

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: December 8, 2025

FROM: Dale Perryman, P.E., Town Engineer

SUBJECT: Reduction of Letter of Credit for The Villages of Strathmore, Phase 3, Case #49903

INTRODUCTION:

The purpose of this agenda item is to consider the approval of the reduction of the First National Bank of Eastern Arkansas Letter of Credit (#4628) for The Villages of Strathmore, Phase 3. (Exhibit 1)

BACKGROUND:

- The BMA approved the Development Agreement for this multi-phase development on January 19, 2019.
- It consists of approximately 20 acres at the northwest corner of West Poplar Avenue and Bailey Station Road.
- There have been four (4) time extension amendments, with the last one being approved on November 27, 2023.
- The Villages of Strathmore, Phases 1, 2, and 3 are all under the same Development Agreement and case number however, there are two Letters of Credit - one for Phases 1 and 2 and the other for Phase 3.
- The Final Plat was recorded on August 29, 2024, which initiated the One-Year Warranty.

DISCUSSION:

The Developer is requesting a reduction of the Letter of Credit. Staff has confirmed the conditions in the Development Agreement have been met. See Exhibit 2 for a detailed breakdown of the Letter of Credit calculations.

STAFF RECOMMENDATION:

Staff recommends approval of the Reduction of the First National Bank of Eastern Arkansas (#4628) for The Villages of Strathmore, Phase 3.

BUDGET IMPACT:

There is no impact to the budget.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map.pdf](#)

[Exhibit 2 - Reduction Calculations.pdf](#)

PROPOSED MOTION:

To approve the Reduction of the First National Bank of Eastern Arkansas Letter of Credit (#4628) for The Villages of Strathmore, Phase 3, from \$135,000.00 to \$39,000.00.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						