

2025.05.20 MTG Planning Committee

City of Horseshoe Bend - ai generated

Summary

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The 2025.05.20 Planning Committee meeting focused on the development of a 30-mile bike trail system in Horseshoe Bend, funded by a \$68,856 grant with the city contributing \$15,000 over three years. The trail will include restrooms at Fisherman's Park, Diamond, and Pioneer. The project is expected to boost tourism and local economy. Additionally, the committee discussed redeveloping the Greenbrier addition, which has three-phase power and water lines, for industrial and commercial use. They also proposed converting Settlers Park into an RV park to attract seasonal residents and workers. The goal is to maximize tax revenue and community development. The Planning Committee discussed various development and investment opportunities, including a bike trail system, a potential investor with \$2 million, and the need for increased city meetings to enhance progress. They explored the feasibility of a community garden and the importance of rezoning and updating zoning ordinances. The conversation also touched on the challenges of collecting delinquent MRID assessments, the potential benefits of a land bank, and the necessity of incentivizing new home construction. Additionally, the committee debated the removal of members due to perceived conflicts with the city council, emphasizing the need for collaboration and clear communication.

Action Items

- [] Reach out to Emerson executives to discuss potential satellite business opportunities in the Greenbrier addition.
- [] Investigate the possibility of creating an RV park in the Settlers Park area.
- [] Investigate opportunities to incentivize development along major thoroughfares in Horseshoe Bend.
- [] Coordinate with the zoning committee to ensure alignment on plans for the Greenbrier and Settlers Park areas.
- [] Explore options for addressing delinquent property taxes and assessments, potentially through a land bank program.

Achievements

- A bike trail project has been approved through city council and is already being implemented.
- Signs for the bike trail are being put up, with Boy Scouts involved in the project.
- The planning committee secured funding of \$68,856 for the bike trail project.
- The bike trail project is expected to bring eco-tourism to Horseshoe Bend.

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Challenges

- There are concerns about the condition of roads for industrial development, particularly the turn on North Little Rock Road.
- The city lacks tax revenue due to low property values, with many lots assessed at only \$100 or less.
- There are issues with delinquent property taxes and assessments, which complicate development efforts.
- The city lacks lodging options for potential workers during development projects.

Collaboration

- There was discussion about the need for better coordination between the planning committee and the zoning committee.
- It was mentioned that by ordinance, three members of the planning committee should also be on the zoning committee.
- There was a suggestion to involve the Arkansas Economic Development Commission to market commercial property.

Deliverables

- The bike trail project is ongoing, with signs already being put up.
- There are plans to add the bike trail to the All Trails app for national recognition.
- Restroom facilities are planned to be built at Fisherman's Park, Diamond, and Pioneer as part of the bike trail project.

Open Questions

- The issue of how to handle back assessments on properties needs further discussion and clarification.
- The process for rezoning areas, particularly for the proposed industrial and commercial development in Greenbrier, needs to be addressed.
- The potential development of settlers Park as an RV park needs more detailed planning and discussion.

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Outline

Pledge of Allegiance and Introductions

- Speaker 1 initiates the meeting with the Pledge of Allegiance.
- Mitzi Bauman is introduced as a community pillar and asset to the planning committee.
- Mike Disenzo is introduced as a business owner and property owner, contributing fresh ideas.
- Gail Fuller is mentioned as an asset, though she is not present.
- Bob Gary is noted to be on vacation in Florida, and Mike Disenzo will present on his behalf regarding the bike trail systems.

Mike Disenzo's Presentation on Bike Trails

- Mike Disenzo begins his presentation on the new wave of tourism, Eco tourism.
- He explains the concept of Eco tourism as responsible travel to natural areas that benefit the environment and locals.
- The rise of mountain biking is highlighted, with 9 million people participating last year.
- The bike trail project is described, including a 30-mile perimeter trail around Horseshoe Bend and sub-trails around Crown Lake.
- Bob Gary secured a grant of \$68,856, with the city committing to 20% of the funding.

Funding and Infrastructure for Bike Trails

- The grant includes funding for restrooms at Fisherman's Park, Diamond, and Pioneer.
- The bike trail project is expected to bring economic benefits, including opportunities for businesses.
- The project is part of the RDOT funding system, allowing for future funding for other trails.
- The potential for an ATV/UTV trail and a water trail on the Strawberry River is mentioned.
- The bike trail is seen as a low-cost, high-benefit project for Horseshoe Bend.

Discussion on Bike Trails and Community Benefits

- Speaker 1 emphasizes the high reward, low-cost benefits of the bike trail for Horseshoe Bend.
- The bike trail is expected to attract tourists and support other trails in the future.
- The bike trail will be added to the All Trails app, increasing its national recognition.
- The potential for high-speed bikes and the need to retain challenging terrains for hardcore mountain bikers is discussed.

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- The restrooms at Fisherman's Park and other parks are described as self-contained, easy to maintain, and beneficial for families.

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Liability and Maintenance of Bike Trails

- The liability of bike trails is compared to other trails, with users assuming liability.
- The quiet, low-traffic nature of Horseshoe Bend is seen as conducive to bike trails.
- The city's budget will cover maintenance of the restrooms, including toilet paper and cleaning.
- The potential for bike trails to be on roads and the liability implications are discussed.
- Speaker 1 is available for further questions and ideas via Facebook.

Additional Maps and Planning for Bike Trails

- Speaker 1 presents additional maps, including a green and orange line trail system.
- The green line is a 30.5-mile trail around Horseshoe Bend, with the orange line around Crown Lake.
- The grant funding includes restrooms at key points along the trails.
- The bike trail project is seen as a spark plug for future development and economic growth.
- The planning committee aims to maximize returns with minimal investment.

Industrial and Commercial Development in Greenbrier

- Speaker 1 discusses the potential for industrial and commercial development in Greenbrier.
- The area has three-phase power, water, and sewer lines, making it suitable for industry.
- The city could market the area to attract businesses, similar to how Little Rock markets commercial property.
- The potential for Coleman Heat Treating to expand into the area is mentioned.
- The city could benefit from increased tax revenue and economic growth through industrial development.

Residential and Retail Development in Greenbrier

- The potential for residential and retail development in Greenbrier is discussed.
- The area could support small businesses, strip malls, and other retail options.
- The city could incentivize property owners to develop their lots, increasing tax revenue.
- The potential for a private club with amenities like a swimming pool and tennis court is mentioned.
- The focus is on creating a desirable living and working environment in Greenbrier.

Settlers Park and RV Development

- Speaker 1 introduces the idea of developing Settlers Park for RV lots.

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- The area has water and sewer lines, making it suitable for RV development.
- The RV lots would be privately owned, with the city providing utilities.
- The potential for a private club with amenities for RV owners is discussed.
- The development could support seasonal residents and increase tax revenue.

Challenges and Opportunities in Settlers Park

- The challenges of developing Settlers Park, including the need for infrastructure upgrades, are discussed.
- The potential for workers to stay in Settlers Park during construction projects is mentioned.
- The city could benefit from increased economic activity and tax revenue through RV development.
- The focus is on creating a sustainable and profitable development plan for Settlers Park.
- The planning committee aims to balance the needs of the community with economic growth opportunities.

Discussion on Brick and Mortar Stores and Internet-Based Businesses

- Speaker 1 discusses the necessity of humans in brick and mortar stores and the potential of internet-based businesses like bike trail systems.
- Unknown Speaker suggests a bike stand with a card system, but Speaker 1 emphasizes the need for maintenance and investment.
- Speaker 5 recalls a past development project for assisted living on Turkey Mountain that failed due to health issues.
- Speaker 6 mentions a single corporation controlling most nursing home beds in the area, causing debt and potential bankruptcy.

Potential Investors and Machine Shops

- Speaker 2 suggests contacting the Waltons for the bike trail project, noting their interest in biking trails.
- Speaker 1 is skeptical about involving external entities like the Waltons, preferring local initiatives.
- Speaker 1 shares a story about a fully automated machine shop, highlighting the potential for similar investments in the city.
- Speaker 1 discusses the challenges of attracting investors and the need for a return on investment.

Increasing Meeting Frequency and Community Gardens

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- Speaker 1 mentions increasing meeting frequency from monthly to bi-weekly to achieve more progress.
- Speaker 1 shares an idea about community gardens, suggesting that communities can petition for parks if they want them.
- Speaker 3 brings up the need for airport improvements to accommodate digital facilities.
- Speaker 1 recounts a story about visitors who landed at the local airport and highlights the potential for promoting the airport.

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Economic Development and Tax Revenue

- Speaker 10 suggests showing current and potential tax revenue to sell the plan to the community.
- Speaker 1 explains the city's revenue breakdown and the challenges of generating enough money for basic maintenance.
- Speaker 7 emphasizes the need for the zoning committee and planning committee to work together to update the zoning ordinance.
- Speaker 1 and Speaker 7 discuss the importance of integrating the planning committee's work into the zoning committee's efforts.

Rezoning and Public Hearings

- Speaker 7 explains the process of rezoning, including public hearings and notifying landowners.
- Speaker 1 shares an example of a successful rezoning project in 2021 for tiny homes in Scenic Acres.
- Speaker 4 and Speaker 7 discuss the specifics of rezoning and the role of the zoning committee in making recommendations to the city council.
- Speaker 1 and Speaker 7 highlight the importance of thorough planning and public input in the rezoning process.

Challenges with MRID Assessments

- Speaker 3 raises concerns about MRID assessments and the challenges of collecting back assessments.
- Speaker 1 explains the legal limitations and the difficulty of proving delinquent assessments.
- Speaker 8 suggests wiping the slate clean and focusing on new economic opportunities.
- Speaker 10 shares insights from their experience with a land bank in Georgia, suggesting a similar approach for Arkansas.

Incentivizing New Home Construction

- Speaker 1 discusses the need to incentivize new home construction on major roadways to improve property values.
- Speaker 1 explains the current assessment system and its impact on property owners' willingness to build.
- Speaker 1 suggests a project to escalate property values by encouraging new construction.
- Speaker 6 and Speaker 3 discuss the historical context of MRID assessments and the potential for new developments.

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Cell Towers and Investor Involvement

- Speaker 1 proposes finding an investor to build a cell tower, which could generate revenue through leasing to different services.
- Speaker 1 suggests contacting local tower builders or investors for land and funding.
- Speaker 4 and Speaker 1 discuss the need for land and zoning approvals for the cell tower project.
- Speaker 1 emphasizes the importance of working with the city council and other committees to achieve these goals.

Final Comments and Clarifications

- Speaker 1 asks for clarification on the removal of committee members and the reasons behind it.
- Speaker 3 and Speaker 1 discuss the impact of social media posts and the perception of working against the city council.
- Speaker 1 expresses a desire to work collaboratively with the city council and avoid any perceived conflicts.
- Speaker 5 and Speaker 9 reiterate the goal of working together to move projects forward and achieve community goals.

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Transcript

Keywords

Eco tourism, bike trail, Horseshoe Bend, funding, restrooms, industrial property, commercial property, water sewer, economic development, tax revenue, residential development, RV park, infrastructure, grant funding, community benefits., bike trail system, brick and mortar, investor, nursing home, zoning ordinance, community garden, airport, economic development, property tax, rezoning, delinquent assessments, land bank, cell tower, city council, planning committee

Speakers

Speaker 1 (80%), Speaker 2 (5%), Speaker 3 (3%), Speaker 4 (3%), Speaker 5 (2%), Speaker 6 (2%), Speaker 7 (1%), Speaker 8 (1%), Speaker 9 (1%), Speaker 10 (1%), Speaker 11 (<1%)

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Eric G

0:00

I usually have them on Monday, so we shifted it tonight and then expanded it for town hall. So we're going to open with Pledge of Allegiance and carry on

0:14

pledge allegiance to the flag of the United States of America,

0:20

for which it stands, one nation under God

0:23

indivisible.

E

Eric G

0:28

Okay, we are. We're missing one member, but I think she might come in here. She's on her way. She's on her way. Okay, great for for the people who don't know us, we have Mitzi Bauman. She's been a pillar in the community for a long time. She is an asset to the planning committee, just for the history that she retains, and just just a wonderful ball of wealth to get stuff out of her, to understand what happened, what we need to do, where we been and things of that nature. This is Mike disenzo. Mechanical is his business name here in horseshoe. He's a business owner, property owner, another wonderful asset to the team. He's got a nice young, fresh mind fills in the gaps of us, older ones. Gail Fuller, who's coming on her way, she's as well, a nice asset. Another person that is not with us is Bob Gary. He is on vacation in Florida. I don't know if he's going to have better weather than us or not, but anyway, he's gone for quite a while, so Mike is going to be doing a presentation on behalf of Bob's research. And if you don't know what that is, that is the bike trail systems that have been talked about and also approved through city council. He put in a tremendous amount of work on that. I want to give him 200% of that recognition. I recall well over a year before

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he was even in the planning committee, that he came to, like a coffee with the mayor, type of situation, and put that idea out there. And I'm not a bike guy. I just rather ride. But he brought that, and it made sense. He gave an insight of how it was implemented in Florida, how well it worked, and what kicked it in gear was, this is an amenity we already have. We have roads all over the place, miles. And Mike's presentation will give you the details of that, but it's something we can afford. And I think we were budgeted to like 2700 bucks, and we didn't even come close to spending that. And it's already being enacted. We have signs going up. The Boy Scouts are involved. It's a great little project for them to go out, put signs up. They're learning how to do teamwork. They got a fancy little players on how to wind a stainless steel wire, fast in the holes. It's just fantastic. So with no further ado, Mr. Mike, with my presentation, thanks again everyone for coming. So if you haven't heard of it, the new wave of tourism in this country is called Eco tourism. That's kind of how we landed on this bike trail idea. If you never heard that by definition, it's responsible travel to natural areas that can serve the environment and improve the well being of the locals. In case you didn't know, mountain bike is. Mountain biking is a huge up and coming sport. 9 million people jumped on a mountain bike last year and rode around, and that's up from 6.9 million in 2007 so it's definitely an up and coming sport. Mainly, the rise is because of improved trail infrastructure and advancements in bike technology. So that's part of how we arrived at the bike trail and why it'd be a good idea for us. Basically, what we've got is we've got a 30 mile trail total, and it's going to have right now, we've got in process a couple loops going on. This is going to be the entire perimeter trail. So the 30 miles refers to the outside perimeter Horseshoe Bend being the trail. And then we're going to have sub trails. One of them is going to go around crown lake here, which is one of our best features, obviously. So basically, Bob was gracious enough to commit a bunch of time to securing funding for a grant for us, that grant he secured is a total of \$68,856 so

M

Mike D

4:44

we're responsible for 20% of that, and we're looking at the City Parks and Rec has committed to 20% amounts to about \$15,000 so that's \$5,000 a year over the next three years they've committed to us. Now I know a lot of us here don't bite. We. Don't mountain bike, but a side benefit of securing this funding was part of the r dot trail funding we secured, is they allow for improvements along the bike trail, and those improvements will include things like restrooms at our parks here, because they fall along the bike trail. So one thing we're looking at is we're looking at putting a restroom in at fisherman's Park, and these are going to be self contained restrooms. The one at fisherman's Park, we're looking at a handicap accessible one. We're looking at another one at Diamond, and another one eventually at Pioneer. And these will be permanent self contained structures that will be along the bike trail, so that that's all included in that funding there for us, there's also a lot of opportunity for business here. And this is open opportunity for all businesses. Anyone who this eco tourism thing, it's really it's going to bring a lot of people to Horseshoe Bend. It's going to have a light footprint on the city. Another benefit of the bike trail is, once we've secured the funding for this bike

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trail, and we're part of the r dot funding system, we can also secure funding moving forward for other trails. We're looking down, down the line at an ATV UTV trail, possibly as well as a water trail, maybe on the strawberry River, and we're just, we're very proud of Bob for doing this and securing the funding. It's like Eric said, it's a low cost, low out of pocket, high benefit to Horseshoe Bend. That's kind of everything in a nutshell. Does anyone have any questions about the bike trail, or anything? Any questions or concerns regarding bike trail? Yes, great service work. So to me, I see this bike trail as a it's just high reward, low cost benefit. For Horseshoe Bend. You can bring people here, and it could be just the start of, like I said, the other three trails that we're looking at, an ATV trail and down the line on water trail as well. I've been working with all trails the app that's online. We're looking to get our bike trail added to the all trails app. So at that point, we'll be it'll be nationally recognized as one of our Bethesda mountain bike trail that's really going to take to the next level for us. So that's what we're looking at. Any other Yes, sir. Well, so we're talking about minding the

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Speaker 1

7:25

mountain bike. Are there any time in the future going with

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Mike D

7:31

a high speed bike? A high speed bike, you got

7:33

a 1010, gear bike?

M

Mike D

7:33

Um, I, as far as I know, these, these mountain bikes now are high speed bikes. Um, right now the trail is it's kind of a mix of paved gravel and some other terrains, so it's more conducive to mountain biking right now. But think down the line we were looking, we're looking at improvements that would include paving a lot of the trail off and making it more useful for your everyday bikers, not just the hardcore mountain bikers,

S

Speaker 2

8:02

but you still have some portion of trails

M

Mike D

8:05

for just the hard yeah, I think that's important to retain some of those tougher terrains, because that the people that come here with their their higher end mountain bikes, that's what they're looking for, right? Mm, hmm. So I think it's important to, you know, to keep a mix of terrains, you know, yes, sir, one,

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8:23

one of the restrooms scheduled for fisherman's Park. Is that correct?

M

Mike D

8:25

Yes, yeah, we're looking at a handicap accessible one of the fisherman's bar that

S

Speaker 1

8:30

would help do away with the the Porta Potty. Yeah,

M

Mike D

8:35

yeah. These are, these are self contained structures, stainless steel. They're not completely vandal proof, but they're as vandal proof as a self contained restroom could be easy to clean, easy to pump out, low cost of maintenance. Yup. And I think we can all agree that we'd all love to see a restroom at fishermen at Pioneer and diamonds, even if you don't jump on a mountain bike. That's going to benefit everyone. I think one of the things that might stop a family from spending the whole day at like a Diamond Lake, per se, is lack of restroom facilities. But by having those that could change the game, people stay the whole day, it's just it's going to be good for everyone. So yes, sir, for the past three years, they did have a saddle the sandal at Pioneer. Are they going to wait now a couple years before they get it back? Because there's not one there now, you know, normally by now, I would see a porta potty set over there. Pioneers. I find you're like, I'm I wish I could speak to why that is or isn't there. Yet, I am used to seeing one there. I'd assume it's on the schedule, usually after Memorial days, when we see the restrooms and the trash cans typically placed out, out like they normally are. Maria, so

M

Maria

9:51

with these restrooms with like toilet paper and the maintenance cleaning all that, would that come

M

Mike D

9:59

with city? Budget. So, yeah, that would fall under Parks and Rec. So I'm just assuming that we've all we have a plan here. These are going to need to be cleaned and maintained and pumped out

M

Mike D

10:15

when the city agreed to match for that. That's that's all part of the plan.

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M

Mike D

10:22

Anybody else? Yes, sir. These bikers will probably be on roadways also, right? They will, Mm, hmm. So how's the liability going to work on that? Um, so the liability is no different than any other walking trail or any other trail on horse you've been when you get on a mountain bike trail, you assume liability, and you that's the city, I don't believe has any further liability than they would, any more than someone who walks on the trail at the library, for example, we Dodge cars around here. We're used to dodging cars around here. So the nice thing about Horseshoe Bend is, is that we're a pretty quiet community. So if there was ever a community that's conducive to having bike trails be on the roads, it's our community. I mean, we're a pretty quiet place. It's very low traffic area and just a lot of beautiful things to see here. So I think it's going to be a great benefit for us. Anybody else, okay? Well, any other questions or concerns I'm on Facebook. I'm really easy to find. Anybody here can reach out to me with ideas or questions, I'm always available, and I'll do my best to answer them in a timely manner. Look forward to hearing from telling you Thank you.

E

Eric G

11:42

Applause. I took a cough drop so I could maybe talk a little better. I'll let her rip, just to add a little bit more to Mike's bike trail or Bob's bike trail, our bike trail city, your bike trail. I don't know how well you can see this, but there's two colors depicted on the map. And these are the we use, some of the common tools that Porsche Ben had. These are actually off print, but if you've been anywhere, we probably got them in a glove box, sitting in a junk drawer in a kitchen. We've all got these. Well, there isn't anymore, so we snagged up a bunch to do this, some of this some of this because they're gonna be gone. Well anyway, on this map, you can see a green line, and it kind of meanders around through some rough around colon lake. It does touch through pioneer up to North. Lot of it is on decent road. So so road, and I guess there's a chunk that is kind of gravelly where the mountain bike turn would be more feasible with that. But the green line is a 30 and a half mile trail, 30 and a half miles now, this other one that you see is an orange line that is just primarily there on Crown Lake. This is like a phase two of the bike trail project, and this is another setup that we're working on, and I think that's where Bob piggybacked some of the restrooms, and that gets involved with that grant. That's correct, yeah, the green trail was kind of a spark plug idea, just with this committee involved. That was no grant money. That was just, hey, let's see what kind of budgetary trail we can build. We got a 30 and a half mile one. The orange one is, I think 10 and a half. Is that right? 10 and a half miles. So 10 and a half miles all the way around crown it's going to pass the marina. It's going to pass Crown Point fisherman's Park, and at that intersection where both green and yellow trails unite. That's where the bathroom is going to be. So we tied in our first we'll say the Crash Course trail, the green one, and then we designed so the grant money trail can fund a bathroom for both trails. So there's a lot of planning, a little forethought, and some of this other stuff that's that's being implemented here is all

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business related to the whole goal is, if we can mark a horseshoe for a bike trail, we can get people come here on a Friday afternoon, check in, spend the Night, they're going to eat, they're going to shop, partake in some little festival. We've got eyeballs from another area in our city looking around and the type of people that have this kind of income to go to, travel, spend the night, ride a bike all weekend, the people that buy houses, they're looking at building. They've got, they're like, Martha, look at this great little community. There's nobody here. That's great. We can pick up land, and all the realtors will be coming around, going, we've got stuff for you to sell. This is what's going on. We're excited about bringing new stuff here. That's what this little piece is. A good spark plug. That's what the planning committee wants to do, and I've yelled at in these guys heads all for five months, the least amount of money put out for the maximum return, because we got a lot of money. Two Bike Trails, I think, will be a blessing to the city, stuff we can afford, and we'll be successful at it. How do we know? Because we'll make it successful. Now, moving on, on that same note, least amount of money laid out for the maximum return.

E

Eric G

15:42

I started studying horse bend. I found some of my notes. It was back in

E

Eric G

15:50

probably early 2023 late 2022 on. And this goes into the politics. I'll just dip into it just a second. But I was charged with what happens after the suit, okay, what happens after the lawsuit grants? What are you going to do? And in my mind, well, the lawsuit is in middle of litigation, so you can't really predict what the judge is going to do. So we can't put up long, drawn out road maps for success when you don't know what the final result is. But in the meantime, background research was being done of the what ifs Okay, what if we're successful. And basically, in my vision, Horsham Ben gets a fresh start. We're not imprisoned by a developer's nightmare from the late 60s, and that's where we were up until April of this year. We were looking at what a developer thought would be a city, but they only thought about selling lots. Sell this lot. Give you a math, and I think it's basically I've got all the plots for the whole city. There's 56 additions, 56 in horsemen. And this developer hardly developed five of them before the 56th one was done. He wasn't concerned about building a city. He was concerned about selling land. So here we are. We're victims of that result. So rewinding a bit, we were trying to target, or I was trying to target areas that had the most beneficial resources, to start with land that's buildable, land that had power, land that had water, land that had sewer, roadways, things of that nature. That is what we already have. We don't have to pay a bunch of money out to go and put it all in, because it's horribly expensive. So and then here's another technicality, if you have half of an addition that's got homes in it, all them, people are going to have a different view of what they want in their addition, times 10. So it's really difficult to grow the city with a bunch of pre programmed mines in that addition. So we found a couple additions that are favorable. And I'm just going

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to use this map here for a second. And again, this is one of the handiest tools we're all familiar with, Crown Lake being down here, you all kind of have it in your mind about how big it is straight north before you get to day road. And that's where I figure is going. That's day road or whatever you guys want. What else do we call it Cardinal Peace Valley. I mean, it's Cardinal. I mean, it's got, like, four names, but anyway, you get the idea. That is the northern boundary of Horseshoe generally. And the addition we are looking at is this one, and I've got it outlined in black. And at the end of the presentation, come and look at these maps. Feel free. This is on this map, addition number 40, which is called Green, bright. So upon finding that, we ended up, by the way, it's in a pointer. Pointer, it's a it's for a pistol. So don't be afraid, it's just a laser. There's nothing. But this map over here is one that the NAACP Power Company generated on my request, first thing you need to know is, where's all the power running in Horseshoe Bend? How do we know where there is and where is it? So this was a project, I'd say it probably took seven, eight weeks to compile with your engineers, but this is where all the power in Horseshoe Bend is. And here's the key. Feet on all these lines. What they mean, overhead, underground, single phase, three phase, everything, industrial, all there. So the first thing that jumped out at me was Greenbrier, and this blown up map of Greenbrier. We have three phase power that runs across the north end, east and west and go diagonally southeast, it dropped due south, all the way almost to Myron. There's three phase power there. And if you're not familiar with three phase, that's what you need for industry. And how do I know this? Well, I brought my company here in 2007 I needed it, and it's extremely expensive. The power company will only run you 300 feet for free. The rest is not cheap. So this addition has huge supplies of three phase power, primarily for the anhydrous ammonia line that runs through there. That's why it's there. But this whole addition has only one soul in it, one guy. He lives right about here. The rest of his empty, I forget whether he's on the Salem road or he's just off with our little rock. You can see it right off but he's just one guy in this whole addition. Now, Greenbrier is 581 lots,

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Speaker 3

21:30

289 acres, pretty big.

E

Eric G

21:36

I got a farm that's not even that big. I'm lost in it all the time, like we're walking around place is huge. So we already have industrial power running in there. We have North Little Rock, like I just mentioned, which runs right straight out to day. Road, Cardinal drive, East Valley Road, whatever you want to see. And that's a nice piece of road. We just had that done just a few years ago, so it's nice fresh black cup. We've got another chunk of road that almost makes this accessible Pine Ridge. If you go to Moonstone, you hang a left, or go north, it'll T bone into a big old rock pile where you don't want you driving off the end of that cliff. That's the end of it. Well, if you hang a left, that goes into Ben's Creek drive, which I'll get to the later on in this story. But back to Greenbrier. So looking at Greenbrier, we knew where the power

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was. Nobody's in there. We've got decent road access. We have water that comes in there. To this one fella. It turns out it's a four inch line, four inch water coming to one dude, so it can be tapped into. There's also another water line about 1000 1100 feet due southeast. That's a six inch line. And we can use both of them to energize all of that addition with water. Now, when we looked at this 289 acres, who wants to go walking around in it? Let's check it out, wood, ticks, chitters, not a fun exploration. You go in there for a little while, and that's it. So what we did is we got a topographical map, and that's what this map is. And this gives you, if you don't want to read a top map, every line that you see that's all squiggly, line to line is 20 feet of elevation change. So looking at Greenbrier overlaid on this map, this area is buildable. Very billable. It doesn't vary much at all industry would be interested in it. So I started looking at who's all in there, who owns those parcels? Well through years of research or years of property transfers, and that research yields, they're scattered to the 10 wings, and that's a result of the district that had the delinquent taxes. Some guy would buy it, didn't like it. Came out here, looked can get to it, dumps it back into the system. Seven years it drives through, spits out a commissioner of state lands with nothing. Now it's got seven years of assessments. The next victim buys it on eBay for 10 bucks. He says, Wow, I got a piece of the Ozarks. Well, you owe these Mr. Id taxes. What the cycle starts again. So this has been going on for years. That's why nobody's in it, since we don't have the district assessment tax, and this has been one of the biggest incumbences of developing this town, we can take these lots and combine them, 234, Well, we can set our own rules. We can set a limit. Each one might be unique, one lot, maybe just a single lot, because it's plenty good the way it is. But there's some lots in here that might not be buildable. There's some really weird shaped ones that aren't buildable. And in 2025 people want to buy a piece of property to build on it. So they want something that's an acre, two, maybe three. Now they're going to have pride in owning a real piece of land, and they're going to pay the taxes on it. They're going to actually pay more money for three lots than if you had three different people paying one on three different lots, the one guy who has a good piece of park property, he's going to like it, he is going to pay a tax on it, and we're not going to have this delinquent cycle that goes on Now, this and some of you have seen this before, sometime, oh year, year and a half ago. This represents assessed value of properties, but most of our shipment now, I made a determination with the assessor's office to say, give me all the lots that are assessed at 500 bucks and under bucks. I thought that was cheap. How much property is assessed at 500 bucks? Well, when you take the mill rate and use the assessor's value, that is the multiplier, not the fair market value or any of that stuff. The assessor comes out and says, Well, your value is this much, that number is what's multiplied against a fraction of our mill rate that the city gets for property tax in rows, we get a little piece of that back. Okay? What I found out this stack of paper is the value of 400 lot, \$400 and under, and each page has anywhere and somewhere crunched on here. There's like 40 or 40 or 50 lots on each page. So doing the math, I just did it here the \$100 lots there were.

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Eric G
27:34

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This represents all the \$100 lots and less. Some are 80 bucks. We found 40 456 lots. Courses got 13,000 and change lots total, 4456 the assessor values at \$100 or less, now times the mill rate. Because if you got \$100 lot over here, you're going to pay property taxes, right? You know what the city gets off of that assessed value lot, 65 cents. Not even look at the postage to mail out the bill for it. So we're in trouble. We have a property value famine. That's why we don't have nice things. There's no tax revenue, there's no land value here. So what I did is I called sharp County, talked to Cherokee village. You're twice as big as us. Talk to the assessor. She's been here 27 years. So what is your cheapest lot assessed value over a church? She says 1000 bucks. She don't even go under that. Well, that's ridiculous. Horseshoe Ben, so I asked her. I says, if you had the ability to cure Cherokee village problem with this delinquent property tax thing, I said, the same as horseshoe, what would you do 20 some years, experience, tax assessment, knowledge, what would fix it? She says, combine the lots so they're bigger, or partition off big sections. Make hunting land. They will never go Delair. And I'm like, we don't have enough land to make hunting sections. We're unincorporating chunks of ourselves. We're not at that point, but combining some lots. So now, if you take two or three lots that are in any of these additions, you weld them together. I call it term weld them together. Now you've got a desirable piece of land that in 2025 people want to own. Now you'll have and here's the kicker, how do we get down to \$100 value? When these lots circulated, since 2003 I believe American land company got a whole 7000 of them pile, and they bought it for around 30 bucks a lot. It. And they were marketing them all over, on eBay and wherever they could, just lots for everybody, handing them out, like candy bars. Well, for a while that worked. And I think it was about three, four years, it looked pretty good, but all of a sudden people went, Hey, this stuff is crap. It started going blankly. Seven years later, we've gotten all back again. Tommy land, he's the commissioner of state lands. Now to sit down so Tommy land, I could say Tommy land, the Commissioner of state lands is easier to say. Commissioner of state lands gets rid of these things for back taxes, but not back assessments. He gets, he gets charged with the duty to collect county and state taxes. So he sells them. They're cheap. So these rogue real estate entities from all over the country, California, Florida, everything. They go down there and they buy it up, 50 100, couple 100 lots altogether for nothing. They never pay the assessment. They put them on eBay, transfer it with a quitclaim deed, which transfers ownership, none of the tax liability. So now the guy finds out he owes Mr. Id taxes, and away he goes and dumps it back again. So on a quitclaim deed, there is no value on a tax paid deed. On a warranty deed, you got little stickers that are actually taxes paid for that transfer. That transfer triggers the assessor's office to go and reassess that property because they're like, hey, something's sold. How much? Why they go out and check it out.

31:42

So if we start

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Eric G

31:45

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moving or offering incentivizing this addition, these properties are going to go up in value. I mentioned early, 581 lots in Greenbrier. 39 of those are assessed at 200 bucks. All the rest are 100 bucks. So at the end, if every one of these paying, and they're not, we get a couple 100 bucks in tax money back off of that whole addition 289 acres, that's all we get. So as a planning committee, we're like, that's a sin. We have an abundance of land in horseshoe we've got to figure out what land is the best targeted project with water, sewer, power, roads that we can invest a little bit and get a ton back. So first thing that jumps out at me, industrial property is always a lot of money. So I researched it. Did you know that the center of Little Rock, the Arkansas Economic Development Commission is kind of a real estate outfit if you're from Colorado, Florida, Texas, wherever you inquire in Arkansas and say, hey, I want to come to Arkansas to set up my business. What you got? They get a hold of these fellas, and they know where commercial land is for sale. That's how I found the lots in Highland and ash flat. They market their commercial property through winter rock and their commercial property looks just like this, full of brush, triggers, wood, ticks, deer, turkeys, nothing in it for 90 510,500 an acre. We're sitting on about 65 acres right here in green. That's about 65 65 acres worth that we can go like this as city council and say that's now industrial, commercial. Dump it down in Little Rock, let them sell it for us. Now, who's gonna want it? Okay? Yeah, we got all this stuff. Get on your bullhorn and yell outside all you want. We got Industrial Property for Sale. Okay, so I went one step further. Anybody notice what's over at the lights by ash flat by Walmart? Huge building there isn't it I've never seen. Do you know how much money they put into that place? 30 plus million, and that's just in the facility that isn't what they're putting into. Ozark, a college to train people, students, kids, for what this three letter word we're all yelling about a job. They've got a machining program. They've got a welding program in both ozarkus, funded by Emerson, we have a dime of Horseshoe going into it. It's we would be feeding off of the scraps Emerson's doing. So I get a bright idea. I. I'm going to get a hold of one of the executives of Emerson, sit down, buy him a burger at artisan restaurant, see what he knows, because he happened to be a member of the boating and fishing club. So I went, Hey, you want to go out for lunch? He says, Sure. So you get in front of a table feeding this burger. I said, Why are you here? They closed two plants to come to Arkansas. Ash flat, two plants folded to become that. I said, Why Arkansas? Why are you here? He says the tax incentives were better than anywhere else, and I'm like what he said they considered Texas, they considered Florida, and Arkansas was number one. Arkansas is number one. And I said, why? He says, Well, here's how it works and how, first hand experience all this works. That's why I asked him, White River development. I know some of you have heard that term before. They're actually the district entity that has, it's kind of a grant system, but Little Rock has a division and Economic Development Commission that does the same thing. So they'll take horses. I'll give you my example when I brought my company here. Here's how it worked. I could have came here and built my building through a bank, right? Go to the bank, sure sign your name, make your payments. Interest goes to the bank, right? So I went through these economic districts. Some went through little rock and some went through Batesville, White River development. You get the loan through them. They give the money as a grant to the municipality. Catch that they give. They gave Horseshoe

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Bend my loan for my company. I paid it back and the interest horseshoe Ben got to keep instead of the bank. So it's a pretty sweet deal. Was it? I gotta fit it, because I think it was like a point and a half cheaper than the bank at the time. The municipality benefits, because they get the interest loan just on a fair a building is built in the city, which I can't pull up and haul it off. It remains here, just like Emerson's stuff they put into that building right now, if they fold up 10 years from now, it's still there. Their investments here. So Emerson came here because of an incentive Horseshoe Bend does not have to offer the state already does, so the executive I asked him, I said, Okay, if you close up two plants and you're here in Arkansas, what are you missing? Because you couldn't have lassoed everything from them two companies and bring it all here. Yeah, we kind of shorted ourselves. This is like, what says, well, keep treating I don't know if you know what they do over there. If the term Green Lady means anything to do Greenly tools, they make electrician tools and make knockout punches. I mean, it's a lot of machining and heat treating that's done. And it's kind of a, I don't want to say hand tools, I don't want to dumb it down, but it's pretty cool stuff. Well, one of their missing links for their company is the heat treating service, which happens to be in Little Rock. Coleman heat treating is in Little Rock. They hooked up with them for a big outfit. So I went all right, we got this little pile of chicken bushes doing nothing. What if we, soon as we go and recalibrate this as industrial, light industrial, we can now offer Coleman heat treating out of Little Rock, a perfect place to put a satellite business of their own branch out right next door to Emerson,

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Speaker 4

39:10

even if we gave it to them for five grand an acre,

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Speaker 3

39:15

don't we got three phase power, blah, blah, blah, here's home. Here you go. Wow,

E

Eric G

39:21

that sounds like something to already invite industry in, piggyback that. Then you talk to Cole and say, Hey, what are you guys missing? You want to get out of little rock that is a place to be. Okay, come on up here, all the trucks come to go, just like every other place, except you've got civility. That's how you build this. Now we don't have to sell it for as much money the first couple lots, once it starts rolling, we can maybe double it, I don't know, but I tell you what, when the district was selling these lots of. Last chunk I saw that was in here was 52 bucks an acre. I'd buy land for 50 bucks an acre, wouldn't you, that's pretty good deal. There's no risk if you're a real estate agent in another state, and horseshoe is giving away land for 52 bucks an acre, what you buy, how much you got. And guess what happened? 2021 a group of people did 2021 there are some dudes watching this show, and I call it a show, and they're like, What in the

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Eric G

40:41

world? 2021 they bought a lot. Of horsemen, and they're scratching their heads wondering what to do with it right now. How do I know talk to

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Eric G

40:55

so within this edition, here's the industrial part. When people are working, they got to do something before they go to work and at lunch and after work, right? Just like a machine, the whistle blows your lunch buckets come out. Guess what? That is a customer that's either hungry, needs his car fixed. He needs something right now because he is sick and working all day. So this area right here in blue, we call it the Owl Eyes in the meeting, I think you coined that it looks like Owl Eyes. Yeah, that's it. So there it is. But anyway, right across from me, from the industrial area, all of this could be like retail, car wash, laundromat, gas station, coffee shop, sandwich place, blah, blah, blah, whatever you want. Okay, now to get to work, large Little Rock, nice piece of road, notice all these little weird shapes. We're pretty weird to build on, aren't they, all along the main highway, the thoroughfare coming through there, all of these will be categorized as that. You're gonna have all these little, small little businesses, little strip malls, little knickknacks, whatever food, breakfast, fast food. You see these little they're like a bald eagle barn serving coffee outside. Wouldn't that be great? Now, this is orange. This is kind of a little peculiar little spot. And I looked it up. There's all, but I think three lines. One guy owns it all, but three lines. So this is kind of interesting. This is a concept. This is just, I don't know what else to do with this stuff. And I'll get to the cookie cutter idea what we do here to apply it to other stuff. But this little pizza shaped wedge, lots of weird shape, they're all coming to a corner. Your setbacks are a nightmare. It would just be a nightmare. This would be, how would I say this? I don't know the term, like a it would be like a private club. We don't want the city because that's cost tax money, but somebody can privately own this and offer swimming pool, tennis court, gymnasium, whatever, and they can run it according to what the market will bear. That's your best barometer on how to run a business, supply and demand. If I'm the only guy, stack you with gold bars and I give it away for two bucks, but there's no customers. It's worthless. So this guy is gonna figure out what his market share is. He'll figure it out. Keep it private now, the rest of it residential. Now, here is the wonderful part that horseshoe doesn't need to do. See how jagged and weird the bottom end of this addition is. You know why that's that way Ben's Creek. That is bench Creek. Everybody know what bands Creek does? Feeds crown lake. It runs west, southwest and dumps into the tubes, eventually, not from directly from here. As you can see, it's quite a ways wet. Here's the addition. We've got another almost two additions to cross before we get to the Dunce. But lo and behold, since the developers knew this was high ground or High Water ground, they didn't sell a lot directly to the center line of the river for the creek. So it's a park, it's already a city park. Now, you dig these lots, and I walk through there, me and me and the mayor walked through here to actually see it. I pitched this to him a couple years ago.

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Said, Let's go walk through there. See what's marketable. All this stuff is buildable. They're level. It's. Nice lots. Who would want to buy double lots with a city park right out the back when your business is right up here? You could get out of moped and go to work. You could get on a Segway wherever the two wheel fields with a pogo stick in the center and screwed up the street. This is all prime real estate now the focus is, yeah, that's a big pie in the sky idea, right? Kind of sounds, yeah, I lost theater in the weeds a little while ago, but this is all in one spot. We don't have to do a whole heck of a lot of running water and running sewer and doing all this, all over 20 miles, all these different directions. This is focused on one piece you energize this. Those lots aren't going to be \$100 assessed lots anymore, and just talking about this, that these are going to be developed, or the city's looking at developing, that these lots are going to start popping off at five grand lot and not on a quit claim. They're going to be tax stamp transfers, and you're going to see the assessor come out there and go, Hey, what the heck's going on here? This stuff? Was like, Well, it's because we're doing something with it. Now, guess what? The city has money to do stuff like patch these swimming pool sized potholes. We want nice stuff. Takes money to have stock. So we've got to figure out what asset does Horseshoe Bend have plentiful to create the wealth we desire? Right there. That's example number one. We've spoken to an engineer, and he's been gracious enough to not charge anything so far. So we sat on I sent him copies of these maps. He looked around. He was scanning this stuff this couple of weeks. He's got a real job. This is like a little penny side thing to him. Okay, he got word to us last week that this is feasible, and that is the word I was waiting for, feasible. Now our sewer lines, that was one big thing, and this guy is water, sewer guy. So when I talk about water, we've got one dude up here living we got a four incher. We got a six incher that would be a little under the table down that way. Now, sewer lines. This is the map of all the sewer lines in the city. Chris bigness made this map. He knows where all this stuff is. And there's one other map like this that he uses. The knowledge of where this stuff goes is no more than these magic marker doodles on a map like this. But if you notice all the green lines, they're all right here in these little orange circles, there were pump stations. So for engineers looking at, how do we handle sewer up in that way? First thing he did, and I watched him on a screen, he's got a fancy topographical engineer software to survey this land by a mouse click, and he was running cross sections, cross it. And it gave a grid wherever you wanted it. I mean, it was incredible what he's got. And he says everything that is even if you look at the Smith, you can come up later. If you look at where this is, all that copper applicable flows to the south west. Well, guess what? Ben's Creek does that. So we already know that he just needs to figure out where exactly that flows to get us to this spot. See where the pipes are. This is the north side of Crown Point. See the end of that green line? That's the end of the pressurized sewer line that we already have. And all this is flowing that way anyway, because where's it going to the pipes? He says, the bulk of that, if we engineered right, is gravity flow. Did you hear what I just said? Yeah, you know what that means. The bulk of 581 lots is in our favor to flow in the exact direction to that pot. Pipe we already have.

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Eric G

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50:07

Can I get a hallelujah? It's

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Eric G

50:14

like that edition was built for us in 2025 to explore, to hook up to infrastructure we already have. We may have to put a pump in. The cost of a lift pump to get it in there, because this is a pressurized line. Don't know it would be a lot, but correct now, here's the deal.

E

Eric G

50:43

Everything's favorable for this. If you go to rural rock, they have grant money.

E

Eric G

50:53

Sick of grant money for a bike trail, for having savings. Okay? Fight trails are, what? What was it? 60? What 1050? 60 grand for a bike trail? Okay, if we can come up with a real plan, with a real engineer's drawing, showing feasibility flowing into what we already have now, we have more than a doodle on a napkin to hand to the people at Little Rock and say, This is what we want to do to our city. Help us. This is all we need. What do you think the chances of that will be? I think it's pretty favorable. I now, this experiment, that's what I call this is no more than my magic marker drawings on that board right now. Okay, am I words buzzing into your ears? No more than that. Tell me what is wrong with it so far. Okay, Brian, what's wrong with

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Speaker 1

52:04

that's a wrong this question, okay, same question I had when I attended the meeting last time, about making spotlight development all those lots, was it 581

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Eric G

52:18

correct? 581

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Speaker 1

52:20

there's back. We've already assessments. Those what happens? Who's paying the assessments? Now,

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Eric G

52:25

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the way the settlement is there's a clause or a set of words that says, make a good effort to collect. It doesn't say mandatory to it. So that's open for interpretation, if the city wishes to pursue that is the assessment that sitting there do for the cost it may take to get it worth the side effect of stopping people from wanting to develop

53:06

and remember lands that was

E

Eric G

53:10

now in my research, if you have a piece of property when the assessments were active, if There weren't any, we'll call them improvements, street, water, sewer and power. They were at a really reduced rate, very reduced. And if those are delinquent, I think they were like 40 bucks or something like that, at the old rate. So how many years is there? I don't know now. How many years is American land not paid on it. It's a rat hole. I don't know if you want to go down. I think we took our spankings. We got spanked. We learned our lesson. Don't do that crap. No more. You do stuff like this. Move on. The pens aren't worth the battle. So any questions on Greenbrier and I'm gonna go to the

54:05

next one.

E

Eric G

54:08

These are scattered to the 30 wins. So how do we get you incentivize them? You incentivize the owners of these. You make an announcement. This is a crude explanation. City council will say, okay, these lots, and I've got the list of all these lots. All the numbers say, if you want parcel in there now, it is own, industrial, commercial for future growth, Project exploration. Not everybody who owns up in here go, Ooh, my body, where's crap grown more. Now I think it's a good time for me to bail, and another guy might go, No, I buy a couple more. Now,

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Eric G

54:48

let them fight it out.

E

Eric G

54:51

Let them fight it out. Here's how you get it to happen, and you can the city can make money doing this. Let's say all. This happens, and these lots are in the wild west for being picked up. So let's say two or three lots here, three different people own three different lots, right? They start calling each other Hey, or real estate. Real estate agents get in here. Say, Hey, I've got two buyers ready for this lot. They want your lot. What do you want to sell it for? That's going to start happening. People are making commissions. Land is being sold on warranty, deeds, taxes or revenue is going up. Ultimately, a guy gets those three lots and he says, I'm going to

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build me a big old shack. Okay? And I say, shack, let's say he wants a 3500 square foot. He's say he's one of the executives up here. Okay, he cherry picked his spot. I'm building a big hall, big house Park off the back door. We'll say great. When you come in with a building permit, plans you break ground and pour a foundation so you can't return the cement. We'll allow you to find those lots or combine them for a bait for another 1000 bucks for whatever. And he's going, Yeah, that's a good deal. I'm gonna have me a one and a half acre parcel for 1000 bucks. That's mine, and I don't have any neighbors guaranteed. And you know what? Them three lots are worth \$1,000 right now, this is how you get the money tumbling. You have to implant the desire to own that nobody gives who flips about it right now. So any other questions are greener?

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Speaker 1

56:45

What's the distance the sewer? I know it's gravity fed, but even from there, there, what is the distance to get to the pumping station where we pressurize it?

E

Eric G

56:56

He had that number. We discussed it. I didn't write it down in way. He was graphing it, if you'd see how that system works that he's got. And it's the guys in Alabama. Okay, he can design this whole city from his chair in Alabama. He doesn't have to set foot here. And his background is, he works. He is one of the four largest companies that can even bid on these huge industrial renovation projects, meaning a nuclear power plant has a water sediment Lake, not even a pond. It might be 60 acres of water. They go in, dig it out, all of it, haul everything out of there, fill it back in, put a rubber mat in it. And it's 3040, feet deep, and they've got it laser bulldozed and excavated to a half an inch. He's worked in Florida. He says that is some of the worst water regulations to deal with. He says, I don't know what Arkansas is, and I'm like, I was going to get into some of the comedy routines we have in water quality around here. But he says Arkansas is probably pretty favorable. He's built in, done business in California through this company. He's, you can imagine Texas, and he's got a job coming up in Michigan, Upper Michigan. So Arkansas is like, get this I send them these maps. Now, if you ever saw horseshoe, doesn't understand horseshoe, can't even spell horseshoe, doesn't give him a rep about him. He gets this map. And if you never know anything about Bucha, you look at that, holy moly. Look at all the stuff going on in there. He's used to going into an established city where there's underground stuff for miles, fiber optic, internet, water, sewer cables, tunnels, homeless people, whatever's living underground. He's got to deal with it and approve it through a city mess. I told him there ain't nobody here but one dude. And he flips up the satellite and he sees him. He says, That's hammers. That's him, one guy. Because this is easy. Now, when you can get an engineer who tells you the job is easy, that's an advantage to us, big time. Any other questions?

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Speaker 1

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59:38

Road, Mayor, it's not built for any similar infrastructure. Well, that's

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Eric G

59:45

why this would be, I understand we've had discussions about that.

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Speaker 2

59:51

They can come in on 289. Go that far,

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Speaker 1

59:57

that turn there is. It's a. Probably have

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Eric G

1:00:00

to be redone. It's Arkansas. This is how Arkansas is. It's probably needs to be redone. It's not ideal. But the bonus is, this area isn't in town center. We're going to have gate breaks running through the center of town. You don't have four different FedEx truck routes zipping through. It's on the outside of town. The structure is different. It's a county it would be a county problem. It'd be a county problem. But the revenue that we're going to get out of here, the counties would be man, they're going to have fresh grilled pork chops. There's no limit. Some of these little issues cost money. I get that, but we are sitting on a vacant gold mine right under our nose, and we're not doing anything. This is one edition out of 56 we're sitting on, okay, 56 did I say that? Five? 656? Editions the horseshoe. And I'm going to get to another one that is doing absolutely zip. This thing was drawn in 1971 53 years ago, I take a guess, what's going on in there? One dude living in there. He waited 53 years to build that house in that whole edition. Any other questions?

S

Speaker 5

1:01:37

Deborah, Susan, you're talking about industrializing that area, wanting to industrialize that area. Are you going to any kind of regulations on the waste?

E

Eric G

1:01:50

Absolutely, okay, that's the beauty of it. We have a blank slate environment. Yeah, it isn't going to be a new Yeah, it is a nuclear power plant or a Mercury refining facility. We're not interested in that. Okay,

1:02:08

something that Bitcoin, Bitcoin,

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1:02:10

new

E

Eric G

1:02:13

city council, if they redo this, rezone it, they can set the terms for whatever.

1:02:20

Okay, they'll catch all the cyanide.

E

Eric G

1:02:27

Absolutely, that's a concern. It's like, well, we're going to have industry, and there's going to be jackhammers on all 24 hours. No, no, we're going to be what we want to be. But the bottom line is, Horseshoe Bend needs tax revenue, and the only thing that carries tax revenue is a human being who pays taxes. This is an interesting side note. There's three entities in Horseshoe Bend that are number one in sales tax, generating revenue in the city every month, every month doesn't miss a beat. Anybody know what it

1:03:08

is? Internet sales. We're all internet

E

Eric G

1:03:12

sales. First one is and you can look this up, look this up. And when Carol Spencer was running finance Carol, great, all your finance notes. I want to see Where's our money come from? She goes, Oh, no, they just sent us a check. So I'm like, well, good. I want to know because you know you can buy mass baits, you can buy baby chips. Those are sold in different stores? Well, they got an NAIC number for the store, so it's designated by hardware, grocery stores or shop a hotel. All that's \$1 General. So looking through that data on the Arkansas Department of Finance and Administration, lot of gibberish there, but that's who writes the check for the city, and they got a monthly breakdown. You could search it for years going back. Number one is the grocery store. You know why?

M

Mike D

1:04:12

So we like to eat

E

Eric G

1:04:15

number one, you know what? Number two is. It's a combination between the Dollar General, Family Dollar and the Family Dollar Tree, them two together, are the third or second strongest tax entity that makes money for horseshoe. You know what the third one is? This one was like, unreal. Third one is online sales tax. All that Amazon shopping, you're equal in

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tax revenue for what the grocery store brings in you spend as much as you eat. That amazing. But here's the here's the common element to all three of those. Categories. Guess what you need for any of them three to flourish? You need a human. That's right, you gotta have a human who wants to eat, wants to go shop, and he likes to click Buy it now. So you want to solve a lot of problems. You want to have park and rec with a bulging budget, you have people. You got to have people with money, people who would be interested in this area are going to be the business owner. They're going to be the employee of the business. They're going to be the satellite business, feeding the business,

1:05:37

servicing

E

Eric G

1:05:38

an employee, any human, warm bodies to do it. 1981 we had 1900 and some people in a population of this town. 1981 when MRI used formed, right? 2400 Woo, we really grew in 40 some years. Not enough. We need function five.

S

Speaker 1

1:06:04

Any other questions? Green Power. Let's see the square, the footprint of the ink treating

E

Eric G

1:06:08

plant. Oh, I don't know. I didn't even I've got their number, and I never called, because I can't make that kind of commitment. What would I do with the guy system? Oh my gosh, let's go. Hangs up the fall. I'll be right there. What am I doing? I got nothing to offer, but it's good to have people on a Rolodex, so when that gets energized him, or somebody he knows, or everybody else can get in there.

1:06:38

What's the size of a plan to have.

E

Eric G

1:06:40

Now, actually huge, but he services monthly students. Now, something here wouldn't be that big, because he may cater to just one specialty thing for Emerson and maybe expand to a client in St Louis. You know, from Little Rock to hear is kind of a miserable drive for a couple little things, but he could maybe not, but one trip to Paul, anyway else. Oh, another thing, this economic thing works. Dude gets these three lots. He goes to the bank. And here's what we don't have in this town, the money that comes here to build a house. Where does it come from? Somewheres else. It's coming from somewhere else. They already made their money out of state coming here to build a house. Now Porsche would have an employment base

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where this guy, Joe Blow, can go to the bank in our own town, sit in front of the loan officer and proudly claim, I'm employed at that plant.

E

Eric G

1:07:57

Uncollectible. How much of the population can do that today. We don't have good paying jobs, and just think of the services that will happen out of that lawn mowing.

E

Eric G

1:08:15

Think of that lawn mowing, babysitting, childcare, maybe a school, 500 and some kid population is already the cut off or the beginning of a number to build a school. That's the stuff that happens. That's growth. That's real growth. Anybody like you. We're going to move on to the next one, and this actually, believe it or not,

E

Eric G

1:08:53

I don't have a big map of this, so you have to bear with me. I And oddly enough, this thing right here doesn't exist.

E

Eric G

1:09:07

We looked all over for this map, so we went to the county. Went, Hey, what do you got for maps? Horseshoe says you have this thing filed on Books page and such and such,

E

Eric G

1:09:17

18 pages of this, 18 chunks of map were used to create this. There is no map. We have to make it and

E

Eric G

1:09:33

go back to this little guy. So we need my little pointer here, Crown Lake, if you go up to here, see this little black outline I doodled on that map. Here's pioneer, that little doodle. Everybody see it? Kind of wish I had a bigger one here that is called settlers Park. Do you like the. The TV set. First ever hear anybody own a lot sitting in settlers Park.

E

Eric G

1:10:11

Three of them. Can you get to them? Yeah, in my backyard? Ah, so you're on the scenic acres, yes, and you got the back lot smart guys? No, I haven't been working. No, I haven't been up there yet. Well anyway, this is an idea that I'm not going to even claim. This is an idea from

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Chris bigness. Everybody know Chris bigness is, he's a water industry department guy, and we had him on a couple of our meetings. Why? Because he knows where our water and sewer goes, so he is pivotal in this planning committee meeting. And out of the blue, he said, Why don't you look at settlers Park? And I'm like, why? Well, here's why.

E

Eric G

1:11:05

See this old this pile of green stuff here. Well, come on, you crazy thing. I'm not blinking. Maybe I should have put it on a pistol. I so

E

Eric G

1:11:23

well anyway, you can see the flashing light there. See the green. See them, sewer lines. There it is. In that big cluster, there's a there's three pump, four pumps up there. Well, that services the paradise acre sewer plant. We've got two, two sewer plants in this town. Everybody know that this is where one of them is, and that was like the beginning of horseshoe. And the story goes, everyone was more inclined to get into a mobile home up here while their other real house was being built on the lake, or where their real desirable stop was. So that's why that has its own little plant and it doesn't really go anywhere. So the issue with that is scenic acres is designed for mobile homes, long, skinny boxes, and they're not being really made much anymore. For a while they were fashionable, and they went to double wides. Single lines became extinct, and there's only a couple. I started looking and feel free to go and research it, try and find a single wide mobile home Newton. I found them. They're like, 80 grand for a single lot? Well, if you're in this state of existence, you're not going to be buying an \$80,000 mobile home to go stick it up in there, right? Can we agree on that? So by the time you get into setbacks leveling a lot these parcels here become impossible to build and slice in a 7080, foot mobile home into it. Right next door is settlers Park, which has the same problem. They are lots long skiing made for mobile homes, and it's actually set up in the bills of assurance to do that. The problem is there's no water, and there's, well, I'll take that back, correct. There is no water up there and there's no sewer. So what do we do with this? It's 100 and I think it's 109 acres, 112 384, lots, 112 acres, doing nothing, so here in their little bitty lots. Now this was Chris Magnus idea, why not have an RV lot owned by the owner. So the city will not be in the RV park business. We don't want to run an RV park. We can set the limitations. We can set that it must be this old, this new, whatever you want to call it, or newer. It can have a sewer and water hookup, which will be a bill. It'll have only a part time resident, because generally, they're running from Florida to Arizona, and take a guess where we are pretty in the center. So they'll be here for three months out of the year, but they're going to own it, they're going to pay taxes on they're going to pay a hookup charge or a disconnect charge, or if you design it in such a way, they won't want to disconnect because it'll be more expensive to hook it back up. So there's revenue for your sewer and your water, not even a body there. Be used. But while they are here, they're going to be shopping, spending, eating blah, blah, blah, all the same thing, like everybody else does, walking around all in settlers Park. Now,

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within settlers Park, there's a chunk that's rectangular, and I kind of did something similar, like this. There's a spot that's kind of rectangular, and I thought, you know, people are sitting in there in an RV park. Most of them have some place to gather. So something similar, on the lines of this, you know, privately owned where there's maybe a pool. Maybe there's whatever tennis courts, whatever people do for fun that RV travel and let it stay private. Recategorize the chunk of those lots to do just that. The rest fill in with RV owner, own lots. Any questions? The only thing there wouldn't need to be a pump, because from the west end of this line, flowing that way and then flowing this way. If you look at the map, there's a creek that runs actually to the north and Duncane ranch. So we can't get sewer to run uphill, so we may be able to get away with one pump, and that's a job and engineer

S

Speaker 4

1:16:33

who will maintain that when they're gone nine months out of the year,

E

Eric G

1:16:41

either by services or, you know, they can landscape it with all rock and you got a mole net. Yes,

S

Speaker 1

1:16:49

I thought you were referring to the RV Center, or whatever you would call that place. We would maintain that

E

Eric G

1:16:56

now, they privately run. The city doesn't want to get into the entertainment business, right period. Would

S

Speaker 1

1:17:04

these RV people be charged?

E

Eric G

1:17:08

They could be pitching in however that guy wants to run it. They could be members of it. Let's say he's got, I'm just picking numbers out of this guy. He's got 10 lines, and we reclassified it as like retail, or whatever the case is, that he puts in an arcade and a swimming pool in a clubhouse for holy bingo. All right, that's his that's his gig. People can come pay, pay to come in or pay a membership. It's like they're doing trailer parks all over the south. They got a central clubhouse with a community pool hot tub, and they just chill out. They pay a

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little monthly fee or where they go, and if they don't want to, they only get to play. Now my nephew works for this company with the engineer I spoke of earlier, and he travels around the US, from California to Florida, and he lives in his camp on these job sites for three, four years. The rent for that lot for him to put his own rig on, he's paid as much as 1200 bucks a month. Yeah, so the price of a lot, those lots happen to be worth a bunch 100 bucks too right now. So if we start selling, or these people start competing and getting into the groove of an RV owned system, those lots are going to be worth a lot more. It'll be a lot less because he'll own it all year long.

E

Eric G

1:18:53

Any other questions? Last but not least, this is just something to ponder. The settlers Park is after I started talking to this engineer about some of the costs, and we can't be starting fires all over the town flat out. We ain't got the money to do that, so we either start one, make one and roll start marshmallows in one spot. See how that works. Start over there. The benefit of doing this with settlers Park. The idea came in and I asked my nephew had a great idea. He says, Well, while this is being built, where'd all the workers going to stay? I was like, yeah, there's no lodging around here. They're just going to pull on a back road, no settlers Park. Settlers Park. They could come in doing all their contract labor for the industry, for the residential they may last years, and those workers can economically, live and sell. Settlers Park. Anyone at all? Done with it? We're going tell it. Phase one, settlers Park. Phase two. Phase three is, take a guess what the south side of Ben Creek. Since we already have that park, and we're energizing this with water and sewer, electricity and three phase and residential stuff. The next easiest one to do is bench precondition, which is almost a mirror image of Greenbrier flicked sump. And since we have this kind of under control for water and sewer and power, that will be a cakewalk.

E

Eric G

1:20:47

Least amount of money laid out for the maximum return. Any questions, did I bore you all left? Yes, I'm

S

Speaker 5

1:20:58

sorry I probably missed part of it. He says, no electricity and solar power, no electricity and no

E

Eric G

1:21:05

water. There's no power. There's nothing up there. 57 years, we've had it, and we haven't done anything with it. How far away is electricity in the water? Water is due south. There's a

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four inch line running on Mockingbird and a four inch line running on hawk. So it's bordered on the east side of it, on the south side, by four inch line water.

E

Eric G

1:21:38

It's right, it's like the southern border of settlers has got a four inch water line in the east end of it is got a four inch water line the whole length. So it's there. How far is electricity? Electricity? Electricity is going to be up and down, hot and we've got it on Mockingbird as well. Now, our company will run a quarter of a mile for free, for residential but your structure has to be 850 square feet, heated and cooled, which that already gets into the border of mobile home territory where it doesn't even qualify anymore. So that's why we've got to get up to date. Some of this stuff has been sitting around longer than I've been alive. It's time to modernize the way we think around here. Anybody else can

E

Eric G

1:22:50

out of curiosity, this is not an official poll, and you will not have a death threat, just a raise of hands. Would you as Horseshoe Bend residents, what everything and all this hot air came out of you? Would you be receptive to it or not? Yes, there's a however. Let's hear it, because that's why we're here. This is a planning that we are. Look, I've sat in that chair for years listening. I'm nobody special, okay? I'm gonna go home, sit on a chair and watch TV night snacks, like all the rest of you. I want to hear the however. However.

S

Speaker 5

1:23:40

How come we have not put our effort into developing the city and bringing resources in that we need just in the city, like the like the nursing home that is sitting there abandoned, like the businesses that aren't getting filled and I appreciate this. Don't get me wrong. I think it's great idea. That's fine, however, however. And then where's your workflow going to come in from? Who's going to work on these places?

E

Eric G

1:24:06

Okay, yeah, and I'm going to get those people in. Let me try to answer some of that, that

S

Speaker 5

1:24:12

electricity over there, Sunday Park. They'll put it there without any foundation, however, it will cost, yeah, no,

E

Eric G

1:24:23

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a quarter mile. But you have to have, I forget what it is. If you got to have a you got to have part of your structure there for 850, square feet, because I was looking at building a cabin on my farm. Remotely, I'm going to go on vacation on my own farm. Great. Seven or 850, square feet.

S

Speaker 5

1:24:45

I was told that I could have put electricity to my land without Of course, there's bylaw of the laws that you'd go but they wanted me \$10,000 to put 500 feet electricity to the house without the foundation. Wow. So I'm just saying

E

Eric G

1:25:03

it's I would say, as an individual, you're going to probably encounter a different response than if the city came to the power company and said, Look, this is what we're planning on doing here, right? We need to have a discussion. Okay? So those were my Howevers. Okay, developing the city center, that'd be great. How many have been to Calico rock? How many have noticed the rejuvenation of the Main Street on Calico rock, right there? Isn't it? We stopped there. I'm like, what, and what's going on here. This is, this is incredible. So we start talking,

M

Maria

1:25:44

and that's only a two in two and a half years, I was talking to one of the residents there, and I'm like, Are you kidding me, in the museum? Oh, it's

E

Eric G

1:25:52

amazing. It is you are spot on in all of that. And it's you scratch your head and you walk away. Where was this? Because we all seen it before. So there's a program to get into now that has an old, old old, I don't know, like old Hardy town, it's just there, and it kind of might qualify for that. Now, talking, I did kind of look into that outer mull, believe it or not, may qualify for that kind of a project, but it's currently privately open. What about cedar

M

Maria

1:26:31

leg, privately owned that's rejuvenating. I don't know if you've been in

E

Eric G

1:26:36

there. So anyway, brick and mortar stores, you need humans to support. You need it. I don't care what it is. Now, if you can get an internet based company that was one of the things

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we're looking at with the bike trail system. You know, people could make a reservation, and the city ain't gonna get in the bike rental business, people can make a reservation for 345, mountain bikes or whatever. You know online, but they pick them up at one of the places in the mall. There's a little brick and mortar spot, or a kayak around the strawberry rent a kayak. There's a brick and mortar that would be seasonal, maybe that would be successful.

1:27:18

Or you could have a bike stand as you put a card in there

E

Eric G

1:27:21

to do that, someone's got to maintain it. Someone's got to own it. Now you've got to find an investor who wants to put that kind of money out. Yes, ma'am.

S

Speaker 6

1:27:31

Many years ago, they had a developer coming in and they wanted to, and there's a slide up of Turkey mountain Albany. They were like 13 acres. They were going to bring assistant living in there. They were going to have nurses come, and then Duncane coming, and then everybody was gung ho on it, and then it just all fell flat.

S

Speaker 2

1:27:58

I remember that, yes, ma'am. That was Joe pulling over Chicago.

1:28:02

What happened? He

S

Speaker 2

1:28:04

something happened to his health, and he could not fulfill the Yes. And the problem with the nursing homes in this area is there's one gentleman, one corporation, one name that has all the beds nursing home beds tied up. Yeah, I've not looked into it for years. But when I was

S

Speaker 6

1:28:27

in real life, I bought that, yes,

S

Speaker 2

1:28:31

so it's hard the person who has this nursing home here from last I heard that I knew of I've not looked into it since there's a lot of debt, didn't

S

Speaker 6

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1:28:43

they give some of the beds away? Yeah, another nursing home,

S

Speaker 2

1:28:47

and I'm not sure, I'm not sure about this one, but this one here has a lot of debt tied up to it. I'm not exactly sure what it all entails.

1:28:56

That's true. It's

E

Eric G

1:28:58

got a freight train of people behind, yeah, the bankruptcy system on that building.

M

Maria

1:29:07

Have you looked into contacting the Waltons for this bike trail? Because I don't know if you know they're big bikers. They just bought horseshoe Canyon Ranch, and they're putting in all sorts of biking trails in there, and they might contribute. Help contribute. They might so there's but

E

Eric G

1:29:28

I'm of the mindset, if horseshoe can keep horseshoe as horseshoe, once you let in something, you ain't getting that back, you know? I mean, well, this is what we've done here is something we we can do on our own. I'm

M

Maria

1:29:43

just saying they might not. They could just offer to give money, because it's like live, you know, without any strings attached, because they have a foundation that help with things like that. So I'm just saying, See, look into that. Yeah, see if they. To do it with no strings attached, because that the grandkids, big mountain bikers. They go all

E

Eric G

1:30:06

over. They want their map system over the Fayette village. Oh, they

S

Speaker 6

1:30:11

have a they have a bike all the way up to pass state. I think they want to do it all the way up until Fort Smith. But it's miles and miles.

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E

Eric G

1:30:24

Back to your comment before I'm skipping around, I might have missed something, but okay, if we find an investor, let's say he's got 2 million bucks sitting in his pocket burning a hole. He doesn't know what to do with it. Actually, why would he come to worship?

E

Eric G

1:30:44

That's the question. Good

E

Eric G

1:30:49

friend of mine, before the presidential election and I graduated with him. He's done a machine shop. I went up there and visited unbelievable, fully automated. That's my thing. Machine shops. Graduated with him, went to tech school. He went and made a shop fully automated. Whole sections fully automated, anodizing systems. They're making ridiculous. How to describe it? The robot can change the tooling. It'll change the part. It's all a cage. You can't contain it. That's ridiculous. He was willing to close down. Well, that's why I was talking to him, and I tried to hammer that taxes up there, sucking, it's cold and I mean, terrible. You gotta be crazy, man. I laid it out. Mike, come on, bring your company here, right there. That's the thing. Now, the million dollar guy, he's sitting Okay, where am I going to invest it? He's got to have a return if he can go to any kind of suburb or whatever, and rejuvenate something else there. It's all figures. If he gets we'll say 5% if he lets it rot in the bank, or if he can make 15% on his return investing in the suburbs. What can we promise him here? Exactly,

S

Speaker 7

1:32:18

but Eric, do we need to make sure that the city approves this look at rezoning. I mean, we we need to move forward with a plan. We can't just all sit around and think about, well, oh, pie in the sky. We need to come up with something we

E

Eric G

1:32:36

kind of cut, cut a piece of this history of this, presentation, I became chair in January. These kind young folks here stuck me as chair. So the first thing, yeah, I laugh too. But anyway, I'm a glutton for punishment. So the first thing I thought, we need to do, let's double our meetings. So every two weeks we've been meeting. Because what do you accomplish in two hours or one hour every month? I can forget most everything I did last month. So I said, let's get two meetings a month. So here we are, end of May. This is our second meeting for mayor. We are actually what September. We're in the future right now. This is where we would be in September today. So this is what hard work does. This is anything you guys can do. Come

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to the meetings. You had some great ideas. Hey, somebody came and left this morning, or just before the thing opened. He says, you know, she said, How about a community garden. Okay, so I thought, and this is, this is just an idea thrown over community garden. Here's how you would launch all over these plat maps of these designers. There's even parks in here, believe it or not, here's a here's a park. You have these weird little spots where they still Park in there. So out of 56 additions, there's parks in all of them. So name them. And if that community wants a park, sign a petition that you wanted. Otherwise you don't build it. And then everybody goes, I don't want grow old tomatoes only. You just waste it. If the people want it, they'll do it. Petition for that park, or whatever the piece will have to be a community garden. And if it happens, great. If it doesn't, doesn't matter. It can happen.

S

Speaker 1

1:34:40

Yes, I'd like to mention another thing you want to want to put on your to do list. When rented boat went into flipping Arkansas, they had to make a lot of changes to make them work. And then when they got it all done and everything ready to go, Gulfstream aircraft were trying to fly into that little airport. They had. So now all of a sudden, had to hurry along and extend the runway. That's hurting a lot of the digital facilities. So you're working with our local people.

E

Eric G

1:35:09

I am not, but I'll piggyback the story off of what you just said involving our airport. I was hanging out in the gun shop. You believe that, so I'm looking out the window. Here comes four people on foot walking from vehicles. Like, well, that's kind of weird. Maybe they need help. Well, they come in the shop. They're like, well, they don't look like they need help. They're not. They're shopping around. Where are you guys from? What's going on? They had two airplanes that landed our airport to come they needed vetoes, and it got up or not, there's a gun trap. Let's go check it out. I laid into him. Why are you here? Where'd you come from? What are you doing? How do we get more like you here? We don't advertise our airport. They only knew that this airport exists because they've been here years

M

Maria

1:35:58

ago. Who used to have a

E

Eric G

1:36:01

fly ins. Now they only came from I was like, we're home. They just were like, no, no. We had these people that

S

Speaker 6

1:36:10

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were flying, oh, it used to be and then, and then we also have from the Navy, the vintage airplanes. They came and they flew in home by this is many, many, many

E

Eric G

1:36:24

years ago. That's a thing. We have an asset here that's wonderful, and we could tie it in with these little festivals like whatever we got going on. These people are flying around to eat noodles at vetos. We can do better than that. Okay, used to be on our for real estate. It used to be when we

S

Speaker 2

1:36:47

had one of July and Memorial Day. We used to have somebody in the office, because people would stop in and want to

S

Speaker 6

1:36:57

see houses. I worked at the middle lab, and we used to have people flying from Jonesboro just to go Come and eat

E

Eric G

1:37:05

at the hill. Oh, you don't want That's right. They were here because they found out that the tanks were getting replaced and the gas was cheap.

S

Speaker 2

1:37:18

That's why they were here. It was companies, any

E

Eric G

1:37:24

other comments, questions? I

1:37:29

think one

S

Speaker 3

1:37:31

thing, I'm sure you can do it with the economic development folks, of showing what current revenue taxes each year from that section there, and what the potential is, absolutely plan you have to show the difference that could kind of help sell it to more common folks here. Yeah, I had it written down the research, because if I remember Greenbrier yielded, if they were all paying, was like 300 and something bucks

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E

Eric G

1:38:06

in property, in city revenue. Now the city revenue you got school, and you know that that mill rate is broken down by fractions. There's like seven or eight little categories, but what we get here as a city is city property tax bracket and streets, we actually get Street money. But when a lot is 100 bucks, the multiplier 65 cents, it's got, you don't get enough money to even patch. No, there's We're way beyond help. And I don't know why. Here we are in 2025 figuring this out. It's been like that for years. It's frustrating. It really is, because it's like if I could have bought my farm for 52 bucks an acre.

1:38:58

Road, I think

S

Speaker 4

1:39:00

one thing that really needs to take place here is the zoning committee is by ordinance required to have three people from the planning committee, because in order for this to work, both of These committees need to work together, because the zoning ordinance is going to be need to be updated to control what exactly can go in there. But if there's not the right ideas going back and forth, that makes it really tough to do

E

Eric G

1:39:37

well when we plan this meeting, for tonight, there was a lot of pieces that were missing, and like Mike said, we sit down at a meeting and we're spit balling this stuff. We don't have an agenda because we're making it up. You're planning stuff, you're inventing, you're tossing crazy stuff and good stuff. You don't know what's going to stick you. Yeah, so tonight, finally, we could assemble something semi coherent to show the people and go, Okay, this is what we've been working on for five months, twice a month. So at some point, yes, we have to get other teams involved, other committees, other brands in this is this the time for it to happen, maybe, so I, I

S

Speaker 4

1:40:24

don't know. I think it needs to happen sooner than later. It probably does to make this work. There's going to be a lot of work going into redoing the zoning ordinance, because right now, there's really very little in the in the current zoning ordinance that delineates what kind of commercial you're going to

E

Eric G

1:40:44

have, understand, and you

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S

Speaker 4

1:40:46

want to have control, so you don't have something come in here that's going to be not in the city's best interest, correct? So that really needs to be addressed, but without what you're working on here, integrating into the zoning committee. That's a pretty tough task to try to undertake when you know one thing. The zoning committee knows one thing, but neither one of them are no, I'm not saying, but, like, like I said, right now the ordinance says three people from the planning way better than I got sworn

E

Eric G

1:41:27

in on the end of last year, and there was no manual that was handed to me. And here's what you gotta do. It was okay.

S

Speaker 2

1:41:37

You're all actually supposed to be on each of everything, zoning, building, planning,

S

Speaker 4

1:41:45

well, your seven members, three of which are supposed to be from the planning, okay? And right

E

Eric G

1:41:54

now, I mean, Brian can help out. If we are a panel of five and you want to remove two of us. How is the math on

S

Speaker 4

1:42:03

that? No, it wouldn't be removing you. You would still be those three planning committee, but they would attend both. They would be members of both committees. I understand

S

Speaker 2

1:42:17

there used to be more on the planning years ago, okay? And building and zoning,

E

Eric G

1:42:21

this is a question, and I haven't researched the history of the planning but

S

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Speaker 2

1:42:26

they're supposed to be. They're all supposed to be.

M

Maria

1:42:31

There are three members of the planning commission on the zoning board.

S

Speaker 2

1:42:37

There are, nobody wants to volunteer with all of this nonsense, I know, and there's also supposed to be on the building as well. I went back over my book. Over the weekend. I've been on, I know this is one of the most positive things

1:42:54

that I have heard come out of anything going

1:43:02

on. This

S

Speaker 2

1:43:05

is why I can't figure out why we want to take people off there, doing trying to do good things, care. Shed light on that, right? I brought it up earlier. I

E

Eric G

1:43:17

have a problem.

S

Speaker 1

1:43:20

I brought it up earlier. I have a problem with the Mr. ID, the assessments.

S

Speaker 2

1:43:26

You can't assess something that's already been paid for, though, Brian, that's and

S

Speaker 1

1:43:29

that's never been paid that started their Mr. Id assessments of \$90 million not no plus, that were collected.

S

Speaker 2

1:43:37

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We're not talking about what hasn't been collected. You can't

S

Speaker 1

1:43:40

reassess something. We're not reassessing anything. You're not listening to. There's back assessments that were established when they started in 80 they never were paying on some of these lots. We know you remember Eric, I brought the question up last time. I can only

E

Eric G

1:43:57

meet all this problem. What we're

S

Speaker 1

1:43:59

doing here, there's no problem. Is, according to what I've been told aldera by the legal authorities, they say that assessments of the improvement district do not go away ever. And I was trying to get it legislation even passed. It was attacked by your wife saying I was trying to do it for selfish reasons. I wasn't. I have three lots close to my house that have been sold a dozen times by guy on a mammoth springs. He sells them and and the people come in there, just like you said, Okay, we've saved up enough now. We paid so much down. We're paying so much a month, but we got so much save. We can now do a foundation. You get some power. You know they were going to do something. And when they come in and get a permit, they were told, wait, wait, there was \$1,500 on each one of those lots back to Cesar. What you gotta pay that till you get a permit? What they let it go back to the guy. And it was doing it over and over. You. And what I was trying to do, you know that gray and the other, the other person, were sponsoring a bill, trying to get we're improving districts across the state, if they had a situation, they could start people fresh, not not that the assessment goes away, because I was told it can never go away, but they can start it fresh and start paying it. Instead of have to bring that 1500 up, they can start paying that 1500

S

Speaker 7

1:45:28

yearly. That's actually a proposal in the works already. Well, again,

S

Speaker 1

1:45:32

that's why I was trying to get done by slavery and by saying that they're just gone on this whole area. That's what I've been told by. One issue I have with all due reason, trying to say that because they say, make this an effort. It doesn't matter, make an effort or not. It still sits there. It's still owed. It's still been collected. According to Little

E

Eric G

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1:46:01

Rock, no little Little Rock has zero effect on the judges. Settlement Agreement signage that trumps all district law. There was it got rid of all the technicalities that settle agreement. Agreement is portions wash, no one else's ours. So the city has, if they so choose, to go after delinquent assessments. They have, if it

1:46:38

costs you \$500 to go after \$100

E

Eric G

1:46:42

here's the problem people need to understand during litigation, it came to that it's like, well, there's a bunch of assessments that are paid no argument. That isn't what my claim was. There is the problem is there is no way to tell how much, because the district never kept track of who paid what. If American land paid, if that guy over there paid, because the state and county have no responsibility to track district payments on our behalf. And you know, as I, as I know, when the state of Arkansas, municipal league, Little Rock, whatever you want to say, came into the records room in Izzard county to actually prove a case, they had unlimited resources from 75 counties that pay into municipal league. They could have sat there for years trying to prove how much was there. And what do they call? It a Herculean pass, and the books are incomplete. So if I'm one of the property owners that have a lot here, and you're missing 1985 you five. How can you even come up with a number when you have your records are missing? That's why this that dog isn't going to hunt. It won't. The easiest ones you can go after right now are any of the lots that are transferred on a limited warranty deed, probably that could go back to where they're visually recorded, 2012 because that's where the county has digital records, which the district does not. So they could go and say, okay, digitally, this lot paid from wherever it

1:48:35

was 2012, or

E

Eric G

1:48:37

correct. You could take that chunk and say, Yes, that is all and that's doable, and that's an easy number to come with, come up with through the county that can be pursued. Yes,

1:48:52

I'm looking at it, though,

S

Speaker 8

1:48:54

up to this point, nothing's been collected all this time that could have been no one did anything about it. So here we have an opportunity to wipe the slate clean and get

1:49:05

so

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S

Speaker 8

1:49:06

money from a business coming in and think of all the things he's talking about, shopping centers, tax

E

Eric G

1:49:13

revenue, property

S

Speaker 8

1:49:15

tax revenue, compared to hundreds of dollars when you're looking at this to collect an MR. Id fee would be silly, compared to what we could have financially for this town that you may never get. Yeah,

S

Speaker 1

1:49:31

I'm not speaking against this benefits. It actually

S

Speaker 1

1:49:41

benefits me because I have 10, yeah, I have 10 lots, okay, and trash,

E

Eric G

1:49:49

all of this, that's going to happen. That's,

1:49:56

that's what I see. I don't know when

S

Speaker 2

1:49:58

American rantric. Up and I was in real estate. American land did not get the backpack. Everybody said that we did. We did not plan all of this. Mrib gave the property into American land and American land on all the property, not one penny. This

1:50:19

is just such an opportunity,

1:50:24

alright? I

S

Speaker 3

1:50:29

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just like to comment, I don't know Arkansas rules too much, and I'm still been here two years, but I came from Georgia, the one last things, I served with my city as a representative of Clayton County Land Bank, which, in Georgia, we they have land banks. I don't know if Arkansas has land banks, but what with this ruling, it kind of sounds similar to what a land bank role is, that what you're trying to do is get properties and get them back into tax, get them functioning, and we had this, the ability to, in certain cases, it was usually permanent, work with our school board, and whether we'd wait for certain delinquent taxes. A lot of times we we wouldn't on properties we'd still keep. If they owed five years, the person might be interested in buying it, but it was a way. We had an attorney that worked with specialized that they were and I see a need for something like that, maybe the whole state of Arkansas doesn't exist. You

S

Speaker 1

1:51:43

mentioned Tommy lands earlier. That's the man in charge of a land bank in Arkansas.

S

Speaker 3

1:51:48

So that'll be something as far as all the delinquent properties, again, to count on that and working towards that and getting them viable subway people that come here and get these quick kind deeds and find out, well, that's just a yeah,

E

Eric G

1:52:04

that is a money making business the city that that delinquent curse has got to be broken. It's got to be broken. A good question

S

Speaker 5

1:52:17

on the case for the MRI I read in the paperwork. I thought I did, maybe I'm mistaken that any of that collection done from the city or the state, and you saying that it trumps the collection? Is there not a clause in there that states you cannot go backwards to collect the Mr. Id

E

Eric G

1:52:44

center for all the delinquent assessments. Now, first of all, you got to prove that they are delinquent and that they're due. Now that doesn't mean the next person is going to actually pay it, either reason why we are in such a imbalance. Most people that have a house here and maybe have a lot or two for barriers for their house, privacy barriers, they're going to pay all the rest of this green Briar in the other editions, people don't care. What

S

Speaker 5

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1:53:22

I'm saying, though, is, I think in the lawsuit, it says that that Slate's been wiped

E

Eric G

1:53:27

clean. No, it's, it's up to the city for them to collect. Now, here's another little project we were we were looking at doing. We've got thoroughfares through Horsham. We've got highway 29 runs through the center of town. We've got Pinto runs down towards golf course, probably a couple other ones. I think you throw with tri lakes runs. You know, we've got some major scenic roadways heavily trapped. They're an ingress and regress from from people that live here. We need to incentivize

1:54:02

new home

E

Eric G

1:54:03

construction on those roadways. Most of the roads are lots that are on 289 from the stock sign going down town, 400 bucks assessors value. So here's what happens. So it's 6565 cents per 100, the city gets from \$400 worth of assessment the owner of the lot, he looks at his tax bill and goes, Why do I do anything? He's not pressured to build, because it's not costing him anything. There's a couple of bucks we've got to incentivize construction. So now the lot or two, when someone goes, Hey, I'm finally going to build something, because they'll allow me to come by them get a foundation built. I can have one nice lot with a new home. I'm 29 coming into town. Now that price of that little project is going. Escalate. Now look at the guy next door, who's been paying nothing. Now he's got himself in a spot. Now he's gonna go, oh man, where I'm in my property tax, and it used to be 12 bucks, you know. So now he's gonna look what it's like, \$600 whatever. Well, I don't want to pay you that. Well, next time see all that, that's how you start making this town look like something. When people come to visit you come down the main street, you're looking like, ooh, that house looks like it's good. They

S

Speaker 2

1:55:34

never used to land your life because they wanted the individual, Mr. Id correct, and now that there isn't that anymore, we done now we've got that \$80 thing, so who knows, but that's a different story. I'm not going to anyway. Go ahead.

S

Speaker 1

1:55:53

Any other questions, comments. Questions, rezoning. Can you rezone an area? And this guy thought he bought residential. Now Sun is commercial.

S

Speaker 4

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1:56:02

Well, yeah, you can, but there's process going through. You need to have public hearings, notify them. Hey, now you well. You need to notify land owners, if you can find them, and then you have to have a public hearing. And you're going to need to probably have a venue, say at least this side, because anybody from the city can spell that and voice their opinion. That

E

Eric G

1:56:27

was as well. That was done any of the problems. There's an example of how that was done in 2021 the trailer park or scenic acres, had a ordinance pass for pining. They actually reduced the bills of assurance to a sizeable, tiny home, so now people can put that stuff up. So that was, and there's a lot of people that live in the scenic acres, acres that could've attested that tiny homes are now allowed in worship. Yes, even settlers, because that's the same same stuff, because that ordinance applies to all the mobile home designated

S

Speaker 5

1:57:14

rolling scenic track a and track B are what I have been told.

E

Eric G

1:57:18

Is it on the ordinance

1:57:21

or it's it's it's, it'd

S

Speaker 4

1:57:23

be the same process, similar to a variance hearing, but it would be zoning different.

1:57:30

But

S

Speaker 4

1:57:32

yeah, it's, they would to do it properly. It would go to the zoning and adjustments committee. First, they would have to have a public hearing, and then the zoning committee would make a recommendation to the city council. Now the City Council could do one of two things. They could just act on the recommendation from the committee and go ahead and approve it, or they could hold their own hearing to get first hand knowledge and then go by what they hear firsthand, look at the recommendation from the zoning committee, and then make a decision, yes, to rezone it, or No Not to rezone it. To do to do it properly, the zoning committee, working with, hopefully, members of the planning committee would generate an amendment

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to the zoning ordinance for what kind of commercial they would be allowed in that area, so that it would be a thorough plan that would go to the council okay. That will

1:58:40

bring me back to when they tried to de annex

1:58:49

I'm glad because I didn't know kind of homes

E

Eric G

1:58:53

Were. Allowed myself. Any other questions? Comments, ideas, South housing, kind of agent, cell tower, sell tower, yeah, find an investor. Okay, you're like 300 grand. Put one up, okay, and then you gotta they can lease it to different services. Can

1:59:15

anybody call atmc?

E

Eric G

1:59:19

You can call Wallace. You can call Wallace tower, and he might hook you up with some of the builders or investors. That's it. I know guys that have done, yeah, now I need land, huh?

S

Speaker 5

1:59:31

Now I need the land. You need land. And that's tie up. Don't

E

Eric G

1:59:35

forget to get to the building and

E

Eric G

1:59:42

zoning. No, I need zoning too tall or too big. Any other comments? One more for Brian, you still didn't clear that up. Why I'm being and Gail being removed from the committee. Did you pen those ordinances? Yes, I did. Okay. So what? What is the betterment of the city to do that? To get

2:00:06

stated why I broke the lawn.

E

Eric G

2:00:09

Summarize it. Summarize it. So did you guys understand why? What? No, explain it to the people

S

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Speaker 1

2:00:19

you've even presented tonight. You presented before in the other meetings you had that the assessments are gone, done

E

Eric G

2:00:28

well, I did not I just said the city can choose to pursue back assessments. But in the same

S

Speaker 1

2:00:37

area table over here with the maps, you with the maps. And you said, I asked about the assessment. Says everybody will be gone. The assessments will be gone, is how you phrase it. Then I know you phrase

E

Eric G

2:00:52

it different. Now, hey, that's a true statement, but understand

S

Speaker 1

2:00:55

that's what it was based on. What is because it's

M

Mike D

2:01:02

so it's a revenge tactic. No, exactly, why is my next door neighbor on the talking about the chopping block? What? What did miss Gail? Do? I like to know?

2:01:13

Did you attend the meeting?

E

Eric G

2:01:14

Just tell him. Just say he's right here. You

M

Maria

2:01:22

know? Want you to verbalize why you're doing this and help us to understand your point of view,

S

Speaker 1

2:01:30

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that the city council is all about revenge, that she's glad we only have a year and a half more of their rain. The many things she's posted on social media was brought to me and said, This is what's being said. She's a millionaire member committee

E

Eric G

2:01:47

Council. You realize you're a politician, right?

S

Speaker 1

2:01:52

Hang on drugs me. And said, how can the committee member work with the council that she is objected to so beautifully, but

M

Mike D

2:01:59

we don't work with the Council. The Council showed up at a single one of our meetings. Now, one Tony booth showed up at one meeting. Other than that, the city council has not shown up at one Planning Committee. We planned all this in the bike trail. They have not

2:02:14

shown up. Yes, well, as much as

M

Mike D

2:02:17

we'd like them to, because the job of the planning committee is to work with the City Council, not against the city council. I don't like the idea that I'm working against them, so I feel like I'm wasting my time here, if we're at odds, and I don't want to be at odds and I waste my time, I just want to all work together. Didn't you

S

Speaker 6

2:02:36

just state less than 15 minutes ago that the goal here was to work with the City Council to move it forward and accomplish

S

Speaker 7

2:02:45

I did, and I always do that. What I did say, though, right is right. I did post on Facebook and say, I'm glad we only have a year and a half left of the city council freedom of speech. I did say that was absolutely right. So but

S

Speaker 2

2:03:04

that's why you want her off of this

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S

Speaker 1

2:03:08

committee. That's why I wrote it again. It was brought to me. Everybody's saying you write these right? You know what? Six people have full time jobs, okay, out of eight, alright. David Vicks, the other retiree. Why do I write these? Is because I am the one who is also retired and can write them. David doesn't want to, therefore I'm writing you can't, because I've been on me and I have some

S

Speaker 2

2:03:38

why you write them. We ask you why? Example why she's coming off and why you why you guys want her so

S

Speaker 1

2:03:47

brought to me that they thought she wouldn't not be working with the council because she has minimum feelings being expressed even it was expressed in a meeting called all of us and myself at that point, uh, description,

S

Speaker 3

2:04:09

exactly, but you still been thinking all these two because you don't like the way they operate. They don't bow down to you

E

Eric G

2:04:16

didn't write

S

Speaker 1

2:04:18

it. I was not pushing this. La stood up in finance and thought he should have a job distributor, and he should have taken that ring.