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FILED

FEB 28 2023

TERRI HOLLINGSWORTH
CIRCUIT COUNTY CLERK

REPORT TO PULASKI COUNTY CLERK
BY THE ARGENTA DOWNTOWN
CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 31 OF
NO RTH LITTLE ROCK, ARKANSAS
AS OF DECEMBER 31, 2022

Pursuant to ACA 14-86-2102, the ARGENTA DOWNTOWN CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 31 OF NORTH LITTLE ROCK, ARKANSAS (the "District") reports, as of December 31, 2022, as follows:

(A) The primary statute under which the District was formed is ACA §14-184-101, et seq., as a central business improvement district. The date the distract was formed was September 28, 2009.

(B) The purpose of the District (whose boundaries include the urban core of downtown North Little Rock, Arkansas) is (i) to promote a safe downtown, (ii) to beautify the District by planting and maintaining flower beds, hanging baskets and other improvements, (iii) to promote a clean downtown by litter removal, gum removal, sidewalk power washing, graffiti removal, cleaning of street appurtenances, weeding, and related tasks, using new equipment such as sidewalk sweepers, power washers, and street vacuums, (iv) to promote theater, music, poetry, comedy, art, literature by events and programs in the District that inspire, educate and entertain, and (v) to do all things now or hereafter permitted under applicable law, including, without limitation, A.C.A. §14-184-115.

(C) Following is a list of contracts, identifying the parties to the contracts, and obligations of the District:

(i) The District has entered into a contract entitled Management Agreement dated effective January 1, 2010, with the Argenta Downtown Council, an Arkansas non-profit corporation (the "ADC"), which performs substantially all of the services provided by the District to promote the services of the District on a cost reimbursement basis, provided that such obligation does not exceed the funds collected by the District, net of its other operating expenses, said contract being automatically renewable each calendar year unless terminated by the District or ADC with at least 30 days prior written notice.

(ii) The District has entered into a contract entitled Assessment Contract dated November 19, 2014 with Pearce-Stephens Associates, Inc. and this was replaced with an Assessment Contract with Appraisal Associates of Arkansas, Inc. dated November 6, 2017, who has agreed to annual assessment and reporting services for the District, for which the District is obligated to pay (in addition to payments previously paid) an annual payment of $3,300 for 2014 and subsequent years until terminated, plus there will be an additional charge of $7,800 per year for years in which there is a reassessment by the District.

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BY via email

DATE 2/28/2023

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

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(iii) The District has purchased a fidelity bond with BondAmerica for an annual premium of approximately $560 to be surety for the acts of the District's collector and treasurer as required by ACA §14-88-403.

(D) Other than the District's obligations pursuant to the contracts in paragraph C above, the District does not have any indebtedness, including bonded indebtedness. As of December 31, 2022, the total existing delinquent assessments is set forth on **Exhibit "X"**, attached hereto, and the party responsible for collection of the delinquent assessments is Jeff Crone.

(E) The name and contact information for the Commissioners for the District is as follows:

	Term
Jeff Crone 611 Main Street North Little Rock, AR 72114 jcrone@egpcpas.com 501-374-2910	10/21/21 to 9/30/27
Gary Clements 507 Main Street North Little Rock, AR 72114 gary@clementsarchitects.com 501-375-3380	07/29/11 to 12/31/25
Marvin Norman 305 Goshen Ave North Little Rock AR 72116 mardan26@att.net 501-353-3217	03/1317 to 3/12/23
Alan New 600 Main Street, Suite 300 North Little Rock, AR 72114 new@taggarch.com 501-758-7443	01/01/21 to 12/31/26
Louis France 312 Main Street North Little Rock, AR 72114 renocafe@comcast.net 501-376-2900	01/01/21 to 12/31/26

(F) The date, time, and location for any scheduled meetings of the District for the following year are: Fourth Wednesday of February, May, August and November of 2023, at 4:30 P.M., at 500 Main Street, North Little Rock, AR 72114, or such other times and dates as the Commissioners direct.

(G) The contact information for the District's Assessors is:

G. Robert Hardin
500 Main Street
North Little Rock, AR 72114
bhardin@hardingrace.com
(501)378-7900

Fletcher Hanson
301 Main Street
Ste. 204
North Little Rock, AR 72114
fhanson@newmarkmtp.com
(501) 376-6555

Thomas Pownall
3810 Lookout Road
North Little Rock, AR 72116
Thomas@thomasengineering2000.com
(501) 753-6814

(H) Information concerning to whom the County Treasurer is to pay District assessments is:

Jeff Crone, Treasurer
611 Main Street
North Little Rock, AR 72114

(I) An explanation of the statutory penalties, interest, and costs is: The county tax collector shall add a penalty of ten percent (10%) to each delinquent property as provided in ACA §14-90-909, plus costs as set forth in ACA §14-90-911 and ACA §14-90-912.

(J) The method used to compute District assessments is: the annual charges to any property owner in the District is based on a levy of 3% of the assessment, provided that the annual charges shall be limited to 30 mills (a mill being one-tenth of a penny) per each ten dollars ($10.00) in appraised value of any such property owner's property as determined by the last county assessment of real property by the Pulaski County Assessor's office. Note that the assessed value by the Pulaski County Assessor's office is 20% of its appraised value. For example, the annual charge by the District against any property in the District subject to assessments by the District with a fair market value of $100,000, having an assessed value of $20,000, and would have and annual charge which could not exceed $300 (calculated as $100,000/$10 X $.03). Pulaski County charges penalty of 10% and costs of 10% to each delinquent parcel.

(K) A statement itemizing the income and expenditures of the District, including a statement of fund and account activity during 2022 for the District are attached as **Exhibit "Y"**, and affixed hereto.

(L) A map of the district is attached as **Exhibit "Z"** and affixed hereto.

(M) The District currently has maintenance and repairs needs including (i) certain facades of real properties in the District; (ii) abandoned properties in the District; and (iii) certain outdoor/parking areas located in the District.

(N) Legal Counsel for the District is Zachary L. Nicholson, with Hilburn & Harper, LTD, One Riverfront Place, Eighth Floor, North Little Rock, Arkansas 72119.

Executed this 22 day of Feb, 2023.

ARGENTA DOWNTOWN CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 31 OF NORTH LITTLE ROCK, ARKANSAS

By: _____
Jeff Crane, Treasurer

CERTIFICATE OF COUNTY TREASURER/COLLECTOR

State of Arkansas
County of Pulaski

I, Debra Buckner Treasurer/Collector of Pulaski County, State of Arkansas, do hereby certify that the foregoing is a true and correct list of special improvement levies returned for non-payment to their respective districts for the years mentioned, and remain unpaid on the 3rd day of January, 2023.

In testimony whereof, I hereby set my hand and affixed my official seal this 3rd day of January, 2023.

Treasurer/Collector of Pulaski County

by _____

Exhibit X

FILED 11:00 A.M. _____ P.M.

BY via email

DATE 2/28/2023

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

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SPECIAL CERTIFICATION LISTING

COUNT	PARCEL	NAME	DIST	YR	AMOUNT	PENALTY	CLERK COST	SPC AMOUNT	TOTAL AMOUNT
1	33N2740012000	KETZSCHER CHARLES BYRON II	231	21	322.00	32.20	35.42	0.00	389.62
2	33N2810000600	FISHER J FLOYD FAMILY TR	231	21	463.00	46.30	50.93	0.00	560.23
	*********	231 ARGENTA DOWNTOWN CENTRAL BUSINESS IM			785.00	78.50	86.35	0.00	949.85

Prepared by MSH 01/03/2023

Exhibit X

AGENTA DOWNTOWN CENTRAL BUSINESS IMPROVEMENT DISTRICT NO 31

DELINQUENCIES

1/31/2023

		Due for YEAR for BID 31											TOTAL
NAME		2022	2021	2020	2016	2015	2014	2013	2012	2011	2010	2009	
Halher Inv (prevGringo Enterprises. Volpe, Joseph)	33N 274.00-044.00										252.89		252.89
HOGAN HOWARD WAYNE/LYNDA (paid tax, now owe penalty and clerk cost	33N-300.00-073.00		473.76										473.76
White Lori	33N 274.00124.00										180.29		180.29
KETZSCHER CHARLES BYRON II	33N-274.00-120.00	389.62	-										389.62
Argenta Flats (prev Garcia Jesus M/Bettis Mary J)	33N 274.00-132.00						251.68	251.68	251.68				755.04
Lassetter Joysie K/Lonnie L	33N 274.00-022.00						327.91						327.91
FISHER J FLOYD FAMILY TR	33N 281 00-006.00	560.23	560.23	560.23	798.60	798.60	-	-	-	198.44	198.44		3,674.77
Total		949.85	1,033.99	560.23	798.60	798.60	579.59	251.68	251.68	198.44	631.62	-	6,054.28

Exhibit X

2/18/2023

Cash Basis

exhibit Y

Agenta Downtown Central Business Imp Dist 31
Statement of Revenues and Expenses
For the Months of
January - December 2022

	Jan - Dec 2022
Ordinary Income/Expense	
Income	
Interest & Penalty	148.24
Revenues - Prior years	2,578.00
Revenues	159,458.00
Total Income	162,184.24
Expense	
Business Expenses	
Holdback Fee	4,952.23
Bid Disbursement	152,000.00
Total Business Expenses	156,952.23
Contract Services	
Legal Notice	135.16
Appraisal fees	-
Surety Bond	359.00
Legal Fees	2,248.43
Accounting Fees	3,004.82
Total Contract Services	5,747.41
Total Expense	162,699.64
Net Ordinary Income	(515.40)
Net Income (Loss)	(515.40)
Net Position Beginning of year	10,220.60
Net Position End of Current Period	9,705.20

No assurance is provided on these financial statements.

Cash Basis

Agenta Downtown Central Business Imp Dist 31
Statement of Financial Position
As of December 31, 2022

Exhibit Y

ASSETS	
Current Assets	
Checking/Savings	
Cash in Centennial Bank	9,705.20
Total Checking/Savings	9,705.20
Total Current Assets	9,705.20
TOTAL ASSETS	9,705.20
LIABILITIES & EQUITY	
Equity - Unrestricted Net Assets	10,220.60
Net Income	(515.40)
Total Equity	9,705.20
TOTAL LIABILITIES & EQUITY	9,705.20

No assurance is provided on these financial statements.

Exhibit 2

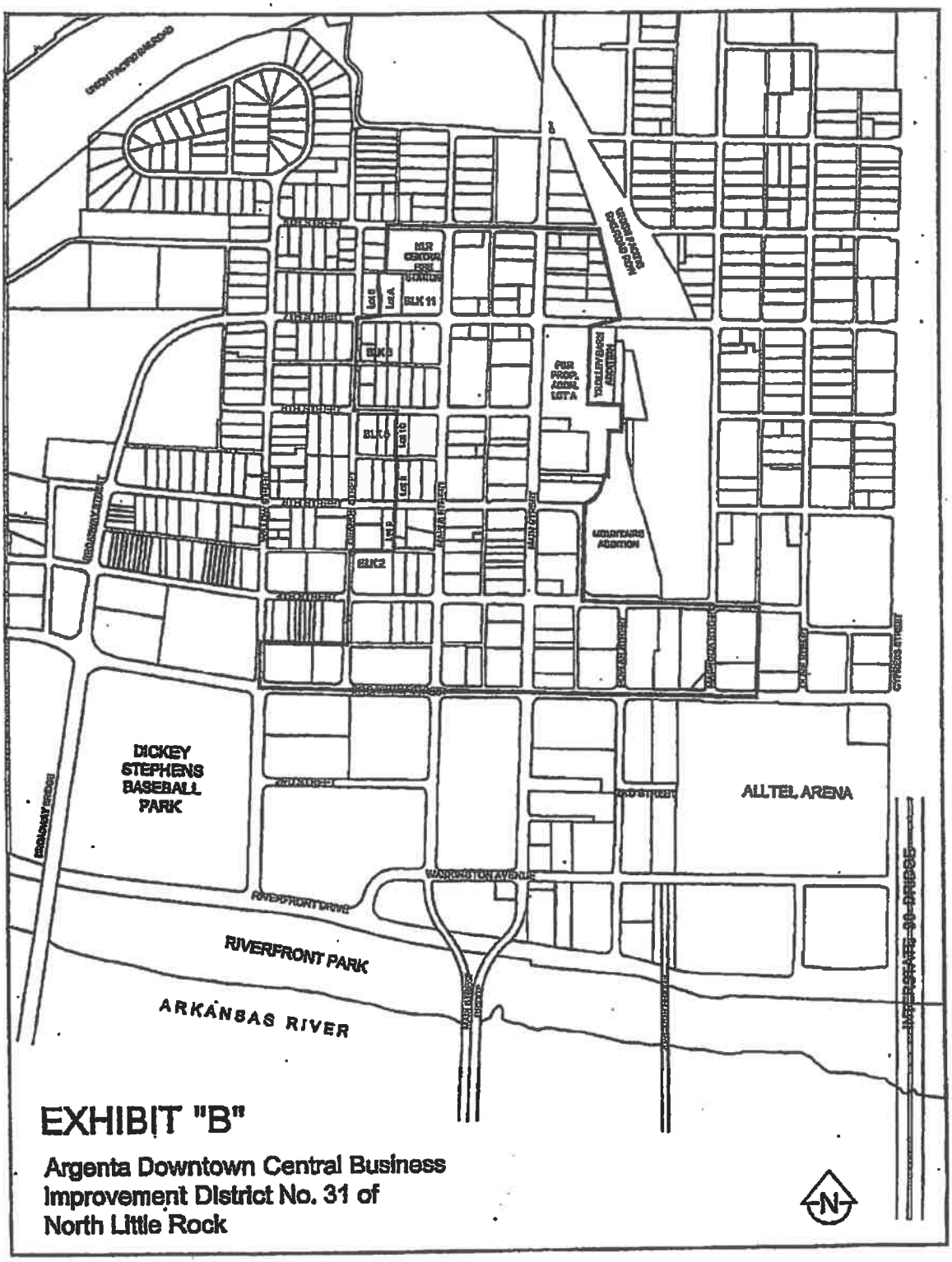

EXHIBIT "B"

Argenta Downtown Central Business Improvement District No. 31 of North Little Rock

ANNUAL FINANCIAL REPORT
FOR THE YEAR END DECEMBER 31, 2022
FOR
ARGENTA DOWNTOWN CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 31
OF NORTH LITTLE ROCK, ARKANSAS

The Argenta Downtown Central Business Improvement District No. 31 of North Little Rock, Arkansas (the "District") was established on September 28, 2009, by North Little Rock Ordinance No. 8197, and, herewith files its Annual Financial Report for the calendar year ending December 31, 2022. This financial Report is filed with the North Little Rock, Arkansas City Clerk as required pursuant to Arkansas Code Annotated Section 14-89-1401, et seq.

Executed this 22 of Feb., 2023.

Argenta Downtown Central Business Improvement District No. 31 of North Little Rock, Arkansas

By: _____
Jeff Crone, Treasurer

FILED 10:10 A.M. _____ P.M.
BY via email
DATE 2/28/2023
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by _____