members of the Community Garden Committee have reviewed and accepted the application of Greater Shiloh Missionary Baptist Church and recommend the amount of \$3,000.00 for the Community Garden on property located at 217 North Hazel Street, North Little Rock, Arkansas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a license is hereby accepted from, and the Mayor and City Clerk are hereby authorized to enter into a Community Garden License Agreement (substantially similar to Exhibit A attached hereto) with Greater Shiloh Missionary Baptist Church located on property at 217 North Hazel Street, North Little Rock, Arkansas, and shown on the map attached to the agreement.

SECTION 2: That the amount of \$3,000.00 (included in the Fit 2 Live current budget) is approved, and the Fit 2 Live Coordinator is hereby designated as the City’s agent to administer the license granted herein.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

\_\_\_\_\_

APPROVED:

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

Beth White  
Council Member Beth White *by AT*

ATTEST:

\_\_\_\_\_

Diane Whitbey, City Clerk

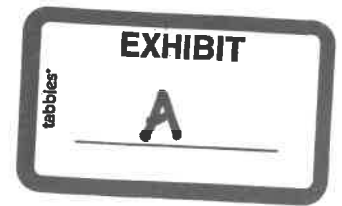
APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:40</u>	A.M.	_____	P.M.
By	<u>City Atty Amy Fields</u>			
DATE	<u>5-19-2020</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>K. Thomas</u>			

# City of North Little Rock Community Garden License Agreement



This Community Garden License Agreement (“License”) is made by and between **Greater Shiloh Missionary Baptist Church Community Garden** (“Licensor”) and the **City of North Little Rock, Arkansas**, a municipal corporation organized as a City of the First Class under the laws of the State of Arkansas (“City”), for the establishment of a publicly-accessible Community Garden for use by citizens of North Little Rock.

## RECITALS

WHEREAS, the Licensor has been approved to receive funds from the City to establish a Community Garden; and

WHEREAS, the Licensor lawfully possesses property that is suitable for a Community Garden and has agreed to allow citizens to access the property for a Community Garden; and

WHEREAS, in keeping with legal requirements, the City mandates that funds may only be expended on property where citizens may lawfully enter according to the purposes of the garden funding.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **LICENSE.** Licensor hereby licenses City, and citizens of the City, to enter upon the property that is graphically depicted in Exhibit A (“Licensed Area”) for the purpose of establishing and maintaining a Community Garden, and related uses. The City, or the duly appointed agent of the City, may restrict or approve such restrictions to this License as may be deemed necessary or advisable, in the sole discretion of the City or the City’s agent, to properly regulate use of the Community Garden; including, without limiting the same, restriction governing the hours of operation, number of gardeners, tools used, and any other relevant matter.

2. **TERM.** This License shall be effective from and after the date approved by the City Council of North Little Rock, Arkansas and shall terminate three-hundred-sixty-four days (364) thereafter, unless extended by the North Little Rock Public Community Garden Advisory Committee (“Committee”). The Committee may vote to renew this License for up to two (2) one-year terms, with the approval of the property owner.

3. **CONSIDERATION.** Licensor expressly agrees that the funding amount of **\$3,000.00** provided by the City to establish a Community Garden includes full and adequate compensation for this License, including the two optional one-year renewals.

4. **BENEFIT TO CITIZENS.** This License shall inure to the benefit of the public in general, and particularly to the citizens of North Little Rock, Arkansas. The Licensor or the Community Garden Manager (“Manager”), if different, must cultivate the area with edible plants at least six (6) months out of the year.

5. **MAINTENANCE.** Licensor agrees that the City has no duty to maintain the Licensed Area. The Licensor or Manager must maintain the property according to city code for a residential area. Grass may grow no higher than eight (8) inches. The Licensor or Manager must ensure that growing areas are weeded and maintained weekly, in such a way that the garden presents a positive visual asset to the neighborhood. Tools and debris must be stored or moved away from common areas. The City

will provide a garden sign, the design and placement of which will be coordinated with the Manager. The sign shall remain property of the City and may be removed by the City at any time.

6. **RESTORATION.** Licensor agrees that upon termination of this License the City has no duty to restore the Licensed Area to its previous condition.

7. **CONFLICTS.** This License shall be interpreted by the laws of the State of Arkansas with jurisdiction vested in the courts of Pulaski County, Arkansas. The maximum amount of damages that may be obtained by either party shall not exceed the amount of Community Garden funding associated with the Licensed Area. Should any conflict result under this License, each party shall bear their own costs of litigation or conflict resolution. The parties specifically waive any claim to attorney fees.

8. **IMMUNITY.** To the maximum extent provided by law, the parties intend to preserve the protections of immunity that are statutorily afforded to those who provide recreational facilities to the public without profit, as well as the statutory immunity of the City.

9. **NO JOINT VENTURE.** This License is not intended to constitute, and shall not be interpreted to be, a joint venture between the parties.

10. **TIME IS OF THE ESSENCE.** All times and deadlines and permitted extensions indicated herein form a material basis of this agreement and may only be waived in writing signed by both parties. Any failure to timely enforce a deadline shall not be construed to waive that, or any other, deadline.

11. **RECORDATION.** This document shall be recorded in the office of the North Little Rock City Clerk. It shall not be recorded in the property records of Pulaski County, Arkansas unless mandated by law.

12. **COUNTERPART EXECUTION.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. Signature pages may be transmitted by facsimile and any signature transmitted by facsimile will be given the same force and effect as an original signature

13. **AUTHORITY.** The parties executing this Agreement below represent and warrant that they have the full and complete legal authority to act on behalf of City and Licensor and that the provisions herein constitute valid, enforceable obligations of each.

**IN WITNESS WHEREOF**, the name and seal of the Licensor is hereunto affixed by its duly authorized Mayor, effective as of \_\_\_\_\_.

**FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS**

\_\_\_\_\_  
By: Joe A. Smith, Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Diane Whitbey, City Clerk

**FOR LICENSOR**

\_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_





RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ACCEPTING A LICENSE AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A COMMUNITY GARDEN LICENSE AGREEMENT WITH THE NORTH LITTLE ROCK HIGH SCHOOL; AND FOR OTHER PURPOSES.**

WHEREAS, the City of North Little Rock (“the City”) is a *Fit 2 Live Community*, committed to healthy eating and active living; and

WHEREAS, several organizations and churches in the City have expressed a desire to provide sites for community gardens for use by our citizens and have applied for funds to be used for the benefit of the garden sites; and

WHEREAS, an application has been submitted for a site owned by the North Little Rock High School located at 201 West 22nd Street, in the City of North Little Rock, Arkansas; and

WHEREAS, the herein named applicant has met the requirements of the application process and desires to enter into a Community Garden License Agreement with the City for the establishment of a publicly-accessible Community Garden on its property, granting public access to the garden site and agreeing to a period of time during which the Community Garden will be accessible; and

WHEREAS, members of the Community Garden Committee have reviewed and accepted the application of the North Little Rock High School and recommend the amount of \$500.00 for the Community Garden on property located at 201 West 22nd Street, North Little Rock, Arkansas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a license is hereby accepted from, and the Mayor and City Clerk are hereby authorized to enter into a Community Garden License Agreement (substantially similar to Exhibit A attached hereto) with the North Little Rock High School located on property at 201 West 22nd Street, North Little Rock, Arkansas, and shown on the map attached to the agreement.

SECTION 2: That the amount of \$500.00 (included in the Fit 2 Live current budget) is approved, and the Fit 2 Live Coordinator is hereby designated as the City’s agent to administer the license granted herein.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

\_\_\_\_\_

APPROVED:

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

Beth White  
Council Member Beth White *by AT*

ATTEST:

\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:40</u>	A.M.	_____	P.M.
By	<u>City Atty Amy fields</u>			
DATE	<u>5-19-2020</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>K. Thomas</u>			

# City of North Little Rock Community Garden License Agreement



This Community Garden License Agreement (“License”) is made by and between North Little Rock High School Community Garden (“Licensor”) and the **City of North Little Rock, Arkansas**, a municipal corporation organized as a City of the First Class under the laws of the State of Arkansas (“City”), for the establishment of a publicly-accessible Community Garden for use by citizens of North Little Rock.

## RECITALS

WHEREAS, the Licensor has been approved to receive funds from the City to establish a Community Garden; and

WHEREAS, the Licensor lawfully possesses property that is suitable for a Community Garden and has agreed to allow citizens to access the property for a Community Garden; and

WHEREAS, in keeping with legal requirements, the City mandates that funds may only be expended on property where citizens may lawfully enter according to the purposes of the garden funding.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **LICENSE.** Licensor hereby licenses City, and citizens of the City, to enter upon the property that is graphically depicted in Exhibit A (“Licensed Area”) for the purpose of establishing and maintaining a Community Garden, and related uses. The City, or the duly appointed agent of the City, may restrict or approve such restrictions to this License as may be deemed necessary or advisable, in the sole discretion of the City or the City’s agent, to properly regulate use of the Community Garden; including, without limiting the same, restriction governing the hours of operation, number of gardeners, tools used, and any other relevant matter.

2. **TERM.** This License shall be effective from and after the date approved by the City Council of North Little Rock, Arkansas and shall terminate three-hundred-sixty-four days (364) thereafter, unless extended by the North Little Rock Public Community Garden Advisory Committee (“Committee”). The Committee may vote to renew this License for up to two (2) one-year terms, with the approval of the property owner.

3. **CONSIDERATION.** Licensor expressly agrees that the funding amount of **\$500.00** provided by the City to establish a Community Garden includes full and adequate compensation for this License, including the two optional one-year renewals.

4. **BENEFIT TO CITIZENS.** This License shall inure to the benefit of the public in general, and particularly to the citizens of North Little Rock, Arkansas. The Licensor or the Community Garden Manager (“Manager”), if different, must cultivate the area with edible plants at least six (6) months out of the year.

5. **MAINTENANCE.** Licensor agrees that the City has no duty to maintain the Licensed Area. The Licensor or Manager must maintain the property according to city code for a residential area. Grass may grow no higher than eight (8) inches. The Licensor or Manager must ensure that growing areas are weeded and maintained weekly, in such a way that the garden presents a positive visual asset to the neighborhood. Tools and debris must be stored or moved away from common areas. The City

will provide a garden sign, the design and placement of which will be coordinated with the Manager. The sign shall remain property of the City and may be removed by the City at any time.

6. **RESTORATION.** Licensor agrees that upon termination of this License the City has no duty to restore the Licensed Area to its previous condition.

7. **CONFLICTS.** This License shall be interpreted by the laws of the State of Arkansas with jurisdiction vested in the courts of Pulaski County, Arkansas. The maximum amount of damages that may be obtained by either party shall not exceed the amount of Community Garden funding associated with the Licensed Area. Should any conflict result under this License, each party shall bear their own costs of litigation or conflict resolution. The parties specifically waive any claim to attorney fees.

8. **IMMUNITY.** To the maximum extent provided by law, the parties intend to preserve the protections of immunity that are statutorily afforded to those who provide recreational facilities to the public without profit, as well as the statutory immunity of the City.

9. **NO JOINT VENTURE.** This License is not intended to constitute, and shall not be interpreted to be, a joint venture between the parties.

10. **TIME IS OF THE ESSENCE.** All times and deadlines and permitted extensions indicated herein form a material basis of this agreement and may only be waived in writing signed by both parties. Any failure to timely enforce a deadline shall not be construed to waive that, or any other, deadline.

11. **RECORDATION.** This document shall be recorded in the office of the North Little Rock City Clerk. It shall not be recorded in the property records of Pulaski County, Arkansas unless mandated by law.

12. **COUNTERPART EXECUTION.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. Signature pages may be transmitted by facsimile and any signature transmitted by facsimile will be given the same force and effect as an original signature

13. **AUTHORITY.** The parties executing this Agreement below represent and warrant that they have the full and complete legal authority to act on behalf of City and Licensor and that the provisions herein constitute valid, enforceable obligations of each.

**IN WITNESS WHEREOF**, the name and seal of the Licensor is hereunto affixed by its duly authorized Mayor, effective as of \_\_\_\_\_.

**FOR THE CITY OF NORTH LITTLE  
ROCK, ARKANSAS**

\_\_\_\_\_  
By: Joe A. Smith, Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Diane Whitbey, City Clerk

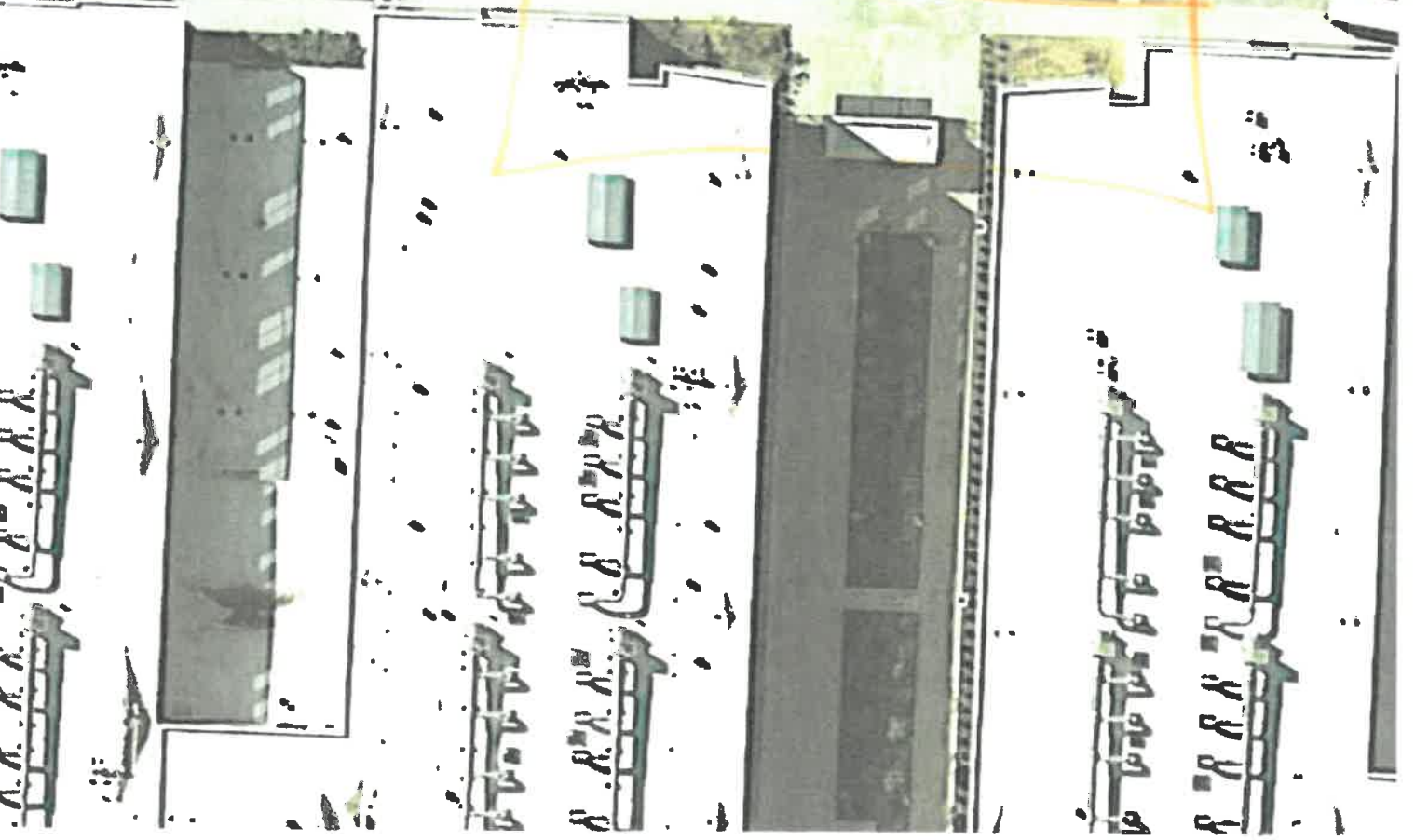
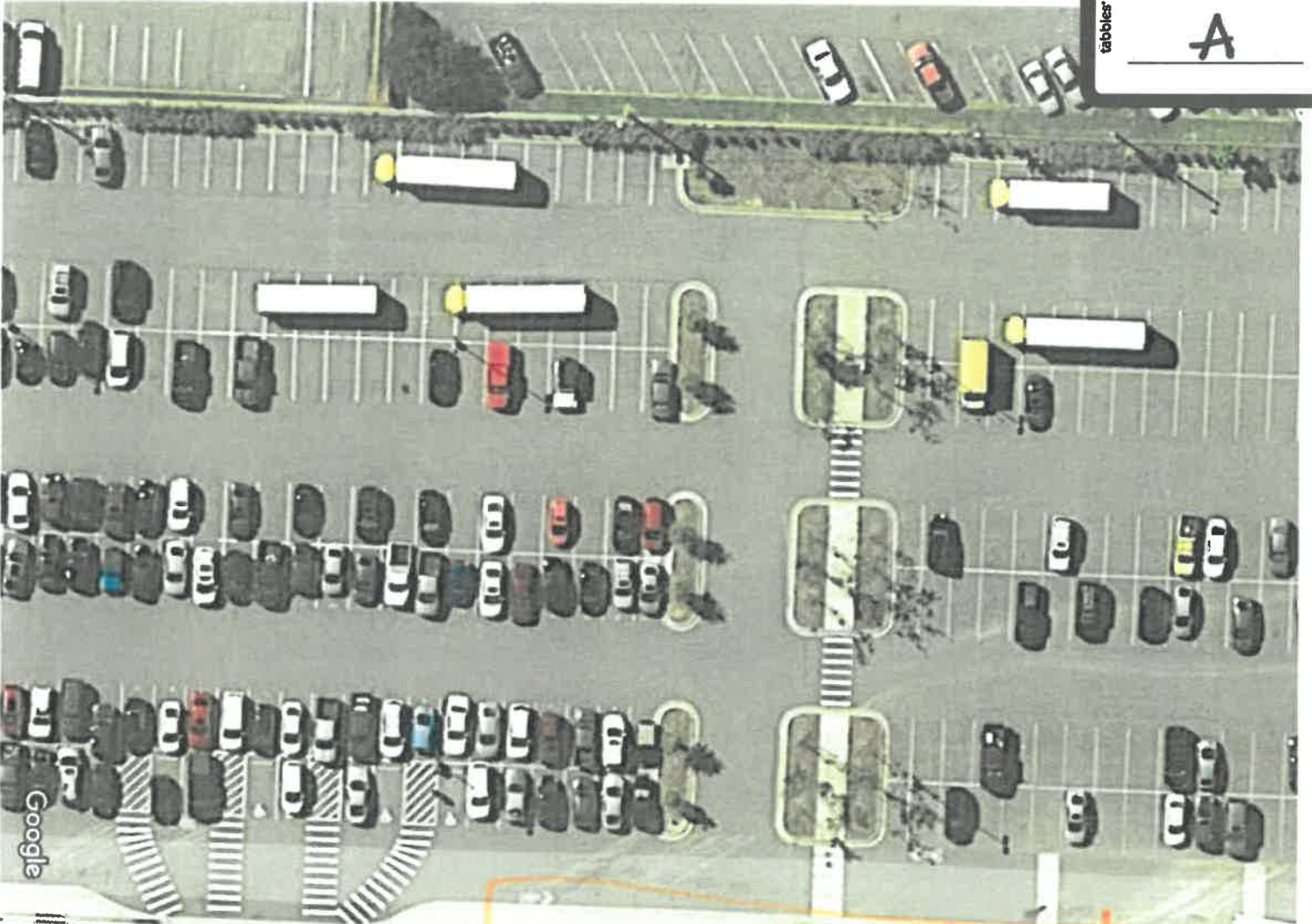
**FOR LICENSOR**

\_\_\_\_\_  
By: \_\_\_\_\_

Date: \_\_\_\_\_



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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ACCEPTING A LICENSE AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A COMMUNITY GARDEN LICENSE AGREEMENT WITH BAILEY CHAPEL; AND FOR OTHER PURPOSES.**

WHEREAS, the City of North Little Rock (“the City”) is a *Fit 2 Live Community*, committed to healthy eating and active living; and

WHEREAS, several organizations and churches in the City have expressed a desire to provide sites for community gardens for use by our citizens and have applied for funds to be used for the benefit of the garden sites; and

WHEREAS, an application has been submitted for a site owned by Bailey Chapel located at 1921 East 2<sup>nd</sup> Street, in the City of North Little Rock, Arkansas; and

WHEREAS, the herein named applicant has met the requirements of the application process and desires to enter into a Community Garden License Agreement with the City for the establishment of a publicly-accessible Community Garden on its property, granting public access to the garden site and agreeing to a period of time during which the Community Garden will be accessible; and

WHEREAS, members of the Community Garden Committee have reviewed and accepted the application of Bailey Chapel and recommend the amount of \$900.00 for the Community Garden on property located at 1921 East 2<sup>nd</sup> Street, North Little Rock, Arkansas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a license is hereby accepted from, and the Mayor and City Clerk are hereby authorized to enter into a Community Garden License Agreement (substantially similar to Exhibit A attached hereto) with the Bailey Chapel located on property at 1921 East 2<sup>nd</sup> Street, North Little Rock, Arkansas, and shown on the map attached to the agreement.

SECTION 2: That the amount of \$900.00 (included in the Fit 2 Live current budget) is approved, and the Fit 2 Live Coordinator is hereby designated as the City’s agent to administer the license granted herein.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

\_\_\_\_\_

APPROVED:

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

Beth White

Council Member Beth White

ATTEST:

\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

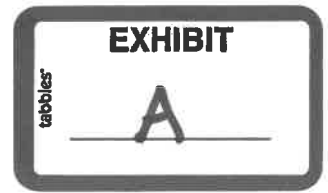
Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:40</u>	A.M.	_____	P.M.
By	<u>city Atty Amy Fields</u>			
DATE	<u>5-19-2020</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>K Thomas</u>			





## City of North Little Rock Community Garden License Agreement

This Community Garden License Agreement (“License”) is made by and between **Bailey Chapel (E. 2<sup>nd</sup>) Community Garden** (“Licensor”) and the **City of North Little Rock, Arkansas**, a municipal corporation organized as a City of the First Class under the laws of the State of Arkansas (“City”), for the establishment of a publicly-accessible Community Garden for use by citizens of North Little Rock.

### R E C I T A L S

WHEREAS, the Licensor has been approved to receive funds from the City to establish a Community Garden; and

WHEREAS, the Licensor lawfully possesses property that is suitable for a Community Garden and has agreed to allow citizens to access the property for a Community Garden; and

WHEREAS, in keeping with legal requirements, the City mandates that funds may only be expended on property where citizens may lawfully enter according to the purposes of the garden funding.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **LICENSE.** Licensor hereby licenses City, and citizens of the City, to enter upon the property that is graphically depicted in Exhibit A (“Licensed Area”) for the purpose of establishing and maintaining a Community Garden, and related uses. The City, or the duly appointed agent of the City, may restrict or approve such restrictions to this License as may be deemed necessary or advisable, in the sole discretion of the City or the City’s agent, to properly regulate use of the Community Garden; including, without limiting the same, restriction governing the hours of operation, number of gardeners, tools used, and any other relevant matter.

2. **TERM.** This License shall be effective from and after the date approved by the City Council of North Little Rock, Arkansas and shall terminate three-hundred-sixty-four days (364) thereafter, unless extended by the North Little Rock Public Community Garden Advisory Committee (“Committee”). The Committee may vote to renew this License for up to two (2) one-year terms, with the approval of the property owner.

3. **CONSIDERATION.** Licensor expressly agrees that the funding amount of **\$900.00** provided by the City to establish a Community Garden includes full and adequate compensation for this License, including the two optional one-year renewals.

4. **BENEFIT TO CITIZENS.** This License shall inure to the benefit of the public in general, and particularly to the citizens of North Little Rock, Arkansas. The Licensor or the Community Garden Manager (“Manager”), if different, must cultivate the area with edible plants at least six (6) months out of the year.

5. **MAINTENANCE.** Licensor agrees that the City has no duty to maintain the Licensed Area. The Licensor or Manager must maintain the property according to city code for a residential area. Grass may grow no higher than eight (8) inches. The Licensor or Manager must ensure that growing areas are weeded and maintained weekly, in such a way that the garden presents a positive visual asset to the neighborhood. Tools and debris must be stored or moved away from common areas. The City

will provide a garden sign, the design and placement of which will be coordinated with the Manager. The sign shall remain property of the City and may be removed by the City at any time.

6. **RESTORATION.** Licensor agrees that upon termination of this License the City has no duty to restore the Licensed Area to its previous condition.

7. **CONFLICTS.** This License shall be interpreted by the laws of the State of Arkansas with jurisdiction vested in the courts of Pulaski County, Arkansas. The maximum amount of damages that may be obtained by either party shall not exceed the amount of Community Garden funding associated with the Licensed Area. Should any conflict result under this License, each party shall bear their own costs of litigation or conflict resolution. The parties specifically waive any claim to attorney fees.

8. **IMMUNITY.** To the maximum extent provided by law, the parties intend to preserve the protections of immunity that are statutorily afforded to those who provide recreational facilities to the public without profit, as well as the statutory immunity of the City.

9. **NO JOINT VENTURE.** This License is not intended to constitute, and shall not be interpreted to be, a joint venture between the parties.

10. **TIME IS OF THE ESSENCE.** All times and deadlines and permitted extensions indicated herein form a material basis of this agreement and may only be waived in writing signed by both parties. Any failure to timely enforce a deadline shall not be construed to waive that, or any other, deadline.

11. **RECORDATION.** This document shall be recorded in the office of the North Little Rock City Clerk. It shall not be recorded in the property records of Pulaski County, Arkansas unless mandated by law.

12. **COUNTERPART EXECUTION.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. Signature pages may be transmitted by facsimile and any signature transmitted by facsimile will be given the same force and effect as an original signature

13. **AUTHORITY.** The parties executing this Agreement below represent and warrant that they have the full and complete legal authority to act on behalf of City and Licensor and that the provisions herein constitute valid, enforceable obligations of each.

**IN WITNESS WHEREOF,** the name and seal of the Licensor is hereunto affixed by its duly authorized Mayor, effective as of \_\_\_\_\_.

**FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS**

**FOR LICENSOR**

\_\_\_\_\_  
By: Joe A. Smith, Mayor

\_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

Date: \_\_\_\_\_

\_\_\_\_\_  
Diane Whitbey, City Clerk

**EXHIBIT A  
LICENSED AREA**

E BROADWAY ST

N PLUM ST

E. 2nd  
Street  
Common-  
wealth  
Circuit  
~~(house  
is gone)~~

E 2ND ST

N HEMLOCK ST

1 inch = 60 feet



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A FIRST AMENDMENT TO LEASE WITH OPTION TO PURCHASE WITH THE NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION FOR PROPERTY LOCATED AT 600 NORTH MAIN STREET; AND FOR OTHER PURPOSES.**

WHEREAS, on January 27, 2020, the North Little Rock City Council passed Resolution No. 9817, authorizing the Mayor and City Clerk to purchase property located at 600 North Main Street from the North Little Rock Downtown Development Board (“Board”) and to assume all obligations of the Board pursuant to a Purchase and Sale Agreement entered into by and between the Board, Taggart Architects, the Arkansas Automobile Dealers Association, and the North Little Rock Advertising and Promotion Commission (“A&P”); and

WHEREAS, on or about March 13, 2020, the Board, as Landlord, and A&P, as Tenant, entered in to a Lease with Option to Purchase for Unit 100 of the 600 Main Building Horizontal Property Regime, a copy of which is attached hereto as Exhibit A, providing for monthly payments in the amount of \$13,109.44 beginning April 1, 2020; and

WHEREAS, the Board assigned the lease to the City immediately following the execution of the Lease and the sale of the premises from the Board to the City; and

WHEREAS, A&P provides valuable services to the City by promoting the City as a positive tourism and hospitality destination thus enhancing economic growth and quality of life the residents of the City; and

WHEREAS, A&P receives its funding through the levy of taxes upon the gross receipts from lodging accommodations, restaurants and food services businesses; and

WHEREAS, the COVID-19 pandemic, together with Executive Orders issued by the Governor of the State of Arkansas to take action to prevent the spread of COVID-19, has resulted in the temporary closure of many of the businesses whose tax revenues are relied upon by A&P to fund its operations, and A&P has requested that the Lease with Option to Purchase be amended to defer payments until January 1, 2021; and

WHEREAS, it is in the best interest of the City and its residents for the leased premises to remain occupied by A&P, and A&P to continue to pay for the utilities, to maintain the premises, to pay all assessments for expenses by the Horizontal Property Regime and the 600 Main Property Owners’ Association, and other expenses associated with the premises.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:



SECTION 1: That the Mayor and the City Clerk are hereby authorized to enter into a First Amendment to Lease with Option to Purchase (substantially similar to Exhibit B, attached hereto) with the North Little Rock Advertising and Promotion Commission to defer payments until January 1, 2021

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:


APPROVED:

\_\_\_\_\_

\_\_\_\_\_  
Mayor Joe A. Smith

SPONSOR:

ATTEST:

  
\_\_\_\_\_  
Mayor Joe A. Smith

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:40	A.M.	_____	P.M.
By	City Atty Amy Fields			
DATE	5-19-2020			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	K. Thomas			



DRAFT OF 2020 03 11

**LEASE WITH OPTION TO PURCHASE**

THIS LEASE WITH OPTION TO PURCHASE (this "Lease") is made and entered into by and between **NORTH LITTLE ROCK ARKANSAS DOWNTOWN DEVELOPMENT BOARD**, an independent public facilities board that exists by virtue of Ordinance No. 8832 and Act 412 of 1974, as has been amended from time to time and is presently codified at A.C.A. §14-137-10 et seq. (herein called "Landlord"), **NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION** (herein called "Tenant").

RECITALS

This Lease is executed pursuant to the terms of that Purchase and Sale Agreement dated October 27, 2017 (the "Transaction Agreement") by and among Landlord, Tenant, TAGGART, FOSTER, CURRENCE, GRAY ARCHITECTS, INC., doing business as TAGGART ARCHITECTS, and Arkansas Automobile Dealers Association, as amended.

WITNESSETH:

For and in consideration of the covenants and agreements hereinafter contained, Landlord does hereby let, lease, and demise unto Tenant, and Tenant does hereby lease from Landlord, the following described premises in North Little Rock, Pulaski County, State of Arkansas (the "Leased Premises", "leased premises" or "Premises"): Unit 100 (the "Unit") in 600 Main Building Horizontal Property Regime (the "Regime") established in that Master Deed recorded with the Pulaski County Circuit Clerk and Recorder's Office on November 19, 2019, as Instrument Number 2019074510 as amended by that First Amendment recorded with the Pulaski County Circuit Clerk and Recorder's Office on November 19, 2019, as Instrument Number \_\_\_\_\_ (the "Master Deed"), together with all rights associated with the Unit in and to the land, building, property which are part of the Regime and pursuant to the Bylaws of 600 Main Building Property Owners Association, Inc. (the "Association").

TO HAVE AND TO HOLD the same unto the said Tenant and unto the said Tenant's heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, for the term and under the conditions hereinafter set forth.

1. **Term.** As used herein, the expressions "Term" and "Term of this Lease" refer to such initial term and to any renewal thereof as hereinafter provided. The initial Term of this Lease shall be for a period of Twenty-Five (25) years, commencing March 13, 2020 (the "Commencement Date").

2. **Rental.** As rental for said premises, Tenant shall pay to Landlord rental in the amount of **Thirteen Thousand One Hundred Nine and 44/100 Dollars (\$13,109.44)** per month, payable monthly in arrears on the first day of each calendar month after the Commencement Date, once the Earnest Money Deposit made pursuant to the Transaction Agreement has been fully applied to the payment of rent as provided herein. Because the Buyers exercised the Purchase Option set forth in Section 12 of the Transaction Agreement and purchased the interest in the Parking Lot at Closing pursuant to the Transaction Agreement, the forgoing amount of the monthly rent includes the Rent Adjustment Amount pursuant to the Transaction Agreement. Any rent which is due for a period of less than a full calendar

than a full calendar month shall be prorated based on the number of days within the Term of the Lease of that month and the total number of days of that calendar month.

3. Utilities. Tenant shall be responsible for the prompt and full payment, as and when due, of all charges for water (including sewer taxes), electricity, gas, and other utilities consumed on the premises.

4. Taxes. Landlord shall pay all ad valorem taxes and special assessments due to improvement districts or governmental bodies which may be levied, assessed or charged against the leased premises by reason of the real property and premises leased hereunder (the "Taxes"), provided that the Tenant shall reimburse Landlord for any Taxes incurred and paid by Landlord during the Term of this Lease promptly upon receipt of an invoice for same from Landlord. Tenant shall be responsible for all taxes attributable to the property of Tenant on the leased premises and for all license, privilege, and occupation taxes levied, assessed, or charged against Tenant on account of the operation of the business from these premises.

5. Maintenance and Repairs; HPR Assessments; Insurance for the Unit. Tenant, at its own cost and expense, shall maintain and keep the interior and the plate glass portions of the premises in as good repair as when the premises were received, or in their highest state of repair during the lease term, ordinary wear and tear and casualties beyond Tenant's control alone excepted, and Tenant shall return the leased premises at the expiration or termination of this Lease in good order and condition, excepting only ordinary wear and tear and casualties beyond Tenant's control. Should the Tenant fail or refuse to maintain the leased premises or to commence repair of any defective condition within ten days from receipt of notice of the condition requiring such maintenance or repair, Landlord may cause the same to be remedied, maintained and restored to good condition and may charge the reasonable cost thereof to the Tenant, which cost may be additional rent due and payable in full on the next date on which monthly rent payments are due hereunder. Landlord and Tenant acknowledge that the General Common Elements of the Building shall be maintained by the Association established by Master Deed.

Tenant agrees to be responsible for the maintenance and normal operating condition of all heating, electrical and air conditioning equipment and interior plumbing on the Leased Premises. Tenant, at its own cost and expense, shall maintain and keep the interior and the plate glass portions of the premises in as good repair as when the premises were received, or in their highest state of repair during the lease term, ordinary wear and tear and casualties beyond Tenant's control alone excepted, and Tenant shall return the leased premises at the expiration or termination of this Lease in good order and condition, excepting only ordinary wear and tear and casualties beyond Tenant's control.

Tenant shall be solely responsible for the payment of all assessments for expenses by the Regime and the Association during the Term of this Lease. Further, Tenant shall fully comply with all restrictions and other provisions of the Master Deed and the Bylaws of the Association.

To the extent that the Association does not have in force policies of insurance for fire, property and casualty damage which covers full restoration of the Unit and the building in which the Unit is situated to their condition immediately prior to a covered loss, during the Term of this Lease Tenant agrees, at Tenant's cost, to obtain and maintain such policies of insurance immediately upon demand from Landlord a policy of insurance to cover such damage to the Unit (such coverage commonly included

in coverage referred to as HO6 coverage) and add the Landlord as an additional named insured. Should the Leased Premises be so damaged by fire, the elements or other unavoidable casualty as to be rendered unfit in whole or in part for the use herein provided, then, and in that event, Tenant shall restore said damage to the Unit to its former condition. Landlord and Tenant agree to apply the proceeds of any such insurance coverage to pay for the cost of such restoration to the extent of claims paid through such insurance coverage.

6. Alterations. Tenant shall have the right and privilege to make, at Tenant's expense, ordinary repairs and alterations to the leased premises; provided, however, no alterations or changes of a structural nature in addition to the Tenant Improvements shall be made without the prior written consent of Landlord.

7. Fixtures. All trade fixtures installed by Tenant or acquired by Tenant independently of this Lease shall remain Tenant's property and may be removed by Tenant at the expiration of this Lease; provided, however, Tenant shall restore the leased premises and repair any damage thereto caused by such removal.

8. Acceptance of Premises. Tenant has inspected the leased premises and has researched applicable zoning provisions and has determined that the use of a part of the leased premises are in all respect fit and appropriate for Tenant's intended use.

9. Untenantability. Should the improvements on the leased premises, or any part thereof, be rendered unfit for occupancy for the purposes for which they are hereby let, by reason of fire, windstorm, or other act of nature or unavoidable casualty, the rentals hereinabove stipulated to be paid by the Tenant, or such proportion thereof as is related to that portion of the improvements on the premises rendered untenantable by reason of such damage, shall be remitted and abated by Landlord while the same remains unfit for occupancy and until the premises involved shall have been repaired or returned to tenantable condition.

10. Warranties of Title. Landlord hereby warrants and covenants with and unto Tenant that Landlord has an absolute and indefeasible title to the leased premises, and that Landlord will, during the term hereof and the full performance by Tenant of Tenant's obligations and covenants hereunder, defend the same and hold harmless the Tenant against the lawful claims of any and all persons whomsoever.

11. Conduct of Business and Uses. The leased premises are leased to Tenant for the purpose of conducting the business of the Tenant as an advertising and promotion bureau, and any related use and any other business use.

12. Signs and Advertising. Signs and advertisements may be displayed on the doors and windows and on any part of the outside of the Building or on or about the premises hereby demised. Upon termination of this Lease, Tenant will remove any sign, advertisement or notice painted on or affixed to the leased premises, and restore the place it occupied to the condition which existed as of the date this Lease takes effect.

13. Default. Tenant shall be in default under the provisions of this Lease Agreement upon the happening of any of the following events or conditions:

- (a) Failure to pay the rentals provided herein at the times, in the amounts and in the manner set forth herein, provided, Landlord has given Tenant written notice of



such non-payment and Tenant has failed to cure any such non-payment within thirty (30) days after such written notice is given;

(b) Failure to keep or perform any of the covenants on the part of the Tenant herein to be kept or performed, provided, Landlord has given Tenant written notice of such failure to perform and Tenant has failed to cure any such non-performance within sixty (60) days after such written notice is given; or

(c) Should Tenant become insolvent, or become bankrupt, either voluntary or involuntary, or make any assignment for the benefit of creditors, or if a receiver be appointed for the benefit of Tenant's creditors, or if a receiver be appointed for Tenant to take charge of and manage Tenant's affairs, or if any levee of execution against the Tenant remains unsatisfied for a period of sixty (60) days from and after the levy of the same.

14. Remedies in the Event of Default. In the event of a default by Tenant, during the term hereof, Landlord may, at Landlord's option, declare this Lease thereupon terminated, and Landlord shall have the right to enter upon and take possession of the leased premises, either with or without notice, and to evict and expel Tenant and any or all of Tenant's property, belongings, and effects therefrom, without legal process and without thereby being guilty of any manner of trespass either at law or in equity which remedy is in addition to any other remedies of Landlord either at law or in equity, including, without limitation, the collection of delinquent rents, possession of the leased premises, damages for breach of this agreement by Tenant, or otherwise. No delay in or failure to exercise any of the options herein granted to Landlord by reason of a default shall be a waiver thereof, and the waiver on one occasion of a default shall not be deemed a waiver of Landlord's right to exercise their remedies by reason of the same or a similar default at any later occasion.

15. Waiver of Subrogation. Landlord and Tenant, and all parties claiming under them, hereby mutually release and discharge each other from all claims and liabilities arising from, or caused by, any hazard covered by insurance on the leased premises, or covered by insurance in connection with the property or activities conducted on the leased premises, regardless of the cause of the damage or loss.

16. Condemnation. In the event all or any part of the leased premises should be subjected to eminent domain proceedings, and if pursuant thereto an amount of the leased premises shall be condemned so as to render the residue inadequate for Tenant's purposes as herein set forth, Tenant shall have the option to terminate and cancel this Lease by giving written notice of such intention to Landlord. If any such taking shall not render the residue of the leased premises wholly inadequate for Tenant's purposes as herein set forth, Tenant's rentals hereunder shall be reduced in the proportion which the value of the property taken bears to the whole value of the leased premises with improvements. In any such condemnation proceedings, all damages allocable to full fee simple ownership of the leased premises shall be payable to Landlord, and any damages for loss of leasehold interest, including the unamortized portion of the value involved in such condemnation of any non-removable fixture placed on the leased premises by Tenant with Landlord's approval shall be payable to Tenant.

17. Surrender of Possession. At the end of the term of this Lease, or upon earlier termination by Landlord or Tenant in accordance with the options herein reserved, Tenant agrees to surrender possession of the leased premises without demand.

18. Option to Purchase. Landlord grants to Tenant the exclusive option (the "Option"), for the Term of this Lease, to purchase the Leased Premises for the Option Purchase Price. As used herein, the "Option Purchase Price" shall be the amount shown as the unpaid principal amount and unpaid but accrued interest on the date of the closing pursuant to this Option as shown on the Amortization Schedule marked Exhibit B and affixed hereto applying all payments of Rent first to interest and then to principal as set forth on such Amortization Schedule at the time of the closing of this Option. If the option is exercised, Landlord and Tenant will close the sale of the Demised Premises within thirty days after Tenant gives written notice of its intent to exercise this option to purchase as follows:

- (i) The Landlord shall convey title to the Demised Premises to Tenant by special warranty deed;
- (ii) The consideration for the sale shall be all cash at closing;
- (iii) Landlord will provide Tenant, at Tenant's expense, with an owner's policy of title insurance confirming that Tenant will be vested with good fee simple, marketable and insurable title to the Leased Premises subject only to the so-called "standard exceptions" and recorded easements and restrictions which do not materially affect the use of the Property for its intended purpose and any exceptions approved and accepted by Tenant; and
- (iv) All closing costs, including, but not limited to, all state documentary transfer fees and taxes, as well as all recording charges and fees, shall be paid by Tenant. Upon closing pursuant to this option, the Lease shall terminate and the leasehold shall merge into the title conveyed to the Tenant.

19. Binding Effect. This agreement shall inure to the benefit of, and be binding upon the parties hereto, their respective successors, legal representatives, heirs and assigns, except as expressly limited otherwise herein. This Lease replaces and supersedes any prior agreement for lease of the Premises.

20. Time of Essence. The time of the making of the payments and of the keeping of the covenants herein are of the essence of this agreement and the parties hereto so agree.

21. Notices. Any notice called for or permitted under the terms hereof may be given in writing and sent by ordinary mail to the last address of the party to whom the notice is to be given as designated by such party in writing. Landlord designates its address as \_\_\_\_\_. Tenant hereby designates his address as \_\_\_\_\_. Any notice so given shall be deemed given when posted. Designations of address may be changed by written notice given by ordinary mail from either party to the other.

22. Memorandum of Lease. On the Commencement Date, a memorandum of this Lease in the form attached hereto and made a part hereof as Exhibit "A" shall be completed with the last date of the Lease filled in and executed by both parties and Tenant shall record such memorandum. In the event of termination of this Lease for any reason, Tenant agrees to immediately execute and deliver to Landlord a release of said memorandum in recordable form.

23. Damage by Casualty. In the event of a partial or total destruction of the improvements in the Leased Premises by fire, cyclone, or act of God, Landlord shall promptly with all reasonable diligence

restore the said Leased Premises to its condition before such casualty and this Lease shall continue in full force and effect, and there shall not be any abatement of the rent payable by the Tenant during the time said Leased Premises are untenable or in part untenable.

*[signatures are on on the following page]*

IN WITNESS WHEREOF, Landlord and Tenant have hereunto set their hands effective the 13<sup>th</sup> day of March, 2020.

LANDLORD:  
NORTH LITTLE ROCK ARKANSAS DOWNTOWN  
DEVELOPMENT BOARD

By: D. Bradley  
Name: Danny E. Bradley  
Title: Chair

TENANT:  
NORTH LITTLE ROCK ADVERTISING AND  
PROMOTION COMMISSION

By: Bob Major  
Name: BOB MAJOR  
Title: PRESIDENT, CEO

Exhibit "A"

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made by and between between NORTH LITTLE ROCK ARKANSAS DOWNTOWN DEVELOPMENT BOARD, an independent public facilities board that exists by virtue of Ordinance No. 8832 and Act 412 of 1974, as has been amended from time to time and is presently codified at A.C.A. §14-137-10 et seq., having offices \_\_\_\_\_, hereinafter called "LANDLORD," and NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION, whose address is \_\_\_\_\_, hereinafter called "TENANT."

WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) and of other valuable consideration paid by TENANT to LANDLORD, the receipt and sufficiency of which are hereby acknowledged by LANDLORD. LANDLORD hereby demises to TENANT, and TENANT hereby leases from LANDLORD, upon and subject to covenants and agreements set forth in a certain Lease Agreement between LANDLORD and TENANT dated \_\_\_\_\_, 201\_, the premises described as the Unit 100 (the "Unit") in 600 Main Building Horizontal Property Regime (the "Regime") established in that Master Deed recorded with the Pulaski County Circuit Clerk and Recorder's Office on November 19, 2019, as Instrument Number 2019074510 as amended by that First Amendment recorded with the Pulaski County Circuit Clerk and Recorder's Office on November 19, 2019, as Instrument Number \_\_\_\_\_ (the "Master Deed"), together with all rights associated with the Unit in and to the land, building, property which are part of the Regime..

Together with all easements, rights, privileges, and appurtenances belonging to the leased premises or in anywise appertaining to or in any manner connected therewith.

And to have and to hold the same until 12:00 midnight on 12<sup>th</sup> day of March, 2045 (last date of existing term).

The terms, covenants, and conditions of this Lease are hereby referred to and made a part hereof as if herein set forth in full. This short form of Lease for recording is a form of the Lease for the purpose of constructive notice. In the event of conflict between the provisions of this short form of Lease for recording and the long form of this Lease, the terms and provisions of the long form of this Lease shall prevail.

*[signatures are on the following page]*

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals effective the 13<sup>th</sup> day of March, 2020.

LANDLORD:

NORTH LITTLE ROCK ARKANSAS DOWNTOWN DEVELOPMENT BOARD

By: D. E. Bradley  
Name: DANNY E. BRADLEY  
Title: CHAIR

TENANT:

NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION

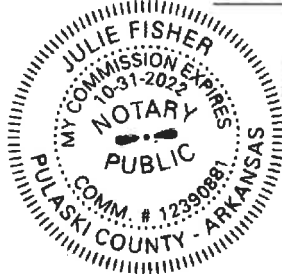
By: Bob Major  
Name: BOB MAJOR  
Title: PRES. & CEO

STATE OF ARKANSAS )  
 )  
 ) ss: ACKNOWLEDGMENT  
COUNTY OF PULASKI )

On this 13 day of March, 2020, before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Danny Bradley, to me personally well known, who acknowledged that he was the Chair, of **NORTH LITTLE ROCK ARKANSAS DOWNTOWN DEVELOPMENT BOARD** and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said **NORTH LITTLE ROCK ARKANSAS DOWNTOWN DEVELOPMENT BOARD**, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_ day of March, 2020.

My Commission Expires:  
10/31/22  
(SEAL)



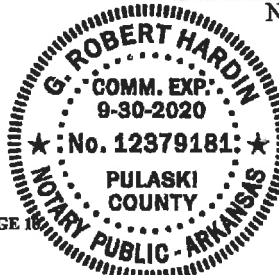
Julie Fisher  
Notary Public

STATE OF ARKANSAS )  
 )  
 ) ss: ACKNOWLEDGMENT  
COUNTY OF PULASKI )

On this 15 day of March, 2020 before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Bob Major, to me personally well known, who acknowledged that he was the Pres. & CEO, of **NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION** and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said **NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION**, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 15 day of March, 2020.

My Commission Expires:  
\_\_\_\_\_  
(SEAL)



G. Robert Hardin  
Notary Public

**Exhibit B**  
**Amortization Schedule**

[attached]



AMORTIZATION SCHEDULE

PRINCIPAL AMOUNT \$3,005,851  
 ANNUAL INTEREST RATE 2.25  
 TERM (Months) 300  
 MONTHLY PAYMENT \$13,109.44 \$13,109.44  
 DATE OF FIRST ACCRUAL YEAR(Y) 2020 First Payment Date: Year 2020  
 MONTH(MM) 3 Month 4 Thereafter:  
 DAY(DD) 13 Day 1 1

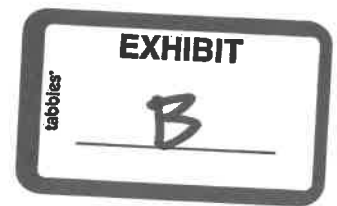
NO.	BEGINNING BALANCE	PAYMENT	DATE	PRINCIPAL	DUE INTEREST	UNPAID INTEREST	ENDING BALANCE	YEAR	MONTH	DAILY INTEREST	Days	
	Date of Beginning Accrual 43903											
1	\$3,005,850.65	\$13,109.44	1-Apr-20	\$9,588.89	\$3,520.55	\$0.00	\$2,996,261.76	2020	4	\$185.29	19	
2	\$2,996,261.76	\$13,109.44	1-May-20	\$7,568.41	\$5,541.03	\$0.00	\$2,988,693.35	2020	5	\$184.70	30	
3	\$2,988,693.35	\$13,109.44	1-Jun-20	\$7,398.17	\$5,711.27	\$0.00	\$2,981,295.18	2020	6	\$184.23	31	
4	\$2,981,295.18	\$13,109.44	1-Jul-20	\$7,596.09	\$5,513.35	\$0.00	\$2,973,699.10	2020	7	\$183.78	30	
5	\$2,973,699.10	\$13,109.44	1-Aug-20	\$7,426.82	\$5,682.82	\$0.00	\$2,966,272.27	2020	8	\$183.31	31	
6	\$2,966,272.27	\$13,109.44	1-Sep-20	\$7,441.02	\$5,668.42	\$0.00	\$2,958,831.26	2020	9	\$182.85	31	
7	\$2,958,831.26	\$13,109.44	1-Oct-20	\$7,637.63	\$5,471.81	\$0.00	\$2,951,193.63	2020	10	\$182.39	30	
8	\$2,951,193.63	\$13,109.44	1-Nov-20	\$7,469.83	\$5,639.81	\$0.00	\$2,943,723.80	2020	11	\$181.92	31	
9	\$2,943,723.80	\$13,109.44	1-Dec-20	\$7,655.57	\$5,443.87	\$0.00	\$2,936,058.23	2020	12	\$181.46	30	
10	\$2,936,058.23	\$13,109.44	1-Jan-21	\$7,498.75	\$5,610.89	\$0.00	\$2,928,559.48	2021	1	\$180.99	31	
11	\$2,928,559.48	\$13,109.44	1-Feb-21	\$7,513.08	\$5,596.36	\$0.00	\$2,921,046.40	2021	2	\$180.53	31	
12	\$2,921,046.40	\$13,109.44	1-Mar-21	\$8,067.63	\$5,041.81	\$0.00	\$2,912,978.76	2021	3	\$180.06	28	
13	\$2,912,978.76	\$13,109.44	1-Apr-21	\$7,542.86	\$5,566.58	\$0.00	\$2,905,435.90	2021	4	\$179.57	31	
14	\$2,905,435.90	\$13,109.44	1-May-21	\$7,736.37	\$5,373.07	\$0.00	\$2,897,699.53	2021	5	\$179.10	30	
15	\$2,897,699.53	\$13,109.44	1-Jun-21	\$7,572.06	\$5,537.38	\$0.00	\$2,890,127.48	2021	6	\$178.63	31	
16	\$2,890,127.48	\$13,109.44	1-Jul-21	\$7,764.88	\$5,344.78	\$0.00	\$2,882,362.79	2021	7	\$178.16	30	
17	\$2,882,362.79	\$13,109.44	1-Aug-21	\$7,601.36	\$5,508.08	\$0.00	\$2,874,761.43	2021	8	\$177.68	31	
18	\$2,874,761.43	\$13,109.44	1-Sep-21	\$7,615.89	\$5,493.55	\$0.00	\$2,867,145.54	2021	9	\$177.21	31	
19	\$2,867,145.54	\$13,109.44	1-Oct-21	\$7,807.18	\$5,302.28	\$0.00	\$2,859,338.36	2021	10	\$176.74	30	
20	\$2,859,338.36	\$13,109.44	1-Nov-21	\$7,645.36	\$5,464.08	\$0.00	\$2,851,692.99	2021	11	\$176.26	31	
21	\$2,851,692.99	\$13,109.44	1-Dec-21	\$7,835.76	\$5,273.68	\$0.00	\$2,843,857.23	2021	12	\$175.79	30	
22	\$2,843,857.23	\$13,109.44	1-Jan-22	\$7,674.95	\$5,434.49	\$0.00	\$2,836,182.29	2022	1	\$175.31	31	
23	\$2,836,182.29	\$13,109.44	1-Feb-22	\$7,689.61	\$5,419.83	\$0.00	\$2,828,492.87	2022	2	\$174.83	31	
24	\$2,828,492.87	\$13,109.44	1-Mar-22	\$8,227.38	\$4,882.08	\$0.00	\$2,820,265.29	2022	3	\$174.36	28	
25	\$2,820,265.29	\$13,109.44	1-Apr-22	\$7,720.03	\$5,389.41	\$0.00	\$2,812,545.26	2022	4	\$173.85	31	
26	\$2,812,545.26	\$13,109.44	1-May-22	\$7,908.18	\$5,201.28	\$0.00	\$2,804,637.10	2022	5	\$173.38	30	
27	\$2,804,637.10	\$13,109.44	1-Jun-22	\$7,749.89	\$5,359.55	\$0.00	\$2,796,887.21	2022	6	\$172.89	31	
28	\$2,796,887.21	\$13,109.44	1-Jul-22	\$7,937.11	\$5,172.33	\$0.00	\$2,788,950.10	2022	7	\$172.41	30	
29	\$2,788,950.10	\$13,109.44	1-Aug-22	\$7,779.87	\$5,329.57	\$0.00	\$2,781,170.22	2022	8	\$171.92	31	
30	\$2,781,170.22	\$13,109.44	1-Sep-22	\$7,794.74	\$5,314.70	\$0.00	\$2,773,375.49	2022	9	\$171.44	31	
31	\$2,773,375.49	\$13,109.44	1-Oct-22	\$7,980.59	\$5,128.85	\$0.00	\$2,765,394.89	2022	10	\$170.96	30	
32	\$2,765,394.89	\$13,109.44	1-Nov-22	\$7,824.88	\$5,284.56	\$0.00	\$2,757,570.01	2022	11	\$170.47	31	
33	\$2,757,570.01	\$13,109.44	1-Dec-22	\$8,009.82	\$5,099.62	\$0.00	\$2,749,560.18	2022	12	\$169.99	30	
34	\$2,749,560.18	\$13,109.44	1-Jan-23	\$7,855.14	\$5,254.30	\$0.00	\$2,741,705.04	2023	1	\$169.49	31	
35	\$2,741,705.04	\$13,109.44	1-Feb-23	\$7,870.15	\$5,239.29	\$0.00	\$2,733,834.89	2023	2	\$169.01	31	
36	\$2,733,834.89	\$13,109.44	1-Mar-23	\$8,390.77	\$4,718.67	\$0.00	\$2,725,444.12	2023	3	\$168.52	28	
37	\$2,725,444.12	\$13,109.44	1-Apr-23	\$7,901.23	\$5,208.21	\$0.00	\$2,717,542.89	2023	4	\$168.01	31	
38	\$2,717,542.89	\$13,109.44	1-May-23	\$8,083.65	\$5,025.59	\$0.00	\$2,709,459.04	2023	5	\$167.52	30	
39	\$2,709,459.04	\$13,109.44	1-Jun-23	\$7,931.78	\$5,177.66	\$0.00	\$2,701,527.27	2023	6	\$167.02	31	
40	\$2,701,527.27	\$13,109.44	1-Jul-23	\$8,113.46	\$4,995.98	\$0.00	\$2,693,413.80	2023	7	\$166.53	30	
41	\$2,693,413.80	\$13,109.44	1-Aug-23	\$7,962.44	\$5,147.00	\$0.00	\$2,685,451.37	2023	8	\$166.03	31	
42	\$2,685,451.37	\$13,109.44	1-Sep-23	\$7,977.65	\$5,131.79	\$0.00	\$2,677,473.71	2023	9	\$165.54	31	
43	\$2,677,473.71	\$13,109.44	1-Oct-23	\$8,157.95	\$4,951.49	\$0.00	\$2,669,315.77	2023	10	\$165.05	30	
44	\$2,669,315.77	\$13,109.44	1-Nov-23	\$8,006.49	\$5,100.95	\$0.00	\$2,661,307.28	2023	11	\$164.55	31	
45	\$2,661,307.28	\$13,109.44	1-Dec-23	\$8,187.84	\$4,921.60	\$0.00	\$2,653,119.44	2023	12	\$164.05	30	
46	\$2,653,119.44	\$13,109.44	1-Jan-24	\$8,039.44	\$5,070.00	\$0.00	\$2,645,080.00	2024	1	\$163.55	31	
47	\$2,645,080.00	\$13,109.44	1-Feb-24	\$8,054.80	\$5,054.84	\$0.00	\$2,637,025.20	2024	2	\$163.05	31	
48	\$2,637,025.20	\$13,109.44	1-Mar-24	\$8,395.31	\$4,714.13	\$0.00	\$2,628,629.89	2024	3	\$162.56	29	
49	\$2,628,629.89	\$13,109.44	1-Apr-24	\$8,086.24	\$5,023.20	\$0.00	\$2,620,543.65	2024	4	\$162.04	31	
50	\$2,620,543.65	\$13,109.44	1-May-24	\$8,263.23	\$4,846.21	\$0.00	\$2,612,280.43	2024	5	\$161.54	30	
51	\$2,612,280.43	\$13,109.44	1-Jun-24	\$8,117.48	\$4,991.88	\$0.00	\$2,604,162.95	2024	6	\$161.03	31	
52	\$2,604,162.95	\$13,109.44	1-Jul-24	\$8,293.52	\$4,815.92	\$0.00	\$2,595,869.42	2024	7	\$160.53	30	
53	\$2,595,869.42	\$13,109.44	1-Aug-24	\$8,148.84	\$4,960.80	\$0.00	\$2,587,720.58	2024	8	\$160.02	31	
54	\$2,587,720.58	\$13,109.44	1-Sep-24	\$8,164.41	\$4,945.03	\$0.00	\$2,579,556.17	2024	9	\$159.52	31	
55	\$2,579,556.17	\$13,109.44	1-Oct-24	\$8,339.03	\$4,770.41	\$0.00	\$2,571,217.14	2024	10	\$159.01	30	
56	\$2,571,217.14	\$13,109.44	1-Nov-24	\$8,195.95	\$4,913.49	\$0.00	\$2,563,021.19	2024	11	\$158.50	31	
57	\$2,563,021.19	\$13,109.44	1-Dec-24	\$8,369.61	\$4,739.83	\$0.00	\$2,554,851.59	2024	12	\$157.99	30	
58	\$2,554,851.59	\$13,109.44	1-Jan-25	\$8,227.61	\$4,881.83	\$0.00	\$2,546,423.98	2025	1	\$157.48	31	
59	\$2,546,423.98	\$13,109.44	1-Feb-25	\$8,243.33	\$4,866.11	\$0.00	\$2,538,180.65	2025	2	\$156.97	31	
60	\$2,538,180.65	\$13,109.44	1-Mar-25	\$8,728.47	\$4,360.97	\$0.00	\$2,529,452.18	2025	3	\$156.46	28	
61	\$2,529,452.18	\$13,109.44	1-Apr-25	\$8,275.76	\$4,833.68	\$0.00	\$2,521,176.42	2025	4	\$155.93	31	
62	\$2,521,176.42	\$13,109.44	1-May-25	\$8,446.99	\$4,662.45	\$0.00	\$2,512,729.43	2025	5	\$155.41	30	

63	\$2,512,729.43	\$13,109.44	1-Jun-25	\$8,307.72	\$4,801.72	\$0.00	\$2,504,421.71	2025	6	\$154.89	31
64	\$2,504,421.71	\$13,109.44	1-Jul-25	\$8,477.98	\$4,631.46	\$0.00	\$2,495,943.74	2025	7	\$154.38	30
65	\$2,495,943.74	\$13,109.44	1-Aug-25	\$8,339.79	\$4,769.65	\$0.00	\$2,487,603.94	2025	8	\$153.86	31
66	\$2,487,603.94	\$13,109.44	1-Sep-25	\$8,355.73	\$4,753.71	\$0.00	\$2,479,248.21	2025	9	\$153.35	31
67	\$2,479,248.21	\$13,109.44	1-Oct-25	\$8,524.53	\$4,584.91	\$0.00	\$2,470,723.68	2025	10	\$152.83	30
68	\$2,470,723.68	\$13,109.44	1-Nov-25	\$8,387.99	\$4,721.45	\$0.00	\$2,462,335.70	2025	11	\$152.30	31
69	\$2,462,335.70	\$13,109.44	1-Dec-25	\$8,555.81	\$4,553.63	\$0.00	\$2,453,779.89	2025	12	\$151.79	30
70	\$2,453,779.89	\$13,109.44	1-Jan-26	\$8,420.37	\$4,689.07	\$0.00	\$2,445,359.52	2026	1	\$151.26	31
71	\$2,445,359.52	\$13,109.44	1-Feb-26	\$8,436.46	\$4,672.98	\$0.00	\$2,436,923.06	2026	2	\$150.74	31
72	\$2,436,923.06	\$13,109.44	1-Mar-26	\$8,803.24	\$4,206.20	\$0.00	\$2,428,019.82	2026	3	\$150.22	28
73	\$2,428,019.82	\$13,109.44	1-Apr-26	\$8,469.59	\$4,639.85	\$0.00	\$2,419,550.23	2026	4	\$149.67	31
74	\$2,419,550.23	\$13,109.44	1-May-26	\$8,634.93	\$4,474.51	\$0.00	\$2,410,915.30	2026	5	\$149.15	30
75	\$2,410,915.30	\$13,109.44	1-Jun-26	\$8,502.28	\$4,607.16	\$0.00	\$2,402,413.02	2026	6	\$148.62	31
76	\$2,402,413.02	\$13,109.44	1-Jul-26	\$8,666.62	\$4,442.82	\$0.00	\$2,393,746.40	2026	7	\$148.09	30
77	\$2,393,746.40	\$13,109.44	1-Aug-26	\$8,535.09	\$4,574.35	\$0.00	\$2,385,211.31	2026	8	\$147.56	31
78	\$2,385,211.31	\$13,109.44	1-Sep-26	\$8,551.40	\$4,558.04	\$0.00	\$2,376,659.91	2026	9	\$147.03	31
79	\$2,376,659.91	\$13,109.44	1-Oct-26	\$8,714.25	\$4,395.19	\$0.00	\$2,367,945.66	2026	10	\$146.51	30
80	\$2,367,945.66	\$13,109.44	1-Nov-26	\$8,584.39	\$4,525.05	\$0.00	\$2,359,361.27	2026	11	\$145.97	31
81	\$2,359,361.27	\$13,109.44	1-Dec-26	\$8,746.24	\$4,363.20	\$0.00	\$2,350,615.03	2026	12	\$145.44	30
82	\$2,350,615.03	\$13,109.44	1-Jan-27	\$8,617.51	\$4,491.93	\$0.00	\$2,341,997.52	2027	1	\$144.90	31
83	\$2,341,997.52	\$13,109.44	1-Feb-27	\$8,633.98	\$4,475.46	\$0.00	\$2,333,363.54	2027	2	\$144.37	31
84	\$2,333,363.54	\$13,109.44	1-Mar-27	\$9,081.99	\$4,027.45	\$0.00	\$2,324,281.55	2027	3	\$143.84	28
85	\$2,324,281.55	\$13,109.44	1-Apr-27	\$8,667.83	\$4,441.61	\$0.00	\$2,315,613.72	2027	4	\$143.28	31
86	\$2,315,613.72	\$13,109.44	1-May-27	\$8,827.14	\$4,282.30	\$0.00	\$2,306,786.57	2027	5	\$142.74	30
87	\$2,306,786.57	\$13,109.44	1-Jun-27	\$8,701.27	\$4,408.17	\$0.00	\$2,298,085.31	2027	6	\$142.20	31
88	\$2,298,085.31	\$13,109.44	1-Jul-27	\$8,859.56	\$4,249.88	\$0.00	\$2,289,225.75	2027	7	\$141.66	30
89	\$2,289,225.75	\$13,109.44	1-Aug-27	\$8,734.82	\$4,374.62	\$0.00	\$2,280,490.93	2027	8	\$141.12	31
90	\$2,280,490.93	\$13,109.44	1-Sep-27	\$8,751.52	\$4,357.92	\$0.00	\$2,271,739.41	2027	9	\$140.58	31
91	\$2,271,739.41	\$13,109.44	1-Oct-27	\$8,908.28	\$4,201.16	\$0.00	\$2,262,831.14	2027	10	\$140.04	30
92	\$2,262,831.14	\$13,109.44	1-Nov-27	\$8,785.26	\$4,324.18	\$0.00	\$2,254,045.67	2027	11	\$139.49	31
93	\$2,254,045.67	\$13,109.44	1-Dec-27	\$8,941.00	\$4,168.44	\$0.00	\$2,245,104.87	2027	12	\$138.95	30
94	\$2,245,104.87	\$13,109.44	1-Jan-28	\$8,819.14	\$4,290.30	\$0.00	\$2,236,285.74	2028	1	\$138.40	31
95	\$2,236,285.74	\$13,109.44	1-Feb-28	\$8,836.99	\$4,273.45	\$0.00	\$2,227,449.75	2028	2	\$137.85	31
96	\$2,227,449.75	\$13,109.44	1-Mar-28	\$9,127.49	\$3,981.95	\$0.00	\$2,218,322.26	2028	3	\$137.31	29
97	\$2,218,322.26	\$13,109.44	1-Apr-28	\$8,870.32	\$4,239.12	\$0.00	\$2,209,451.94	2028	4	\$136.75	31
98	\$2,209,451.94	\$13,109.44	1-May-28	\$9,023.47	\$4,085.97	\$0.00	\$2,200,428.47	2028	5	\$136.20	30
99	\$2,200,428.47	\$13,109.44	1-Jun-28	\$8,904.51	\$4,204.93	\$0.00	\$2,191,523.96	2028	6	\$135.64	31
100	\$2,191,523.96	\$13,109.44	1-Jul-28	\$9,056.62	\$4,052.82	\$0.00	\$2,182,467.34	2028	7	\$135.09	30
101	\$2,182,467.34	\$13,109.44	1-Aug-28	\$8,938.83	\$4,170.61	\$0.00	\$2,173,528.50	2028	8	\$134.54	31
102	\$2,173,528.50	\$13,109.44	1-Sep-28	\$8,955.92	\$4,153.52	\$0.00	\$2,164,572.59	2028	9	\$133.98	31
103	\$2,164,572.59	\$13,109.44	1-Oct-28	\$9,106.46	\$4,002.98	\$0.00	\$2,155,466.12	2028	10	\$133.43	30
104	\$2,155,466.12	\$13,109.44	1-Nov-28	\$8,990.43	\$4,119.01	\$0.00	\$2,146,475.69	2028	11	\$132.87	31
105	\$2,146,475.69	\$13,109.44	1-Dec-28	\$9,139.93	\$3,969.51	\$0.00	\$2,137,335.76	2028	12	\$132.32	30
106	\$2,137,335.76	\$13,109.44	1-Jan-29	\$9,025.08	\$4,084.36	\$0.00	\$2,128,310.68	2029	1	\$131.75	31
107	\$2,128,310.68	\$13,109.44	1-Feb-29	\$9,042.33	\$4,067.11	\$0.00	\$2,119,268.35	2029	2	\$131.20	31
108	\$2,119,268.35	\$13,109.44	1-Mar-29	\$9,451.52	\$3,657.92	\$0.00	\$2,109,816.83	2029	3	\$130.64	28
109	\$2,109,816.83	\$13,109.44	1-Apr-29	\$9,077.67	\$4,031.77	\$0.00	\$2,100,739.16	2029	4	\$130.08	31
110	\$2,100,739.16	\$13,109.44	1-May-29	\$9,224.51	\$3,884.93	\$0.00	\$2,091,514.65	2029	5	\$129.50	30
111	\$2,091,514.65	\$13,109.44	1-Jun-29	\$9,112.64	\$3,996.80	\$0.00	\$2,082,402.01	2029	6	\$128.93	31
112	\$2,082,402.01	\$13,109.44	1-Jul-29	\$9,258.42	\$3,851.02	\$0.00	\$2,073,143.59	2029	7	\$128.37	30
113	\$2,073,143.59	\$13,109.44	1-Aug-29	\$9,147.75	\$3,961.69	\$0.00	\$2,063,995.64	2029	8	\$127.80	31
114	\$2,063,995.64	\$13,109.44	1-Sep-29	\$9,165.23	\$3,944.21	\$0.00	\$2,054,830.61	2029	9	\$127.23	31
115	\$2,054,830.61	\$13,109.44	1-Oct-29	\$9,309.41	\$3,800.03	\$0.00	\$2,045,521.20	2029	10	\$126.67	30
116	\$2,045,521.20	\$13,109.44	1-Nov-29	\$9,200.53	\$3,908.91	\$0.00	\$2,036,320.67	2029	11	\$126.09	31
117	\$2,036,320.67	\$13,109.44	1-Dec-29	\$9,343.64	\$3,765.80	\$0.00	\$2,026,977.03	2029	12	\$125.53	30
118	\$2,026,977.03	\$13,109.44	1-Jan-30	\$9,235.97	\$3,873.47	\$0.00	\$2,017,741.08	2030	1	\$124.95	31
119	\$2,017,741.08	\$13,109.44	1-Feb-30	\$9,253.62	\$3,855.82	\$0.00	\$2,008,487.44	2030	2	\$124.38	31
120	\$2,008,487.44	\$13,109.44	1-Mar-30	\$9,642.74	\$3,466.70	\$0.00	\$1,998,844.70	2030	3	\$123.81	28
121	\$1,998,844.70	\$13,109.44	1-Apr-30	\$9,289.73	\$3,819.71	\$0.00	\$1,989,554.97	2030	4	\$123.22	31
122	\$1,989,554.97	\$13,109.44	1-May-30	\$9,430.13	\$3,679.31	\$0.00	\$1,980,124.84	2030	5	\$122.64	30
123	\$1,980,124.84	\$13,109.44	1-Jun-30	\$9,325.50	\$3,783.94	\$0.00	\$1,970,799.34	2030	6	\$122.06	31
124	\$1,970,799.34	\$13,109.44	1-Jul-30	\$9,464.81	\$3,644.63	\$0.00	\$1,961,334.53	2030	7	\$121.49	30
125	\$1,961,334.53	\$13,109.44	1-Aug-30	\$9,361.41	\$3,748.03	\$0.00	\$1,951,973.12	2030	8	\$120.90	31
126	\$1,951,973.12	\$13,109.44	1-Sep-30	\$9,379.30	\$3,730.14	\$0.00	\$1,942,593.82	2030	9	\$120.33	31
127	\$1,942,593.82	\$13,109.44	1-Oct-30	\$9,516.07	\$3,592.47	\$0.00	\$1,933,076.85	2030	10	\$119.75	30
128	\$1,933,076.85	\$13,109.44	1-Nov-30	\$9,415.41	\$3,694.03	\$0.00	\$1,923,661.44	2030	11	\$119.16	31
129	\$1,923,661.44	\$13,109.44	1-Dec-30	\$9,551.98	\$3,557.46	\$0.00	\$1,914,109.46	2030	12	\$118.58	30
130	\$1,914,109.46	\$13,109.44	1-Jan-31	\$9,451.66	\$3,657.78	\$0.00	\$1,904,657.80	2031	1	\$117.99	31
131	\$1,904,657.80	\$13,109.44	1-Feb-31	\$9,469.72	\$3,639.72	\$0.00	\$1,895,188.08	2031	2	\$117.41	31
132	\$1,895,188.08	\$13,109.44	1-Mar-31	\$9,838.29	\$3,271.15	\$0.00	\$1,885,349.79	2031	3	\$116.83	28
133	\$1,885,349.79	\$13,109.44	1-Apr-31	\$9,506.61	\$3,602.83	\$0.00	\$1,875,843.18	2031	4	\$116.22	31
134	\$1,875,843.18	\$13,109.44	1-May-31	\$9,640.41	\$3,469.03	\$0.00	\$1,866,202.76	2031	5	\$115.63	30
135	\$1,866,202.76	\$13,109.44	1-Jun-31	\$9,543.20	\$3,566.24	\$0.00	\$1,856,659.56	2031	6	\$115.04	31
136	\$1,856,659.56	\$13,109.44	1-Jul-31	\$9,675.89	\$3,433.55	\$0.00	\$1,846,983.67	2031	7	\$114.45	30
137	\$1,846,983.67	\$13,109.44	1-Aug-31	\$9,579.93	\$3,529.51	\$0.00	\$1,837,403.74	2031	8	\$113.86	31
138	\$1,837,403.74	\$13,109.44	1-Sep-31	\$9,598.24	\$3,511.20	\$0.00	\$1,827,805.50	2031	9	\$113.26	31
139	\$1,827,805.50	\$13,109.44	1-Oct-31	\$9,729.25	\$3,380.19	\$0.00	\$1,818,076.25	2031	10	\$112.67	30

140	\$1,818,076.25	\$13,109.44	1-Nov-31	\$9,635.17	\$3,474.27	\$0.00	\$1,808,441.08	2031	11	\$112.07	31
141	\$1,808,441.08	\$13,109.44	1-Dec-31	\$9,765.06	\$3,344.38	\$0.00	\$1,798,676.01	2031	12	\$111.48	30
142	\$1,798,676.01	\$13,109.44	1-Jan-32	\$9,672.24	\$3,437.20	\$0.00	\$1,789,003.77	2032	1	\$110.88	31
143	\$1,789,003.77	\$13,109.44	1-Feb-32	\$9,690.73	\$3,418.71	\$0.00	\$1,779,313.04	2032	2	\$110.28	31
144	\$1,779,313.04	\$13,109.44	1-Mar-32	\$9,928.61	\$3,180.83	\$0.00	\$1,769,384.43	2032	3	\$109.68	29
145	\$1,769,384.43	\$13,109.44	1-Apr-32	\$9,728.22	\$3,381.22	\$0.00	\$1,759,656.21	2032	4	\$109.07	31
146	\$1,759,656.21	\$13,109.44	1-May-32	\$9,855.28	\$3,254.16	\$0.00	\$1,749,800.93	2032	5	\$108.47	30
147	\$1,749,800.93	\$13,109.44	1-Jun-32	\$9,765.64	\$3,343.80	\$0.00	\$1,740,035.29	2032	6	\$107.86	31
148	\$1,740,035.29	\$13,109.44	1-Jul-32	\$9,891.57	\$3,217.87	\$0.00	\$1,730,143.72	2032	7	\$107.26	30
149	\$1,730,143.72	\$13,109.44	1-Aug-32	\$9,803.21	\$3,306.23	\$0.00	\$1,720,340.51	2032	8	\$106.65	31
150	\$1,720,340.51	\$13,109.44	1-Sep-32	\$9,821.94	\$3,287.50	\$0.00	\$1,710,518.57	2032	9	\$106.05	31
151	\$1,710,518.57	\$13,109.44	1-Oct-32	\$9,946.15	\$3,163.29	\$0.00	\$1,700,572.42	2032	10	\$105.44	30
152	\$1,700,572.42	\$13,109.44	1-Nov-32	\$9,859.72	\$3,249.72	\$0.00	\$1,690,712.70	2032	11	\$104.83	31
153	\$1,690,712.70	\$13,109.44	1-Dec-32	\$9,982.78	\$3,126.66	\$0.00	\$1,680,729.92	2032	12	\$104.22	30
154	\$1,680,729.92	\$13,109.44	1-Jan-33	\$9,897.63	\$3,211.81	\$0.00	\$1,670,832.29	2033	1	\$103.61	31
155	\$1,670,832.29	\$13,109.44	1-Feb-33	\$9,916.55	\$3,192.89	\$0.00	\$1,660,915.74	2033	2	\$103.00	31
156	\$1,660,915.74	\$13,109.44	1-Mar-33	\$10,242.65	\$2,866.79	\$0.00	\$1,650,673.09	2033	3	\$102.39	28
157	\$1,650,673.09	\$13,109.44	1-Apr-33	\$9,955.07	\$3,154.37	\$0.00	\$1,640,718.02	2033	4	\$101.75	31
158	\$1,640,718.02	\$13,109.44	1-May-33	\$10,075.24	\$3,034.20	\$0.00	\$1,630,642.78	2033	5	\$101.14	30
159	\$1,630,642.78	\$13,109.44	1-Jun-33	\$9,993.35	\$3,116.09	\$0.00	\$1,620,649.43	2033	6	\$100.52	31
160	\$1,620,649.43	\$13,109.44	1-Jul-33	\$10,112.35	\$2,997.09	\$0.00	\$1,610,537.08	2033	7	\$99.90	30
161	\$1,610,537.08	\$13,109.44	1-Aug-33	\$10,031.77	\$3,077.67	\$0.00	\$1,600,505.31	2033	8	\$99.28	31
162	\$1,600,505.31	\$13,109.44	1-Sep-33	\$10,050.94	\$3,058.50	\$0.00	\$1,590,454.37	2033	9	\$98.66	31
163	\$1,590,454.37	\$13,109.44	1-Oct-33	\$10,169.19	\$2,941.25	\$0.00	\$1,580,286.19	2033	10	\$98.04	30
164	\$1,580,286.19	\$13,109.44	1-Nov-33	\$10,089.58	\$3,019.86	\$0.00	\$1,570,198.61	2033	11	\$97.41	31
165	\$1,570,198.61	\$13,109.44	1-Dec-33	\$10,205.65	\$2,903.79	\$0.00	\$1,559,990.96	2033	12	\$96.79	30
166	\$1,559,990.96	\$13,109.44	1-Jan-34	\$10,128.36	\$2,981.08	\$0.00	\$1,549,862.59	2034	1	\$96.16	31
167	\$1,549,862.59	\$13,109.44	1-Feb-34	\$10,147.72	\$2,961.72	\$0.00	\$1,539,714.88	2034	2	\$95.54	31
168	\$1,539,714.88	\$13,109.44	1-Mar-34	\$10,451.85	\$2,657.59	\$0.00	\$1,529,263.03	2034	3	\$94.91	28
169	\$1,529,263.03	\$13,109.44	1-Apr-34	\$10,187.08	\$2,922.36	\$0.00	\$1,519,075.95	2034	4	\$94.27	31
170	\$1,519,075.95	\$13,109.44	1-May-34	\$10,300.19	\$2,809.25	\$0.00	\$1,508,775.76	2034	5	\$93.64	30
171	\$1,508,775.76	\$13,109.44	1-Jun-34	\$10,226.23	\$2,883.21	\$0.00	\$1,498,549.53	2034	6	\$93.01	31
172	\$1,498,549.53	\$13,109.44	1-Jul-34	\$10,338.15	\$2,771.29	\$0.00	\$1,488,211.38	2034	7	\$92.38	30
173	\$1,488,211.38	\$13,109.44	1-Aug-34	\$10,265.53	\$2,843.91	\$0.00	\$1,477,945.85	2034	8	\$91.74	31
174	\$1,477,945.85	\$13,109.44	1-Sep-34	\$10,285.15	\$2,824.29	\$0.00	\$1,467,660.70	2034	9	\$91.11	31
175	\$1,467,660.70	\$13,109.44	1-Oct-34	\$10,395.27	\$2,714.17	\$0.00	\$1,457,265.43	2034	10	\$90.47	30
176	\$1,457,265.43	\$13,109.44	1-Nov-34	\$10,324.67	\$2,784.77	\$0.00	\$1,446,940.76	2034	11	\$89.83	31
177	\$1,446,940.76	\$13,109.44	1-Dec-34	\$10,433.59	\$2,675.85	\$0.00	\$1,436,507.17	2034	12	\$89.19	30
178	\$1,436,507.17	\$13,109.44	1-Jan-35	\$10,364.33	\$2,745.11	\$0.00	\$1,426,142.84	2035	1	\$88.55	31
179	\$1,426,142.84	\$13,109.44	1-Feb-35	\$10,384.14	\$2,725.30	\$0.00	\$1,415,758.70	2035	2	\$87.91	31
180	\$1,415,758.70	\$13,109.44	1-Mar-35	\$10,685.80	\$2,443.64	\$0.00	\$1,405,092.90	2035	3	\$87.27	28
181	\$1,405,092.90	\$13,109.44	1-Apr-35	\$10,424.37	\$2,685.07	\$0.00	\$1,394,688.53	2035	4	\$86.62	31
182	\$1,394,688.53	\$13,109.44	1-May-35	\$10,530.26	\$2,579.18	\$0.00	\$1,384,138.27	2035	5	\$85.97	30
183	\$1,384,138.27	\$13,109.44	1-Jun-35	\$10,464.41	\$2,645.03	\$0.00	\$1,373,673.86	2035	6	\$85.32	31
184	\$1,373,673.86	\$13,109.44	1-Jul-35	\$10,569.08	\$2,540.36	\$0.00	\$1,363,104.78	2035	7	\$84.68	30
185	\$1,363,104.78	\$13,109.44	1-Aug-35	\$10,504.60	\$2,604.84	\$0.00	\$1,352,600.18	2035	8	\$84.03	31
186	\$1,352,600.18	\$13,109.44	1-Sep-35	\$10,524.88	\$2,584.76	\$0.00	\$1,342,075.50	2035	9	\$83.38	31
187	\$1,342,075.50	\$13,109.44	1-Oct-35	\$10,627.52	\$2,481.92	\$0.00	\$1,331,447.98	2035	10	\$82.73	30
188	\$1,331,447.98	\$13,109.44	1-Nov-35	\$10,565.10	\$2,544.34	\$0.00	\$1,320,882.88	2035	11	\$82.08	31
189	\$1,320,882.88	\$13,109.44	1-Dec-35	\$10,666.71	\$2,442.73	\$0.00	\$1,310,216.17	2035	12	\$81.42	30
190	\$1,310,216.17	\$13,109.44	1-Jan-36	\$10,605.67	\$2,503.77	\$0.00	\$1,299,610.50	2036	1	\$80.77	31
191	\$1,299,610.50	\$13,109.44	1-Feb-36	\$10,625.94	\$2,483.50	\$0.00	\$1,288,984.56	2036	2	\$80.11	31
192	\$1,288,984.56	\$13,109.44	1-Mar-36	\$10,805.16	\$2,304.28	\$0.00	\$1,278,179.40	2036	3	\$79.46	29
193	\$1,278,179.40	\$13,109.44	1-Apr-36	\$10,668.89	\$2,442.55	\$0.00	\$1,267,512.51	2036	4	\$78.79	31
194	\$1,267,512.51	\$13,109.44	1-May-36	\$10,765.41	\$2,344.03	\$0.00	\$1,256,747.10	2036	5	\$78.13	30
195	\$1,256,747.10	\$13,109.44	1-Jun-36	\$10,707.85	\$2,401.59	\$0.00	\$1,246,039.25	2036	6	\$77.47	31
196	\$1,246,039.25	\$13,109.44	1-Jul-36	\$10,805.12	\$2,304.32	\$0.00	\$1,235,234.13	2036	7	\$76.81	30
197	\$1,235,234.13	\$13,109.44	1-Aug-36	\$10,748.96	\$2,360.48	\$0.00	\$1,224,485.17	2036	8	\$76.14	31
198	\$1,224,485.17	\$13,109.44	1-Sep-36	\$10,769.50	\$2,339.94	\$0.00	\$1,213,715.68	2036	9	\$75.48	31
199	\$1,213,715.68	\$13,109.44	1-Oct-36	\$10,864.90	\$2,244.54	\$0.00	\$1,202,850.78	2036	10	\$74.82	30
200	\$1,202,850.78	\$13,109.44	1-Nov-36	\$10,810.84	\$2,296.60	\$0.00	\$1,192,039.94	2036	11	\$74.15	31
201	\$1,192,039.94	\$13,109.44	1-Dec-36	\$10,904.98	\$2,204.46	\$0.00	\$1,181,134.95	2036	12	\$73.48	30
202	\$1,181,134.95	\$13,109.44	1-Jan-37	\$10,852.34	\$2,257.10	\$0.00	\$1,170,282.61	2037	1	\$72.81	31
203	\$1,170,282.61	\$13,109.44	1-Feb-37	\$10,873.08	\$2,236.38	\$0.00	\$1,159,409.54	2037	2	\$72.14	31
204	\$1,159,409.54	\$13,109.44	1-Mar-37	\$11,108.27	\$2,001.17	\$0.00	\$1,148,301.27	2037	3	\$71.47	28
205	\$1,148,301.27	\$13,109.44	1-Apr-37	\$10,915.08	\$2,194.36	\$0.00	\$1,137,386.19	2037	4	\$70.79	31
206	\$1,137,386.19	\$13,109.44	1-May-37	\$11,006.05	\$2,103.39	\$0.00	\$1,126,380.13	2037	5	\$70.11	30
207	\$1,126,380.13	\$13,109.44	1-Jun-37	\$10,956.97	\$2,152.47	\$0.00	\$1,115,423.16	2037	6	\$69.43	31
208	\$1,115,423.16	\$13,109.44	1-Jul-37	\$11,046.67	\$2,082.77	\$0.00	\$1,104,376.49	2037	7	\$68.76	30
209	\$1,104,376.49	\$13,109.44	1-Aug-37	\$10,999.02	\$2,110.42	\$0.00	\$1,093,377.46	2037	8	\$68.08	31
210	\$1,093,377.46	\$13,109.44	1-Sep-37	\$11,020.04	\$2,089.40	\$0.00	\$1,082,357.42	2037	9	\$67.40	31
211	\$1,082,357.42	\$13,109.44	1-Oct-37	\$11,107.82	\$2,001.62	\$0.00	\$1,071,249.60	2037	10	\$66.72	30
212	\$1,071,249.60	\$13,109.44	1-Nov-37	\$11,062.33	\$2,047.11	\$0.00	\$1,060,187.28	2037	11	\$66.04	31
213	\$1,060,187.28	\$13,109.44	1-Dec-37	\$11,146.82	\$1,960.62	\$0.00	\$1,049,038.46	2037	12	\$65.35	30
214	\$1,049,038.46	\$13,109.44	1-Jan-38	\$11,104.77	\$2,004.67	\$0.00	\$1,037,933.69	2038	1	\$64.67	31
215	\$1,037,933.69	\$13,109.44	1-Feb-38	\$11,125.99	\$1,983.45	\$0.00	\$1,026,807.70	2038	2	\$63.98	31
216	\$1,026,807.70	\$13,109.44	1-Mar-38	\$11,337.14	\$1,772.30	\$0.00	\$1,015,470.55	2038	3	\$63.30	28

217	\$1,015,470.55	\$13,109.44	1-Apr-38	\$11,168.92	\$1,940.52	\$0.00	\$1,004,301.64	2038	4	\$62.60	31
218	\$1,004,301.64	\$13,109.44	1-May-38	\$11,252.17	\$1,857.27	\$0.00	\$993,049.47	2038	5	\$61.91	30
219	\$993,049.47	\$13,109.44	1-Jun-38	\$11,211.76	\$1,897.68	\$0.00	\$981,837.70	2038	6	\$61.22	31
220	\$981,837.70	\$13,109.44	1-Jul-38	\$11,293.71	\$1,815.73	\$0.00	\$970,543.99	2038	7	\$60.52	30
221	\$970,543.99	\$13,109.44	1-Aug-38	\$11,254.77	\$1,854.67	\$0.00	\$959,289.22	2038	8	\$59.83	31
222	\$959,289.22	\$13,109.44	1-Sep-38	\$11,276.28	\$1,833.16	\$0.00	\$948,012.94	2038	9	\$59.13	31
223	\$948,012.94	\$13,109.44	1-Oct-38	\$11,356.27	\$1,753.17	\$0.00	\$936,656.68	2038	10	\$58.44	30
224	\$936,656.68	\$13,109.44	1-Nov-38	\$11,319.53	\$1,789.91	\$0.00	\$925,337.15	2038	11	\$57.74	31
225	\$925,337.15	\$13,109.44	1-Dec-38	\$11,398.20	\$1,711.24	\$0.00	\$913,938.95	2038	12	\$57.04	30
226	\$913,938.95	\$13,109.44	1-Jan-39	\$11,362.94	\$1,746.50	\$0.00	\$902,576.01	2039	1	\$56.34	31
227	\$902,576.01	\$13,109.44	1-Feb-39	\$11,384.65	\$1,724.79	\$0.00	\$891,191.35	2039	2	\$55.64	31
228	\$891,191.35	\$13,109.44	1-Mar-39	\$11,571.22	\$1,538.22	\$0.00	\$879,620.14	2039	3	\$54.94	28
229	\$879,620.14	\$13,109.44	1-Apr-39	\$11,428.52	\$1,680.92	\$0.00	\$868,191.61	2039	4	\$54.22	31
230	\$868,191.61	\$13,109.44	1-May-39	\$11,503.88	\$1,605.56	\$0.00	\$856,687.73	2039	5	\$53.52	30
231	\$856,687.73	\$13,109.44	1-Jun-39	\$11,472.34	\$1,637.10	\$0.00	\$845,215.39	2039	6	\$52.81	31
232	\$845,215.39	\$13,109.44	1-Jul-39	\$11,546.37	\$1,563.07	\$0.00	\$833,669.02	2039	7	\$52.10	30
233	\$833,669.02	\$13,109.44	1-Aug-39	\$11,516.33	\$1,593.11	\$0.00	\$822,152.69	2039	8	\$51.39	31
234	\$822,152.69	\$13,109.44	1-Sep-39	\$11,538.34	\$1,571.10	\$0.00	\$810,614.35	2039	9	\$50.68	31
235	\$810,614.35	\$13,109.44	1-Oct-39	\$11,610.36	\$1,499.08	\$0.00	\$799,003.99	2039	10	\$49.97	30
236	\$799,003.99	\$13,109.44	1-Nov-39	\$11,582.58	\$1,526.86	\$0.00	\$787,421.41	2039	11	\$49.25	31
237	\$787,421.41	\$13,109.44	1-Dec-39	\$11,653.25	\$1,456.19	\$0.00	\$775,768.16	2039	12	\$48.54	30
238	\$775,768.16	\$13,109.44	1-Jan-40	\$11,626.98	\$1,482.46	\$0.00	\$764,141.18	2040	1	\$47.82	31
239	\$764,141.18	\$13,109.44	1-Feb-40	\$11,649.20	\$1,460.24	\$0.00	\$752,491.98	2040	2	\$47.10	31
240	\$752,491.98	\$13,109.44	1-Mar-40	\$11,764.23	\$1,345.21	\$0.00	\$740,727.75	2040	3	\$46.39	29
241	\$740,727.75	\$13,109.44	1-Apr-40	\$11,693.94	\$1,415.50	\$0.00	\$729,033.81	2040	4	\$45.66	31
242	\$729,033.81	\$13,109.44	1-May-40	\$11,761.23	\$1,348.21	\$0.00	\$717,272.59	2040	5	\$44.94	30
243	\$717,272.59	\$13,109.44	1-Jun-40	\$11,738.76	\$1,370.68	\$0.00	\$705,533.82	2040	6	\$44.22	31
244	\$705,533.82	\$13,109.44	1-Jul-40	\$11,804.69	\$1,304.75	\$0.00	\$693,729.14	2040	7	\$43.49	30
245	\$693,729.14	\$13,109.44	1-Aug-40	\$11,783.75	\$1,325.69	\$0.00	\$681,945.39	2040	8	\$42.76	31
246	\$681,945.39	\$13,109.44	1-Sep-40	\$11,806.27	\$1,303.17	\$0.00	\$670,139.12	2040	9	\$42.04	31
247	\$670,139.12	\$13,109.44	1-Oct-40	\$11,870.14	\$1,239.30	\$0.00	\$658,268.97	2040	10	\$41.31	30
248	\$658,268.97	\$13,109.44	1-Nov-40	\$11,851.52	\$1,257.92	\$0.00	\$646,417.46	2040	11	\$40.58	31
249	\$646,417.46	\$13,109.44	1-Dec-40	\$11,914.01	\$1,185.43	\$0.00	\$634,503.45	2040	12	\$39.85	30
250	\$634,503.45	\$13,109.44	1-Jan-41	\$11,896.93	\$1,212.51	\$0.00	\$622,606.52	2041	1	\$39.11	31
251	\$622,606.52	\$13,109.44	1-Feb-41	\$11,919.66	\$1,189.78	\$0.00	\$610,686.85	2041	2	\$38.38	31
252	\$610,686.85	\$13,109.44	1-Mar-41	\$12,055.38	\$1,054.06	\$0.00	\$598,631.48	2041	3	\$37.65	28
253	\$598,631.48	\$13,109.44	1-Apr-41	\$11,965.48	\$1,143.96	\$0.00	\$586,666.00	2041	4	\$36.90	31
254	\$586,666.00	\$13,109.44	1-May-41	\$12,024.51	\$1,084.93	\$0.00	\$574,641.49	2041	5	\$36.16	30
255	\$574,641.49	\$13,109.44	1-Jun-41	\$12,011.32	\$1,098.12	\$0.00	\$562,630.16	2041	6	\$35.42	31
256	\$562,630.16	\$13,109.44	1-Jul-41	\$12,068.96	\$1,040.48	\$0.00	\$550,561.20	2041	7	\$34.68	30
257	\$550,561.20	\$13,109.44	1-Aug-41	\$12,057.34	\$1,052.10	\$0.00	\$538,503.86	2041	8	\$33.94	31
258	\$538,503.86	\$13,109.44	1-Sep-41	\$12,080.38	\$1,029.06	\$0.00	\$526,423.48	2041	9	\$33.20	31
259	\$526,423.48	\$13,109.44	1-Oct-41	\$12,135.92	\$973.52	\$0.00	\$514,287.57	2041	10	\$32.45	30
260	\$514,287.57	\$13,109.44	1-Nov-41	\$12,126.66	\$982.78	\$0.00	\$502,160.91	2041	11	\$31.70	31
261	\$502,160.91	\$13,109.44	1-Dec-41	\$12,180.79	\$928.65	\$0.00	\$489,980.12	2041	12	\$30.96	30
262	\$489,980.12	\$13,109.44	1-Jan-42	\$12,173.11	\$936.33	\$0.00	\$477,807.01	2042	1	\$30.20	31
263	\$477,807.01	\$13,109.44	1-Feb-42	\$12,196.37	\$913.07	\$0.00	\$465,610.64	2042	2	\$29.45	31
264	\$465,610.64	\$13,109.44	1-Mar-42	\$12,305.78	\$803.66	\$0.00	\$453,304.86	2042	3	\$28.70	28
265	\$453,304.86	\$13,109.44	1-Apr-42	\$12,243.19	\$866.25	\$0.00	\$441,061.67	2042	4	\$27.94	31
266	\$441,061.67	\$13,109.44	1-May-42	\$12,293.78	\$815.66	\$0.00	\$428,767.89	2042	5	\$27.19	30
267	\$428,767.89	\$13,109.44	1-Jun-42	\$12,290.08	\$819.36	\$0.00	\$416,477.81	2042	6	\$26.43	31
268	\$416,477.81	\$13,109.44	1-Jul-42	\$12,339.24	\$770.20	\$0.00	\$404,138.56	2042	7	\$25.67	30
269	\$404,138.56	\$13,109.44	1-Aug-42	\$12,337.15	\$772.29	\$0.00	\$391,801.42	2042	8	\$24.91	31
270	\$391,801.42	\$13,109.44	1-Sep-42	\$12,380.72	\$748.72	\$0.00	\$379,440.69	2042	9	\$24.15	31
271	\$379,440.69	\$13,109.44	1-Oct-42	\$12,407.73	\$701.71	\$0.00	\$367,032.96	2042	10	\$23.39	30
272	\$367,032.96	\$13,109.44	1-Nov-42	\$12,408.08	\$701.38	\$0.00	\$354,624.90	2042	11	\$22.63	31
273	\$354,624.90	\$13,109.44	1-Dec-42	\$12,453.63	\$655.81	\$0.00	\$342,171.28	2042	12	\$21.86	30
274	\$342,171.28	\$13,109.44	1-Jan-43	\$12,455.56	\$653.88	\$0.00	\$329,715.71	2043	1	\$21.09	31
275	\$329,715.71	\$13,109.44	1-Feb-43	\$12,479.37	\$630.07	\$0.00	\$317,236.35	2043	2	\$20.32	31
276	\$317,236.35	\$13,109.44	1-Mar-43	\$12,561.88	\$547.56	\$0.00	\$304,674.46	2043	3	\$19.56	28
277	\$304,674.46	\$13,109.44	1-Apr-43	\$12,527.22	\$582.22	\$0.00	\$292,147.24	2043	4	\$18.78	31
278	\$292,147.24	\$13,109.44	1-May-43	\$12,569.17	\$540.27	\$0.00	\$279,578.08	2043	5	\$18.01	30
279	\$279,578.08	\$13,109.44	1-Jun-43	\$12,575.18	\$534.26	\$0.00	\$267,002.90	2043	6	\$17.23	31
280	\$267,002.90	\$13,109.44	1-Jul-43	\$12,615.67	\$493.77	\$0.00	\$254,387.23	2043	7	\$16.46	30
281	\$254,387.23	\$13,109.44	1-Aug-43	\$12,623.32	\$486.12	\$0.00	\$241,763.91	2043	8	\$15.68	31
282	\$241,763.91	\$13,109.44	1-Sep-43	\$12,647.44	\$462.00	\$0.00	\$229,116.48	2043	9	\$14.90	31
283	\$229,116.48	\$13,109.44	1-Oct-43	\$12,685.73	\$423.71	\$0.00	\$216,430.74	2043	10	\$14.12	30
284	\$216,430.74	\$13,109.44	1-Nov-43	\$12,695.85	\$413.59	\$0.00	\$203,734.89	2043	11	\$13.34	31
285	\$203,734.89	\$13,109.44	1-Dec-43	\$12,732.67	\$376.77	\$0.00	\$191,002.22	2043	12	\$12.56	30
286	\$191,002.22	\$13,109.44	1-Jan-44	\$12,744.44	\$365.00	\$0.00	\$178,257.78	2044	1	\$11.77	31
287	\$178,257.78	\$13,109.44	1-Feb-44	\$12,768.80	\$340.64	\$0.00	\$165,488.99	2044	2	\$10.99	31
288	\$165,488.99	\$13,109.44	1-Mar-44	\$12,813.80	\$295.84	\$0.00	\$152,675.39	2044	3	\$10.20	29
289	\$152,675.39	\$13,109.44	1-Apr-44	\$12,817.68	\$291.76	\$0.00	\$139,857.70	2044	4	\$9.41	31
290	\$139,857.70	\$13,109.44	1-May-44	\$12,850.80	\$258.64	\$0.00	\$127,006.90	2044	5	\$8.62	30
291	\$127,006.90	\$13,109.44	1-Jun-44	\$12,866.74	\$242.70	\$0.00	\$114,140.17	2044	6	\$7.83	31
292	\$114,140.17	\$13,109.44	1-Jul-44	\$12,898.36	\$211.08	\$0.00	\$101,241.81	2044	7	\$7.04	30
293	\$101,241.81	\$13,109.44	1-Aug-44	\$12,915.97	\$193.47	\$0.00	\$88,325.84	2044	8	\$6.24	31

294	\$88,325.84	\$13,109.44	1-Sep-44	\$12,940.65	\$168.79	\$0.00	\$75,385.18	2044	9	\$5.44	31
295	\$75,385.18	\$13,109.44	1-Oct-44	\$12,970.03	\$139.41	\$0.00	\$62,415.16	2044	10	\$4.65	30
296	\$62,415.16	\$13,109.44	1-Nov-44	\$12,990.17	\$119.27	\$0.00	\$49,424.99	2044	11	\$3.85	31
297	\$49,424.99	\$13,109.44	1-Dec-44	\$13,018.04	\$91.40	\$0.00	\$36,406.95	2044	12	\$3.05	30
298	\$36,406.95	\$13,109.44	1-Jan-45	\$13,039.87	\$69.57	\$0.00	\$23,367.08	2045	1	\$2.24	31
299	\$23,367.08	\$13,109.44	1-Feb-45	\$13,064.79	\$44.65	\$0.00	\$10,302.30	2045	2	\$1.44	31
300	\$10,302.30	\$10,320.08	1-Mar-45	\$10,302.30	\$17.78	\$0.00	(\$0.00)	2045	3	\$0.64	28



## **FIRST AMENDMENT TO LEASE WITH OPTION TO PURCHASE**

This First Amendment to Lease with Option to Purchase (this "Amendment") is entered into effective this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between City of North Little Rock, Arkansas (the "Landlord") and North Little Rock Advertising and Promotion Commission (the "Tenant").

### **W-I-T-N-E-S-S-E-T-H:**

WHEREAS, the Tenant and NORTH LITTLE ROCK ARKANSAS DOWNTOWN DEVELOPMENT BOARD, an independent public facilities board that exists by virtue of Ordinance No. 8832 and Act 412 of 1974, as has been amended from time to time and is presently codified at A.C.A. §14-137-10 et seq. (the "Initial Landlord") entered into a Lease with Option to Purchase dated effective March 13, 2020 (the "Lease"), regarding the lease of Unit 100 (the "Leased Premises") in the 600 MAIN BUILDING HORIZONTAL PROPERTY REGIME (the "Regime"), established pursuant to that Master Deed filed with the Pulaski County, Arkansas Circuit Clerk and Recorder's Office on November 19, 2019, as Instrument Number 2019074510, as amended by that First Amendment filed with the Pulaski County, Arkansas Circuit Clerk and Recorder's Office on March 23, 2020, as Instrument Number 2020018382 (the "Master Deed"); and

WHEREAS, the Initial Landlord assigned the Lease to Landlord pursuant to an Assignment and Assumption of Lease executed immediately following the execution of the Lease and the sale of the Leased Premises from the Initial Landlord to the Landlord; and

WHEREAS, the Tenant oversees the North Little Rock Convention & Visitors Bureau ("NLRCVB"), which functions as the sales and marketing arm of the Tenant. The Mission of the NLRCVB is to promote North Little Rock as a positive tourism and hospitality experience thus enhancing economic growth and quality of life for its citizens and visitors in order (i) to make a positive difference in the economy; (ii) to market the community; (iii) to work as a tourism industry coordinator; (iv) to represent the tourism industry; and (v) to build community pride in North Little Rock, Arkansas; and

WHEREAS, the Tenant provides additional valuable services to the City through its management of the Argenta Plaza, which is owned by the Landlord;

WHEREAS, the Tenant is an instrumentality of the Landlord, having been formed on June 23, 1975, by North Little Rock Ordinance 4530, under authority of Act 185 of 1965, adopted by the Arkansas Legislature, which provided that any city of the first class may by ordinance of the governing body thereof, levy a tax upon the gross receipts or proceeds from lodging accommodations, restaurants and food service businesses; and

WHEREAS, on or about March 11, 2020, the Governor of the State of Arkansas declared a state of emergency, as authorized by ACA 12-75-114, as a result of the public health crisis caused by the COVID-19 pandemic, and entered an Executive Order to the Arkansas Department of Health to take action to prevent the spread of COVID-19; and

WHEREAS, the COVID-19 pandemic, together with subsequent executive orders issued by the Governor, caused the eventual closure of restaurants, hotels and other businesses whose tax revenues are relied upon by the Tenant to fund its operations, and Tenant has requested that the Lease be amended as provided herein; and

WHEREAS, it is in the best interest of the City and its residents for the leased premises to remain occupied, for Tenant to continue to pay for the utilities, to maintain the premises, to pay all assessments for expenses by the Horizontal Property Regime and the 600 Main Property Owners' Association, and other expenses associated with the premises.

NOW, THEREFORE, the Landlord and Tenant amend the Lease as set forth in this Amendment.

1. Amendment of Terms of the Lease. As of the Effective Date, the Lease is hereby amended as follow:

(a) Landlord hereby agrees to defer the time for the commencement of rental payments pursuant to the Lease and amends Section 2 of the Lease to provide as follows:

“2. Rental. As rental for said premises, Tenant shall pay to Landlord rental in the amount of Thirteen Thousand One Hundred Nine and 44/100 Dollars (\$13,109.44) per month, payable monthly in arrears on the first day of each calendar month commencing January 1, 2021 (“Rent Accrual Commencement Date”). Because the Buyers exercised the Purchase Option set forth in Section 12 of the Transaction Agreement and purchased the interest in the Parking Lot at Closing pursuant to the Transaction Agreement, the forgoing amount of the monthly rent includes the Rent Adjustment Amount pursuant to the Transaction Agreement. Any rent which is due for a period of less than a full calendar month shall be prorated based on the number of days within the Term of the Lease of that month and the total number of days of that calendar month. There shall be no rent due for the period (the “Rent Abatement Period”) beginning on the Commencement Date through the Rent Accrual Commencement Date, provided, however, the Earnest Money Deposit made pursuant to the Transaction Agreement shall be applied to the payment of rent for the Rent Abatement Period.”

2. The Amortization Schedule affixed as **Exhibit B** to the Lease is hereby amended to be the Amortization Schedule which is marked **Amended Exhibit B** and affixed to this Amendment.

3. Affirmation of Lease. Except as amended herein, all other provisions of the Lease not inconsistent with the provisions of this Amendment shall remain in full force and effect.

4. Miscellaneous.

(a). Counterparts. This Amendment may be executed in any number of counterparts that together shall constitute the agreement of the parties hereto.

(b). Successors and Assigns. The agreements, covenants, warranties, and representations contained in this Amendment are binding on and shall inure to the benefit of the Landlord, Tenant, Subtenant and their respective successors and assigns, specifically including any lessee interest holder.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed as of the date first above mentioned.

North Little Rock Advertising and Promotion  
Commission

By: \_\_\_\_\_  
Bob Major, President and CEO

The City of North Little Rock

By: \_\_\_\_\_  
Joe A. Smith, Mayor

ATTEST:

\_\_\_\_\_  
Diane Whitbey, City Clerk



**AMENDED EXHIBIT B**

The Amended Amortization Schedule is attached

**AMENDED EXHIBIT B  
AMENDED AMORTIZATION SCHEDULE**

PRINCIPAL AMOUNT	\$3,005,851										
ANNUAL INTEREST RATE		2.25									
TERM (Months)		300									
MONTHLY PAYMENT	\$13,109.44		\$13,109.44								
DATE OF FIRST ACCRUAL	YEAR(YY)	2021	First Payment Date:	Year	2021						
	MONTH (MM)	1		Month	2	Thereafter:					
Lease Dated March 13, 2020	DAY(DD)	1		Day	1						

NO.	BEGINNING BALANCE	PAYMENT	DATE	PRINCIPAL	DUE INTEREST	UNPAID INTEREST	ENDING BALANCE	YEAR	MONTH	DAILY INTEREST	Days
Date of Beginning Accrual			1-Jan-21								
1	\$3,005,850.65	\$13,109.44	1-Feb-21	\$7,365.36	\$5,744.06	\$0.00	\$2,998,485.27	2021	2	\$185.29	31
2	\$2,998,485.27	\$13,109.44	1-Mar-21	\$7,933.97	\$5,175.47	\$0.00	\$2,990,551.29	2021	3	\$184.84	28
3	\$2,990,551.29	\$13,109.44	1-Apr-21	\$7,394.62	\$6,714.82	\$0.00	\$2,983,156.68	2021	4	\$184.35	31
4	\$2,983,156.68	\$13,109.44	1-May-21	\$7,692.64	\$5,518.80	\$0.00	\$2,975,564.03	2021	5	\$183.89	30
5	\$2,975,564.03	\$13,109.44	1-Jun-21	\$7,423.28	\$5,686.18	\$0.00	\$2,968,140.77	2021	6	\$183.43	31
6	\$2,968,140.77	\$13,109.44	1-Jul-21	\$7,920.41	\$5,499.03	\$0.00	\$2,960,520.38	2021	7	\$182.97	30
7	\$2,960,520.38	\$13,109.44	1-Aug-21	\$7,452.01	\$5,657.43	\$0.00	\$2,953,068.35	2021	8	\$182.50	31
8	\$2,953,068.35	\$13,109.44	1-Sep-21	\$7,466.25	\$5,843.19	\$0.00	\$2,945,602.11	2021	9	\$182.04	31
9	\$2,945,602.11	\$13,109.44	1-Oct-21	\$7,662.09	\$5,447.35	\$0.00	\$2,937,940.01	2021	10	\$181.58	30
10	\$2,937,940.01	\$13,109.44	1-Nov-21	\$7,495.16	\$5,814.28	\$0.00	\$2,930,444.85	2021	11	\$181.11	31
11	\$2,930,444.85	\$13,109.44	1-Dec-21	\$7,690.12	\$5,419.32	\$0.00	\$2,922,754.73	2021	12	\$180.64	30
12	\$2,922,754.73	\$13,109.44	1-Jan-22	\$7,524.18	\$5,585.28	\$0.00	\$2,915,230.55	2022	1	\$180.17	31
13	\$2,915,230.55	\$13,109.44	1-Feb-22	\$7,538.55	\$5,570.88	\$0.00	\$2,907,692.00	2022	2	\$179.71	31
14	\$2,907,692.00	\$13,109.44	1-Mar-22	\$8,090.68	\$5,018.78	\$0.00	\$2,899,601.32	2022	3	\$179.24	28
15	\$2,899,601.32	\$13,109.44	1-Apr-22	\$7,568.42	\$5,641.02	\$0.00	\$2,892,032.89	2022	4	\$178.74	31
16	\$2,892,032.89	\$13,109.44	1-May-22	\$7,761.16	\$5,348.29	\$0.00	\$2,884,271.73	2022	5	\$178.26	30
17	\$2,884,271.73	\$13,109.44	1-Jun-22	\$7,597.72	\$5,511.72	\$0.00	\$2,876,674.02	2022	6	\$177.80	31
18	\$2,876,674.02	\$13,109.44	1-Jul-22	\$7,789.56	\$5,319.88	\$0.00	\$2,868,884.46	2022	7	\$177.33	30
19	\$2,868,884.46	\$13,109.44	1-Aug-22	\$7,927.12	\$5,482.32	\$0.00	\$2,861,257.34	2022	8	\$176.85	31
20	\$2,861,257.34	\$13,109.44	1-Sep-22	\$7,841.89	\$5,467.75	\$0.00	\$2,853,615.84	2022	9	\$176.38	31
21	\$2,853,615.84	\$13,109.44	1-Oct-22	\$7,632.21	\$5,277.23	\$0.00	\$2,845,783.44	2022	10	\$175.91	30
22	\$2,845,783.44	\$13,109.44	1-Nov-22	\$7,671.26	\$5,438.18	\$0.00	\$2,838,112.17	2022	11	\$175.43	31
23	\$2,838,112.17	\$13,109.44	1-Dec-22	\$7,660.99	\$5,248.56	\$0.00	\$2,830,251.29	2022	12	\$174.95	30
24	\$2,830,251.29	\$13,109.44	1-Jan-23	\$7,700.95	\$5,408.49	\$0.00	\$2,822,650.35	2023	1	\$174.47	31
25	\$2,822,650.35	\$13,109.44	1-Feb-23	\$7,715.66	\$5,393.78	\$0.00	\$2,814,834.69	2023	2	\$173.99	31
26	\$2,814,834.69	\$13,109.44	1-Mar-23	\$8,250.96	\$4,858.48	\$0.00	\$2,806,583.73	2023	3	\$173.52	28
27	\$2,806,583.73	\$13,109.44	1-Apr-23	\$7,746.17	\$5,363.27	\$0.00	\$2,798,837.56	2023	4	\$173.01	31
28	\$2,798,837.56	\$13,109.44	1-May-23	\$7,935.51	\$5,175.93	\$0.00	\$2,790,904.05	2023	5	\$172.53	30
29	\$2,790,904.05	\$13,109.44	1-Jun-23	\$7,778.14	\$5,333.30	\$0.00	\$2,783,127.91	2023	6	\$172.04	31
30	\$2,783,127.91	\$13,109.44	1-Jul-23	\$7,962.58	\$5,146.88	\$0.00	\$2,775,165.35	2023	7	\$171.58	30
31	\$2,775,165.35	\$13,109.44	1-Aug-23	\$7,806.21	\$5,303.23	\$0.00	\$2,767,359.14	2023	8	\$171.07	31
32	\$2,767,359.14	\$13,109.44	1-Sep-23	\$7,821.13	\$5,288.31	\$0.00	\$2,759,538.01	2023	9	\$170.59	31
33	\$2,759,538.01	\$13,109.44	1-Oct-23	\$8,008.18	\$5,105.26	\$0.00	\$2,751,531.82	2023	10	\$170.11	30
34	\$2,751,531.82	\$13,109.44	1-Nov-23	\$7,851.38	\$5,268.06	\$0.00	\$2,743,680.45	2023	11	\$169.61	31
35	\$2,743,680.45	\$13,109.44	1-Dec-23	\$8,035.51	\$5,073.83	\$0.00	\$2,735,644.94	2023	12	\$169.13	30
36	\$2,735,644.94	\$13,109.44	1-Jan-24	\$7,881.73	\$5,227.71	\$0.00	\$2,727,763.20	2024	1	\$168.64	31
37	\$2,727,763.20	\$13,109.44	1-Feb-24	\$7,896.80	\$5,212.64	\$0.00	\$2,719,866.40	2024	2	\$168.15	31
38	\$2,719,866.40	\$13,109.44	1-Mar-24	\$8,247.21	\$4,862.28	\$0.00	\$2,711,619.19	2024	3	\$167.66	29
39	\$2,711,619.19	\$13,109.44	1-Apr-24	\$7,927.65	\$5,181.79	\$0.00	\$2,703,691.54	2024	4	\$167.15	31
40	\$2,703,691.54	\$13,109.44	1-May-24	\$8,108.46	\$4,999.98	\$0.00	\$2,695,582.08	2024	5	\$166.67	30
41	\$2,695,582.08	\$13,109.44	1-Jun-24	\$7,958.29	\$5,151.15	\$0.00	\$2,687,623.79	2024	6	\$166.17	31
42	\$2,687,623.79	\$13,109.44	1-Jul-24	\$8,139.18	\$4,970.28	\$0.00	\$2,679,484.81	2024	7	\$165.68	30
43	\$2,679,484.81	\$13,109.44	1-Aug-24	\$7,989.06	\$5,120.38	\$0.00	\$2,671,495.56	2024	8	\$165.17	31
44	\$2,671,495.56	\$13,109.44	1-Sep-24	\$8,004.32	\$5,105.12	\$0.00	\$2,663,491.23	2024	9	\$164.68	31
45	\$2,663,491.23	\$13,109.44	1-Oct-24	\$8,183.81	\$4,925.03	\$0.00	\$2,655,307.43	2024	10	\$164.19	30
46	\$2,655,307.43	\$13,109.44	1-Nov-24	\$8,035.28	\$5,074.18	\$0.00	\$2,647,272.17	2024	11	\$163.68	31
47	\$2,647,272.17	\$13,109.44	1-Dec-24	\$8,213.80	\$4,895.64	\$0.00	\$2,639,058.37	2024	12	\$163.19	30
48	\$2,639,058.37	\$13,109.44	1-Jan-25	\$8,066.31	\$5,043.13	\$0.00	\$2,630,992.06	2025	1	\$162.68	31
49	\$2,630,992.06	\$13,109.44	1-Feb-25	\$8,081.72	\$5,027.72	\$0.00	\$2,622,910.34	2025	2	\$162.18	31
50	\$2,622,910.34	\$13,109.44	1-Mar-25	\$8,582.22	\$4,527.22	\$0.00	\$2,614,328.12	2025	3	\$161.69	28
51	\$2,614,328.12	\$13,109.44	1-Apr-25	\$8,113.57	\$4,999.87	\$0.00	\$2,606,214.55	2025	4	\$161.18	31
52	\$2,606,214.55	\$13,109.44	1-May-25	\$8,289.73	\$4,819.71	\$0.00	\$2,597,924.82	2025	5	\$160.68	30
53	\$2,597,924.82	\$13,109.44	1-Jun-25	\$8,144.91	\$4,984.53	\$0.00	\$2,589,779.91	2025	6	\$160.15	31
54	\$2,589,779.91	\$13,109.44	1-Jul-25	\$8,320.12	\$4,789.32	\$0.00	\$2,581,459.79	2025	7	\$159.64	30
55	\$2,581,459.79	\$13,109.44	1-Aug-25	\$8,176.38	\$4,933.08	\$0.00	\$2,573,283.41	2025	8	\$159.13	31
56	\$2,573,283.41	\$13,109.44	1-Sep-25	\$8,192.00	\$4,917.44	\$0.00	\$2,565,091.41	2025	9	\$158.63	31
57	\$2,565,091.41	\$13,109.44	1-Oct-25	\$8,365.78	\$4,743.66	\$0.00	\$2,556,725.63	2025	10	\$158.12	30
58	\$2,556,725.63	\$13,109.44	1-Nov-25	\$8,228.64	\$4,885.80	\$0.00	\$2,548,501.89	2025	11	\$157.61	31
59	\$2,548,501.89	\$13,109.44	1-Dec-25	\$8,398.46	\$4,712.98	\$0.00	\$2,540,105.53	2025	12	\$157.10	30
60	\$2,540,105.53	\$13,109.44	1-Jan-26	\$8,256.40	\$4,854.04	\$0.00	\$2,531,850.13	2026	1	\$156.58	31
61	\$2,531,850.13	\$13,109.44	1-Feb-26	\$8,271.18	\$4,838.26	\$0.00	\$2,523,576.95	2026	2	\$156.07	31
62	\$2,523,576.95	\$13,109.44	1-Mar-26	\$8,753.87	\$4,355.77	\$0.00	\$2,514,825.28	2026	3	\$155.56	28

63	\$2,514,825.28	\$13,109.44	1-Apr-26	\$8,303.71	\$4,805.73	\$0.00	\$2,508,521.57	2026	4	\$155.02	31
64	\$2,508,521.57	\$13,109.44	1-May-26	\$8,474.09	\$4,835.35	\$0.00	\$2,498,047.48	2026	5	\$154.51	30
65	\$2,498,047.48	\$13,109.44	1-Jun-26	\$8,335.77	\$4,773.67	\$0.00	\$2,489,711.70	2026	6	\$153.99	31
66	\$2,489,711.70	\$13,109.44	1-Jul-26	\$8,505.18	\$4,804.28	\$0.00	\$2,481,206.52	2026	7	\$153.48	30
67	\$2,481,206.52	\$13,109.44	1-Aug-26	\$8,367.96	\$4,741.48	\$0.00	\$2,472,838.57	2026	8	\$152.95	31
68	\$2,472,838.57	\$13,109.44	1-Sep-26	\$8,383.95	\$4,725.49	\$0.00	\$2,464,454.82	2026	9	\$152.44	31
69	\$2,464,454.82	\$13,109.44	1-Oct-26	\$8,551.89	\$4,557.55	\$0.00	\$2,455,902.73	2026	10	\$151.92	30
70	\$2,455,902.73	\$13,109.44	1-Nov-26	\$8,418.31	\$4,693.13	\$0.00	\$2,447,488.42	2026	11	\$151.39	31
71	\$2,447,488.42	\$13,109.44	1-Dec-26	\$8,563.27	\$4,528.17	\$0.00	\$2,438,903.16	2026	12	\$150.87	30
72	\$2,438,903.16	\$13,109.44	1-Jan-27	\$8,448.80	\$4,660.64	\$0.00	\$2,430,454.36	2027	1	\$150.34	31
73	\$2,430,454.36	\$13,109.44	1-Feb-27	\$8,464.94	\$4,644.50	\$0.00	\$2,421,989.42	2027	2	\$149.82	31
74	\$2,421,989.42	\$13,109.44	1-Mar-27	\$8,929.02	\$4,180.42	\$0.00	\$2,413,080.40	2027	3	\$149.30	28
75	\$2,413,080.40	\$13,109.44	1-Apr-27	\$8,488.18	\$4,611.26	\$0.00	\$2,404,562.22	2027	4	\$148.75	31
76	\$2,404,562.22	\$13,109.44	1-May-27	\$8,862.85	\$4,446.79	\$0.00	\$2,395,899.57	2027	5	\$148.28	30
77	\$2,395,899.57	\$13,109.44	1-Jun-27	\$8,530.97	\$4,578.47	\$0.00	\$2,387,308.80	2027	6	\$147.89	31
78	\$2,387,308.80	\$13,109.44	1-Jul-27	\$8,894.44	\$4,415.00	\$0.00	\$2,378,674.15	2027	7	\$147.17	30
79	\$2,378,674.15	\$13,109.44	1-Aug-27	\$8,563.89	\$4,645.55	\$0.00	\$2,370,110.28	2027	8	\$146.63	31
80	\$2,370,110.28	\$13,109.44	1-Sep-27	\$8,580.26	\$4,528.18	\$0.00	\$2,361,530.00	2027	9	\$146.10	31
81	\$2,361,530.00	\$13,109.44	1-Oct-27	\$8,742.23	\$4,367.21	\$0.00	\$2,352,767.78	2027	10	\$145.57	30
82	\$2,352,767.78	\$13,109.44	1-Nov-27	\$8,813.38	\$4,496.08	\$0.00	\$2,344,174.42	2027	11	\$145.03	31
83	\$2,344,174.42	\$13,109.44	1-Dec-27	\$8,774.32	\$4,335.12	\$0.00	\$2,335,400.10	2027	12	\$144.50	30
84	\$2,335,400.10	\$13,109.44	1-Jan-28	\$8,648.59	\$4,462.85	\$0.00	\$2,326,763.61	2028	1	\$143.98	31
85	\$2,326,763.61	\$13,109.44	1-Feb-28	\$8,863.11	\$4,446.33	\$0.00	\$2,318,080.40	2028	2	\$143.43	31
86	\$2,318,080.40	\$13,109.44	1-Mar-28	\$8,985.48	\$4,143.88	\$0.00	\$2,309,124.94	2028	3	\$142.80	28
87	\$2,309,124.94	\$13,109.44	1-Apr-28	\$8,686.80	\$4,412.64	\$0.00	\$2,300,428.15	2028	4	\$142.34	31
88	\$2,300,428.15	\$13,109.44	1-May-28	\$8,855.22	\$4,254.22	\$0.00	\$2,291,572.92	2028	5	\$141.81	30
89	\$2,291,572.92	\$13,109.44	1-Jun-28	\$8,730.34	\$4,379.10	\$0.00	\$2,282,842.58	2028	6	\$141.26	31
90	\$2,282,842.58	\$13,109.44	1-Jul-28	\$8,887.74	\$4,221.70	\$0.00	\$2,273,954.84	2028	7	\$140.72	30
91	\$2,273,954.84	\$13,109.44	1-Aug-28	\$8,784.01	\$4,345.43	\$0.00	\$2,265,180.83	2028	8	\$140.18	31
92	\$2,265,180.83	\$13,109.44	1-Sep-28	\$8,780.75	\$4,328.89	\$0.00	\$2,256,410.08	2028	9	\$139.64	31
93	\$2,256,410.08	\$13,109.44	1-Oct-28	\$8,938.63	\$4,172.81	\$0.00	\$2,247,473.45	2028	10	\$139.09	30
94	\$2,247,473.45	\$13,109.44	1-Nov-28	\$8,814.61	\$4,294.83	\$0.00	\$2,238,858.84	2028	11	\$138.54	31
95	\$2,238,858.84	\$13,109.44	1-Dec-28	\$8,989.45	\$4,139.89	\$0.00	\$2,229,889.39	2028	12	\$138.00	30
96	\$2,229,889.39	\$13,109.44	1-Jan-29	\$8,948.80	\$4,280.84	\$0.00	\$2,220,840.79	2029	1	\$137.45	31
97	\$2,220,840.79	\$13,109.44	1-Feb-29	\$8,886.50	\$4,243.94	\$0.00	\$2,211,975.29	2029	2	\$136.90	31
98	\$2,211,975.29	\$13,109.44	1-Mar-29	\$9,291.51	\$3,817.93	\$0.00	\$2,202,883.78	2029	3	\$136.35	28
99	\$2,202,883.78	\$13,109.44	1-Apr-29	\$8,900.20	\$4,209.24	\$0.00	\$2,193,783.58	2029	4	\$135.78	31
100	\$2,193,783.58	\$13,109.44	1-May-29	\$9,052.44	\$4,057.00	\$0.00	\$2,184,731.13	2029	5	\$135.23	30
101	\$2,184,731.13	\$13,109.44	1-Jun-29	\$8,834.51	\$4,174.93	\$0.00	\$2,175,798.62	2029	6	\$134.68	31
102	\$2,175,798.62	\$13,109.44	1-Jul-29	\$9,085.71	\$4,023.73	\$0.00	\$2,166,710.92	2029	7	\$134.12	30
103	\$2,166,710.92	\$13,109.44	1-Aug-29	\$8,966.94	\$4,140.50	\$0.00	\$2,157,741.97	2029	8	\$133.56	31
104	\$2,157,741.97	\$13,109.44	1-Sep-29	\$8,886.08	\$4,123.38	\$0.00	\$2,148,755.89	2029	9	\$133.01	31
105	\$2,148,755.89	\$13,109.44	1-Oct-29	\$8,135.71	\$3,973.73	\$0.00	\$2,139,620.18	2029	10	\$132.46	30
106	\$2,139,620.18	\$13,109.44	1-Nov-29	\$8,020.71	\$4,088.73	\$0.00	\$2,130,699.48	2029	11	\$131.89	31
107	\$2,130,699.48	\$13,109.44	1-Dec-29	\$8,169.29	\$3,940.15	\$0.00	\$2,121,430.17	2029	12	\$131.34	30
108	\$2,121,430.17	\$13,109.44	1-Jan-30	\$8,055.47	\$4,053.97	\$0.00	\$2,112,374.70	2030	1	\$130.77	31
109	\$2,112,374.70	\$13,109.44	1-Feb-30	\$8,072.78	\$4,038.66	\$0.00	\$2,103,301.82	2030	2	\$130.21	31
110	\$2,103,301.82	\$13,109.44	1-Mar-30	\$8,479.08	\$3,830.36	\$0.00	\$2,093,822.84	2030	3	\$129.66	28
111	\$2,093,822.84	\$13,109.44	1-Apr-30	\$8,108.23	\$4,001.21	\$0.00	\$2,084,714.61	2030	4	\$129.07	31
112	\$2,084,714.61	\$13,109.44	1-May-30	\$8,254.15	\$3,855.29	\$0.00	\$2,075,460.46	2030	5	\$128.51	30
113	\$2,075,460.46	\$13,109.44	1-Jun-30	\$8,143.32	\$3,966.12	\$0.00	\$2,066,317.14	2030	6	\$127.94	31
114	\$2,066,317.14	\$13,109.44	1-Jul-30	\$8,288.17	\$3,821.27	\$0.00	\$2,057,028.87	2030	7	\$127.38	30
115	\$2,057,028.87	\$13,109.44	1-Aug-30	\$8,176.54	\$3,930.90	\$0.00	\$2,047,850.43	2030	8	\$126.80	31
116	\$2,047,850.43	\$13,109.44	1-Sep-30	\$8,188.08	\$3,913.36	\$0.00	\$2,038,654.35	2030	9	\$126.24	31
117	\$2,038,654.35	\$13,109.44	1-Oct-30	\$8,338.33	\$3,770.11	\$0.00	\$2,029,315.02	2030	10	\$125.67	30
118	\$2,029,315.02	\$13,109.44	1-Nov-30	\$8,231.50	\$3,877.94	\$0.00	\$2,020,089.62	2030	11	\$125.09	31
119	\$2,020,089.62	\$13,109.44	1-Dec-30	\$8,373.87	\$3,733.77	\$0.00	\$2,010,708.85	2030	12	\$124.53	30
120	\$2,010,708.85	\$13,109.44	1-Jan-31	\$8,287.08	\$3,842.38	\$0.00	\$2,001,442.79	2031	1	\$123.95	31
121	\$2,001,442.79	\$13,109.44	1-Feb-31	\$8,284.77	\$3,824.87	\$0.00	\$1,992,158.03	2031	2	\$123.38	31
122	\$1,992,158.03	\$13,109.44	1-Mar-31	\$8,670.82	\$3,438.52	\$0.00	\$1,982,487.11	2031	3	\$122.80	28
123	\$1,982,487.11	\$13,109.44	1-Apr-31	\$8,320.89	\$3,788.45	\$0.00	\$1,973,168.12	2031	4	\$122.21	31
124	\$1,973,168.12	\$13,109.44	1-May-31	\$8,460.43	\$3,649.01	\$0.00	\$1,963,705.89	2031	5	\$121.63	30
125	\$1,963,705.89	\$13,109.44	1-Jun-31	\$8,356.88	\$3,752.56	\$0.00	\$1,954,348.81	2031	6	\$121.05	31
126	\$1,954,348.81	\$13,109.44	1-Jul-31	\$8,495.23	\$3,614.21	\$0.00	\$1,944,853.67	2031	7	\$120.47	30
127	\$1,944,853.67	\$13,109.44	1-Aug-31	\$8,892.80	\$3,716.54	\$0.00	\$1,935,460.67	2031	8	\$119.89	31
128	\$1,935,460.67	\$13,109.44	1-Sep-31	\$8,410.85	\$3,668.59	\$0.00	\$1,926,049.81	2031	9	\$119.31	31
129	\$1,926,049.81	\$13,109.44	1-Oct-31	\$8,547.57	\$3,561.87	\$0.00	\$1,916,502.25	2031	10	\$118.73	30
130	\$1,916,502.25	\$13,109.44	1-Nov-31	\$8,447.08	\$3,662.36	\$0.00	\$1,907,055.18	2031	11	\$118.14	31
131	\$1,907,055.18	\$13,109.44	1-Dec-31	\$8,582.69	\$3,528.75	\$0.00	\$1,897,472.47	2031	12	\$117.56	30
132	\$1,897,472.47	\$13,109.44	1-Jan-32	\$8,483.45	\$3,625.89	\$0.00	\$1,887,889.02	2032	1	\$116.97	31
133	\$1,887,889.02	\$13,109.44	1-Feb-32	\$8,501.57	\$3,607.87	\$0.00	\$1,878,487.45	2032	2	\$116.38	31
134	\$1,878,487.45	\$13,109.44	1-Mar-32	\$8,751.32	\$3,358.12	\$0.00	\$1,868,738.13	2032	3	\$115.80	28
135	\$1,868,738.13	\$13,109.44	1-Apr-32	\$8,538.36	\$3,571.08	\$0.00	\$1,859,197.77	2032	4	\$115.20	31
136	\$1,859,197.77	\$13,109.44	1-May-32	\$8,871.20	\$3,438.24	\$0.00	\$1,849,528.57	2032	5	\$114.61	30
137	\$1,849,528.57	\$13,109.44	1-Jun-32	\$8,575.07	\$3,534.37	\$0.00	\$1,839,851.60	2032	6	\$114.01	31
138	\$1,839,851.60	\$13,109.44	1-Jul-32	\$8,708.79	\$3,402.85	\$0.00	\$1,830,244.71	2032	7	\$113.42	30
139	\$1,830,244.71	\$13,109.44	1-Aug-32	\$8,611.92	\$3,487.52	\$0.00	\$1,820,632.79	2032	8	\$112.82	31

140	\$1,820,832.79	\$13,109.44	1-Sep-32	\$9,630.29	\$3,479.16	\$0.00	\$1,811,002.51	2032	9	\$112.23	31
141	\$1,811,002.51	\$13,109.44	1-Oct-32	\$9,760.33	\$3,348.11	\$0.00	\$1,801,242.18	2032	10	\$111.64	30
142	\$1,801,242.18	\$13,109.44	1-Nov-32	\$9,867.34	\$3,442.10	\$0.00	\$1,791,574.84	2032	11	\$111.04	31
143	\$1,791,574.84	\$13,109.44	1-Dec-32	\$9,796.25	\$3,313.19	\$0.00	\$1,781,778.69	2032	12	\$110.44	30
144	\$1,781,778.69	\$13,109.44	1-Jan-33	\$9,704.53	\$3,404.91	\$0.00	\$1,772,074.05	2033	1	\$109.84	31
145	\$1,772,074.05	\$13,109.44	1-Feb-33	\$9,723.08	\$3,386.36	\$0.00	\$1,762,350.97	2033	2	\$109.24	31
146	\$1,762,350.97	\$13,109.44	1-Mar-33	\$10,087.57	\$3,041.87	\$0.00	\$1,752,263.40	2033	3	\$108.64	28
147	\$1,752,263.40	\$13,109.44	1-Apr-33	\$9,760.90	\$3,348.54	\$0.00	\$1,742,522.50	2033	4	\$108.02	31
148	\$1,742,522.50	\$13,109.44	1-May-33	\$9,886.97	\$3,222.47	\$0.00	\$1,732,635.53	2033	5	\$107.42	30
149	\$1,732,635.53	\$13,109.44	1-Jun-33	\$9,798.44	\$3,311.00	\$0.00	\$1,722,837.09	2033	6	\$106.81	31
150	\$1,722,837.09	\$13,109.44	1-Jul-33	\$9,923.37	\$3,188.07	\$0.00	\$1,712,813.72	2033	7	\$106.20	30
151	\$1,712,813.72	\$13,109.44	1-Aug-33	\$9,836.13	\$3,273.31	\$0.00	\$1,703,077.58	2033	8	\$105.59	31
152	\$1,703,077.58	\$13,109.44	1-Sep-33	\$9,854.93	\$3,254.51	\$0.00	\$1,693,222.66	2033	9	\$104.98	31
153	\$1,693,222.66	\$13,109.44	1-Oct-33	\$9,978.14	\$3,131.30	\$0.00	\$1,683,244.52	2033	10	\$104.38	30
154	\$1,683,244.52	\$13,109.44	1-Nov-33	\$9,882.83	\$3,216.61	\$0.00	\$1,673,361.69	2033	11	\$103.76	31
155	\$1,673,361.69	\$13,109.44	1-Dec-33	\$10,014.89	\$3,094.55	\$0.00	\$1,663,336.80	2033	12	\$103.15	30
156	\$1,663,336.80	\$13,109.44	1-Jan-34	\$9,930.87	\$3,178.57	\$0.00	\$1,653,405.93	2034	1	\$102.53	31
157	\$1,653,405.93	\$13,109.44	1-Feb-34	\$9,949.85	\$3,158.69	\$0.00	\$1,643,456.08	2034	2	\$101.92	31
158	\$1,643,456.08	\$13,109.44	1-Mar-34	\$10,272.79	\$2,836.66	\$0.00	\$1,633,183.29	2034	3	\$101.31	28
159	\$1,633,183.29	\$13,109.44	1-Apr-34	\$9,888.49	\$3,120.95	\$0.00	\$1,623,194.80	2034	4	\$100.68	31
160	\$1,623,194.80	\$13,109.44	1-May-34	\$10,107.64	\$3,001.80	\$0.00	\$1,613,087.16	2034	5	\$100.06	30
161	\$1,613,087.16	\$13,109.44	1-Jun-34	\$10,028.90	\$3,082.54	\$0.00	\$1,603,080.26	2034	6	\$99.44	31
162	\$1,603,080.26	\$13,109.44	1-Jul-34	\$10,144.88	\$2,964.58	\$0.00	\$1,592,915.38	2034	7	\$98.82	30
163	\$1,592,915.38	\$13,109.44	1-Aug-34	\$10,065.44	\$3,044.00	\$0.00	\$1,582,849.94	2034	8	\$98.19	31
164	\$1,582,849.94	\$13,109.44	1-Sep-34	\$10,084.88	\$3,024.78	\$0.00	\$1,572,765.26	2034	9	\$97.57	31
165	\$1,572,765.26	\$13,109.44	1-Oct-34	\$10,200.90	\$2,908.54	\$0.00	\$1,562,564.36	2034	10	\$96.95	30
166	\$1,562,564.36	\$13,109.44	1-Nov-34	\$10,123.44	\$2,986.00	\$0.00	\$1,552,440.92	2034	11	\$96.32	31
167	\$1,552,440.92	\$13,109.44	1-Dec-34	\$10,238.48	\$2,870.95	\$0.00	\$1,542,202.43	2034	12	\$95.70	30
168	\$1,542,202.43	\$13,109.44	1-Jan-35	\$10,162.35	\$2,947.09	\$0.00	\$1,532,040.07	2035	1	\$95.07	31
169	\$1,532,040.07	\$13,109.44	1-Feb-35	\$10,181.77	\$2,927.67	\$0.00	\$1,521,858.30	2035	2	\$94.44	31
170	\$1,521,858.30	\$13,109.44	1-Mar-35	\$10,482.67	\$2,628.77	\$0.00	\$1,511,375.63	2035	3	\$93.81	28
171	\$1,511,375.63	\$13,109.44	1-Apr-35	\$10,221.26	\$2,888.18	\$0.00	\$1,501,154.37	2035	4	\$93.17	31
172	\$1,501,154.37	\$13,109.44	1-May-35	\$10,333.33	\$2,776.11	\$0.00	\$1,490,821.03	2035	5	\$92.54	30
173	\$1,490,821.03	\$13,109.44	1-Jun-35	\$10,260.54	\$2,848.90	\$0.00	\$1,480,580.49	2035	6	\$91.90	31
174	\$1,480,580.49	\$13,109.44	1-Jul-35	\$10,371.42	\$2,738.02	\$0.00	\$1,470,189.07	2035	7	\$91.27	30
175	\$1,470,189.07	\$13,109.44	1-Aug-35	\$10,298.97	\$2,809.47	\$0.00	\$1,459,889.10	2035	8	\$90.63	31
176	\$1,459,889.10	\$13,109.44	1-Sep-35	\$10,319.86	\$2,789.79	\$0.00	\$1,449,589.45	2035	9	\$89.99	31
177	\$1,449,589.45	\$13,109.44	1-Oct-35	\$10,428.73	\$2,680.71	\$0.00	\$1,439,140.72	2035	10	\$89.36	30
178	\$1,439,140.72	\$13,109.44	1-Nov-35	\$10,359.30	\$2,750.14	\$0.00	\$1,428,781.42	2035	11	\$88.71	31
179	\$1,428,781.42	\$13,109.44	1-Dec-35	\$10,487.17	\$2,642.27	\$0.00	\$1,418,314.25	2035	12	\$88.08	30
180	\$1,418,314.25	\$13,109.44	1-Jan-36	\$10,388.10	\$2,710.34	\$0.00	\$1,407,815.15	2036	1	\$87.43	31
181	\$1,407,815.15	\$13,109.44	1-Feb-36	\$10,418.97	\$2,690.47	\$0.00	\$1,397,486.18	2036	2	\$86.79	31
182	\$1,397,486.18	\$13,109.44	1-Mar-36	\$10,611.18	\$2,498.26	\$0.00	\$1,386,885.00	2036	3	\$86.15	29
183	\$1,386,885.00	\$13,109.44	1-Apr-36	\$10,469.18	\$2,650.28	\$0.00	\$1,376,425.84	2036	4	\$85.49	31
184	\$1,376,425.84	\$13,109.44	1-May-36	\$10,563.99	\$2,545.45	\$0.00	\$1,365,861.85	2036	5	\$84.85	30
185	\$1,365,861.85	\$13,109.44	1-Jun-36	\$10,499.33	\$2,610.11	\$0.00	\$1,355,362.51	2036	6	\$84.20	31
186	\$1,355,362.51	\$13,109.44	1-Jul-36	\$10,802.95	\$2,508.49	\$0.00	\$1,344,759.56	2036	7	\$83.55	30
187	\$1,344,759.56	\$13,109.44	1-Aug-36	\$10,539.66	\$2,569.78	\$0.00	\$1,334,219.90	2036	8	\$82.90	31
188	\$1,334,219.90	\$13,109.44	1-Sep-36	\$10,559.80	\$2,549.64	\$0.00	\$1,323,660.10	2036	9	\$82.26	31
189	\$1,323,660.10	\$13,109.44	1-Oct-36	\$10,661.68	\$2,447.86	\$0.00	\$1,312,998.53	2036	10	\$81.60	30
190	\$1,312,998.53	\$13,109.44	1-Nov-36	\$10,600.35	\$2,509.09	\$0.00	\$1,302,398.17	2036	11	\$80.94	31
191	\$1,302,398.17	\$13,109.44	1-Dec-36	\$10,700.90	\$2,408.54	\$0.00	\$1,291,897.28	2036	12	\$80.28	30
192	\$1,291,897.28	\$13,109.44	1-Jan-37	\$10,841.06	\$2,468.38	\$0.00	\$1,281,056.22	2037	1	\$79.63	31
193	\$1,281,056.22	\$13,109.44	1-Feb-37	\$10,661.39	\$2,448.05	\$0.00	\$1,270,394.83	2037	2	\$78.97	31
194	\$1,270,394.83	\$13,109.44	1-Mar-37	\$10,916.70	\$2,192.74	\$0.00	\$1,259,478.12	2037	3	\$78.31	28
195	\$1,259,478.12	\$13,109.44	1-Apr-37	\$10,702.63	\$2,406.81	\$0.00	\$1,248,775.49	2037	4	\$77.64	31
196	\$1,248,775.49	\$13,109.44	1-May-37	\$10,800.06	\$2,309.38	\$0.00	\$1,237,976.43	2037	5	\$76.98	30
197	\$1,237,976.43	\$13,109.44	1-Jun-37	\$10,743.72	\$2,365.72	\$0.00	\$1,227,231.71	2037	6	\$76.31	31
198	\$1,227,231.71	\$13,109.44	1-Jul-37	\$10,839.90	\$2,269.54	\$0.00	\$1,216,381.81	2037	7	\$75.65	30
199	\$1,216,381.81	\$13,109.44	1-Aug-37	\$10,784.87	\$2,324.47	\$0.00	\$1,205,608.84	2037	8	\$74.98	31
200	\$1,205,608.84	\$13,109.44	1-Sep-37	\$10,805.57	\$2,303.87	\$0.00	\$1,194,801.27	2037	9	\$74.32	31
201	\$1,194,801.27	\$13,109.44	1-Oct-37	\$10,889.88	\$2,209.66	\$0.00	\$1,183,901.39	2037	10	\$73.65	30
202	\$1,183,901.39	\$13,109.44	1-Nov-37	\$10,847.05	\$2,262.39	\$0.00	\$1,173,054.34	2037	11	\$72.98	31
203	\$1,173,054.34	\$13,109.44	1-Dec-37	\$10,940.09	\$2,169.35	\$0.00	\$1,162,114.25	2037	12	\$72.31	30
204	\$1,162,114.25	\$13,109.44	1-Jan-38	\$10,888.69	\$2,220.75	\$0.00	\$1,151,225.66	2038	1	\$71.64	31
205	\$1,151,225.66	\$13,109.44	1-Feb-38	\$10,909.50	\$2,199.94	\$0.00	\$1,140,316.07	2038	2	\$70.97	31
206	\$1,140,316.07	\$13,109.44	1-Mar-38	\$11,141.22	\$1,988.22	\$0.00	\$1,129,174.84	2038	3	\$70.29	28
207	\$1,129,174.84	\$13,109.44	1-Apr-38	\$10,951.63	\$2,157.81	\$0.00	\$1,118,223.21	2038	4	\$69.61	31
208	\$1,118,223.21	\$13,109.44	1-May-38	\$11,041.49	\$2,087.95	\$0.00	\$1,107,181.72	2038	5	\$68.93	30
209	\$1,107,181.72	\$13,109.44	1-Jun-38	\$10,993.66	\$2,115.76	\$0.00	\$1,096,188.05	2038	6	\$68.25	31
210	\$1,096,188.05	\$13,109.44	1-Jul-38	\$11,082.24	\$2,027.20	\$0.00	\$1,085,105.81	2038	7	\$67.57	30
211	\$1,085,105.81	\$13,109.44	1-Aug-38	\$11,035.85	\$2,073.59	\$0.00	\$1,074,069.96	2038	8	\$66.89	31
212	\$1,074,069.96	\$13,109.44	1-Sep-38	\$11,058.94	\$2,052.50	\$0.00	\$1,063,013.03	2038	9	\$66.21	31
213	\$1,063,013.03	\$13,109.44	1-Oct-38	\$11,143.59	\$1,965.85	\$0.00	\$1,051,899.43	2038	10	\$65.53	30
214	\$1,051,899.43	\$13,109.44	1-Nov-38	\$11,099.36	\$2,010.08	\$0.00	\$1,040,770.07	2038	11	\$64.84	31
215	\$1,040,770.07	\$13,109.44	1-Dec-38	\$11,184.73	\$1,924.71	\$0.00	\$1,029,585.34	2038	12	\$64.16	30
216	\$1,029,585.34	\$13,109.44	1-Jan-39	\$11,141.94	\$1,967.50	\$0.00	\$1,018,443.40	2039	1	\$63.47	31

217	\$1,018,443.40	\$13,109.44	1-Feb-39	\$11,183.24	\$1,948.20	\$0.00	\$1,007,280.16	2039	2	\$62.78	31
218	\$1,007,280.16	\$13,109.44	1-Mar-39	\$11,370.85	\$1,738.59	\$0.00	\$995,909.32	2039	3	\$62.09	28
219	\$995,909.32	\$13,109.44	1-Apr-39	\$11,208.30	\$1,903.14	\$0.00	\$984,703.02	2039	4	\$61.39	31
220	\$984,703.02	\$13,109.44	1-May-39	\$11,268.41	\$1,821.03	\$0.00	\$973,414.60	2039	5	\$60.70	30
221	\$973,414.60	\$13,109.44	1-Jun-39	\$11,249.28	\$1,880.16	\$0.00	\$962,165.32	2039	6	\$60.01	31
222	\$962,165.32	\$13,109.44	1-Jul-39	\$11,330.09	\$1,779.35	\$0.00	\$950,835.23	2039	7	\$59.31	30
223	\$950,835.23	\$13,109.44	1-Aug-39	\$11,292.43	\$1,817.01	\$0.00	\$939,542.79	2039	8	\$58.61	31
224	\$939,542.79	\$13,109.44	1-Sep-39	\$11,314.01	\$1,795.43	\$0.00	\$928,228.78	2039	9	\$57.92	31
225	\$928,228.78	\$13,109.44	1-Oct-39	\$11,392.85	\$1,716.59	\$0.00	\$916,835.93	2039	10	\$57.22	30
226	\$916,835.93	\$13,109.44	1-Nov-39	\$11,357.40	\$1,752.04	\$0.00	\$905,478.52	2039	11	\$56.52	31
227	\$905,478.52	\$13,109.44	1-Dec-39	\$11,434.92	\$1,874.52	\$0.00	\$894,043.60	2039	12	\$55.82	30
228	\$894,043.60	\$13,109.44	1-Jan-40	\$11,400.86	\$1,708.48	\$0.00	\$882,642.64	2040	1	\$55.11	31
229	\$882,642.64	\$13,109.44	1-Feb-40	\$11,422.75	\$1,688.69	\$0.00	\$871,219.89	2040	2	\$54.41	31
230	\$871,219.89	\$13,109.44	1-Mar-40	\$11,551.99	\$1,557.45	\$0.00	\$859,667.91	2040	3	\$53.71	29
231	\$859,667.91	\$13,109.44	1-Apr-40	\$11,486.65	\$1,842.79	\$0.00	\$848,201.28	2040	4	\$52.99	31
232	\$848,201.28	\$13,109.44	1-May-40	\$11,540.85	\$1,588.59	\$0.00	\$836,660.41	2040	5	\$52.29	30
233	\$836,660.41	\$13,109.44	1-Jun-40	\$11,510.62	\$1,598.82	\$0.00	\$825,149.79	2040	6	\$51.57	31
234	\$825,149.79	\$13,109.44	1-Jul-40	\$11,583.48	\$1,525.96	\$0.00	\$813,686.32	2040	7	\$50.87	30
235	\$813,686.32	\$13,109.44	1-Aug-40	\$11,554.75	\$1,554.69	\$0.00	\$802,011.57	2040	8	\$50.15	31
236	\$802,011.57	\$13,109.44	1-Sep-40	\$11,576.83	\$1,532.61	\$0.00	\$790,434.74	2040	9	\$49.44	31
237	\$790,434.74	\$13,109.44	1-Oct-40	\$11,647.68	\$1,461.76	\$0.00	\$778,787.06	2040	10	\$48.73	30
238	\$778,787.06	\$13,109.44	1-Nov-40	\$11,621.21	\$1,488.23	\$0.00	\$767,165.85	2040	11	\$48.01	31
239	\$767,165.85	\$13,109.44	1-Dec-40	\$11,690.71	\$1,418.73	\$0.00	\$755,475.14	2040	12	\$47.29	30
240	\$755,475.14	\$13,109.44	1-Jan-41	\$11,865.78	\$1,443.88	\$0.00	\$743,608.39	2041	1	\$46.57	31
241	\$743,608.39	\$13,109.44	1-Feb-41	\$11,888.05	\$1,421.39	\$0.00	\$732,121.33	2041	2	\$45.85	31
242	\$732,121.33	\$13,109.44	1-Mar-41	\$11,845.78	\$1,283.86	\$0.00	\$720,275.66	2041	3	\$45.13	28
243	\$720,275.66	\$13,109.44	1-Apr-41	\$11,733.02	\$1,376.42	\$0.00	\$708,542.63	2041	4	\$44.40	31
244	\$708,542.63	\$13,109.44	1-May-41	\$11,799.12	\$1,310.32	\$0.00	\$696,743.41	2041	5	\$43.68	30
245	\$696,743.41	\$13,109.44	1-Jun-41	\$11,777.99	\$1,331.45	\$0.00	\$684,965.42	2041	6	\$42.95	31
246	\$684,965.42	\$13,109.44	1-Jul-41	\$11,842.72	\$1,286.72	\$0.00	\$673,122.70	2041	7	\$42.22	30
247	\$673,122.70	\$13,109.44	1-Aug-41	\$11,823.13	\$1,288.31	\$0.00	\$661,299.57	2041	8	\$41.49	31
248	\$661,299.57	\$13,109.44	1-Sep-41	\$11,845.72	\$1,263.72	\$0.00	\$649,453.84	2041	9	\$40.77	31
249	\$649,453.84	\$13,109.44	1-Oct-41	\$11,908.40	\$1,201.04	\$0.00	\$637,545.45	2041	10	\$40.03	30
250	\$637,545.45	\$13,109.44	1-Nov-41	\$11,891.12	\$1,218.32	\$0.00	\$625,654.33	2041	11	\$39.30	31
251	\$625,654.33	\$13,109.44	1-Dec-41	\$11,952.41	\$1,157.03	\$0.00	\$613,701.92	2041	12	\$38.57	30
252	\$613,701.92	\$13,109.44	1-Jan-42	\$11,938.68	\$1,172.78	\$0.00	\$601,785.24	2042	1	\$37.83	31
253	\$601,785.24	\$13,109.44	1-Feb-42	\$11,959.49	\$1,149.95	\$0.00	\$589,805.75	2042	2	\$37.10	31
254	\$589,805.75	\$13,109.44	1-Mar-42	\$12,081.42	\$1,018.02	\$0.00	\$577,714.39	2042	3	\$36.38	26
255	\$577,714.39	\$13,109.44	1-Apr-42	\$12,005.45	\$1,103.99	\$0.00	\$565,708.88	2042	4	\$35.61	31
256	\$565,708.88	\$13,109.44	1-May-42	\$12,063.27	\$1,046.17	\$0.00	\$553,645.61	2042	5	\$34.87	30
257	\$553,645.61	\$13,109.44	1-Jun-42	\$12,051.45	\$1,057.99	\$0.00	\$541,594.17	2042	6	\$34.13	31
258	\$541,594.17	\$13,109.44	1-Jul-42	\$12,107.86	\$1,001.58	\$0.00	\$529,486.31	2042	7	\$33.39	30
259	\$529,486.31	\$13,109.44	1-Aug-42	\$12,097.61	\$1,011.63	\$0.00	\$517,388.89	2042	8	\$32.64	31
260	\$517,388.89	\$13,109.44	1-Sep-42	\$12,120.73	\$988.71	\$0.00	\$505,267.98	2042	9	\$31.89	31
261	\$505,267.98	\$13,109.44	1-Oct-42	\$12,175.04	\$934.40	\$0.00	\$493,092.92	2042	10	\$31.15	30
262	\$493,092.92	\$13,109.44	1-Nov-42	\$12,167.16	\$942.28	\$0.00	\$480,925.76	2042	11	\$30.40	31
263	\$480,925.76	\$13,109.44	1-Dec-42	\$12,220.06	\$899.38	\$0.00	\$468,705.70	2042	12	\$29.65	30
264	\$468,705.70	\$13,109.44	1-Jan-43	\$12,213.76	\$895.68	\$0.00	\$456,491.94	2043	1	\$28.89	31
265	\$456,491.94	\$13,109.44	1-Feb-43	\$12,237.10	\$872.34	\$0.00	\$444,254.84	2043	2	\$28.14	31
266	\$444,254.84	\$13,109.44	1-Mar-43	\$12,342.64	\$766.80	\$0.00	\$431,912.19	2043	3	\$27.39	28
267	\$431,912.19	\$13,109.44	1-Apr-43	\$12,284.07	\$825.37	\$0.00	\$419,628.12	2043	4	\$26.62	31
268	\$419,628.12	\$13,109.44	1-May-43	\$12,333.42	\$776.02	\$0.00	\$407,294.71	2043	5	\$25.87	30
269	\$407,294.71	\$13,109.44	1-Jun-43	\$12,331.12	\$776.32	\$0.00	\$394,963.59	2043	6	\$25.11	31
270	\$394,963.59	\$13,109.44	1-Jul-43	\$12,379.03	\$730.41	\$0.00	\$382,584.58	2043	7	\$24.35	30
271	\$382,584.58	\$13,109.44	1-Aug-43	\$12,378.34	\$731.10	\$0.00	\$370,206.22	2043	8	\$23.58	31
272	\$370,206.22	\$13,109.44	1-Sep-43	\$12,401.99	\$707.45	\$0.00	\$357,804.23	2043	9	\$22.82	31
273	\$357,804.23	\$13,109.44	1-Oct-43	\$12,447.75	\$661.89	\$0.00	\$345,356.49	2043	10	\$22.08	30
274	\$345,356.49	\$13,109.44	1-Nov-43	\$12,448.48	\$659.98	\$0.00	\$332,907.01	2043	11	\$21.29	31
275	\$332,907.01	\$13,109.44	1-Dec-43	\$12,493.79	\$615.66	\$0.00	\$320,413.22	2043	12	\$20.52	30
276	\$320,413.22	\$13,109.44	1-Jan-44	\$12,497.14	\$612.30	\$0.00	\$307,916.07	2044	1	\$19.75	31
277	\$307,916.07	\$13,109.44	1-Feb-44	\$12,521.03	\$588.41	\$0.00	\$295,395.05	2044	2	\$18.98	31
278	\$295,395.05	\$13,109.44	1-Mar-44	\$12,581.37	\$528.07	\$0.00	\$282,813.88	2044	3	\$18.21	29
279	\$282,813.88	\$13,109.44	1-Apr-44	\$12,568.99	\$540.45	\$0.00	\$270,244.98	2044	4	\$17.43	31
280	\$270,244.98	\$13,109.44	1-May-44	\$12,609.67	\$499.77	\$0.00	\$257,835.01	2044	5	\$16.68	30
281	\$257,835.01	\$13,109.44	1-Jun-44	\$12,617.11	\$492.33	\$0.00	\$245,017.90	2044	6	\$15.88	31
282	\$245,017.90	\$13,109.44	1-Jul-44	\$12,656.32	\$453.12	\$0.00	\$232,361.58	2044	7	\$15.10	30
283	\$232,361.58	\$13,109.44	1-Aug-44	\$12,665.41	\$444.03	\$0.00	\$219,898.17	2044	8	\$14.32	31
284	\$219,898.17	\$13,109.44	1-Sep-44	\$12,689.61	\$419.83	\$0.00	\$207,008.58	2044	9	\$13.54	31
285	\$207,008.58	\$13,109.44	1-Oct-44	\$12,728.82	\$382.82	\$0.00	\$194,279.94	2044	10	\$12.76	30
286	\$194,279.94	\$13,109.44	1-Nov-44	\$12,738.18	\$371.28	\$0.00	\$181,541.76	2044	11	\$11.98	31
287	\$181,541.76	\$13,109.44	1-Dec-44	\$12,773.71	\$335.73	\$0.00	\$168,768.05	2044	12	\$11.19	30
288	\$168,768.05	\$13,109.44	1-Jan-45	\$12,786.93	\$322.51	\$0.00	\$155,881.12	2045	1	\$10.40	31
289	\$155,881.12	\$13,109.44	1-Feb-45	\$12,811.37	\$298.07	\$0.00	\$143,169.75	2045	2	\$9.62	31
290	\$143,169.75	\$13,109.44	1-Mar-45	\$12,862.33	\$247.11	\$0.00	\$130,307.43	2045	3	\$8.83	28
291	\$130,307.43	\$13,109.44	1-Apr-45	\$12,980.43	\$249.01	\$0.00	\$117,447.00	2045	4	\$8.03	31
292	\$117,447.00	\$13,109.44	1-May-45	\$12,892.24	\$217.20	\$0.00	\$104,554.78	2045	5	\$7.24	30
293	\$104,554.78	\$13,109.44	1-Jun-45	\$12,909.64	\$199.80	\$0.00	\$91,645.12	2045	6	\$6.45	31

294	\$81,845.12	\$13,109.44	1-Jul-45	\$12,939.86	\$169.48	\$0.00	\$78,705.18	2045	7	\$5.65	30
295	\$78,705.16	\$13,109.44	1-Aug-45	\$12,959.04	\$150.40	\$0.00	\$65,746.12	2045	8	\$4.85	31
296	\$65,746.12	\$13,109.44	1-Sep-45	\$12,983.60	\$125.64	\$0.00	\$52,762.32	2045	9	\$4.05	31
297	\$52,762.32	\$13,109.44	1-Oct-45	\$13,011.87	\$97.57	\$0.00	\$39,750.45	2045	10	\$3.25	30
298	\$39,750.45	\$13,109.44	1-Nov-45	\$13,033.48	\$75.96	\$0.00	\$26,716.97	2046	11	\$2.45	31
299	\$26,716.97	\$13,109.44	1-Dec-45	\$13,080.03	\$49.41	\$0.00	\$13,656.94	2045	12	\$1.65	30
300	\$13,656.94	\$13,109.44	1-Jan-46	\$13,083.34	\$26.10	\$0.00	\$573.60	2046	1	\$0.84	31
301	\$573.60	\$574.69	1-Feb-46	\$573.59	\$1.10	\$0.00	\$0.00	2046	2	\$0.04	31

R-20-74

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AMENDING THE 2016-2020 CONSOLIDATED PLAN, THE 2019 ANNUAL ACTION PLAN, AND THE CITIZEN PARTICIPATION PLAN OF THE CITY OF NORTH LITTLE ROCK IN REGARD TO THE INCLUSION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT- CORONAVIRUS (CDBG-CV) PROGRAM ALLOCATION AND PROJECT AND OTHER PROVISIONS OF THE CARES ACT; AND FOR OTHER PURPOSES.**

WHEREAS, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special \$406,388.00 allocation of CDBG-CV funds to the City of North Little Rock (the "City") through the Department of Housing and Urban Development (HUD), to be used to prevent, prepare for, and respond to the coronavirus; and

WHEREAS, the FY2016-2020 Consolidated Plan and the FY2019 Annual Action Plan have been approved by HUD; but the FY2020 Annual Action Plan approved by Resolution 9847 on April 13, 2020 is currently under review by HUD; and

WHEREAS, the CARES Act authorized HUD to grant certain waivers and alternative requirements when necessary to expedite and facilitate the use of CDGB-CV funds, including the option to amend a grantee's latest HUD approved Action Plan; and

WHEREAS, the City is amending its 2016-2020 Consolidated Plan and 2019 Annual Action Plan to include its CDBG-CV supplemental allocation of \$406,388.00; and its CDBG-CV Economic Development project and related activities; and

WHEREAS, the City is amending its Citizen Participation Plan with updates including incorporation of provisions, waivers, and flexibilities of the CARES Act designed to expedite City use of CDBG-CV funds, and other items; and

WHEREAS, a legal advertisement of notice of a public hearing to be held May 26, 2020 at 6:00 p.m. has been placed in the newspaper.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the 2016-2020 Consolidated Plan is amended pursuant to Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2: That the 2019 Annual Action Plan is amended pursuant to Exhibit "B" attached hereto and incorporated herein by reference.

SECTION 3: That a \$406,388.00 special allocation from the CARES Act, and Economic Development project and related activities will be included in the 2016-2020 Consolidated Plan and 2019 Annual Action Plan as outlined in Exhibit's "A" and "B" attached hereto.

SECTION 4: That the Citizen Participation Plan is amended pursuant to Exhibit "C" attached hereto and incorporated herein by reference.

SECTION 5: That required HUD provisions, waivers, and flexibilities related to the CARES Act, and other updates are included in the Citizen Participation Plan as outlined in Exhibit "C".

SECTION 6: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:


APPROVED:

\_\_\_\_\_

\_\_\_\_\_  
Mayor Joe A. Smith

SPONSORS:

ATTEST:

  
\_\_\_\_\_  
Mayor Joe A. Smith

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY

FILED	10:40	A.M.	_____	P.M.
By	City Atty Amy Fields			
DATE	5-19-2020			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	H. Thomas			





## CITY OF NORTH LITTLE ROCK

### EXECUTIVE SUMMARY OF SUBSTANTIAL AMENDMENTS TO 2016-2020 FIVE YEAR CONSOLIDATED PLAN

- Add Cares Act CDBG Coronavirus (CDBG-CV) Allocation \$406,388
- Add Priority Need – Economic Development
- Add Goal – Economic Development
- Note – In an effort to expedite grantees' use of CDBG-CV funds, HUD issued a waiver eliminating the need to amend the Five Year Consolidated Plan (only the applicable Annual Action Plan must be amended). However, for continuity of documents, the Community Development Agency has included this summary sheet of the key affected sections of the Consolidated Plan.
- The City utilized another HUD waiver allowing for a 5 day comment period instead of the usual 30 days comment period required for a substantial amendment and the use of a virtual public hearing method when health authorities recommend social distancing and limited gatherings

Public Comment Period: May 20, 2020 – May 26, 2020





## CITY OF NORTH LITTLE ROCK

### EXECUTIVE SUMMARY OF SUBSTANTIAL AMENDMENTS TO 2019 ANNUAL ACTION PLAN

- **Add Cares Act CDBG Coronavirus (CDBG-CV) Allocation \$406,388**
- **Add Citizen Participation information regarding published Public Notice of 5-Day Comment Period, and any comments received.**
- **Add Goal – Economic Development**
- **Add Priority Need – Economic Development**
- **Add Project – Economic Development – Provide assistance to microenterprise and small businesses experiencing economic hardship due to COVID-19 pandemic.**
- **Note – In an effort to expedite grantees' use of CDBG-CV funds, HUD issued a waiver allowing grantees to amend their most recent HUD-approved Annual Action Plan when adding the CDBG-CV Allocation and Project. The City's 2020 Action Plan was approved by Council on April 13, 2020 but is currently in review status with HUD. Therefore, amendments were made to the City's approved 2019 Action Plan.**
- **Note -- The City utilized another HUD waiver allowing for a 5 day comment period instead of the usual 30 days comment period required for a substantial amendment and the use of a virtual public hearing method when health authorities recommend social distancing and limited gatherings**

**Public Comment Period: May 20, 2020 – May 26, 2020**



CARES ACT CDBG-CV Amendments in blue font.

Amended on May 26, 2020 to add CDBG CARES Act funds of \$406,388 to the FY2019 Annual Action Plan

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

*Minor Amendment: On September 9, 2019, the City Council approved a reallocation of 2019 CDBG funds. Amended AP sections are AP-20, AP-35, and AP-38, which reflect the following amended funding amounts:*

- *2019 Administration-CDBG project budget of \$101,055 was amended to \$89,055, a reduction of \$12,000.*
- *2019 CareLink Meals on Wheels Program project budget of \$30,000 was amended to \$36,000, an increase of \$6,000.*
- *2019 NLR Boys and Girls Club Great Futures Program project budget of \$25,000 was amended to \$31,000, an increase of \$6,000.*

Eligible local governments may receive annual grants for community development and affordable housing through application to the U. S. Department of Housing and Urban Development (HUD). Available grants include the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) grant. The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing a suitable living environment and decent housing, and by expanding economic opportunities, principally for low and moderate income (LMI) persons. The HOME program provides formula grants and is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low income households. A city may address community needs with eligible grant activities, and as part of that process, HUD requires grantees to prepare and submit a Consolidated Plan. The City of North Little Rock's Five Year Consolidated Plan FY2016 – FY2020 was developed in accordance with federal regulatory requirements at 24 CFR Part 91.

The Consolidated Plan was used to outline levels of need in the areas of community development, affordable housing, special needs, and homelessness. This information was gathered through a number of approaches including public outreach, consultations with local agencies, a review of the latest demographic and economic data provided by HUD, and an analysis of market conditions.

The consolidated planning process serves as a framework for a community-wide dialogue to identify community development and housing priorities that align and focus funding from the grant programs. All funding recommendations for activities operated with these grants are evaluated based on the ability to help the City meet the goals outlined in this Plan.

For each of the five years covered by the Consolidated Plan, the City of North Little Rock is required by HUD to prepare an Annual Action Plan. FY2019 represents year four (4) of the Consolidated Plan. This FY2019 Annual Action Plan serves as the application to HUD for CDBG and HOME funding, and details the intended activities to be funded as well as other actions that will be taken to meet the objectives of the Consolidated Plan.

Needs related to non-housing community development, housing, special needs, and homelessness were identified. Goals, objectives, and outcomes were developed to address many of these issues. However, limited allocations preclude funding projects for all identified needs. For objectives listed but not funded through this Plan, the City can provide support through coordination of efforts with partner agencies.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Goal: Public Improvements – Infrastructure/Facilities

Objective: Foster suitable living environments/address non-housing community development needs.

- Sustain/revitalize (LMI) neighborhoods with infrastructure improvements such as streets, drainage, and sidewalks.
- Improve public facilities to enhance neighborhoods serving LMI populations, including homeless, special needs, youth, and elderly.
- Support the City's Fit 2 Live initiative to create environments that empower communities to adopt healthy life choices, such as community gardens.

Goal: Affordable Housing – Rehabilitation/Development

Objective: Increase availability of decent affordable housing for low income persons.

- Increase availability of housing options for low income residents through development of affordable housing by a Community Housing Development Organization (CHDO) and through efforts and activities of the City's NSP2 Consortium members.
- Support alternative housing rehabilitation assistance efforts such as faith-based initiatives, volunteer programs, and self-help/neighborhood group empowerment programs.
- Support North Little Rock Housing Authority (NLRHA) efforts to maintain and modernize public housing and scattered site unit stock, identify housing opportunities, and maintain, expand and/or update Housing Choice Voucher programs, Homeownership, Family Self-Sufficiency (FSS), Resident Advisory Boards (RABs), Section 18 and Rental Assistance Demonstration (RAD) programs, job and learning center programs, and other initiatives.
- Support private and nonprofit developers in identifying opportunities to utilize Low Income Housing Tax Credits (LIHTC), New Market Tax Credits and Opportunity Zone incentives for construction of assisted rental housing and other new developments.
- Facilitate access to lenders or programs offering subsidy, down payment or closing cost assistance to homebuyers and rehabilitation loans to homeowners.
- Support Continuum of Care (CoC) efforts, including an increase in inventory of permanent and/or transitional housing units and shelter and housing related services for the homeless, and permanent supportive housing for special needs populations.

Goal: Public Services

Objective: Stabilize living environments/improve well-being of the economically disadvantaged.

- Provide availability/accessibility of public services geared toward the benefit of at-risk youth, seniors, special needs, homeless and other LMI populations.
- Support collaboration with service providers and CoC members.
- Support nonprofit efforts to expand funding sources through certificates of consistency with the Con Plan.
- Support economic development, job development, and workforce training efforts.

Goal: Economic Dev Obj: Expand economic opportunity.

Administer, plan, and monitor CDBG/HOME programs to ensure anticipated outcomes and regulatory compliance. Assess and support needs including fair housing, removal of barriers to affordable housing, removal of lead-based paint hazards, an anti-poverty strategy, and identification of resources addressing financial and digital literacy.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of North Little Rock has implemented several successful programs in the past with CDBG and HOME funding. Neighborhoods in low to moderate income areas of the City have been preserved through infrastructure projects such as sidewalk, street and drainage improvements. The number of new homes available in the affordable housing market in North Little Rock has increased through the efforts of the City's Community Housing Development Organization (CHDO). Homelessness issues, special needs, care of the elderly, and youth and neighborhood services have been addressed and provided through partnerships with nonprofit agencies and various public service and public facility projects.

At the end of each fiscal year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to its citizens and HUD detailing the accomplishments for that year. This report allows HUD, City officials and the public the opportunity to evaluate the City's performance and assess whether the activities undertaken during that fiscal year helped to meet the City's five-year goals. The City of North Little Rock began receiving Community Development Block Grant (CDBG) funds in 1975, and Home Investment Partnership (HOME) funds in 1992. HUD has consistently determined that the City has met its performance objectives and goals, and that the City has the capacity to continue effective administration of its grant programs.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As per the Citizen Participation Process and in preparation of the FY2019 Annual Action Plan, City staff held public hearings in several accessible locations in low and moderate income areas in order to receive input from citizens and to inform them of the availability of Community Development Block Grant and HOME Investment Partnership funding and programs. Technical assistance to groups seeking funding was provided upon request at public hearings, at the CDA office, and by phone. Citizens were notified of hearings through a local newspaper display advertisement and through a posting on the City website. In an effort to reach more North Little Rock residents, notices were posted on various City neighborhood organization Facebook pages. Nonprofits who serve low and moderate income persons, neighborhood and community leaders, and other interested parties were notified of meetings by direct mailouts. Notice of the public hearings was listed as a communication on the City Council agenda. The notice offered special accommodations at the public meetings upon request from hearing impaired or non-English speaking residents, and persons with disabilities.

Notice of a 30 day public comment period on the final draft of the FY2019 Annual Action Plan was published in the newspaper and posted on the City website. Copies of the Action Plan were made available for public review at City Hall and at the Community Development Agency, as well as on the City website. The notice also announced a public hearing to be held in conjunction with a City Council meeting addressing adoption of these items prior to submission to HUD. Approval requires a majority vote of the City Council.

The consultation process included extensive outreach to elected and appointed officials, key City staff, and numerous agencies and organizations as detailed in section PR-10.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the public hearings, oral comments were received regarding issues related to flooding and street and drainage improvement needs; the need for development of new affordable housing to revitalize areas by encouraging homeownership and filling vacant lots; a need for neighborhood clean-up, especially rental units that are not kept up; interest in the CHDO program including zero interest financing for eligible homebuyers; a need for economical loan programs by banks for homeowner rehabilitation projects; and a need for homeownership classes for renters and financial and digital literacy and fair housing training for homebuyers and youth.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments that were not accepted.

## **7. Summary**

The City of North Little Rock recognizes and values the opportunities that the Community Development Block Grant (CDBG) and HOME Investments Partnerships (HOME) programs provide to enhance the quality of life for its low and moderate income residents. The City strives to maintain its history of administering successful and effective programs and continues to encourage broad community involvement in the process.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NORTH LITTLE ROCK	Community Development Agency
HOME Administrator	NORTH LITTLE ROCK	Community Development Agency

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of North Little Rock’s Community Development Agency (CDA) is the lead agency for administration of the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) grant programs. The CDA is responsible for developing the Five Year Consolidated Plan, Annual Action Plan, and the end of year Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plan are approved by the North Little Rock City Council prior to submission to the Department of Housing and Urban Development (HUD). The Consolidated Plan and Annual Action Plan are prepared with input from key City staff, consultation and coordination of activities with a number of organizations serving the community, and citizen participation.

**Consolidated Plan Public Contact Information**

Melissa Ervin, Director; Community Development Agency; 500 W 13th Street; North Little Rock, AR 72116

501-340-5342



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City consulted with various public and private agencies when developing this Plan in order to best determine the needs of its residents. As lead agency, the City of North Little Rock Community Development Agency (CDA) coordinated these efforts. Included below is a summary of the consultation process, along with a listing of the agencies that participated.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of North Little Rock’s Community Development Agency (CDA) developed this Plan with the input of elected and appointed officials, and staff from many City departments. Activities also included consultation with the North Little Rock Housing Authority. Other affordable housing providers, such as Habitat for Humanity of Pulaski County, and Pulaski County Neighborhood Alliance for Habitat, the City’s approved Community Housing Development Organization (CHDO), were consulted. Input was gathered from local organizations providing emergency shelter, transitional housing and permanent housing assistance services to the homeless and those at risk of homelessness. Efforts were also focused on issues of the homeless through coordination with the Continuum of Care, which provides the City opportunities to maintain relationships and consult with private and public health, mental health, and other service providers which are responsible for youth, veterans, homeless families, and the chronically homeless. Nonprofit organizations and agencies who provide services to benefit low income persons were consulted.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Continuum of Care (CoC) in Central Arkansas was organized in the late 1990’s and its original focus was assisting organizations in making applications to HUD for funding for programs that serve the homeless. The CoC created the organization known as Central Arkansas Team Care for the Homeless (CATCH). CATCH represents a four county area—Pulaski, Lonoke, Prairie and Saline Counties. Over the years, CATCH has become more established and has broadened its mission to focus on identifying the needs of local homeless populations. CATCH takes a community based approach to meet the diverse needs of the homeless. The Cities of North Little Rock, Little Rock, and Jacksonville are members of

CATCH. Through regular meetings, training sessions and contact, the City maintains relationships with homeless shelter and services providers and private and public health, mental health, and service organizations which provide assistance for homeless youth, veterans, individuals, families with children, the chronically homeless, and those at risk of homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of North Little Rock does not receive ESG funding.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<p><b>Agency/Group/Organization</b></p>	<p>NORTH LITTLE ROCK</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Employment Service-Fair Housing Other government - Local Planning organization Civic Leaders Grantee Department</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City elected officials and key City staff were consulted through meetings to review the planning process, citizen input, and budgets when developing City strategies and goals.</p>
2	<p><b>Agency/Group/Organization</b></p>	<p>HOUSING AUTHORITY OF THE CITY OF NORTH LITTLE ROCK</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing PHA Services - Housing</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy</p>
3	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Participated in preparation of Consolidated Plan and Annual Action Plans.</p> <p>NORTH LITTLE ROCK CHAMBER OF COMMERCE</p> <p>Planning organization Business Leaders Civic Leaders Business and Civic Leaders</p>
4	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Market Analysis Economic Development</p> <p>Consultation regarding economic development.</p> <p>ARKANSAS DEPARTMENT OF HUMAN SERVICES</p> <p>Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Publicly Funded Institution/System of Care Other government - State</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation by phone to obtain information on services offered.
5	<b>Agency/Group/Organization</b>	ARKANSAS DEVELOPMENT FINANCE AUTHORITY
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person meeting. Improved awareness for better coordination of available programs and funding.
6	<b>Agency/Group/Organization</b>	ARKANSAS ECONOMIC DEVELOPMENT COMMISSION
	<b>Agency/Group/Organization Type</b>	Other government - State Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person and phone consultations. Improved awareness for better coordination of available programs and funding.

7	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>ARKANSAS FAIR HOUSING COMMISSION</p> <p>Service-Fair Housing Other government - State</p> <p>Housing Need Assessment Fair Housing</p> <p>Meetings/trainings regarding fair housing issues.</p>
8	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CARELINK/CENTRAL AR AREA AGENCY ON AGING</p> <p>Services-Elderly Persons Services-Persons with Disabilities</p> <p>Housing Need Assessment Homelessness Strategy</p> <p>Phone consultations. Provided information on various programs offered. Continued efforts and increased funding needed for supportive services for elderly.</p>
9	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>CENTRAL ARKANSAS DEV COUNCIL</p> <p>Services - Housing Services-Education Regional organization</p> <p>Housing Need Assessment Market Analysis Anti-poverty Strategy</p>

10	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Phone consultation. Improved awareness and coordination of services for low income persons.</p> <p>CENTRAL ARKANSAS PLANNING AND DEVELOPMENT DISTRICT</p> <p>Services-Education Services-Employment Regional organization Planning organization</p> <p>Economic Development</p> <p>Improved awareness of programs offered.</p>
11	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>CENTRAL ARKANSAS TEAM CARE FOR THE HOMELESS (CATCH)</p> <p>Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Other government - Local Regional organization</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations and meetings as member of CoC. Improved awareness and ability to better coordinate activities and funding opportunities involving low income, at-risk of homelessness, and homeless persons.
12	<b>Agency/Group/Organization</b>	FIRST SECURITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion of mortgages, financial literacy, fair housing.
13	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis



	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>In person meetings. Improved awareness of housing and neighborhood revitalization needs and resources.</p>
14	<p><b>Agency/Group/Organization</b></p>	<p>ICAN</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Elderly Persons Services-Persons with Disabilities</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Improved awareness of services offered.</p>
15	<p><b>Agency/Group/Organization</b></p>	<p>LITTLE ROCK COMMUNITY MENTAL HEALTH CENTER</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with Disabilities Services-Health Health Agency</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Group meetings. Improved awareness of services offered.</p>

16	<b>Agency/Group/Organization</b>	<b>METROPLAN</b>
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided consultation on maps and data.
17	<b>Agency/Group/Organization</b>	<b>NORTH LITTLE ROCK BOYS &amp; GIRLS CLUB</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Supportive Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person meetings. Tour of facility. Continued efforts and increased funding needed for after school and summer out of school services for at-risk youth.
18	<b>Agency/Group/Organization</b>	<b>NLR POLICE ATHLETIC LEAGUE (PAL PROGRAM)</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Neighborhood Revitalization
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Phone consultation. Continued efforts and increased funding needed for at-risk youth services and activities, and for neighborhood revitalization.

19	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	OUR HOUSE, INC.
		Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group CoC meetings. Improved awareness of needs and programs and services offered.
20	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	PULASKI COUNTY
		Housing Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation for improved awareness of needs and programs offered. Presentation on available services given at CATCH meeting.
21	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	PULASKI COUNTY NEIGHBORHOOD ALLIANCE FOR HABITAT
		Housing Services - Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person meetings. Improved awareness of local affordable housing needs.
22	<b>Agency/Group/Organization</b>	PULASKI TECHNICAL COLLEGE
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Obtained information about educational and workforce training programs.
23	<b>Agency/Group/Organization</b>	RECOVERY CENTERS OF ARKANSAS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Services - Substance Abuse
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person meeting and phone consultations. Discussion of needs and statistics on substance abuse. Tour of facilities.

24	<b>Agency/Group/Organization</b>	Regions Bank
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person meeting. Discussion regarding availability of financial literacy classes.
25	<b>Agency/Group/Organization</b>	RIVER CITY MINISTRY OF PULASKI COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person meetings and tour of facility. Continued efforts and increased funding needed for homeless services and neighborhood revitalization activities.

26	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	U.S. Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Housing Services-Education Private Sector Banking / Financing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Need Assessment Market Analysis Economic Development  Awareness of programs offered.
27	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Other government - Federal  Housing Need Assessment Market Analysis Anti-poverty Strategy Neighborhood Revitalization Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
28	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	Women and Children First
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Services-Victims of Domestic Violence Services-homeless Services - Victims

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Phone consultation. Improved awareness of services offered and needs.</p>

**Identify any Agency Types not consulted and provide rationale for not consulting**

All agency types were consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Little Rock/Central Arkansas COC	The Consolidated Plan and Action Plan incorporate goals to address needs identified by the CoC where applicable.

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Throughout the development of this Annual Action Plan, citizen input was encouraged. To broaden public participation, City staff held public hearings on August 28, August 29, and August 30, 2018 at three different accessible locations in low/moderate income areas of the community to identify needs and solicit comments from citizens, and to inform them of the availability of Community Development Block Grant and HOME Investment Partnership funding and programs. The notice included nonprofit application instructions and details for FY2019 CDBG funds. Technical assistance to groups seeking funding was provided upon request at public hearings, at the CDA office, and by phone. The location of the first hearing was the Boys and Girls Club in Ward I, the second hearing was held at the Rose City Police Substation in Ward II, and the third hearing was conducted at the North Heights Recreation Center in Ward III. Nonprofits which serve low and moderate income persons, neighborhood and community leaders, and other interested parties were notified by a direct mailout sent on August 22, 2018. Citizens were notified of the public hearings through a local newspaper display ad published on August 23, 2018. In an effort to reach more residents, including minorities, public housing residents, and persons living in low to moderate income areas, notice was posted on the City website. The notice was listed as a communication on the agenda at the August 27, 2018 Council meeting.

A local newspaper ad was published on May 11, 2019 to announce a 30 day public comment period to begin on May 12, 2019 and to conclude on June 10, 2019, on the draft of the FY2019 Annual Action Plan, and a public hearing to be held on June 10, 2019 at City Hall, prior to consideration and a vote by the City Council on adoption of the FY2019 Annual Action Plan. Nonprofits who serve low and moderate income persons, neighborhood and community leaders, and other interested parties were notified of this comment period and public hearing by a direct mailout sent on May 10, 2019. Notice of the comment period and public hearing, as well as a copy of the Action Plan were posted on the City website. The notice offered special accommodations upon request by non-English speaking residents, hearing impaired persons, and persons with disabilities. Copies of the Annual Action Plan were made available for review at the Community Development Agency and at City Hall in North Little Rock.



CDBG-CV CARES Act Allocation and Economic Development Project: Notice of Substantial Amendment and Citizen Participation Plan Amendment was published in newspaper on May 20, 2020 announcing 5 day public comment period from May 21 - May 26, 2020, to allow for comment prior to Council consideration. Notice also announced Virtual Public Hearing to be held May 26, 2020 at 6:00pm, in conjunction with City Council Meeting. City requested HUD waiver of 30 day comment period required for substantial amendments if 5 days provided for comment. City utilized flexibility provided by HUD for virtual public hearing. Notice posted on City website. Direct mailout sent on May 19, 2020. Posted on Facebook. Notice offered special accommodations upon request by non-English speaking residents, hearing impaired persons, and persons with disabilities. Notice offered translation of vital documents. Copies of Amended documents posted on City website for review. Elected and appointed officials, key City staff, small businesses and members of Mayor's Small Business Council provided assessments of current situations and needs in the community.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Four public hearings were scheduled on four dates at four different locations. Notices of hearings and a public comment period were placed in the newspaper, posted on the Internet, sent out by direct mail, and communicated at City Council meetings. Two persons attended the first public hearing. Seven persons attended the second public hearing. Three people attended the third hearing. The fourth public hearing was held in conjunction with a City Council meeting. <b>CDBG-CV CARES Act: Notice of Virtual Public Hearing in conjunction with City</b></p>	<p>Comments included the need for street and drainage improvements, the need for new affordable housing development to revitalize areas by encouraging homeownership and filling vacant lots, a need for neighborhood clean-up, especially rental units that are not kept up; an interest in the CHDO program; a need for homeownership classes for renters and financial literacy training for homebuyers and youth.</p>	<p>There were no comments that were not accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			Council meeting published on proposed Plan Amendments and Citizen Participation Plan amendments.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Newspaper ads were published to provide notice of funding availability and notice of four public hearings and a public comment period. Two persons attended the first public hearing. Seven persons attended the second public hearing. Three people attended the third public hearing. The fourth public hearing was held in conjunction with a City Council meeting.</p> <p><b>CDBG-CV CARES Act: Notice of 5 Day Comment published on proposed Plan Amendments and Citizen Participation Plan amendments.</b></p>	<p>Refer to this section under #1 Public Hearing, above.</p>	<p>Refer to this section under #1 Public Hearing, above.</p>	

3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Internet postings were made to provide notice of funding availability, public hearing dates, and public comment period. Two persons attended the first public hearing. Seven persons attended second public hearing. Three people attended third public hearing. The fourth meeting was held in conjunction with a City Council meeting. CDBG-CV CARES Act: Notice of 5 Day Comment City Website posting on proposed Plan Amendments and Citizen Participation Plan amendments along with copies of documents.</p>	<p>Refer to this section under #1 Public Hearing, above.</p>	<p>Refer to this section under #1 Public Hearing, above.</p>	
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## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of North Little Rock anticipates receiving Community Development Block Grants (CDBG) and HOME Investment Partnership Grants (HOME) annually over the course of the FY2016-2020 Consolidated Plan. The "Expected Amount Available Year 1 Annual Allocations" for each grant shown below are actual FY2019 allocations announced by HUD. "Prior Year Resources" is the balance available to spend from previous year grant allocations. All other amounts shown, including program income, are estimates.

Any CDBG program income funds received throughout the year will be divided and allocated equally per Ward among any open street and drainage projects of the three Wards (I, II, and III). Any HOME program income funds received will be allocated to the HOME CHDO project.

Pre-award costs incurred prior to the agreement with the U. S. Department of Housing and Urban Development are allowable in accordance with 2 CFR 200.458 and 24 CFR 570.200. Pre-award costs incurred on projects included in the 2019 Annual Action Plan will not impact future projects or future years' funding. Pre-award incurred costs may be necessary for the implementation of activities, continuity of services, and/or timeliness requirements.

**CDBG-CV CARES Act:** HUD waivers and program flexibilities allow use of CDBG-CV grant funds to cover or reimburse costs incurred to prevent, prepare for, and respond to coronavirus, regardless of the date on which such costs were incurred, when those costs comply with CDBG requirements.

For account clean-up purposes, miscellaneous unexpended balances of \$10.00 or less remaining in completed projects will be allocated to other open projects via budget adjustments.



**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	666,055	3,234	875,105	1,544,394	Planned activities to be funded: public infrastructure improvements, public services, administration and planning.
						2,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	279,664	0	516,968	796,632	1,050,000	Planned activities to be funded: development of new affordable housing, administration and planning.
Other	public - federal	Admin and Planning Economic Development Other	406,388	0	0	406,388	0	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

Table 4 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City hopes to budget non-Federal drainage funds per Ward each year which its City Council members may allocate to needed drainage and street improvement projects in their elected areas. These funds may be used to supplement CDBG public infrastructure activities. On proposals for CDBG funding for nonprofit organizations, the City will require an investment in the projects by the applicants. Construction of new affordable housing units by a Community Housing Development Organization (CHDO) may be partially assisted or funded by other sources of

funds such as the Federal Home Loan Bank, and/or private donations. Matching funds requirements for the HOME program may be met with donations and/or volunteer hours provided to the CHDO and nonprofit organizations such as Habitat for Humanity. Program income generated by Neighborhood Stabilization Program (NSP2) activities of Habitat for Humanity and the North Little Rock Housing Authority will be retained by those organizations for investment in the provision of affordable housing.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In 2012, the City of North Little Rock entered into an agreement with the City of Little Rock to co-fund the purchase, renovation, and subsequent annual operating budgets of the Jericho Way Resource Center. The Center opened in 2013. This homeless day shelter, while operated in Little Rock, serves both cities and identifies and provides the homeless with services such as meals, clothing, showers, transportation, case management, job counseling, internet access, housing assistance, and daytime shelter.

The City offers 34 neighborhood parks, including Burns Park, one of the largest municipal parks in the country. Burns Park contains multiple play areas, but its One Heart Playground is a fully inclusive playground designed for children with physical impairments. Four parks are home to community centers: Glenview, North Heights, Rose City, and Sherman Park. The fifth center, North Little Rock Community Center, is also a fitness center. It has served as a heat relief center during hot summer months for residents who may not have a cool place to stay during the day when the heat index reaches dangerous levels. Various community centers have served as public hearing locations.

The City's Hays Senior Center focuses on meeting the needs of today's active seniors, and has a membership numbering in the thousands. The Fitness Center offers a walking track and several pieces of exercise equipment. Various group exercise classes are offered. Recreational activities include billiards, table tennis, dancing and swimming. The Senior Center provides transportation to medical appointments and grocery stores for public senior housing residents.

**Discussion**

This Action Plan details activities to be funded with the City's FY2019 CDBG and HOME allocations.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Improvements - Infrastructure / Facilities	2016	2020	Non-Housing Community Development	CDBG ELIGIBLE AREA	Public Improvements - Infrastructure / Facilities	CDBG: \$510,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
2	Affordable Housing - Rehabilitation / Development	2016	2020	Affordable Housing	CITYWIDE	Affordable Housing - Rehabilitation / Development	HOME: \$251,698	Homeowner Housing Added: 2 Household Housing Unit
3	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	CITYWIDE	Public Services	CDBG: \$67,000	Public service activities other than Low/Moderate Income Housing Benefit: 123 Persons Assisted
4	Administration	2016	2020	Administration	CITYWIDE	Administration	CDBG: \$89,055 HOME: \$27,966	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2020	2020	Non-Housing Community Development Administration	CITYWIDE CDBG ELIGIBLE AREA	Economic Development	406,388	Businesses Assisted: TBD Jobs Retained or Created: TBD

Table 5 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Improvements - Infrastructure / Facilities
	<b>Goal Description</b>	The FY2019 Annual Action Plan's goal of public improvements includes street and drainage improvement projects in CDBG eligible areas of the City. Street and drainage projects reflected in this plan may be multi-year projects. Accomplishments will be reported in the final year. Under Goal Outcome Indicator column in Table 2-Goals Summary above, persons assisted is shown as zero (0) so as not to duplicate proposed numbers shown in earlier Annual Action Plans. When the three street and drainage projects listed for FY2019 are completed, 4,135 persons in the low-mod areas will benefit from the improvements.
<b>2</b>	<b>Goal Name</b>	Affordable Housing - Rehabilitation / Development
	<b>Goal Description</b>	The FY2019 Annual Action Plan's goal of affordable housing will be met by HOME funding of the CHDO program for development of new affordable housing for low income homebuyers. The City anticipates providing affordable housing to an estimated two low income persons or families utilizing 2019 HOME funding.

3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<i>Minor Amendment: Total CDBG funding for the 2019 Public Services Goal was increased from \$55,000 to \$67,000. The 2019 Annual Action Plan's goal of funding public services for the well-being and benefit of its low income residents includes providing summer/after school programs for at-risk youth, and delivery of meals to home-bound senior citizens.</i>
4	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<i>Minor Amendment: Total CDBG funding for the 2019 Administration Goal was decreased from \$101,055 to \$89,055. Administer, plan, and monitor CDBG and HOME grant programs to ensure anticipated outcome and performance measures and compliance with regulations. Assess and support needs including fair housing, removal of barriers to affordable housing, removal of lead-based paint hazards, an anti-poverty strategy, and identification of resources addressing financial and digital literacy.</i>
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	<i>Support and stabilize microenterprise and small businesses experiencing economic hardship to benefit low to moderate income business owners and to retain and create jobs for low to moderate income employees.</i>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### CARES Act Amendment:

- Addition of 2020 Cares Act Project: CV-Economic Development project, funded with 2020 CDBG-CV Allocation of \$406,388

Following are *amended* FY2019 program year projects and budgets.

#### Minor Amendment:

- 2019 Funding Amount for CareLink Meals on Wheels Program project was increased from \$30,000 to \$36,000
- 2019 Funding Amount for NLR Boys and Girls Great Futures Program project was increased from \$25,000 to \$30,000
- 2019 Funding Amount for Administration CDBG project was decreased from \$101,055 to \$89,055

#### Projects

#	Project Name
1	WARD I MARION STREET, FROM 15TH TO 18TH
2	WARD II 9TH STREET FROM G TO I
3	WARD III 50TH STREET FROM CAMP ROBINSON TO ALLEN
4	CARELINK MEALS ON WHEELS PROGRAM
5	NLR BOYS AND GIRLS CLUB GREAT FUTURES PROGRAM
6	ADMINISTRATION CDBG
7	COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) PROGRAM



#	Project Name
8	ADMINISTRATION HOME
9	CV-ECONOMIC DEVELOPMENT

Table 6 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities were developed and established through input from citizen participation and consultation processes, along with City staff review. The main obstacle to addressing the needs of the underserved is the lack of adequate funding.

**AP-38 Project Summary**

**Project Summary Information**

1	<b>Project Name</b>	WARD I MARION STREET, FROM 15TH TO 18TH
	<b>Target Area</b>	CDBG ELIGIBLE AREA
	<b>Goals Supported</b>	Public Improvements - Infrastructure / Facilities
	<b>Needs Addressed</b>	Public Improvements - Infrastructure / Facilities
	<b>Funding</b>	CDBG: \$170,000
	<b>Description</b>	Street, drainage and sidewalk improvements.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,275 persons in the CDBG eligible low-mod area will benefit upon completion of the proposed activity, but the goal indicator was only shown in FY2016 Action Plan since this is a multi-year project.
	<b>Location Description</b>	Marion Street, from 15th to 18th, North Little Rock, AR
	<b>Planned Activities</b>	Street, drainage and sidewalk improvements.
2	<b>Project Name</b>	WARD II 9TH STREET FROM G TO I
	<b>Target Area</b>	CDBG ELIGIBLE AREA
	<b>Goals Supported</b>	Public Improvements - Infrastructure / Facilities
	<b>Needs Addressed</b>	Public Improvements - Infrastructure / Facilities
	<b>Funding</b>	CDBG: \$170,000
	<b>Description</b>	Street, drainage and sidewalk improvements
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,330 persons in the CDBG eligible low-mod area will benefit upon completion of the proposed activity, but the goal indicator was only shown in FY2018 Action Plan since this is a multi-year project.
	<b>Location Description</b>	9th Street, from G to I, North Little Rock, AR
	<b>Planned Activities</b>	Street, drainage and sidewalk improvements
3	<b>Project Name</b>	WARD III 50TH STREET FROM CAMP ROBINSON TO ALLEN
	<b>Target Area</b>	CDBG ELIGIBLE AREA
	<b>Goals Supported</b>	Public Improvements - Infrastructure / Facilities
	<b>Needs Addressed</b>	Public Improvements - Infrastructure / Facilities
	<b>Funding</b>	CDBG: \$170,000
	<b>Description</b>	Street, drainage and sidewalk improvements

	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,530 persons in the CDBG eligible low-mod area will benefit upon completion of the proposed activity, but the goal indicator was only shown in FY2018 Action Plan since this is a multi-year project.
	<b>Location Description</b>	50th Street, from Camp Robinson to Allen, North Little Rock, AR
	<b>Planned Activities</b>	Street, drainage and sidewalk improvements
4	<b>Project Name</b>	CARELINK MEALS ON WHEELS PROGRAM
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$36,000
	<b>Description</b>	Minor Amendment - 2019 CDBG funding was increased from \$30,000 to \$36,000 for this project. Delivery of meals to home-bound senior citizens.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 23 low to moderate income elderly persons will benefit from the provision of home delivered meals.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Delivery of meals to home-bound senior citizens
5	<b>Project Name</b>	NLR BOYS AND GIRLS CLUB GREAT FUTURES PROGRAM
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$31,000
	<b>Description</b>	Minor Amendment - 2019 CDBG funding was increased from \$25,000 to \$31,000 for this project. Funding for teacher's salaries for Great Futures Program for summer and after-school care.
	<b>Target Date</b>	12/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 low-moderate income at-risk youth will benefit from this activity.
	<b>Location Description</b>	Two Boys and Girls club locations; Wetherington Club, 1212 Jim Wetherington Place, North Little Rock, AR 72114 and Hamilton Club, 600 N. Palm, North Little Rock, AR 72114
	<b>Planned Activities</b>	Funding for teacher's salaries for Great Futures Program for summer and after-school care.
6	<b>Project Name</b>	ADMINISTRATION CDBG
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$89,055
	<b>Description</b>	Minor Amendment - 2019 CDBG funding was decreased from \$101,055 to \$89,055 for this project. Administration and planning of CDBG program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administration and planning of CDBG program.
7	<b>Project Name</b>	COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) PROGRAM
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Affordable Housing - Rehabilitation / Development
	<b>Needs Addressed</b>	Affordable Housing - Rehabilitation / Development
	<b>Funding</b>	HOME: \$251,698
	<b>Description</b>	Development of new owner occupied housing through Community Development Housing Organization (CHDO)
	<b>Target Date</b>	12/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated two low income families will benefit from the proposed activity with two units of homeowner new housing added.
	<b>Location Description</b>	Addresses to be determined.
	<b>Planned Activities</b>	Development of new owner occupied housing through Community Development Housing Organization (CHDO)
8	<b>Project Name</b>	ADMINISTRATION HOME
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Affordable Housing - Rehabilitation / Development
	<b>Needs Addressed</b>	Affordable Housing - Rehabilitation / Development
	<b>Funding</b>	HOME: \$27,966
	<b>Description</b>	Administration and planning of HOME Program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administration and planning of HOME Program.
9	<b>Project Name</b>	CV-ECONOMIC DEVELOPMENT
	<b>Target Area</b>	CDBG ELIGIBLE AREA CITYWIDE
	<b>Goals Supported</b>	ECONOMIC DEVELOPMENT
	<b>Needs Addressed</b>	ECONOMIC DEVELOPMENT
	<b>Funding</b>	CDBG-CV: \$406,388
	<b>Description</b>	Provide assistance to microenterprises and small businesses experiencing economic hardships due to COVID-19 pandemic.
	<b>Target Date</b>	9/1/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Business Assisted: TBD Jobs Created/Retained: TBD

	<b>Location Description</b>	Other (Citywide) and CDBG Eligible Area
	<b>Planned Activities</b>	Provide assistance to microenterprises and small businesses experiencing economic hardships due to COVID-19 pandemic, including activity delivery and/or administrative costs.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic areas where assistance will be directed for program year 2019 are CDBG ELIGIBLE AREA and CITYWIDE. The CDBG Eligible Area Target Area includes CDBG eligible census tracts or block groups, which are defined as having at least 51% of their population earning below 80% of median income. The CDBG Eligible Area Target Area is loosely bounded by Interstate 40 on the North, Fort Roots on the West, the Arkansas River on the South and Central Airport Road near I-440 on the East. Any eligible tracts or block groups within the City limits are considered part of this target area. The three census tracts containing the three 2019 street and drainage projects also each have over 50% minority populations. The Citywide target area encompasses the entire city in order to serve any citizen who is eligible based on income.

Investments are allocated based on responses to grant program opportunities and funding availability. Infrastructure projects will be targeted to CDBG eligible areas. Public services will be offered in low to moderate income areas and/or to all qualified residents of the City. Activities of the City's CHDO, Pulaski County Neighborhood Alliance for Habitat, may occur citywide but will focus on low income eligible applicant neighborhood area preferences for homeownership.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG ELIGIBLE AREA	62
CITYWIDE	38

**Table 7 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

CDBG ELIGIBLE AREA investments for 2019 include area benefit street and drainage improvements. Funds are allocated for one infrastructure project in each of the three City wards within boundaries that include CDBG eligible areas. The beneficiaries of housing development activities of the CHDO are the qualifying low income homebuyers. Activities of the City's CHDO, Pulaski County Neighborhood Alliance for Habitat, may occur citywide by focusing on the neighborhood location preferences of their qualifying low income homebuyers. Low income persons citywide will have access to the CDBG public service activities. CareLink provides meals to low income senior citizens, and two locations of the Boys and Girls Clubs are available to serve low income youth.

## **Discussion**

The geographic areas where FY2019 assistance will be directed are CDBG ELIGIBLE AREA and CITYWIDE.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Following are the affordable housing goals in 2019, which is year four (4) of the Five Year Consolidated Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	2

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	2

Table 9 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The City of North Little Rock maintains its goal of increasing affordable housing units for its low income citizens through its CHDO Project for new housing development. Goals in tables 9 and 10 above are based on HOME funding allocated through this Action Plan to the CHDO. However, additional affordable housing will be provided in the City of North Little Rock through the efforts and activities of the NSP2 Consortium members.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

As the largest provider of affordable housing in North Little Rock (NLR), the North Little Rock Housing Authority (NLRHA) addresses the urgent need of providing secure and quality homes to families and individuals of very modest means.

### **Actions planned during the next year to address the needs to public housing**

The NLRHA housing portfolio is comprised of four family sites and three senior disabled complexes. There is an additional site that was previously senior/disabled that was changed to near-elder, age 50 and plus, after residents, relatives, and a concerned public called for the new designation. This outcry was based on safety concerns and intergenerational divisions. No resident 49 and under is displaced, but attrition is used to meet the near-elder threshold of 100%.

NLRHA manages 1,023 units with approximately 1,152 residents. Currently, the PHA maintains an 80% occupancy within its portfolio. At the time of this submission, the NLRHA has halted leasing activities as a result of its participation in RAD and Section 18 programs which it is utilizing to revamp its entire housing portfolio. Not filling vacancies allows for temporary relocation of current residents while construction activities take place at the respective sites. This has contributed to an 18% decrease in the occupancy rate. In addition to not issuing new leases, the housing authority utilizes tenant protection vouchers as a relocation benefit to further increase vacancies. This demonstrates a reduction of 498 vacant units since our last report.

Along with public housing, NLRHA owns 18 unsubsidized scattered site units, six (6) of which were developed with Neighborhood Stabilization Program 2 (NSP2) funds.

### ***Public Housing Funding***

The NLRHA receives an average of \$1.4 million each year from the Department of Housing and Urban

Development (HUD) that is used across all residential facilities to:

- maintain upkeep
- modernize public housing units
- implement energy saving measures
- address accessibility needs

### **Section 8**

NLRHA also administers a Housing Choice Voucher Program (HCV), commonly known as Section 8, which provides a subsidy for rental housing and homeownership to 1392 participants. The HCV wait list opens where senior and disabled applicants are priority. The PHA also takes part in HUD-Veterans Affairs Supportive Housing (VASH) where it directs 200 housing vouchers and collaborates with support agencies to ensure that veterans receive wraparound services. With substantial rehabilitation and redevelopment taking place under Section 18 and the Rental Assistance Demonstration programs, 453 tenant protection vouchers were applied for and obtained. That brings the approximate number of vouchers that NLRHA is currently administering to 1845.

When the financial closing of the properties is finalized, residents will receive their housing assistance through project-based vouchers. The extent of how many units that includes cannot be determined at this submission, but adds to the number of vouchers that will be administered.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Resident councils are in place at all public housing family sites and three senior sites. HUD has allocated Resident Participation Funds for each location to assist the Housing Authority in training residents for participation in the council, to help promote activities for the betterment of the developments.

In addition to the site-based resident councils, the Resident Advisory Board (RAB) was created as a housing-authority-wide resident council. The RAB consists of members with each site fairly

represented. The RAB's purpose in conjunction with the resident council is to:

- Respond to resident concerns
- Improve quality of life
- Represent resident interests
- Involve residents in creating a positive living environment

Also, the RAB works in partnership with the Housing Authority to determine activities and the distribution of funds. Members are comprised of representatives from each site. The Board's additional roles include:

### **Resident Meetings**

Over the next five years, the NLRHA will continue its goal of redeveloping its entire portfolio through RAD and Section 18. The PHA has, and will, continue to hold a series of informational sessions with residents to keep them updated and garner their input on the planning process for this extensive undertaking.

### **Family Self-Sufficiency Program**

The North Little Rock Housing Authority has administered the Public Housing Family Self-Sufficiency program since 2006. The purpose of the program is to link participating families to the supportive services they need to achieve self-sufficiency and no longer need public assistance. The Public Housing Family Self-Sufficiency Program provides case management and supportive services to residents of our family sites. Participants sign a 5-year contract to participate in the program and an Individual Training and Service plan is developed with each participant upon enrollment. Escrow accounts are established when a participant's earned income increases. Instead of paying higher rent because of the increased income, the "extra rent" goes into an escrow account.

The program also allows for homeownership. NLRHA has ongoing meetings with a committee with a goal of coordinating between public housing and external agencies to assist with homebuyer education. Some of the guidance that FSS participants with an interest in homeownership can receive includes budgeting and saving, credit counseling services and the step-by-step process of purchasing a home. They are also made aware of state and national down payment assistance programs.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be**

**provided or other assistance**

The North Little Rock Housing Authority is not designated as troubled.

**Discussion**

Established in 1939, the North Little Rock Housing Authority (NLRHA) is the oldest and second largest public housing authority (PHA) in Arkansas. NLRHA builds and maintains affordable housing, identifies supportive services, encourages self-sufficiency, and offers upward mobility opportunities to low-income families, veterans, elderly and disabled persons.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Given limited grant allocations, steps to reduce or end homelessness are somewhat out of reach of the CDBG and HOME programs covered in this Plan. However, the City shares the goal of reducing and ending homelessness, and will provide support through facilitating coordination and collaboration of efforts with its Continuum of Care (CoC) partners.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of North Little Rock is an active participant in the local Continuum of Care through membership in Central Arkansas Team Care for the Homeless (CATCH). The CoC conducts annual point in time (PIT) counts and surveys to determine the homeless population in the area and to reach out to homeless individuals, including unsheltered persons, in order to better assess their needs. Regular meetings of the CATCH membership provide opportunities for discussion and consultation regarding coordination of outreach efforts among homeless service and housing providers.

River City Ministry (RCM) in North Little Rock is a day shelter which provides meals, showers, personal hygiene supplies, access to technology including Wi-Fi and phone charging stations, clothing, food bank resources and emergency food, case management, access to first aid emergency care, and access to dental/vision/medical clinics. RCM serves as a first contact for those in need and accepts all referrals in order to assess need and be an open door to the larger Continuum of Care network of service providers and housing.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

River City Ministry is a day shelter only, but assists clients on a daily basis with securing a shelter bed when needed. RCM maintains a listing of area shelters and each shelter's policies and requirements for admission, in order to best serve its clients.

The City of North Little Rock joined forces with the City of Little Rock and shared the costs of purchasing and renovating a building that opened in 2013 as the Jericho Way Resource Center. The two cities continue to share annual operating costs. This day shelter for the homeless provides a centralized

location where multiple services, such as case management, housing referrals, job counseling and training, and transportation, are coordinated with the goal of transitioning clients out of homelessness. Jericho Way provides van service to pick up and drop off clients at overnight shelters.

The City's strategic plan goals include providing financial assistance to homelessness-related public service or public facility activities, but funding is limited. The City's homelessness goals are supported by participation in CATCH membership meetings to continue collaboration with homeless service providers in addressing the emergency shelter and transitional housing needs of homeless persons.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

As stated above, maintaining communication and coordination with the City's partner agencies in the CATCH membership to most efficiently prioritize and cover all aspects of the Little Rock/Central Arkansas Continuum of Care's homelessness strategy is key. Staff from the cities of North Little Rock, Little Rock, and Jacksonville serve on the Rank and Review Committee for applications for annual CoC funding and seek a combination of qualified programs that provide permanent housing for all categories of the homeless, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Continued HMIS data sharing and collection is necessary to coordinate efforts and review results.

The NLRHA focuses on homeless veterans through the Veterans Affairs Supportive Housing (VASH) program, VA and local veterans support organizations. Currently, NLRHA has 200 vouchers in its inventory that contribute toward reducing homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**

**employment, education, or youth needs.**

The Strategic Plan supports outreach to the homeless and those at risk of becoming homeless to raise awareness of services such as meals, food banks, clothing, housing referrals, job training, counseling, and transportation, offered through local day shelters including River City Ministry and Jericho Way. Collaboration among local service providers builds a network of coordinated services which helps raise awareness and facilitates referrals.

**Discussion**

The City will continue working with its partner agencies in the fight to end homelessness.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

There are no known negative effects of public policies on affordable housing. Development regulations for the City of North Little Rock were reviewed to determine whether or not they revealed any barriers to affordable housing. Zoning ordinances, development codes, and public policies were examined to reveal any current ordinances or policies that impede fair housing choice. The City's land development codes and zoning regulations address affordable housing and the provision of making allowances through the code to allow construction of a variety of types of housing, including single family and multifamily housing. Regulations allow unrelated persons to reside in a single family structure and have adequate provisions for group homes and special needs populations.

The City has continued to make strides in streamlining the overall development process by encouraging preliminary reviews to expedite the permitting process, and implementing a "One-Stop Shop" for swift issuance of permits.

Barriers exist that are not public policy related. These include aging housing stock in declining areas, housing lacking security features in unstable neighborhoods, the need for improved management of properties by homeowners and landlords, and a limited number of available Housing Choice Vouchers. Increasing fair market rents are a barrier to residents with limited income. Transportation to and from affordable housing locations continues to be a barrier for some families.

The City takes a proactive role in boarding and securing vacant and derelict buildings in order to minimize their negative impact on the neighborhood as well as to protect them for future rehabilitation. The City is aggressive in condemning and demolishing houses that are an eyesore and potential safety hazard. All condemnations requiring demolition are reviewed by a public hearing process and require Council approval. A full time Code Officer is employed to address rental property issues. As part of its strategy to promote homeownership, the City will allocate 90% of its FY2019 HOME fund allocation to the City's CHDO program for the development and construction of new affordable housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As explained above, while public policies were not found to serve as barriers to affordable housing, coordinated efforts and planning are required to revitalize areas and foster the availability of affordable housing.

The Neighborhood Stabilization Program (NSP1) and (NSP2) grants awarded to the City in 2010 allowed for revitalization in three low income qualified census tracts through elimination of blighted structures and construction of new affordable energy efficient housing for both homeowners and renters. Program income generated by activities of NSP2 Consortium Members, Habitat for Humanity and NLRHA, will continue to be invested in affordable homebuyer and rental housing. The NSP grant target areas contained the Baring Cross and Holt Neighborhoods, which include three NLRHA public housing sites and managed properties. There was an \$8.4 million infusion of NSP funds that resulted in the construction of sixty-five (65) homes. Thirteen (13) of these houses were built from NSP1 funds that were awarded from the state finance agency. Renewal efforts in both neighborhoods have been multi-phased. This has resulted in millions of dollars being embedded into these communities and accounts for affordable and upscale housing, recreation, green space, new schools and infrastructure improvements. The City recently completed the first phase of a CDBG street and drainage project across from Silver City in the Holt Neighborhood. Silver City, a 147 unit family site and the oldest public housing project in Arkansas, will be demolished and redeveloped under the RAD plan.

NLRHA is preparing to redevelop Hemlock Courts. Built in the 1950s, Hemlock, a 106 unit family site is located in a district named East Broadway. This geography is part residential, commercial and industrial. Residents in this area have indicated they do not feel included in new and rehabilitative activities that are occurring in other neighborhoods and are hungry for “new things.” In the next few months, NLRHA will seek to gain a better understanding of what new is to these citizens by discussing housing, jobs, and businesses. It will conduct a series of community meetings facilitated by one of the state’s economics think tanks and report the findings. This is especially important if the housing authority decides to stay in the community with new construction.

With the new construction and rehabilitation of eight public housing properties, the NLRHA is identifying opportunities to further its voice and widen its engagement in numerous revitalization efforts. Some are currently underway while others are being planned. Its specific areas of interest are in NLR neighborhoods where it owns properties, some of which have not experienced investment in decades.

In June 2018, the Argenta Downtown Council, a community development nonprofit, released a map that featured 15 “experience districts” covering 1600 acres in North Little Rock where it hopes to focus a swath of revitalization efforts. The districts stretch from the banks of the Arkansas River north toward I-40. NLRHA recognizes the potential for gentrification since the identified areas are primarily lower income communities. As the largest affordable housing developer in North Little Rock, it sees the development of such districts as an avenue to continue conversations about the inclusion of housing for low-income individuals in growing areas engaged in new urbanism.

## **Discussion:**

The City continues work towards its Fair Housing goals including addressing impediments to fair housing that were identified in its Analysis of Impediments to Fair Housing Choice report. An identified impediment was housing affordability and disparate impacts of mortgage lending. The City addresses this impediment by funding its CHDO, Pulaski County Neighborhood Alliance for Habitat (PCNAH), in its mission to provide affordable housing to low income persons and families in North Little Rock. PCNAH is able to offer zero interest financing on newly constructed, energy efficient homes to residents who may not otherwise be able to fulfill their dream of homeownership. The City continues to support and encourage neighborhood “clean-up” campaigns, such as those offered by organizations including Habitat for Humanity, Jumpstart and Ozark Mission Project, to assist homeowners in the upkeep of their homes. The City supports Ozark Mission by providing City general funds for their activities. In addition, the City’s Fit2Live department offers grants for neighborhood community gardens, to assist those residents struggling to make ends meet by providing resources for healthy foods. NLRHA promotes its mission of providing safe, secure and decent housing, and utilizes HUD development programs like Section 18 and RAD to modernize properties and provide residents with a higher quality of life. NLRHA champions the need for affordable housing in economically developing neighborhoods, partners with lenders to promote homeownership, and stays committed to trainings on compliance with fair housing policies.

To address the identified socio-economic impediment of the need for more jobs paying a livable wage, the City’s goal is to continue to attract private investment through the efforts of the Mayor, Director of Development, and the NLR Chamber of Commerce. The City’s downtown area is flourishing with the addition of the Argenta Plaza. Several other developments underway will bring many new jobs to NLR. Three census tracts in North Little Rock were approved as federal Opportunity Zones with the goal being to bring new investment and economic development in these areas. The Mayor’s administration assisted businesses by facilitating the formation of Business Associations. The City will encourage continuation of financial literacy and life skills workshops and classes offered by the NLR Laman Library and various local banks. Also, the City continues its support of the Arkansas Innovation Hub, an organization which focuses on entrepreneurship, mentorship, and job creation.

The City’s goals include increasing public awareness of fair housing. The CDA continues to provide posters and brochures to residents as well as to subrecipients of CDBG and HOME funding, so that they may provide outreach to their clients. The CDA provides fair housing information on its website. Homebuyers and tenants should understand their fair housing rights.

A coordinated team effort by government, neighborhood groups, and individual owners of properties to instill pride in neighborhoods is essential. The City continues to foster civic pride. If each person just takes responsibility to do the little things, it will make a big difference in the present and future conditions of their communities.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Listed below are actions planned to address obstacles to meeting underserved needs, to foster and maintain affordable housing, to reduce lead-based paint hazards, to reduce the number of poverty level families, to develop institutional structure, and to enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

A major obstacle to meeting the needs of the underserved is a lack of adequate funding and resources. This stated, the City is aware of its responsibility to identify and prioritize needs and to utilize available funding wisely and efficiently.

Data and feedback received through citizen participation and input from the City's partner organizations is carefully analyzed. The City continues to maintain and develop strong relationships with its nonprofit service and housing providers to coordinate efforts and activities. Steps are taken to update and maintain current directories of available resources in order to increase awareness and best direct those in need. Citizens are informed about programs conducted by other City departments, such as the free home Energy Evaluation offered by the North Little Rock Electric Department, and workshops offered by the Laman Library on various life skills topics.

The NLR Housing Authority continues to meet the needs of its residents by providing affordable housing opportunities to those of modest means as well as supportive services through partnerships with local nonprofits and government agencies. NLRHA is currently developing a job and learning center that was created to provide support services and resources that targets 18 to 49-year-old public housing and Housing Choice Voucher (HCV) holders. The mission is two-fold:

- ensure that participants have access to upward mobility opportunities
- prepare participants for twenty-first century job opportunities and work advancement through coaching, training and education

The center will be housed at a public housing site. The programming will be robust from onsite instructors to participants learning at their own pace with a number of workshops available. The housing authority and City are in discussion for a collaboration, specifically about Section 3 opportunities for businesses and qualified residents. Also, NLRHA intends to have services for budding entrepreneurs, women in nontraditional jobs and apprenticeships.

### **Actions planned to foster and maintain affordable housing**

Ninety (90) percent of FY2019 HOME funds will be allocated to a Community Housing Development Organization (CHDO), currently Pulaski County Neighborhood Alliance for Habitat, for construction of new affordable and energy-efficient homes for low income homebuyers. Program income funds generated from NSP2 Housing Authority rental properties and Habitat for Humanity homebuyer mortgages will be utilized by these consortium members to maintain and provide affordable housing.

The City will continue to support the efforts, initiatives, and programs of the North Little Rock Housing Authority in their goal to provide decent affordable housing to low income residents. The City will continue to encourage other development of affordable housing, and will support alternative housing assistance efforts such as faith-based initiatives and volunteer programs. The City-funded Code Enforcement department will investigate code violations and when warranted, initiate condemnation proceedings and demolition of unsafe and unsightly structures to maintain neighborhoods.

The City will support private and nonprofit developers in identifying opportunities to utilize Low Income Housing Tax Credits (LIHTC), New Market Tax Credits and Opportunity Zone incentives for the construction of assisted rental housing and other new developments.

### **Actions planned to reduce lead-based paint hazards**

The City plans to expand its stock of lead-safe housing units through development of newly-constructed affordable housing.

The NLRHA complies with HUD's Notice PIH 2017-13 in regard to the minimization and abatement of lead-based paint hazards and elevated blood lead levels of children under age six (6). Where lead-based paint hazards exist and the NLRHA is made aware of the potential hazards and a confirmed case from a medical professional, within five (5) days, the HA will notify the local field office, Office of Lead Hazard Control and Healthy Homes (OLHCHH) and Arkansas Department of Health Lead-Based Paint Program staff. NLRHA will conduct an environmental investigation within 15 calendar days of receiving notification. NLRHA contracts with a certified company to abate or remove lead-based paint hazards. NLRHA completes the lead hazard reduction within 30 calendar days of receiving the environmental investigation report. Furthermore, the HA will address potential hazards as it prepares for redevelopment and substantial rehabilitation through RAD and Section 18.

### **Actions planned to reduce the number of poverty-level families**

While many factors related to poverty are beyond the control of local government, the City is committed to addressing this issue and improving the welfare and economic status of its residents wherever possible. Services described in this Plan include some, like provision of meals to the elderly and after school care for youth, which are basic elements of the "safety net" geared to those in most need. Others, like promotion of homeownership, are more fundamental to the long term reduction of poverty in society.

The City can most effectively fight poverty over the long term by promoting economic development, especially job intensive industries; building the tax base so that basic city services can be provided to all; working to stabilize neighborhoods and helping less affluent citizens purchase a home in an area where housing values are likely to increase; ensuring that problem properties are reduced, thereby protecting the value of neighborhood property; and supporting public education systems.

Those low-income residents who are attempting to rise out of poverty by building equity through homeownership are directed to the City's CHDO for information on their newly-constructed affordable homes, homebuyer counseling services and subsidy assistance programs. CDBG public service/public facility activities are geared towards poverty level and low-income elderly, youth, and homeless.

### **Actions planned to develop institutional structure**

The City will continue its strategy of partnering with the NLR Housing Authority, local non-profit service and affordable housing providers, and private industry to assist in coordination of services and activities offered to address the needs of the community and to make the best use of the limited funds available. Cooperation between the City's Community Development Agency and its partners has a long track record of success. The delivery system for the Consolidated Plan program is no exception. CDA staff works closely with its partner organizations to improve regulatory compliance, monitoring, and technical capacity. Membership in the Central Arkansas Team Care for the Homeless (CATCH) Continuum of Care facilitates communication among key service providers.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The NLRHA continues to build and expand on its current resident services. Supporting this work is the housing authority's nonprofit affiliate Arkansas Housing and Community Development Corporation

(AHCDC). For seniors and disabled residents, it targets through a holistic health initiative. Heart disease, diabetes, nutrition and mental health counseling are at the core. These services are offered in partnership with health foundations and universities and corporations. With family site residents, NLRHA has identified mental health, workforce training and education, early childhood education, financial management and digital inclusion as its area of social service needs. Partnerships include national foundations, nonprofits, universities, corporations, state agencies and workforce services.

**Discussion:**

The City of North Little Rock's Community Development Agency collaborates with many partners, including the NLR Housing Authority, affordable housing providers, local nonprofits, and others in an effort to network, coordinate efforts and referrals, and wisely utilize limited funding.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

This section addresses program specific requirements for the Annual Action Plan and Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME).

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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The City of North Little Rock does not plan to use other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME recapture provisions permit the original homebuyer to sell the property during the period of affordability, however, if sold, all or a portion of the direct HOME assistance provided to the original homebuyer is subject to recapture from the net proceeds of the sale. The net proceeds are the sales price minus superior loan repayments (other than HOME funds) and closing costs. Recapture provisions are triggered by any transfer of title, voluntary or involuntary, during the established period. Direct assistance provided by the City such as a subsidy to the homebuyer that reduces the purchase price from fair market value to an affordable price will follow the reduction of subsidy during affordability period recapture model. A prorated portion of the total HOME direct subsidy amount will be forgiven each year during the term of the affordability period if the homebuyer satisfies all HOME Program regulation requirements. The City's CHDO will use the recapture provision option which recovers the entire direct HOME subsidy for mortgage loans provided to homebuyers.

Recapture provisions require that the homebuyer occupy the home as a principal residence, and not rent, lease, or leave the home vacant for the duration of the affordability period. The recapture provisions are triggered for the full amount of the direct subsidy if the principal residency requirement is not met for the full term of the affordability period. Repayment of the HOME assistance, such as early payoff of a HOME funded mortgage, does not terminate the affordability period. The principal residency requirement must be met for the full period. The period remains in effect unless the unit is sold. The amount that must be recovered for noncompliance with principal residency requirements is not subject to any prorated or other deductions in the recapture provisions.

If recapture proceedings must be enforced at some time during the affordability period, the portion of direct HOME subsidy unforgiven by the recapture provisions and elapsed affordability period will be recaptured from available net proceeds from sale of property (whether recapture is effected through foreclosure or no foreclosure action).

Net proceeds recovered will be used to 1) reimburse the HOME Program (Approved Activity) for the outstanding balance of HOME subsidy not repaid or forgiven during the applicable affordability at the time of recapture, and 2) reimburse the HOME Program for "holding costs" or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisals, etc.). If net proceeds recaptured are greater than the outstanding balance of direct HOME subsidy (for all

approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or estate). If the recapture of proceeds is effectuated through a completed foreclosure action, and the property is legally owned by the City or by the City's CHDO, the balance of net proceeds recaptured will inure to the City or to the City's CHDO, as applicable. The pro rata amount recaptured cannot exceed available net proceeds. If net proceeds recaptured are less than outstanding balance of direct HOME subsidy invested in the property, the loss will be absorbed by the HOME Program and all HOME requirements would be considered to have been satisfied.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME-assisted homebuyer requirements state that in order for homeownership housing to qualify as affordable, it must be single-family, modest housing; be acquired by a low-income family as its principal residence; and meet affordability requirements for a specific period of time determined by the amount of assistance provided. To ensure affordability of homebuyer housing, the City and its CHDO(s) impose recapture requirements. Resale provisions are not used.

Under recapture, the period of affordability is based upon the direct HOME subsidy--the amount of HOME assistance that enables the homebuyer to buy the unit. Examples of direct HOME assistance include HOME loans, down payment, closing costs, or a subsidy that reduces the purchase price from fair market value to an affordable price. The period of affordability is based upon the amount of the direct HOME subsidy to the homebuyer. Length of Affordability Periods are determined as follows: Less than \$15,000 in HOME Assistance = 5 years; \$15,000 to \$40,000 in HOME Assistance = 10 years; More than \$40,000 in HOME Assistance = 15 years.

If the homebuyer does not abide by the terms and conditions of the HOME program during the affordability period, recapture proceedings may be enforced. In the event of a failure of a HOME program beneficiary to satisfactorily adhere to all applicable affordability requirements, the recapture provision will be used to ensure that the intent of the HOME funded activity is accomplished or that the direct subsidy amount provided to the HOME-assisted homebuyer is recovered to be used for other eligible activities.

A subsequent low income purchaser of a HOME-assisted homeownership unit may assume the existing HOME loan and recapture obligation entered into by the original buyer when no additional HOME assistance is provided to the subsequent homebuyer, if lender policies allow an assumption of loan. In cases in which the subsequent homebuyer needs HOME assistance in excess of the balance of the original HOME loan, the direct HOME subsidy or assistance to the original homebuyer must be recaptured. A separate HOME subsidy must be provided to the new homebuyer, and a new affordability period must be established based on that assistance to the new buyer.

Written agreements, mortgage and lien documents will be used to impose the recapture requirements in HOME-assisted homebuyer projects for the duration of the affordability period. These enforcement mechanisms ensure that the direct subsidy to the homebuyer will be recaptured if the HOME-assisted property is transferred or if other HOME requirements, such as the principal residency provision, are not met.

The terms and period are stated in the loan and program documents which are signed by the homebuyer to ensure compliance during the affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of North Little Rock does not plan to use HOME funds to refinance existing debt for HOME funded multifamily housing.

CDBG funds are used for the benefit of low and moderate income persons. Under "Other CDBG Requirements, 2." above, 80% has been indicated as the estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the five year period of the Plan, as the remaining 20% is applied to administrative, oversight, and planning costs of the activities used to benefit low and moderate income persons. The City uses the HOME affordable homeownership limits provided by HUD.



## **CITY OF NORTH LITTLE ROCK**

### **EXECUTIVE SUMMARY OF AMENDED CITIZEN PARTICIPATION PLAN**

#### **AMENDMENTS, REVISIONS, ADDITIONS INCLUDE:**

- **CARES Act HUD waivers and flexibilities allow for Virtual Hearings in lieu of In-Person Hearings when national/local health authorities recommend social distancing and limiting public gatherings for public health reasons.**
- **Access to Participation/Language Barriers - vital documents will be translated.**
- **CARES Act HUD waivers and flexibilities allow for 5-day public comment in lieu of normal 30-day public comment period for substantial amendments**
- **Disaster/Emergency Events may result in substantial amendments to planned uses of funding without normal public comment period in order for City officials to utilize grant funds to meet needs arising from declared disasters including man-made disasters, natural disasters, or terrorism.**
- **Urgent Needs – In the event of a disaster or emergency event as described above, substantial amendments may include funding new activities, or reprogramming funds including canceling planned activities in order to address necessities that comply with the national objective of meeting community development needs that have a particular urgency. The City may utilize grant funds to meet an urgent need without the normal public comment otherwise required for substantial amendments.**
- **Public Notice and Outreach – summary of notification process**
- **Note - minimum 30-day comment period, reasonable notice and opportunity to comment was waived by HUD for substantial amendments if no less than 5 days are provided for public comment on substantial amendments. HUD also authorized a 5-day concurrent comment period on amendments to the Citizen Participation Plan and authorized virtual hearing methods as per above.**

**Public Comment Period: May 20, 2020 – May 26, 2020**



# CITY OF NORTH LITTLE ROCK



## CITIZEN PARTICIPATION PLAN

**Amended: May 18, 2020**

**COMMUNITY DEVELOPMENT AGENCY  
500 WEST 13TH STREET  
NORTH LITTLE ROCK, AR 72114  
501-340-5342  
NLR.AR.GOV/COMMUNITYDEVELOPMENT**

## **PURPOSE OF CITIZEN PARTICIPATION PLAN**

This Citizen Participation Plan (CPP) sets forth the City of North Little Rock's policies and procedures for citizen participation, per federal U. S. Department of Housing and Urban Development (HUD) regulations at 24 CFR 91.105, related to the Consolidated Submissions for Community Planning and Development Programs. The CPP provides for and encourages citizen participation in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, the Annual Action Plan, any substantial amendments to the Annual Action Plan, the Assessment of Fair Housing/Analysis of Impediments (AFH/AI), any revisions to the AFH/AI, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The CPP provides an opportunity for the community to work in partnership with the City to identify needs, and ensures continuity of citizen involvement in the planning, development, implementation and assessment of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs funded through the Community Development Agency.

The Citizen Participation process is designed to encourage all citizens, including persons of low to moderate income, minorities, non-English speaking persons, persons with disabilities, residents of low to moderate income areas where housing and community development funds may be spent, and residents of public and assisted housing to participate in determining housing and community development needs within their communities.

## **PROGRAM YEAR AND PLANNING PROCESS**

The local program year for all affected housing and community development programs begins on January 1 and ends on December 31 of each year. Prior to submission of the Consolidated Plan, Annual Action Plan, and Assessment of Fair Housing/Analysis of Impediments (AFH/AI), the following steps will be taken:

- Obtain citizen input on the development of the Five Year Consolidated Plan, the Annual Action Plan, and the AFH/AI
- Provide information on the purpose and amounts of the different entitlement grant programs and other resources anticipated for the benefit of low to moderate income persons, and receive public comment on the allocation of resources among those programs
- Make available to the public the HUD-provided data that the City plans to incorporate into its AFH/AI
- Obtain information regarding affordable housing concerns, community development concerns, fair housing concerns, and related issues

## **CONSOLIDATED PLAN (FIVE-YEAR STRATEGY AND ANNUAL ACTION PLAN)**

In developing the Consolidated Plan and annual updates, the City of North Little Rock is guided by two leading principles:

- **Consumer Service:** focus program efforts on the most critical needs
- **Comprehensive Approach:** achieve empowerment of individuals and families while ensuring long economic independence

Inherent in these principles is extensive, relevant, and ongoing citizen participation. The City of North Little Rock believes it is essential to have widespread, meaningful participation throughout the planning process to ensure genuine community “ownership” of the Plan.

The Consolidated Plan consists of three parts: the needs assessment, housing and community development strategic plan and an action plan. Commonly known as the Consolidated Plan, the needs assessment and housing and community development strategic plan are updated every five years. The Action Plan is updated annually, reflecting annual CDBG and HOME funding allocations.

The Consolidated Plan identifies the housing and community development needs in the City, prioritizes the needs for funding, and prescribes a comprehensive strategy for addressing the needs. To maintain relevance, an Annual Action Plan is developed which includes the following elements:

- Dollar amounts proposed for each activity
- A description and location of each activity
- The entity responsible for implementation of each activity
- Time frame for each activity

In all cases, the Consolidated Plan and Action Plan will seek to minimize the displacement of residents from their homes or places of business. In the event the City undertakes an activity that would involve displacement, the City will refer to procedures identified within the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The CDBG and HOME programs must also comply with the anti-displacement requirements of Section 104(d) of the URA.

## ASSESSMENT OF FAIR HOUSING/ANALYSIS OF IMPEDIMENTS (AFH/AI)

The City shall conduct an Assessment of Fair Housing/Analysis of Impediments (AFH/AI) for the purpose of examining its programs, jurisdiction, and region, and identifying goals to affirmatively further fair housing and to inform fair housing strategies in the Consolidated Plan and Annual Action Plan. As with the Consolidated Plan, HUD will require an updated AFH/AI be submitted no less than every five years. To develop a successful affirmatively furthering fair housing strategy, it is central to assess the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. The AFH/AI will include the following elements:

- Summary of fair housing issues and capacity
- Analysis of data
- Assessment of fair housing issues
- Identification of fair housing priorities and goals
- Strategies and actions
- Summary of community participation
- Review of progress achieved since submission of prior AFH/AI



As with the Consolidated Plan and Annual Action Plan, the City strongly encourages citizen participation in the development of the AFH/AI.

## PUBLIC HEARINGS

The Community Development Agency will hold at least two public hearings to obtain residents' views prior to the submission of the Consolidated Plan, Action Plan, and Assessment of Fair Housing/Analysis of Impediments (AFH/AI). At least one of the public hearings will be held before the proposed Consolidated Plan, Action Plan, and AFH/AI are published for comment. All notices of public hearings will be published in the local newspaper at least five (5) days in advance of the meeting date and will encourage participation by the residents of the City.

Notice of public hearings will be mailed to the social service agencies, local housing and nonprofit providers serving low income clientele, businesses, leaders of neighborhood associations, previous participants and commentators and others expected to desire input, and persons who have requested to be placed on the citizen participation mailing list.

In regard to the 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act provisions for CDBG-CV under FY19 and CDBG FY19 and FY20 grants for Coronavirus response, HUD has authorized waivers and program flexibilities including allowing public hearing requirements to be met with virtual public hearings.

- Virtual hearings method may only be used in lieu of in-person hearings if national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
- If virtual hearing is used, reasonable notification and access for citizens will be provided. Accommodations for those with disabilities and/or with limited English proficiency will be made upon request to the greatest extent possible with advance notice. Timely responses from local officials to all citizen questions and issues, and public access to all questions and responses will be provided to the greatest extent possible.

## ACCESS TO PARTICIPATION

### Access for Persons with Disabilities

Public hearings and meetings are held in locations accessible to the mobility impaired. Accommodations will be made for visual or hearing impaired and persons with disabilities upon request. Arrangements may be made by contacting the Community Development Agency, (501) 340-5342, at least 48 hours in advance of the meeting for which assistance is desired.

### Language Barriers

Translation of vital documents will be provided. When staff is made aware that persons are non-English speaking and desire information pertaining to community development and housing



programs, or wish to participate in hearings or other public meetings, staff shall initiate procedures to provide translation services. Requests should be directed to the Community Development Agency, 500 West 13th Street, North Little Rock, AR, (501) 340-5342, at least 48 hours in advance of the meeting for which assistance is desired.

### **Access to Records**

The City shall provide citizens, public agencies, and other interested parties reasonable and timely access to information and records relating to the Consolidated Plan, Action Plan, and Assessment of Fair Housing/Analysis of Impediments (AFH/AI), as well as the City's use of assistance under CDBG and HOME Programs.

Copies of adopted versions of the Consolidated Plan, substantial amendments, Annual Action Plan, substantial amendments, the AFH/AI, significant revisions, the Consolidated Annual Performance and Evaluation Report, and the Citizen Participation Plan as well as other program information regarding use of funds will be maintained by the Community Development Agency and made available to the public upon request.

The public may access these materials by contacting the Community Development Agency, 500 West 13th Street, North Little Rock, AR 72114, (501)340-5342, between 8:00 a.m. to 4:30 p.m., Monday through Friday. Reasonable accommodations for persons with disabilities will be made upon request. Vital documents will be translated. Non-English speaking persons requiring assistance with other documents will be assisted upon request.

<p style="text-align: center;"><b>PUBLIC COMMENT AND ADOPTION OF FIVE YEAR CONSOLIDATED PLAN / ANNUAL ACTION PLAN / ASSESSMENT OF FAIR HOUSING/ANALYSIS OF IMPEDIMENTS (AFH/AI)</b></p>
---

- The City will publish a notice announcing the 30-day public comment period on the proposed Consolidated Plan, Action Plan, and Assessment of Fair Housing/Analysis of Impediments (AFH/AI). The notice will be published in the local newspaper and include a brief summary of the Consolidated Plan, Action Plan, and AFH/AI that describes the contents and purpose and a list of the locations where copies of the Plan may be examined. Notice will be distributed through direct mail-out to interested parties and will also be posted on the City website.
- The proposed Consolidated Plan, Action Plan, and AFH/AI will be available for public view on the City website and at the following locations:
  - Community Development Agency (500 West 13th Street)
  - North Little Rock City Hall (300 Main Street)
- Upon request, the proposed Consolidated Plan, Annual Action Plan, and AFH/AI will be made accessible to any person with disabilities.
- The City Council will conduct a public hearing and will consider any comments received on the Consolidated Plan, Action Plan, and AFH/AI. A summary of comments will be attached to the applicable document. The Consolidated Plan, Annual Action Plan, and AFH/AI will be adopted upon a majority vote of the City of North Little Rock City Council.

- The adopted Consolidated Plan, Action Plan, and AFH/AI will be submitted to the Little Rock field office of the U. S. Department of Housing and Urban Development (HUD).

## AMENDMENT OF THE CONSOLIDATED PLAN AND ACTION PLAN

The City may amend the adopted Consolidated Plan and Action Plan. The following outlines the criteria and procedures to be used when amending the Consolidated Plan and Action Plan.

### **Substantial Amendment Criteria**

The City will amend its approved Five Year Consolidated Plan and/or Annual Action Plan whenever a decision is made to propose a substantial change in allocation priorities. For the purpose of the Consolidated Plan and Annual Action Plan, a “substantial change” will constitute a cumulative change equal to or in excess of 25% of the City’s CDBG or HOME entitlement for a program year.

Changes in funding priority not amounting to more than 25% of a program year will not be considered a substantial change to the Consolidated Plan; no formal amendment to the Consolidated Plan requiring public review and comment will be warranted. (For example, an amendment to the Consolidated Plan is needed if the Five Year Consolidated Plan identifies only a low priority need for historic preservation, but during the five-year timeframe the City decides to establish a CDBG-funded historic preservation program that amounts to more than 25% of the City’s annual allocation.)

The City will amend its approved Consolidated Plan and/or Action Plan whenever one of the following decisions is made:

- To carry out an activity not previously described in the Plan
- To cancel an activity previously described in the Plan unless the subrecipient was not able to obtain other funds needed to carry out the activity
- To substantially change the purpose, scope, location, or beneficiaries of an activity

Changes in funding for an existing activity (project) not amounting to more than 25% of a program year will not be considered a substantial change to the Action Plan; no formal amendment to the Action Plan requiring public review and comment will be warranted. Any funds remaining after the completion of a project may be transferred to other existing projects if approved by the City Council.

### **Amendment Process**

The following procedures will ensure that all citizens will have a chance to comment on the proposed amendment to the Five Year Consolidated Plan and Action Plan.

- Publish a notice of the 30-day public comment period on the proposed amendment to the adopted Consolidated Plan and/or Annual Action Plan. The notice will be published in the local newspaper and include a summary of the amendment and where copies of the proposed amendment may be examined. Notice will be distributed through direct mail-out to interested parties and will also be posted on the City website.

- The proposed amendment will be available for public review on the City website and at the following locations:
  - Community Development Agency (500 West 13th Street)
  - NLR City Hall (300 Main Street)
- The City will consider any comments or views of citizens received in writing, or orally, before adopting a substantial amendment to the Consolidated Plan and/or Annual Action Plan. A summary of comments will be attached to the substantial amendment.
- Adoption of amendment by the City Council
- The adopted amendment will be submitted to the Little Rock field office of the U.S. Department of Housing and Urban Development (HUD).

In regard to the 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act provisions for CDBG-CV under FY19 and CDBG FY19 and FY20 grants for Coronavirus response, HUD has authorized waivers and program flexibilities including allowing the City to provide a 5-day notice/comment period of proposed changes beginning May 15, 2020. This includes any new activities proposed.

## ACTIVITIES EXEMPT FROM SUBSTANTIAL AMENDMENT CITIZEN PARTICIPATION REQUIREMENTS

### Disaster / Emergency Events

It may be necessary to expedite substantial amendments to the Consolidated Plan and/or Action Plan in the event of a declared disaster or emergency. Types of disasters/emergency events that may necessitate an expedited substantial amendment include:

- Man-Made-disasters
  - Can include chemical spills, mass rioting, power outages, dam failure, plant explosions
- Natural disasters
  - Can include earthquakes, hurricanes, tornadoes, wild fires, flooding and public health issues such as wide-spread disease such as the recent coronavirus disease 2019 (COVID-19), etc.
- Terrorism
  - Can include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc.

Expedited substantial amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the City may utilize CDBG or HOME funds to meet these needs without the normal public comment period that is otherwise required for substantial amendments.

With respect to a declared disaster, the City may elect to use CDBG, HOME, or State of Arkansas funds to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA), or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts undertaken by federal, state or local sources unless allowed by the federal government. Potential eligible uses of funds are those that are included in this Citizen



Participation Plan, the Consolidated Plan, or any other CDBG, HOME, or State eligible use. HUD may provide new guidance on eligible uses with which the City will comply and possibly choose to utilize. Program requirements must be followed unless waived by applicable authorities.

In regard to the 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act provisions for CDBG-CV under FY19 and CDBG FY19 and FY20 grants for Coronavirus response, HUD has authorized waivers and program flexibilities including allowing the City to provide a 5-day notice/comment period of proposed changes beginning May 15, 2020. This includes any new activities proposed.

### **Urgent Needs**

It may be necessary to amend the Consolidated Plan and/or Action Plan in the event of a disaster or emergency events as described above. These amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet community development needs that have a particular urgency. Therefore, the City of North Little Rock may utilize its CDBG or HOME funds to meet an urgent need without the normal public comment period, which is otherwise required for substantial amendments.

To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of North Little Rock certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- The City is unable to finance the activity on its own; and,
- Other resources of funding are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it developed or became critical within eighteen (18) months preceding the City's certification.

If HUD allows, such as through a waiver, activities under the urgent need national objective to be funded without the requirement that the City is unable to finance the activity on its own and other resources of funding are not available to carry out the activity, the City will only certify that the activity poses a serious and immediate threat to the health and welfare of the community and is of recent origin or recently became urgent.

## **REVISION OF THE ASSESSMENT OF FAIR HOUSING/ANALYSIS OF IMPEDIMENTS (AFH/AI)**

The City may revise the Assessment of Fair Housing/Analysis of Impediments (AFH/AI). The following outlines the criteria and procedures to be used when revising the AFH/AI.

### **Significant Revision Criteria**

The City will review its AFH/AI whenever there is a "material change" that substantially alters the information upon which the AFH/AI is based so that the analysis, fair housing contributing factors, or priorities and goals do not reflect the current situation. Samples of these material changes could be:

- Presidentially-declared disaster
- Significant demographic changes or new significant contributing factors in the City
- Notification by HUD specifying a material change that requires a revision

## **Revision Process**

The following procedures will ensure that all citizens will have a chance to comment on the proposed revision to the AFH/AI.

- Publish a notice of the 30-day public comment period on the proposed revision to the adopted AFH/AI. The notice will be published in the local newspaper and include a summary of the revision and where copies of the proposed revision may be examined.
- The proposed revision will be available for public review on the City website and at the following locations:
  - Community Development Agency (500 West 13th Street)
  - NLR City Hall (300 Main Street)
- The City will consider any comments or views of citizens received in writing, or orally, before adopting a significant revision to the AFH/AI. A summary of comments will be attached to the document.
- Approval of revision by the City Council
- The adopted revision will be submitted to the Little Rock field office of the U.S. Department of Housing and Urban Development (HUD).

## **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

The Consolidated Annual Performance and Evaluation Report (CAPER) details the accomplishments of the Consolidated Plan and the Action Plan and actions taken to overcome effects of identified impediments to Fair Housing. The following procedures will ensure that all citizens will have a chance to comment on the CAPER.

- A notice of the 15-day public comment period will be published on the CAPER. The notice will be published in the local newspaper and will include the locations at which the CAPER can be reviewed.
- The CAPER will be available for public review on the City website and at the following locations:
  - Community Development Agency (500 West 13th Street)
  - North Little Rock City Hall (300 Main Street)
- Upon request, the CAPER will be made accessible to any person with disabilities.
- A summary of citizen comments will be attached to the CAPER.



- After the 15-day comment period, the CAPER will be submitted to the Little Rock Field Office of the U.S. Department of Housing and Urban Development (HUD).

## **PUBLIC NOTICE AND OUTREACH**

An informed citizenry is critical to effective and responsive housing and community development programs. Efforts to educate residents and empower their participation are an ongoing element of the Consolidated Planning process.

As the fundamental means of notifying interested citizens about the Consolidated Plan and related activities, such as the Annual Action Plan or the Consolidated Annual Performance and Evaluation Report, the Director of Community Development will utilize advertisement notices in newspapers of general circulation. Such notices will be published at least five (5) calendar days prior to public hearings. All notices will be written in plain, simple language and direct efforts will be undertaken to publish and / or post information at locations that will elicit maximum low-and moderate-income and minority participation.

Public outreach will be facilitated through the use of Public Advertisements that describe the Consolidated Planning process, opportunities for citizen participation and available funding through the CDBG and HOME program; The City's Consolidated Plan mailing list will likely include social service agencies, local housing and nonprofit providers serving low income clientele, businesses, leaders of neighborhood associations, previous participants and commentators and others expected to desire input, and persons who have requested to be placed on the citizen participation mailing list. This list is updated periodically and is available for inspection at the Community Development Agency. Notices and documents will be posted on the City's website at [www.nlr.ar.gov/communitydevelopment/](http://www.nlr.ar.gov/communitydevelopment/).

## **TECHNICAL ASSISTANCE**

Upon request, staff will provide technical assistance to groups representing extremely low, low and moderate income persons to develop funding requests for CDBG and HOME eligible activities. Technical assistance will be provided as follows:

- Answer, in writing or verbally, all inquiries received from citizens or representative groups relating to funding requests.
- Meet with groups or individuals as appropriate, to assist in identifying specific needs and to assist in preparing request/application for assistance.
- Provide bilingual translation on as needed basis.

## **PROCEDURES FOR COMPLAINTS**

The Community Development Agency (CDA) will receive written complaints regarding the Consolidated Plan, substantial amendments, the Annual Action Plan, substantial amendments, the Assessment of Fair Housing/Analysis of Impediments (AFH/AI), significant revisions, and the Consolidated Performance and Evaluation Report (CAPER) at 500 West 13th Street, North Little Rock, AR 72114. The CDA will provide a written response within 15 working days, where practicable.

## **ADMINISTRATIVE UPDATES**

Changes to the Consolidated Plan, Annual Action Plan, Assessment of Fair Housing/Analysis of Impediments, and/or Citizen Participation Plan that do not meet the criteria for standard or substantial amendments and do not require citizen participation are defined as administrative updates. Examples of administrative updates include grammatical or structural edits that do not substantially change scope or meaning, or changes or updates to contact information.

## **ASSURANCES**

The City of North Little Rock assures that the most diligent efforts will be made to comply with the process and procedures outlined in this Citizen Participation Plan.

## **HOME PROGRAM REQUIREMENTS**

The City uses the HOME affordable homeownership limits provided by HUD.

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS FOR THE PURCHASE OF UNDERGROUND UTILITY INSTALLATION SERVICES FOR THE JUSTICE BUILDING; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, Ark. Code Ann. § 14-58-303 requires City purchases exceeding the amount of \$20,000 to follow statutory procedures of local advertisement and opening of sealed bids which may only be waived in exceptional situations where bidding is deemed not feasible or practical; and

WHEREAS, the City of North Little Rock (the “City”) is currently constructing a new Justice Building which requires the installation of underground utility lines; and

WHEREAS, the North Little Rock Electric Department (the “Electric Department”) solicited three quotes for the installation of underground utilities, and determined that the lowest quote would not be a viable option due to the difficulty and complexity of the project; and

WHEREAS, Randy Carter Construction, Inc., submitted a quote to the Electric Department to complete the installation at a cost of \$103,329.60 (see Quote attached hereto as Exhibit A); and

WHEREAS, the construction of the Justice Building is a time-sensitive project, and the Electric Department believes waiving bids is necessary to keep the Justice Building construction project on schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That formal bidding is hereby waived in connection with the purchase of underground utility installation services from Randy Carter Construction, Inc. for a total amount of One Hundred Three Thousand Two Hundred Thirty Nine & 60/100 Dollars (\$103,239.60).

SECTION 2: That the cost of the utility installation shall be paid from the 2019 Capital Improvement Revenue Bond Fund.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That it is hereby found and determined that it is in the best interest of the City of North Little Rock to purchase utility installation services, and is necessary for the



immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:


\_\_\_\_\_

\_\_\_\_\_

Mayor Joe A. Smith

SPONSOR:

ATTEST:

  
\_\_\_\_\_  
Mayor Joe A. Smith *City AT*

\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:40</u>	A.M.	_____	P.M.
By	<u>City Atty Amy Fields</u>			
DATE	<u>5-19-2020</u>			
<b>Diane Whitbey, City Clerk and Collector</b> <b>North Little Rock, Arkansas</b>				
RECEIVED BY	<u>J. Thomas</u>			

Randy Carter Construction, Inc.



**City of North Little Rock - Electric Dept.**

Popular Street  
North Little Rock, Arkansas 72114

**Quote #1765**

**From Randy Carter Construction, Inc.**  
(501) 626-2801  
info@randycarterconstruction.com  
www.randycarterconstruction.com  
467 Mulberry Salem Rd.  
Benton, AR 72019

**Bill To** P.O. Box 159  
North Little Rock, Arkansas 72115

**Sent On** 05/12/2020

**Job Title** Relocate Primary Power  
Revision #1

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Install	Relocating primary power conduits includes: - Excavate to install (1) 2", (1) 4", and (2) 6" PVC conduits approx. 540' along Popular St. Cap conduits in ditch with concrete and red dye. - Saw cut street in (2) locations and install (2) 4" PVC conduits. Cap conduits in ditch with concrete and red dye.	1	\$0.00	\$0.00
Materials	- Supply SB-2 gravel. - Supply concrete with red dye.  **Customer will supply all pipe and fittings.	1	\$0.00	\$0.00
Hydro-Vacuum Excavating	- Pothole existing utilities to expose for visual identification.	1	\$0.00	\$0.00
<b>TOTAL BID AMOUNT</b>	Includes materials, equipment, and labor.	1	\$103,239.60	\$103,239.60

**Total** **\$103,239.60**

This quote is valid for the next 60 days, after which values may be subject to change. RCC is a NET 30 day company.  
The undersigned, being of lawful age and a full and legal representative of the above client, has read the foregoing information and fully understands and agrees to it.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



ORDINANCE NO. \_\_\_\_

**AN ORDINANCE GRANTING A WAIVER OF SIDEWALK REQUIREMENTS OF SECTION 12.21 OF THE ZONING ORDINANCE AND SECTION 9.11 OF THE SUBDIVISION ORDINANCE FOR CERTAIN REAL PROPERTY LOCATED AT 4600 TO 4620 WEST COMMERCIAL DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, a request has been made by Brad Peterson of Crafton Tull, 10825 Financial Centre Parkway, Suite 300, Little Rock, Arkansas 72211, to waive certain Zoning Ordinance and Subdivision Ordinance requirements for property located at 4600 to 4620 West Commercial Drive in the City of North Little Rock, Arkansas (See letter from Brad Peterson dated May 5, 2020 attached hereto as Exhibit A); and

WHEREAS, the applicant seeks waiver of the sidewalk requirements of Section 12.21 of Ordinance No. 7697 (the “Zoning Ordinance”) and Section 9.11 of Ordinance No. 7946 (the “Subdivision Ordinance”), as sidewalk installation would disrupt existing utility improvements and signage along West Commercial Drive; and

WHEREAS, the applicant is seeking approval to waive these requirements from the North Little Rock City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the following section of Ordinance No. 7697 (the “Zoning Ordinance”) is hereby waived for 4600 to 4620 West Commercial Drive , more particularly described as Lots 4A & 4B, Block 2, West Commercial Subdivision, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit B):

**Section 12.21 – Special Provisions: Sidewalks**

B. Sidewalks shall be required as follows:

1. Sidewalks are required on both sides of local, collector and arterial streets in commercial and residential areas.

SECTION 2: That the following section of Ordinance No. 7946 (the “Subdivision Ordinance”) is hereby waived for 4600 to 4620 West Commercial Drive, more particularly described as Lots 4A & 4B, Block 2, West Commercial Subdivision, City of North Little Rock, Pulaski County, Arkansas:

**Section 9.11 – Lot, Block, and Sidewalk Designs: Sidewalks**

Sidewalks shall be a minimum of 5 feet wide and shall be installed within the dedicated right-of-way adjacent to the property line. Sidewalks shall be required as follows:

A. Both sides of local, collector, and arterial streets in commercial and residential areas.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That it is hereby found and determined that the above mentioned requirements for 4600 to 4620 West Commercial Drive are to be waived, and the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth and development of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_  
Mayor Joe A. Smith

SPONSOR:

ATTEST:

  
Council Member Charlie Hight

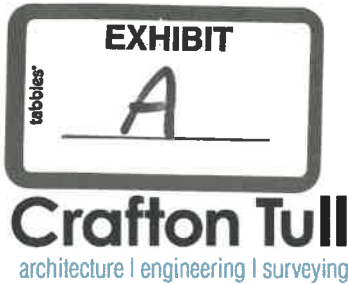
\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:40	A.M.	_____	P.M.
By	City Atty Amy Fields			
DATE	5-19-2020			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	K. Thomas			



**Crafton Tull**  
architecture | engineering | surveying

10825 Financial Centre Parkway, Suite 300  
Little Rock, Arkansas 72211

501.664.3245 (ph)  
501.664.6704 (fax)

May 5, 2020

Honorable Joe Smith, Mayor  
Councilwoman Jane Ginn, Ward 4  
Councilman Charlie Hight, Ward 4  
City of North Little Rock  
300 Main Street  
North Little Rock, AR 72119

RE: Sidewalk Waiver Request  
Proposed Lot 4A and 4B  
Block 2, West Commercial Subdivision  
4600-4620 West Commercial Drive  
North Little Rock, AR 72116  
CTA No. 20801400

Dear Sirs and Madam:

A preliminary plat for proposed Lots 4A and 4B, being a replat of Lot 4, Block 2 West Commercial Subdivision has recently been submitted for approval by the North Little Rock Planning Commission. Through the review process, we have been informed that sidewalks are required along the West Commercial Drive frontage of the proposed properties. The existing Lot 4 is located within a commercial subdivision that is fully developed with the exception of the 0.5 acre portion of Lot 4 that is to be Lot 4B. Sidewalks have been constructed within the subdivision on the opposite side of West Commercial Drive. There are no other sidewalks on the same side of West Commercial Drive as the subject property.

We hereby request a waiver of sidewalk construction requirements. At the frontage of the two proposed properties there are existing utility improvements and signage along West Commercial Drive that would be disrupted by the installation of a sidewalks. The cost of sign replacement, utility relocation, and potential disruption of utility service may exceed the cost of sidewalk construction with little benefit from a sidewalk at this location. Developed properties to the east and west do not include sidewalks along the West Commercial Drive frontage. It is not anticipated that there would be a useful connection to sidewalk along the Lots 4A and 4B frontage within the foreseeable future.

We ask this item be placed on the next available City Council agenda.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Brad Peterson, P.E., CFM  
Vice President – Infrastructure

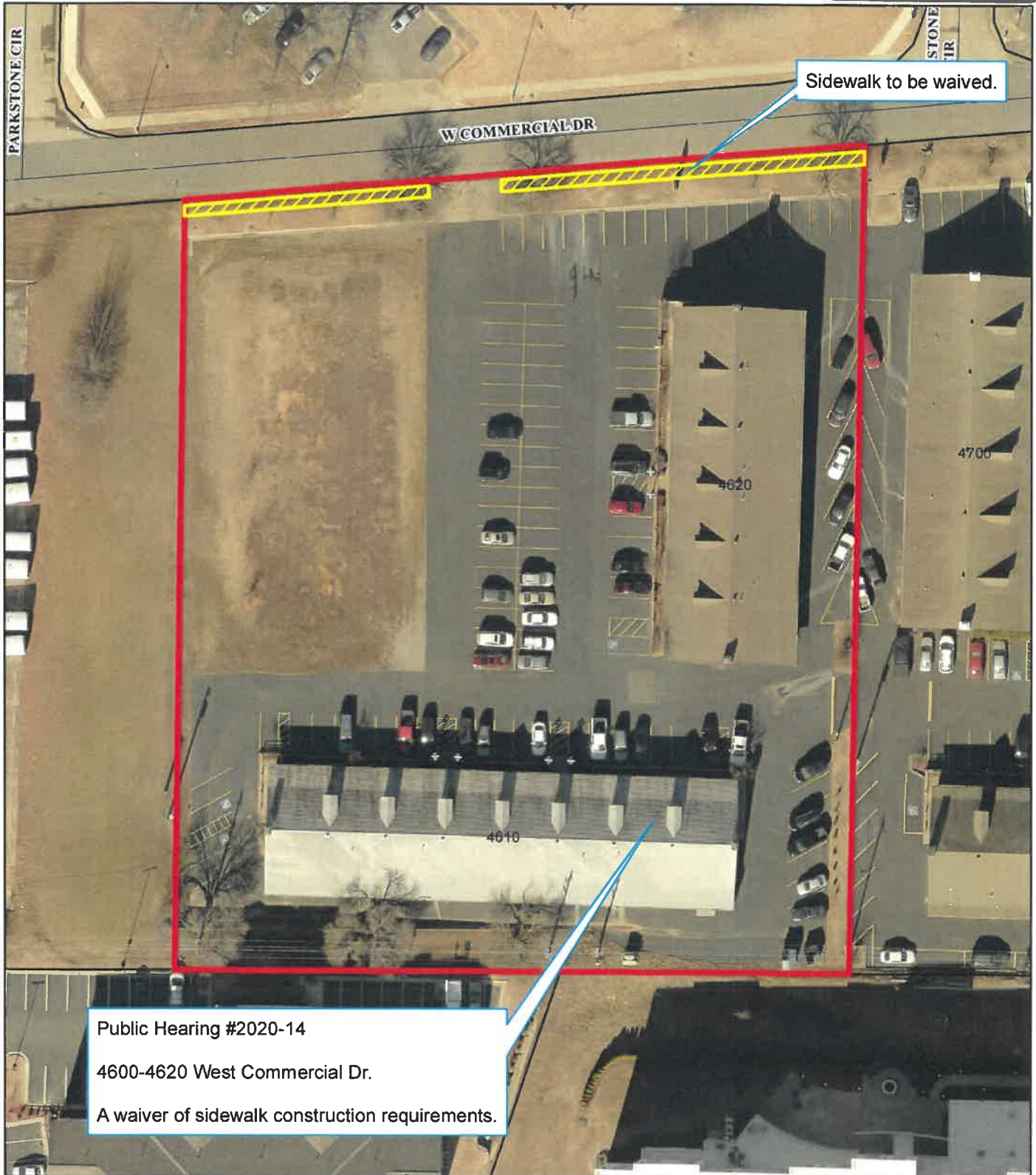


# Public Hearing Case # 2020-14

EXHIBIT

B

tabbles



Ortho Map

1 inch = 60 feet



Date: 5/6/2020



**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE ALLOWING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A I-1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5301 WARDEN ROAD #H1 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made Nobel Events, P.O. Box 94366, North Little Rock, AR, 72190, seeking a special use of land located at 5301 Warden to allow an event center in an I-1 zone, which application was duly considered and approved (6 affirmative votes, 1 no, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on May 12, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1. That a special use is granted for an event center in an I-1 zone for the subject real property being more particularly described as:

Lot 1 Block 4 Somers Commercial Park, City of North Little Rock, Pulaski County, AR (See maps attached hereto collectively as Exhibit A.)

SECTION 2. That this special use shall be subject to the following conditions:

1. Hours of operation: Monday through Sunday; 10AM to Midnight
2. Provide security for events serving alcohol.
3. Meet the requirements of the Fire Marshal.
4. Provide 1 on-site parking space per 5 occupants per occupancy load of 225 (45 parking spaces.)
5. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Business license holder understand that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.



SECTION 5. It is hereby found and determined that the special use of the above-described lands as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect on the date set forth below.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

Mayor Joe A. Smith

SPONSORS:

ATTEST:

Charlie Hight  
Council Member Charlie Hight *by HT*

\_\_\_\_\_   
Diane Whitbey, City Clerk

Jane Ginn  
Council Member Jane Ginn *by AT*

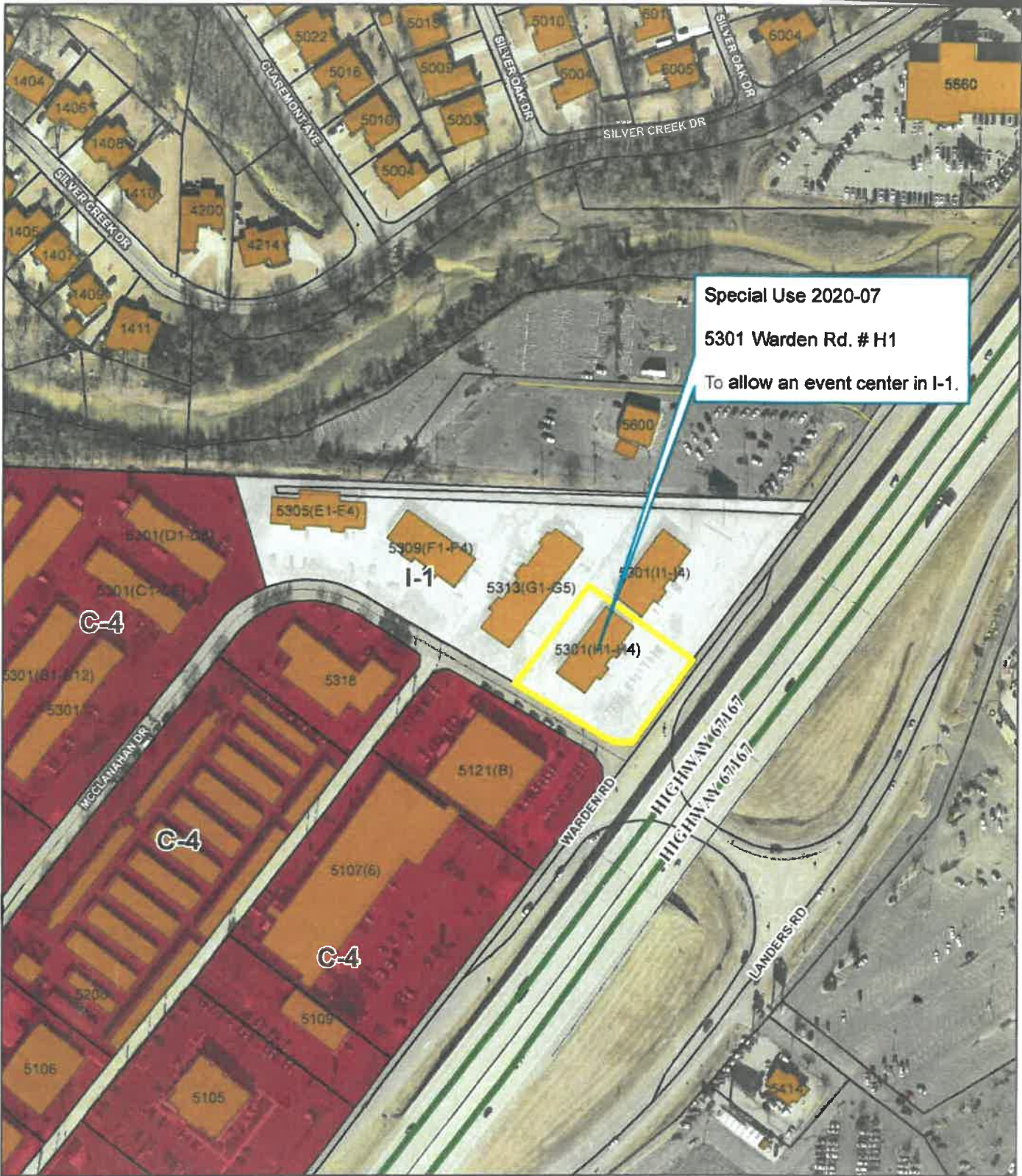
APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:40	A.M.	_____	P.M.
By	City Atty Amy Fields			
DATE	5-19-2020			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	K. Thomas			

# Special Use #2020-07



Special Use 2020-07  
 5301 Warden Rd. # H1  
 To allow an event center in I-1.



**Zoning Map**

1 inch = 200 feet



Date: 4/9/2020

Not an actual survey

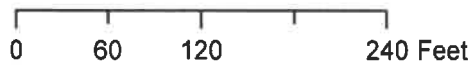


# Special Use #2020-07



Ortho Map

1 inch = 120 feet



Date: 4/9/2020

Not an actual survey