

Stricken language would be deleted from and underlined language would be added to the law as it existed prior to this session of the General Assembly.

1 State of Arkansas
2 86th General Assembly
3 Regular Session, 2007

A Bill

HOUSE BILL 2246

4
5 By: Representatives L. Smith, Pennartz
6
7

For An Act To Be Entitled

8
9 AN ACT CONCERNING CENTRAL BUSINESS IMPROVEMENT
10 DISTRICTS; AND FOR OTHER PURPOSES.
11

Subtitle

12
13 CONCERNING CENTRAL BUSINESS IMPROVEMENT
14 DISTRICTS.
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16

17 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
18

19 SECTION 1. Arkansas Code § 14-184-103 is amended to read as follows:
20 14-184-103. Legislative determinations.

21 (a) It is determined and declared by the General Assembly that:

22 (1) The deterioration of the central business districts of urban
23 centers of the state by reason of obsolescence, overcrowding, faulty
24 arrangement or design, deleterious land use, or a combination of these or
25 other factors is a threat to the property tax and other revenue sources of
26 municipalities;

27 (2) Increases in population and automobile usage have created
28 conditions of traffic congestion in central business districts, and such
29 conditions constitute a hazard to the safety of pedestrians and impede the
30 use of public rights-of-way;

31 (3) The elimination of urban blight and decay and the
32 modernization and general improvement of central business districts by
33 governmental action are considered necessary to promote the public health,
34 safety, and welfare of the communities; and

35 (4) The restoration of central business districts is the
36 appropriate subject for remedial legislation.



1 (b) It is further determined and declared by the General Assembly
2 that:

3 (1) Municipalities should be encouraged to create self-financing
4 improvement districts and designated district management corporations to
5 execute self-help programs to enhance local business climates; and

6 (2) Municipalities should be given the broadest possible
7 discretion in establishing self-help programs consistent with local needs,
8 goals, and objectives.

9
10 SECTION 2. Arkansas Code § 14-184-111 is amended to read as follows:
11 14-184-111. Board of commissioners.

12 (a)(1)(A) In the ordinance creating a central business improvement
13 district, the governing body shall appoint ~~five (5)~~ a minimum of five (5)
14 persons who shall be owners of real property in the district, or officers or
15 stockholders of a corporation owning real property within the district, as
16 commissioners, who shall compose a board of commissioners for the district.

17 (B) In cities operating under a commission form of
18 government, the mayor and city commissioners, by virtue of their offices,
19 ~~shall may~~ be commissioners of each district and ~~shall may~~ comprise the board
20 of each district.

21 (2)(A) At the initial meeting of commissioners, the governing
22 body of the municipality shall divide randomly the commissioners into three
23 (3) groups roughly equal in number.

24 (B)(i) The first group of commissioners shall serve a term
25 of two (2) years.

26 (ii) The second group of commissioners shall serve a
27 term of four (4) years.

28 (iii) The third group of commissioners shall serve a
29 term of six (6) years.

30 (C) Following the initial group of commissioners, all
31 commissioners shall serve a term of six (6) years.

32 ~~(2)(3)~~ The board of commissioners shall elect a chairman and a
33 secretary.

34 (b)(1)(A)(i) All vacancies that may occur after the board shall have
35 been organized shall be filled by the governing body.

36 (ii) The vacating member shall serve, if possible,

1 until a successor is appointed by the governing body of the municipality.

2 (B) If all places on the board shall become vacant, or
3 those appointed shall refuse or neglect to act or shall cease to have the
4 qualifications required for their original appointment, new members shall be
5 appointed by the governing body as in the first instance.

6 (2)(A)(i) The governing body shall have the power to remove the
7 board, or any member of it, by a two-thirds (2/3) vote of the whole number of
8 the members of the governing body.

9 (ii) Removal shall be for cause only and after a
10 hearing upon sworn charges preferred in writing by a property owner in the
11 district. Ten (10) days' notice of the hearing on the charges shall be given.

12 (B) The governing body shall have the power to remove the
13 board, or any member of it, by a vote of the majority of the whole number of
14 the members elected to the governing body upon the written petition of the
15 owners of a majority in assessed value of the property located within the
16 district, after a hearing upon ten (10) days' notice to each member of the
17 board affected.

18 (c) The members of the board shall receive no compensation for their
19 services but may be reimbursed for their actual expenses incurred in the
20 performance of their duties.

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22 SECTION 3. Arkansas Code § 14-184-115 is amended to read as follows:
23 14-184-115. Powers of improvement district generally.

24 A central business improvement district shall have all powers necessary
25 or desirable to undertake and carry out any or all parts of the planned
26 improvement including, but not limited to, the following:

27 (1) Existence as a body corporate, having the power to sue and
28 to be sued and to contract in its name;

29 (2) To own, acquire, improve, operate, maintain, sell, lease as
30 lessor or lessee, and contract concerning, or otherwise deal in or dispose
31 of, any and all real and personal property necessary or desirable for the
32 accomplishment of the plan;

33 (3)(A) To acquire, construct, install, operate, maintain, and
34 contract regarding pedestrian or shopping malls, plazas, sidewalks or moving
35 sidewalks, parks, parking lots, parking garages, offices, urban residential
36 facilities including, without limitation, apartments, condominiums, hotels,

1 motels, convention halls, rooms, and related facilities, and buildings and
 2 structures to contain any of these facilities, bus stop shelters, decorative
 3 lighting, benches or other seating furniture, sculptures, telephone booths,
 4 traffic signs, fire hydrants, kiosks, trash receptacles, marquees, awnings or
 5 canopies, walls and barriers, paintings or murals, alleys, shelters, display
 6 cases, fountains, child-care facilities, restrooms, information booths,
 7 aquariums or aviaries, tunnels and ramps, pedestrian and vehicular overpasses
 8 and underpasses;

9 (B) To acquire airspace for, and to construct, pedestrian
 10 walkways through buildings; and

11 (C) To construct each and every other useful, necessary,
 12 or desired facility or improvement which may secure and develop industry and
 13 be conducive to improved economic activity within the district.

14 (4) To landscape and plant trees, bushes and shrubbery, grass,
 15 flowers, and each and every other kind of decorative planting;

16 (5) To install and operate, or to lease, public music and news
 17 facilities;

18 (6) To acquire and operate buses, minibuses, mobile benches, and
 19 other modes of transportation;

20 (7) To construct and operate child-care facilities;

21 (8) To acquire air rights for and to construct, operate, and
 22 maintain pedestrian overpasses, vehicular overpasses, public restaurants or
 23 other facilities within the air rights, to establish, operate, and maintain
 24 other restaurants or public eating facilities within the district, and to
 25 lease space within the district for sidewalk cafe tables and chairs;

26 (9) To construct lakes, dams, and waterways of whatever size;

27 (10) To employ and provide special police facilities and
 28 personnel for the protection and enjoyment of the property owners and the
 29 general public using the facilities of the district;

30 (11) To employ such persons as are necessary to procure such
 31 equipment as may be required to maintain the streets, alleys, malls, bridges,
 32 ramps, tunnels, lawns, trees, and decorative planting of each and every
 33 nature, and every structure or object of any nature whatsoever constructed or
 34 operated by the district;

35 (12) To grant permits for newsstands, sidewalk cafes, and every
 36 other useful and desired private usage of public or private property;

1 (13) To prohibit or restrict vehicular traffic on the streets
2 within the district as the governing body may deem necessary and to provide
3 the means for access by emergency vehicles to or in these areas;

4 (14) To acquire, construct, reconstruct, extend, maintain,
5 operate, repair, or lease to others for public use, parking lots, or parking
6 garages, both above and below ground, or other facilities for the parking of
7 vehicles, including the power to install these facilities in public and
8 private areas, whether these areas are owned in fee simple, by easement, or
9 by leasehold, with the approval and authority of the governing body and,
10 where desirable, to exchange property in kind by negotiations with private
11 owners, in the acquisition of property and property rights for the public
12 purposes contemplated by this subchapter;

13 (15)(A) To remove, by agreement or by the power of eminent
14 domain, any existing structures or signs of any description in the district
15 not conforming to the plan of improvement; and

16 (B) To require, whether by agreement or by the exercise of
17 eminent domain, any or all utilities servicing the district to lay such pipe,
18 extend such wires, provide such facilities, or conform, modify, or remove
19 existing facilities to effectuate the plan of improvement for the district;
20 and

21 (16) To provide services for the improvement and operation of
22 the district including, without limitation:

23 (A) Promotion and marketing;

24 (B) Advertising;

25 (C) Health and sanitation;

26 (D) Public safety;

27 (E) Security;

28 (F) Undertake traffic and parking improvements;

29 (G) Recreation;

30 (H) Cultural enhancement;

31 (I) Consultation regarding planning, management, and
32 development activities;

33 (J) Maintenance of improvements;

34 (K) Activities in support of business or residential
35 recruitment, retention, or management development;

36 (L) Aesthetic improvements, including the decoration,

1 restoration, or renovation of any public place or building facade and
2 exterior in public view that confers a public benefit;

3 (M) Furnishing music in any public place;

4 (N) Special event and festival management;

5 (O) Professional management, planning, and promotion of
6 the district;

7 (P) Stabilization, maintenance, rehabilitation, adaptive
8 reuse of historic buildings; and

9 (Q) Design assistance; and

10 ~~(16)~~(17) To do everything necessary or desirable to effectuate
11 the plan of improvement for the district.

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