

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JUNE 16, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance to establish the City of Little Rock Municipal Owners' Multipurpose Improvement District No. 2026-002 (Springtree Phase 5 & 6)</p> <p>Submitted by:</p> <p>The City Attorney's Office</p>	<p>√Ordinance Resolution</p>	<p>Delphone Hubbard, City Manager</p>
SYNOPSIS	<p>An Ordinance to establish the Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2026-002 for Springtree Subdivision Phases 5 and 6 (the "District").</p>	
FISCAL IMPACT	<p>None. All costs related to the formation, administration, and operation of the proposed multipurpose improvement district will be borne by the district and the benefited property owners through bond proceeds, not the City's general funds.</p>	
RECOMMENDATION	<p>Pass the Ordinance.</p>	
BACKGROUND	<p>A petition has been duly filed with the City Clerk requesting the establishment of a municipal property owners' multipurpose improvement district encompassing Springtree Subdivision Phases 5 and 6. The petition is signed by all record owners of real property within the proposed district boundaries. Required notice, along with certification of the property description and ownership, has been properly submitted in accordance with applicable statutory requirements.</p>	

**BACKGROUND
CONTINUED**

The proposed District is authorized under Arkansas Code Annotated § 14-94-101 et seq., which permits the creation of municipal property owners' improvement districts for the purpose of financing and managing public improvements that benefit a defined area. The petitioners have requested the District be empowered to acquire equipment, construct and maintain improvements, and provide fire protection services, among other lawful functions.

The Ordinance establishes the District as the appropriate and necessary mechanism to implement these improvements, as it enables cost allocation to benefiting properties and provides a structured means of financing through bond proceeds. All upfront costs associated with the improvements will be financed and reimbursed through such bonds.

The Ordinance further appoints the initial Board of Improvement Commissioners—Darryl Swinton, Deborah Bell, and Yanir Ben Zikri—who will oversee the District's operations and ensure that its purposes are carried out in compliance with applicable laws.

The Board of Directors finds that there is an immediate need for the improvements described and that the creation of the District is the only feasible method to achieve these objectives. Accordingly, an emergency clause is included to allow the Ordinance to take effect immediately upon passage to protect public health, safety, and welfare.

Approval of this Ordinance will formally establish the District and authorize it to proceed with its intended improvements and services.