

# NOTICE

**YOUR SIGNATURE HEREON  
SHOWS THAT YOU FAVOR  
THE ESTABLISHMENT OF AN  
IMPROVEMENT DISTRICT.  
IF THE DISTRICT IS  
FORMED, YOU MAY BE  
CHARGED FOR THE COST OF  
THE IMPROVEMENTS**

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

**PETITION FOR FORMATION OF  
CENTRAL BUSINESS IMPROVEMENT DISTRICT**

TO THE CITY COUNCIL FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

The undersigned ("Petitioners") are the record owner of more than two-thirds (2/3) of assessed value as shown by the last county assessment by the Pulaski County Assessor's office for all real property within the area of the proposed central business improvement district ("Proposed District") and

Petitioners do hereby petition the City Council for the City of North Little Rock, Arkansas ("Council"), under Chapter 184 of Title 14, Subtitle 11 of the Arkansas Code of 1987 Annotated, to lay off into a central business improvement district the real property described in **Exhibit "A,"** attached hereto and incorporated herein by reference. **Exhibit "B,"** attached hereto and incorporated herein by reference, is a map of the area of the Proposed District. The Proposed District shall be organized for the following purposes:

- (i) **PUBLIC SAFETY:** Provide for management of a safe downtown by providing Ambassadors to patrol the Proposed District and assist area residents, business persons, customers, visitors, and others with information and supervision.
- (ii) **AESTHETIC IMPROVEMENT:** Provide for management of a beautiful downtown by providing Ambassadors to plant and maintain flowerbeds, pots, hanging baskets, and other improvements including weed control and maintenance activities.
- (iii) **HEALTH AND SANITATION:** Provide for management of a clean downtown by providing Ambassadors for litter removal, gum removal, sidewalk power washing, graffiti removal, cleaning of street appurtenances, and related tasks using new equipment such as sidewalk sweepers, power washers, street vacuums, and hand tools.
- (iv) **PROMOTION AND MARKETING:** Provide for management to promote and market the arts such as performance, musical, literary, visual, spoken word, culinary, and other cultural and sports related activities and venues through events and programs in the Proposed District that inspire, educate, inform, and entertain.
- (v) **GENERAL PURPOSE:** Administration, management, and personnel for all things now or hereafter permitted under applicable law, including, without limitation, A.C.A. §14-184-115 to be done and performed by central business improvement districts.

The Petitioners petition the Council to name as commissioners of the Proposed District, Brad Williams, Maurice Taylor, Bruce Engstrom, Scott Miller and Greg Nabholz , each of whom is an individual of integrity and good business ability and is an individual who owns property within the proposed District or is an officer or stockholder of a corporation which owns real property within the Proposed District.

Petitioners petition that the annual charges to any property owner in the District 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 an annual charge which could not exceed \$300 (calculated as  $\$100,000 / \$10 \times \$.03$ ).

Petitioners petition that the District shall have the power and authority to contract with property owners and others to provide services to within close proximity to the District for such consideration and under such conditions as the Commissioners for the District deem reasonable and in the best interest of the District.

The Petitioners petition the Council to select as the Proposed District's name "Argenta Downtown Central Business Improvement District No. 31 of North Little Rock, Arkansas."

Furthermore, the Petitioners hereby petition the Council to appoint three (3) individuals, Donna Hardcastle, G. Robert Hardin and Jason Carter, each of which is an elector of the City of North Little Rock, Arkansas, and is qualified to serve as Assessors pursuant to terms of A.C.A. §14-90-201, as Assessors for the District.

All of the real property in the Proposed District lies within the city of North Little Rock, Arkansas, and none of the real property to be included in the Proposed District lies in more than one (1) municipality.

*[signatures of Petitioners are on multiple counterparts of the following Page 5]*

PETITIONERS:

Name of Petitioner:

\_\_\_\_\_

[type or print name of individual or entity]

\_\_\_\_\_

[signature of individual or authorized party]

Parcel Number of Property Owned: \_\_\_\_\_

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

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## **EXHIBIT "A"**

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

#### **DESCRIPTION**

That area in North Little Rock, Pulaski County, Arkansas encompassed by a line that begins at the intersection of the centerline of West Broadway Street and North Willow Street, north approximately 150 feet to the centerline of the alley between West 4th Street and West Broadway;

then east along the centerline of the alley to the centerline of Orange Street;

then north along the centerline of Orange Street to the centerline of the alley between West 4th Street and West 5th Street;

then east along the centerline of the alley to the east property line of Lot 9, Block 2, Clendennin's Addition;

then north along the east property line of Lot 9, Block 2, Clendennin's Addition to the right-of-way of West 5th Street;

then northerly across West 5th Street to the southwest corner of Lot 3, Block 5, Clendennin's Addition;

then north along the west property line of Lot 3, Block 5, Clendennin's Addition to the alley;

then northerly across the alley to the southwest corner of Lot 10, Block 5, Clendennin's Addition;

then north along the west property line of Lot 10, Block 5, Clendennin's Addition to the centerline of West 6th Street;

then west along the centerline of West 6th street to the centerline of Orange Street;

then north along the centerline of Orange Street to the north right-of-way line of West 7th Street;

then west along the north right-of-way line of West 7th Street to the southwest corner of Lot A, Block 11, Clendennin's Addition;

then meandering north along the west property line of lot A Block 11 to the alley;

then north across the alley to southwest corner of the NLR Central Fire Station in Block 11 of Clendennin's Addition;

then north along the west property line of the NLR Central Fire Station in, Clendennin's Addition to the centerline of West 8th Street;

then east along the centerline of West 8th Street, across North Maple Street and Main Street to the west right-of-way of the Union Pacific Railroad right-of-way;

then southeasterly along the west right of way of the Union Pacific Railroad, to the West 7th Street right-of-way;

then southwesterly across East 7th Street to the northwest corner of the Trolley Barn Addition;

then south along the west property line of the Trolley Barn Addition to the south property line of the Trolley Barn Addition;

then east along the south line of the Trolley Barn addition to the west property line of Lot 1, Mountaire Addition;

then south along the west boundary of Lot 1, Mountaire Addition to the centerline of East 4th Street;

then east along the centerline of East 4th Street across North Poplar Street and North Magnolia Street to the centerline of the alley that lies approximately 150 feet east of North Magnolia Street;

then south along the centerline of the alley to the centerline of East Broadway Street;

then west along the centerline of East Broadway street to the west property line of Altell arena;

then south along the west property line of Altell arena to the north right-of-way of East Second street;

then west along the north right-of-way of East Second Street to the center line of North Poplar Street;

then north along the centerline of North Poplar Street to the center line of East Broadway Street;

then west along the center line of East Broadway Street to the centerline of North Maple Street;

then south along the center line of North Maple street to the centerline of West Second Street;

then west along the center line of West Second Street to the east side of the right-of-way of North Orange Street (closed)

then north along the closed right of way of North Orange Street to the centerline of West Broadway Street;

then west along the centerline of West Broadway Street to the point of beginning.

End Description

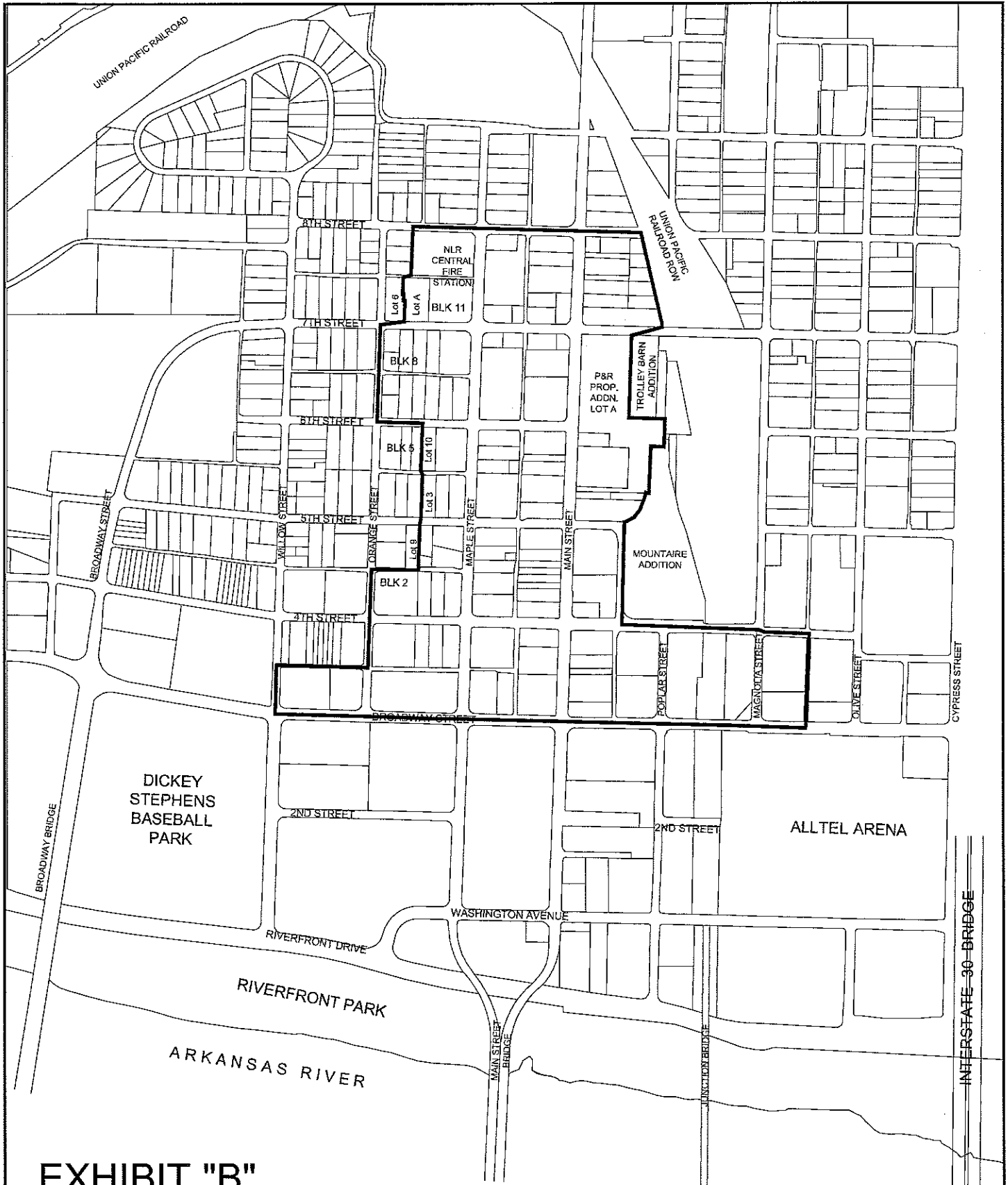


**EXHIBIT "B"**

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

**MAP OF AREA OF PROPOSED DISTRICT**

Attached



# EXHIBIT "B"

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

