

PC231  
**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  
NORTH 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 district 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.