



# 2012

## Annual Development Report



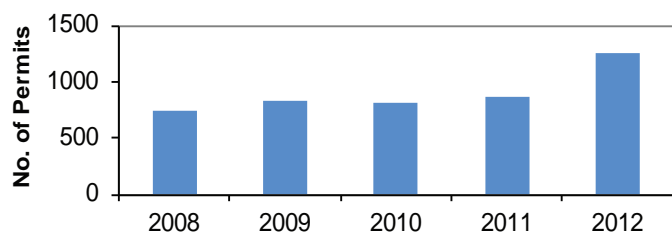
Community & Economic Development  
305 SW A Street  
Bentonville, AR 72712

[www.bentonvillear.com](http://www.bentonvillear.com)

# 2012 Development Data

- Building Inspections issued a total of 1,253 permits in 2012, an increase of 45% from 2011. The highest increases are in multifamily permits and commercial additions.
- The total number of inspections increased by 15%, with 13,782 inspections conducted in 2012.
- Total valuation of \$222M is an increase of 43% from 2011. The highest valuation is in single family, which represents a shift from the highest valuation in 2011 being commercial development. The largest annual increase was multifamily valuation with a 334% increase.
- Total fees collected also increased, with a total of \$727,462 collected in 2012, a 48% increase from last year.
- A total of 553 certificates of occupancy were issued, up almost 20% from 2011.
- Code enforcement inspections, 2,068 in 2012, had a slight decrease from the 2,114 inspections in 2011. Efforts to be proactive with code enforcement through public education may contribute to this reduction in inspections.
- Demolition permits remain steady, with 27 permits issued in 2012 and 29 issued in 2011.

**Building Permits Issued  
2008-2012**



Permits Issued			
	2011	2012	% Change
Single Family	345	490	42%
Multifamily	13	39	200%
Residential Alteration	97	190	96%
Swimming Pool	18	28	56%
Fence	141	220	56%
Relocated/Demo	30	27	-10%
New Commercial	37	17	-54%
Commercial Addition	3	7	133%
Commercial Alteration	95	129	36%
Sign	81	99	22%
Other	6	7	17%
<b>TOTAL</b>	<b>866</b>	<b>1253</b>	<b>45%</b>

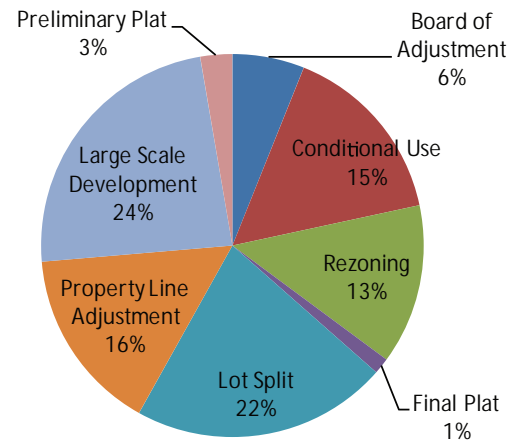
Building Inspections			
	2011	2012	% Change
Inspections	12,034	13,782	15%

Certificates of Occupancy (certificates)			
	2011	2012	% Change
Single Family	315	388	23%
Duplex	12	24	100%
Multi-family	12	4	-67%
Residential Alt/Rem/Add	23	25	9%
Commercial	35	14	-60%
Tenant Infill	13	14	8%
Commercial Alt/Rem/Add	56	84	50%
<b>TOTAL</b>	<b>466</b>	<b>553</b>	<b>19%</b>

Code Enforcement			
	2011	2012	% Change
Inspections	2,114	2,068	-2%

- Continuing an upward trend since 2010, the total number of planning items (148) increased 13% over 2011.
- Large scale developments made up the largest category of planning items, with 33. Nearly 43% of those were in-house large scale developments that were approved administratively.
- Large scale developments, preliminary plats and lot splits all increased this year, while final plats and property line adjustments dropped.
- The 18% increase in preliminary platted lots suggests an improvement in the housing market.
- Continuing with last year's trend, lot splits were significantly higher than the previous year with 32 in 2012 compared to 23 in 2011.
- Rezoning increased by 66% and conditional uses increased by 15% compared to last year.
- Development is taking place within the zoning regulations, as indicated by the 40% decrease in variance requests.

## 2012 Planning Items



### Development Activity

	2011	2012	% Change
Preliminary Plats	3	4	33%
Final Plats	3	2	-33%
Lot Splits	23	32	39%
Property Line Adjustments	29	23	-21%
Large Scale Development	26	35	35%
<b>TOTAL</b>	<b>84</b>	<b>96</b>	<b>14%</b>

### Platted Lots

	2011	2012	% Change
Final	64	6	-91%
Preliminary	116	137	18%







### Zoning Activity

	2011	2012	% Change
Rezoning	12	20	67%
Conditional Use	20	23	15%
Variance	15	9	-40%
<b>TOTAL</b>	<b>47</b>	<b>52</b>	<b>11%</b>



# Residential

- Residential building permits are up. Single family building permits went up 42% between 2011 and 2012, and multifamily permits went up by 200% during that same time.
- Similarly, residential occupancy permits increased by 22%.
- Worth noting is the changes in activity for residential alterations and additions. Building permits for these projects increased by 96% and the valuation of these projects went up 114%.
- Single family valuation increased by 57%, suggesting larger and/or more expensive homes are being built than in the last few years. The average valuation for single family is \$263,851, 11% higher than last year's average single family valuation of \$236, 704. Average multifamily (3 or more units) valuation for 2012 is \$697,515
- The department has been documenting total platted lots and residential certificates of occupancy since 2004. Based on this data, there are currently 997 preliminary platted lots and 976 final platted lots available for development.
- Lot absorption rates compare lots platted to houses receiving final certificates of occupancy, which is an indication of how well development is responding to market conditions. Absorption rates for residential lots in Bentonville have increased steadily since 2009, with a 2012 absorption rate of 42%, compared to 2011's absorption rate of 25%.

Single Family Building Permits	42%	
Multi-family Building Permits	200%	
Residential Occupancy Permits	22%	
Residential Valuation	70%	
Preliminary Platted Lots	6750%	
Final Platted Lots	100%	

## Dec. 31, 2012 Population Estimate:

**38,863**

Jan 1, 2012 Population Estimate (City Data)	Residential Certificates of Occupancy Issued Jan 1, 2012 – Dec 31, 2012	Persons per unit*	Population Added	Population Estimate (Jan 1, 2013)	Percent Change (From Jan 1, 2012)
37,671	448	2.66	1192	<b>38,863</b>	<b>3.16%</b>

### Residential Building Permits

	2011	2012	% Change
Single Family	345	490	42%
Multi-family	13	39	200%
Swimming Pool	18	28	56%
Residential Alt/Rem/Add	97	190	96%
Fence	141	220	56%
<b>TOTAL</b>	<b>614</b>	<b>967</b>	<b>57%</b>

### Residential Certificates of Occupancy (certificates)

	2011	2012	% Change
New Single Family	315	388	23%
New Duplex	12	24	100%
New Multifamily	12	4	-67%
Residential Alt/ Rem/Add	23	25	9%
<b>TOTAL</b>	<b>362</b>	<b>441</b>	<b>22%</b>

### Residential Certificates of Occupancy (units)

	2011	2012	% Change
New Single Family	315	388	23%
New Duplex	24	48	100%
New Multifamily	144	12	-92%
<b>TOTAL</b>	<b>483</b>	<b>448</b>	<b>-7%</b>

### Platted Lots

	2011	2012	% Change
Final	3	6	100%
Preliminary	2	137	6750%
Lot Splits	23	32	39%
Property Line Adjustments	29	23	-21%

### Residential Valuation

	2011	2012	% Change
Single Family	\$82,184,112	\$129,287,063	57%
Multi-family	\$3,517,763	\$15,273,913	334%
Residential Alteration / Add	\$1,697,678	\$3,632,204	114%
<b>TOTAL</b>	<b>\$87,399,553</b>	<b>\$148,193,180</b>	<b>70%</b>

### Residential Fees

	2011	2012	% Change
Fees	\$323,716	\$533,935	65%

### Lots Available

Preliminary Platted Lots (2004-2012)	7475	
Expired Preliminary Platted Lots (2004-2009)*	1692	
Final Platted Lots (2004-2012)	<u>4786</u>	
<b>Preliminary Platted Lots Available</b>		<b>997</b>
Final Platted Lots (2004-2012)	4786	
Residential C of O's (2004-2012)	<u>3810</u>	
<b>Final Platted Lots Available</b>		<b>976</b>
<b>Total Platted Lots Available</b>		<b>1973</b>

\*Approval of these platted lots has expired, requiring a new approval from Planning Commission

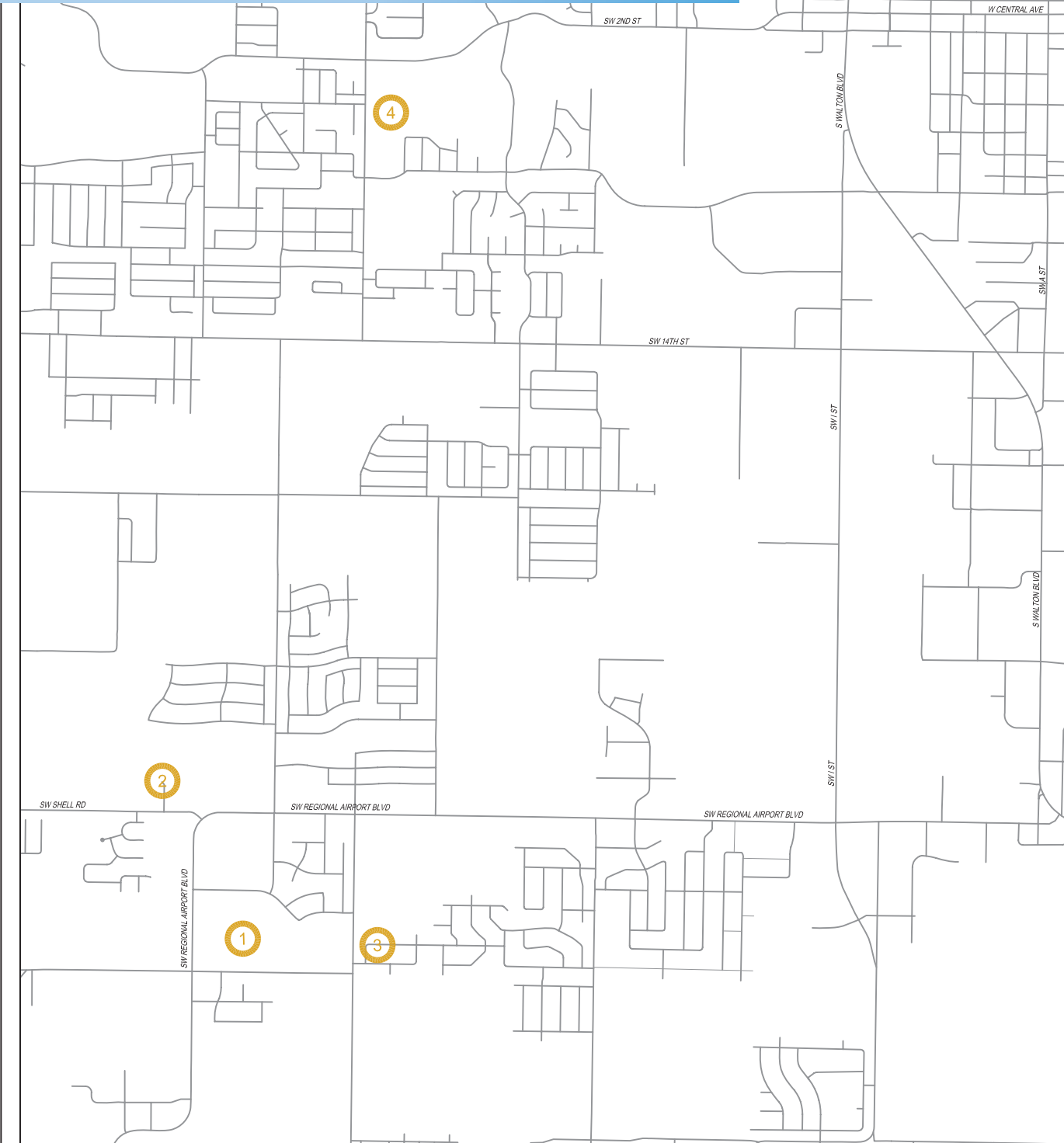
### Absorption Rates

#### 2004-2012

	Lots Final Platted	Residential C of O's	Final Platted Lots Available	Absorption Rate
<b>2004</b>	673	369	304	55%
<b>2005</b>	1688	487	1505	32%
<b>2006</b>	1469	563	2411	23%
<b>2007</b>	504	698	2217	31%
<b>2008</b>	184	405	1996	20%
<b>2009</b>	85	237	1844	13%
<b>2010</b>	113	300	1657	18%
<b>2011</b>	64	339	1382	25%
<b>2012</b>	6	412	976	42%
<b>TOTAL</b>	<b>4780</b>	<b>3810</b>	<b>970</b>	<b>80%</b>

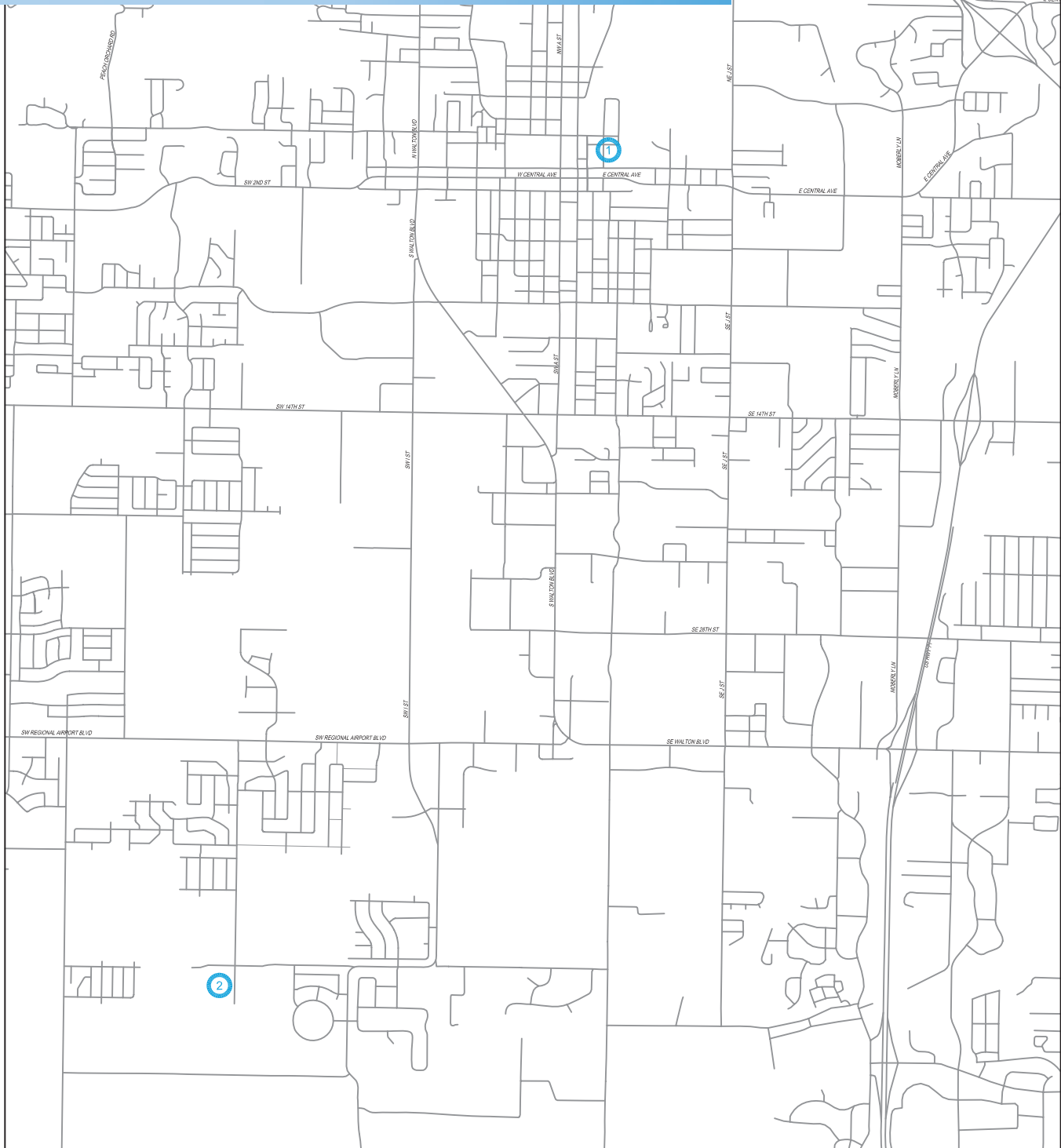
Residential C of O's include single family and duplex permits (not units).

<i>Project Name</i>	<i>Location</i>	<i># of Lots</i>
1) Cornerstone Ridge Sub., Ph 3	Southwest Gemstone Boulevard	32
2) Willowbrook Subdivision	Southwest Shell Road	48
3) Windwood Subdivision Ph. V	Southwest Cypress Street	26
4) Coler Creek Subdivision	Elm Tree Road	31



Project Name	Location	# of Lots
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1) Original Town of Bentonville	NE Blake Street and N Main Street	2
2) Central Park Addition Phase II	Southwest Bright Road	4

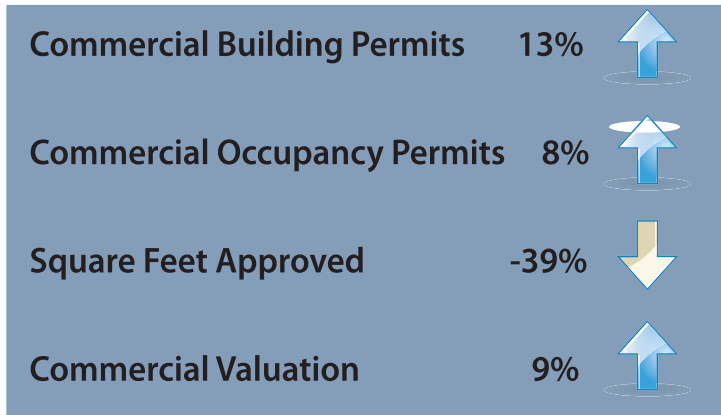


# 2012 FINAL PLATS



# Commercial Development

- Commercial development is trending upward. Both permits and certificates of occupancy issued were higher this year than in 2011. The largest increase was in commercial additions, with 133%.
- Approximately 276,444 square feet of new commercial development was approved through the large scale development review process. While this is a nearly 40% decrease overall from 2011, there was an additional 108,000 square feet of retail approved compared to no retail approved in 2011.
- Nearly 43% of the large scale developments were approved in-house.
- Commercial valuation was \$72.4 million, an increase of 9% over 2011.



## Commercial Building Permits

	2011	2012	% Change
New Commercial	37	17	-54%
Commercial Addition	3	7	133%
Commercial Alteration	95	129	36%
<b>TOTAL</b>	<b>135</b>	<b>153</b>	<b>13%</b>

## Commercial Certificates of Occupancy

	2011	2012	% Change
Commercial	35	14	-60%
Tenant Infill	13	14	8%
Commercial Alt/Rem/Add	56	84	50%
<b>TOTAL</b>	<b>104</b>	<b>112</b>	<b>8%</b>

## Commercial Square Feet Approved

	2011	2012	% Change
Office	88,678	38,500	-57%
Public	183,400	112,239	-39%
Retail	0	108,143	--
Service	167,862	14,890	-91%
Industrial	16,000	2,672	-83%
<b>TOTAL</b>	<b>455,940</b>	<b>276,444</b>	<b>-39%</b>

## Commercial Valuation

	2011	2012	% Change
Valuation	\$66,307,441	\$72,401,850	9%

## Commercial Fees

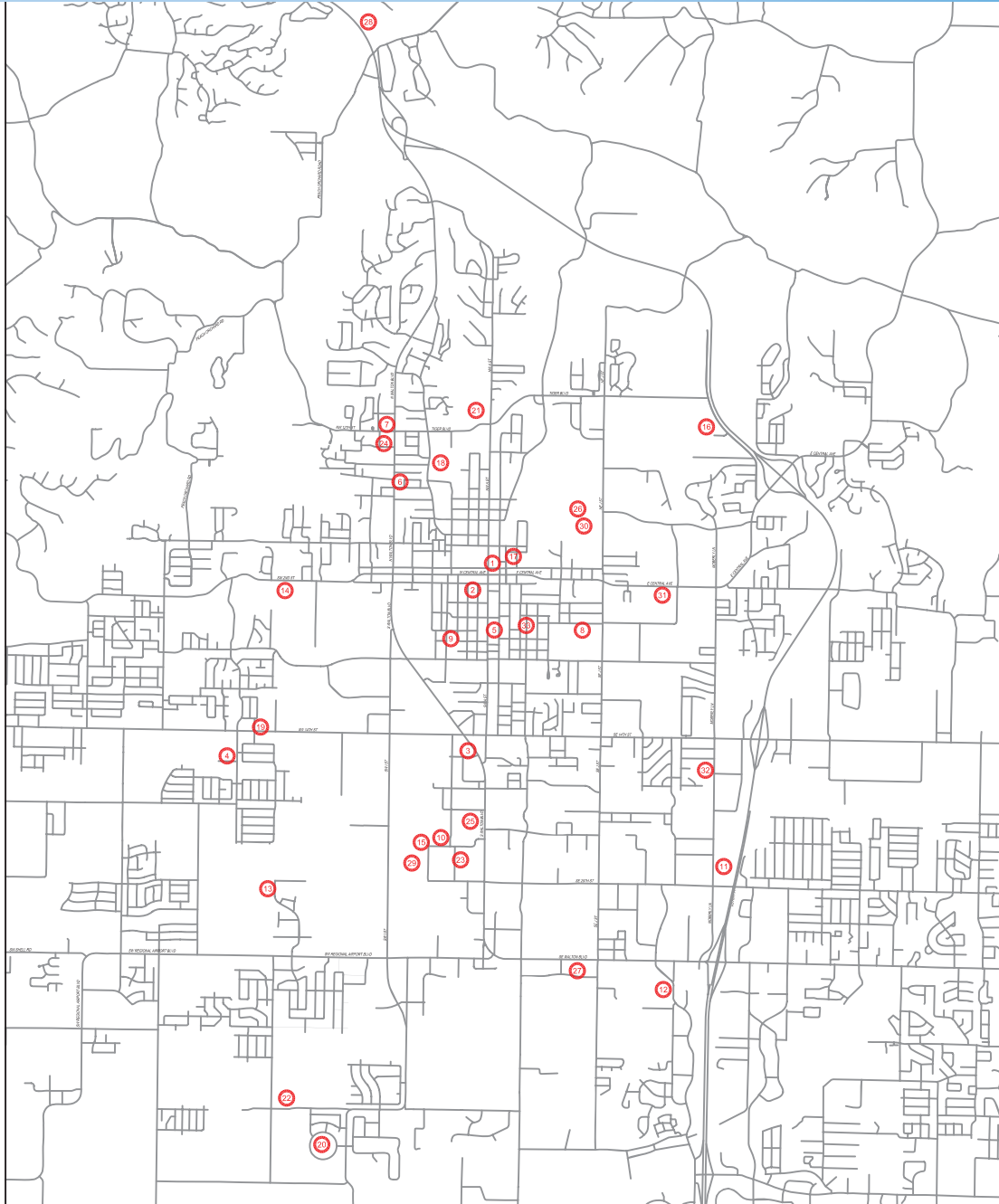
	2011	2012	% Change
Fees	\$154,216	\$172,596	12%



## Large Scale Development

Project Name	Location	Sq Ft
1) Mid Town Center	110 Northwest 2nd Street	65,055
2) First Baptist Parking	200 Southwest A Street	
3) Commerce Center Restaurant	1406 South Walton Boulevard	1,870
4) Copperstone Apartments Phase II	1600 Been Road	
5) CrossFit Gym	500 South Main Street	3,020
6) Bentonville Church of Christ	816 Northwest 8th Street	10,721
7) Harps	1209 North Walton Boulevard	37,900
8) Faber Parking Lot Expansion	1004 Southeast 5th Street	
9) Crossmark Center	607 Southwest F Street	18,500
10) Little Darlings	401 Southwest 24th Street	2,368
11) Lander McClarty	2601 Southeast Moberly Lane	11,720
12) Keypoint Church	3700 Medical Center Parkway	25,000
13) Police Athletic League	2904 Southwest Maple Road	10,000
14) Bentonville Islamic Parking	1801 Southwest 2nd Street	
15) Lawrence Hanger	Southwest Aviation Street	11,949
16) Grace Point Church	1201 McColium Road	36,300

17) 21C Parking Garage	200 Northeast A Street	
18) TJ Elementary Parking Expansion	810 Bella Vista Road	
19) Pawn USA	2310 Southwest 14th Street	9,900
20) Central Park Elementary	1400 SW Liberty Avenue	10,121
21) Lincoln IT Building	1210 NW Leopard Lane	12,548
22) Willowbrook Elementary	1800 SW Gator Road	4,800
23) Airport Center	2401 Southwest D Street	
24) Cox Communication	1132 Northwest J Street	1,200
25) First Assembly of God	2210 Southwest Victory Street	
26) Crystal Bridges Parking Expansion	900 Museum Way	
27) Premier Dermatology Parking	903 Southeast Plaza Avenue	
28) Old Bella Vista Water Extension	3301 Bella Vista Way	
29) Airport Apron Expansion	2500 Southwest Aviation	
30) Crystal Bridges Parking Expansion	900 Museum Way	
31) United Industries	1900 East Central Avenue	2,672
32) Bentonville Fire Station #2	1610 Southeast Moberly Lane	800
33) Downtown Trail	South Main Street	



## 2012 LARGE SCALE DEVELOPMENTS



## Commercial Certificates of Occupancy

<i>Project Name</i>	<i>Location</i>	<i>Sq Ft</i>
1) Crystal Bridges (4 bldgs)	600 Museum Way	248,104
2) Casey's General Store	900 SW 14 St	7,506
3) Willowbrook/Bright Field (2 bldgs)	5101 SW Bright Rd	176,831
4) Sugar Creek/TJ Classrooms (2 bldgs)	900 & 902 Bella Vista Rd	17,393
5) Hindu Association of NWA	2502 SW Regional Airport Blvd	4,000
6) Casey's General Store	2801 SE J St	3,950
7) McDonald's	805 SW Regional Airport Blvd	3,813
8) Outdoor Cap	1201 Melissa Dr	37,743
9) Casey's General Store	100 SE J St	3,992



2012 NEW COMMERCIAL



# 2012 Completed Commercial Developments

**Outdoor Cap**



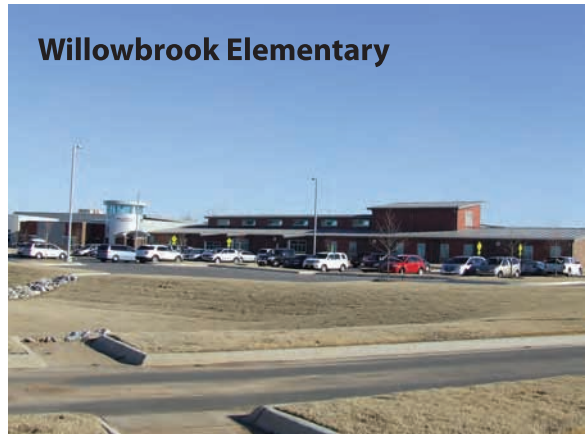
**TREC Center**



**Caseys on SW 14th St**



**Willowbrook Elementary**



**McDonald's**

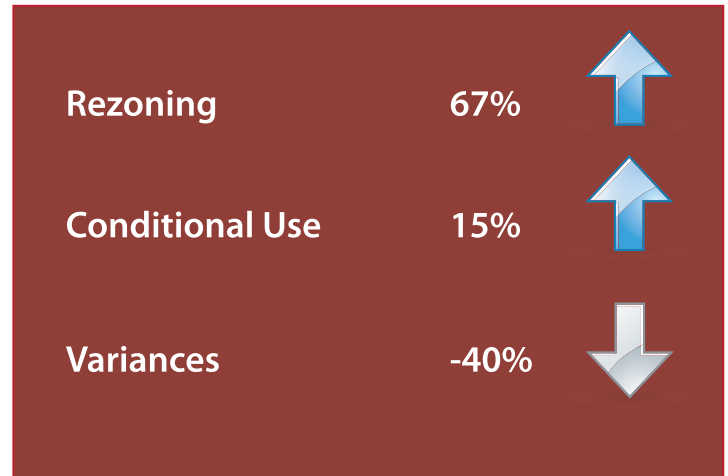


**Bright Field Middle School**



# Zoning

- Rezoning increased by 67% over last year.
- Conditional uses increased by 15%.
- Variances decreased by 40% from last year.  
Typical variances granted are for yard setbacks.  
Requests for variances in the size of downtown vending trailers has increased from previous years.

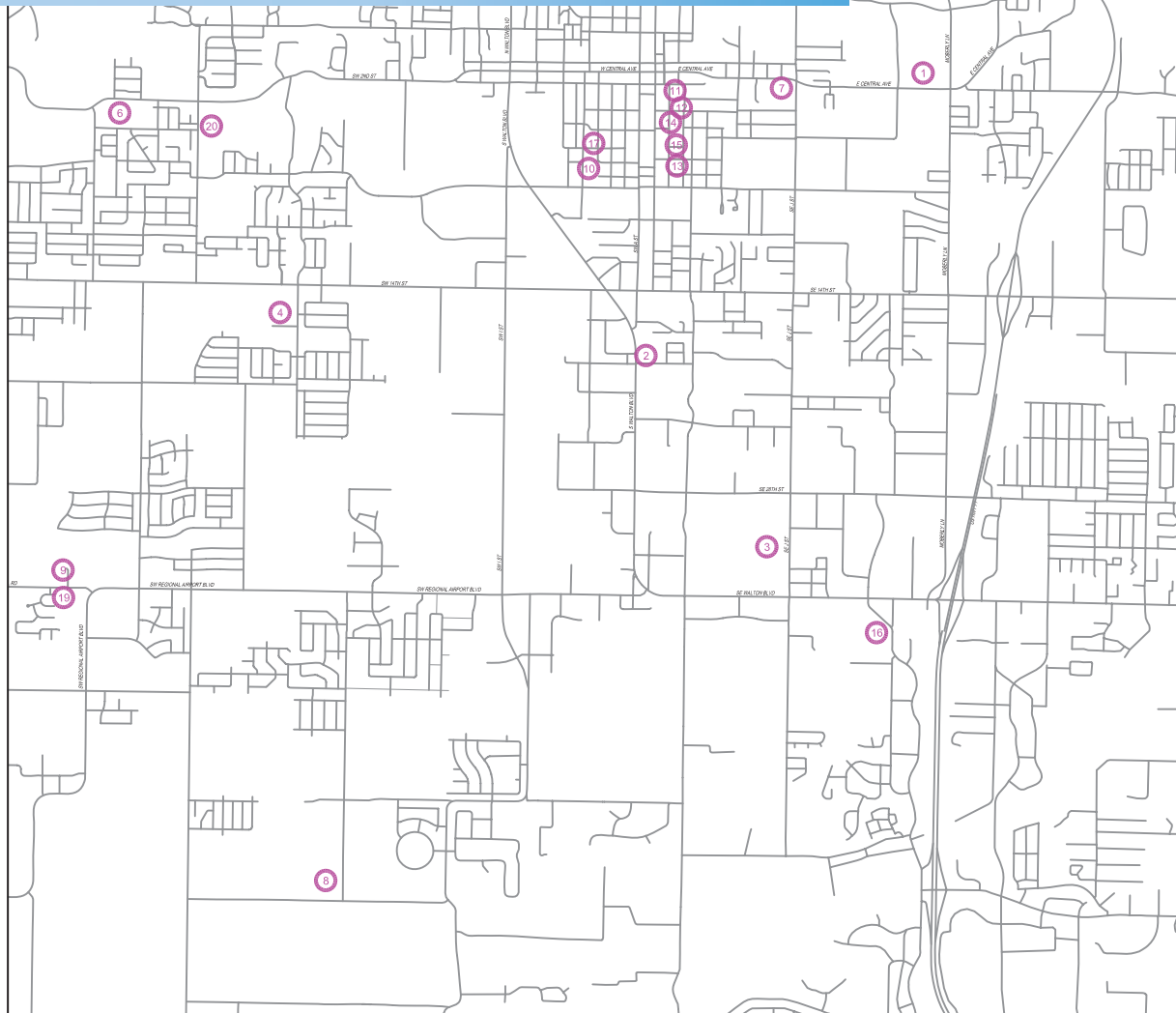


## Zoning Activity

	2011	2012	% Change
Rezoning	12	20	67%
Conditional Use	20	23	15%
Variance	15	9	-40%
<b>TOTAL</b>	<b>47</b>	<b>52</b>	<b>11%</b>

## Rezoning

<i>Applicant</i>	<i>Location</i>	<i>Request</i>	<i>Decision</i>
1) Wal-Mart #2686	1703 East Central	A-1 to C-2	App
2) Newman Family LLC	1705 South Walton Boulevard	R-O to C-2	App
3) Bishop Revocable Trust	Southeast J Street	A-1 to I-1	w/drawn
4) Copperstone Phase II	1600 Been Road	R-3 to R-4	App
5) Old Farm LLC	2800 SW Airport Regional Blvd	C-2 to I-1	App
6) Fax-Farr	SW 2nd and SW Hugh Tater Black	PUD to R-1 & R-	App
7) Octopus Messaging	910 East Central Avenue	R-1 to D-E	App
8) Bentonville School District #6	SW Bright Rd and SW Windmill Rd	A-1 to R-1	App
9) Liberty Bank	Southwest Shell Road	PUD to R-1	App
10) Crossmark Properties, LLC	607 Southwest F Street	C-2 to D-E	App
11) Sanders Properties	202 Southeast 2nd Street	R-1 to D-E	App
12) Lewis	207 Southeast A Street	R-1 to D-E	App
13) Pruitt	201 Southeast 3rd Street	R-1 to D-E	App
14) Pensago LLC	209 Southeast A Street	R-1 to D-E	App
15) Peterson Trust	213 Southeast A Street	R-1 to D-E	App
16) Keypoint Church	3700 Medical Center Parkway	R-3 to C-1	w/drawn
17) MSB Holdings	406 Southwest D Street	R-1 to RC-2	App
18) DFM Bentonville	4401 East Central Avenue	A-1 to R-1	App
19) Bowlett	4525 Shell Road	A-1 to R-1	App
20) M&R Developers LLC	SW 2nd and SW Elm Tree Rd	A-1 to R-1	App



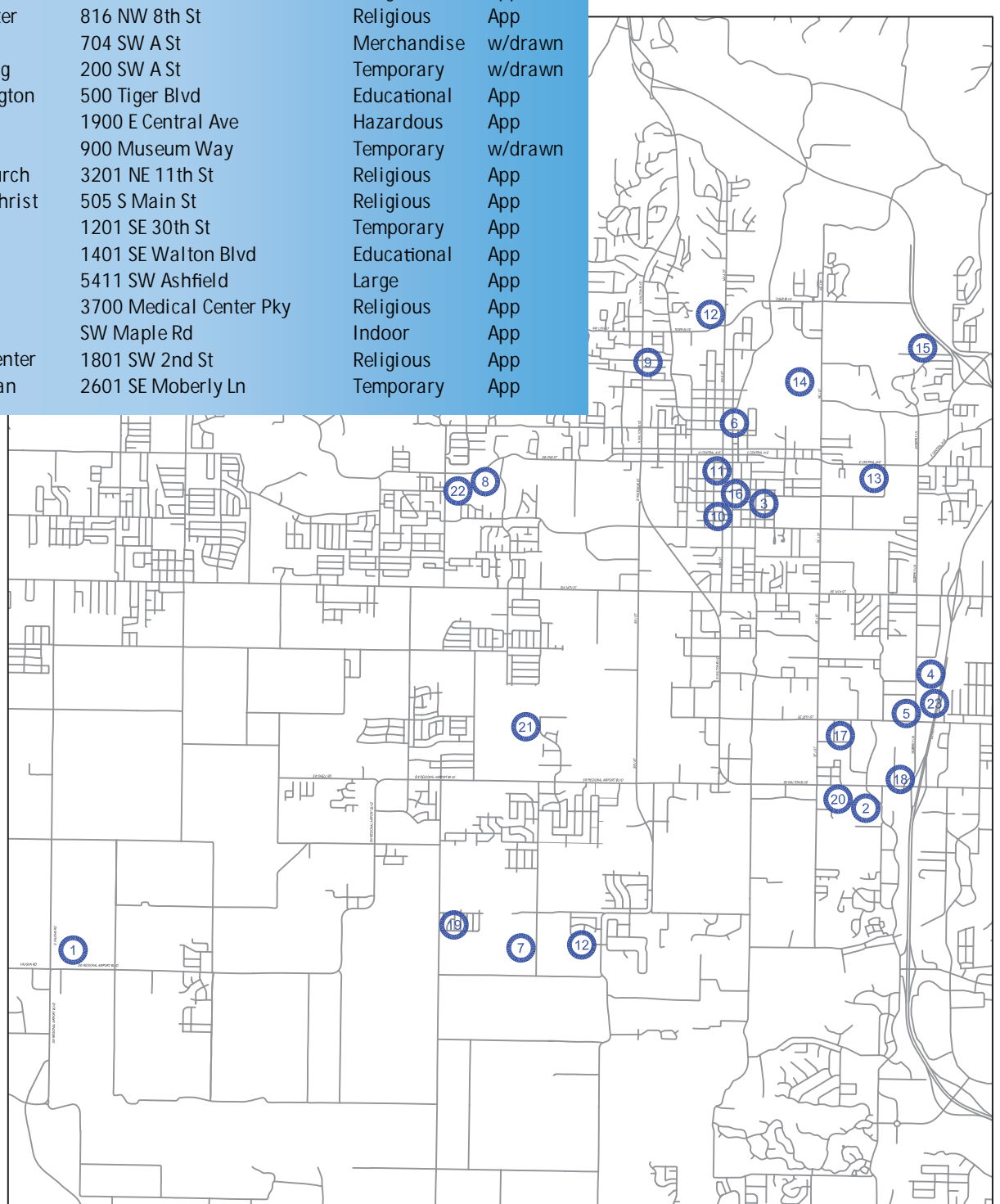
## 2012 ZONING ACTIVITY





## Conditional Uses

<i>Applicant</i>	<i>Location</i>	<i>Request</i>	<i>Decision</i>
1) BCSO Haunted House	7640 SW Regional Airport Blvd	Temporary Use	App
2) Keypoint Church	3700 Medical Center Parkway	Religious	App
3) Wonderful Village	406 SE 5th St	Indoor Rec.	w/drawn
4) Everett Maxey	2517 SE Best Ln	Temporary	App
5) Nunnally Chevrolet	2700 SE Moberly Ln	Temporary	App
6) Garrison	306 N Main St	Bed and	App
7) Bentonville School Bus Parking	SW Bright Rd and SW Windmill	Temporary	App
8) Bentonville Islamic Center	1801 SW 2nd St	Religious	App
9) BCOC Young Adult Center	816 NW 8th St	Religious	App
10) Matteri	704 SW A St	Merchandise	w/drawn
11) FBC Temporary Parking	200 SW A St	Temporary	w/drawn
12) Central Park/ Washington	500 Tiger Blvd	Educational	App
13) United Industries	1900 E Central Ave	Hazardous	App
14) Crystal Bridges	900 Museum Way	Temporary	w/drawn
15) New Life Christian Church	3201 NE 11th St	Religious	App
16) Flagstone Church of Christ	505 S Main St	Religious	App
17) Kee Action Sports	1201 SE 30th St	Temporary	App
18) The Driving Academy	1401 SE Walton Blvd	Educational	App
19) Zebra Kids	5411 SW Ashfield	Large	App
20) Keypoint Church	3700 Medical Center Pky	Religious	App
21) Police Athletic league	SW Maple Rd	Indoor	App
22) Bentonville Islamic Center	1801 SW 2nd St	Religious	App
23) Landers McLarty Nissan	2601 SE Moberly Ln	Temporary	App

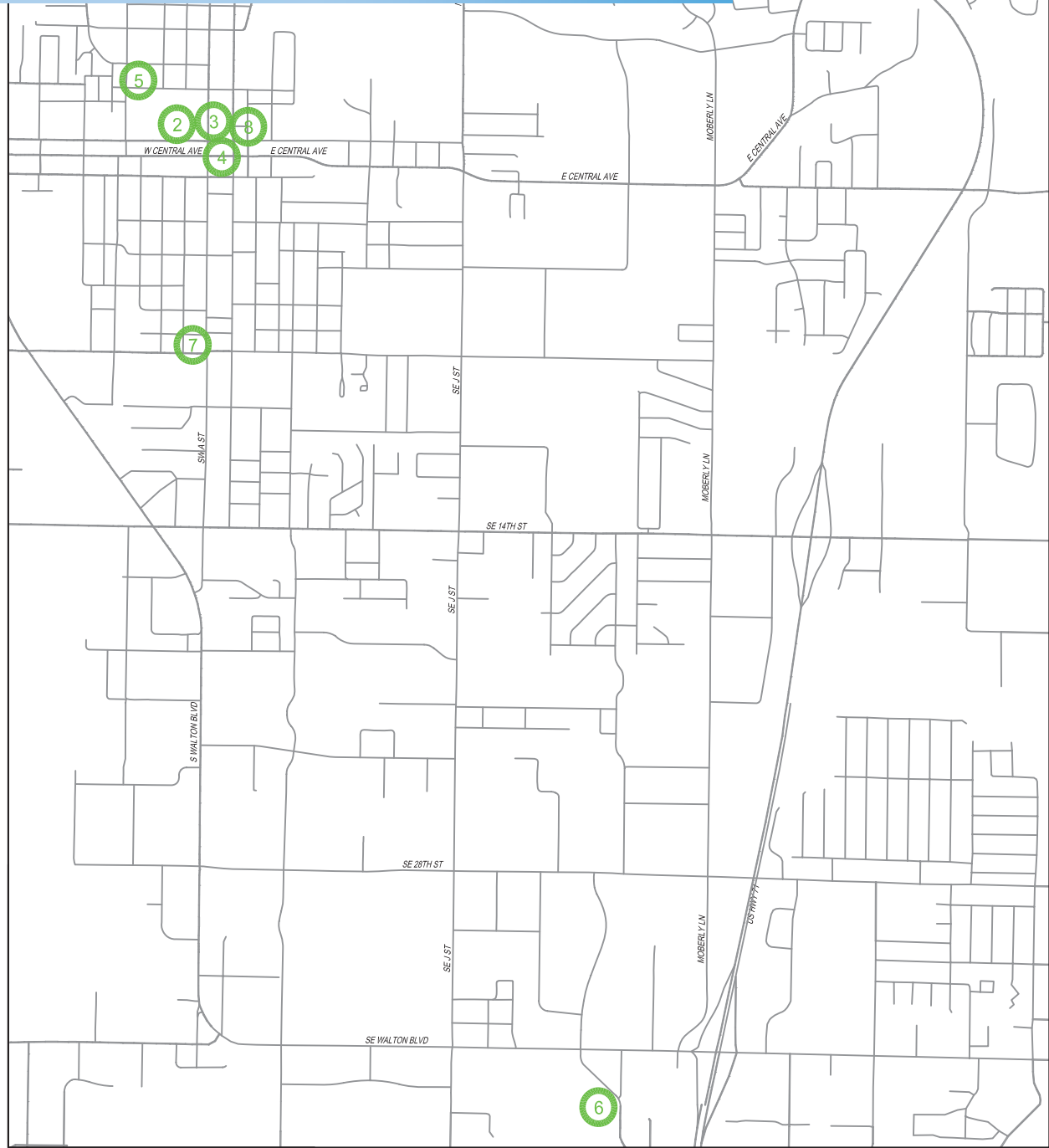


## 2012 CONDITIONAL USES



## Variances

<i>Applicant</i>	<i>Location</i>	<i>Request</i>	<i>Decision</i>
1) JMC River Grill LLC	1003 McClain Rd	Sign Variance	Denied
2) Pruitt	115 NW 2nd St	Vending truck	App
3) Taylor	115 NW 2nd St	Vending truck	App
4) Brandiewine, LLC	122 W Central Ave	Vending truck	App
5) Marrs Const./Rusty Branson	304 NW 4th St	Setback	Denied
6) International Bank of Commerce	3700 Medical Center Parkway	Sign Variance	App
7) Matteri	206 SW 8th Street	Vending trailer	w/drawn
8) B.C. Sheriff's Athletic League	Coughlin Addition , Lot 3	Lot Area	App
9) Big Rub BBQ	211 NE A St	Vending trailer	App



2012 VARIANCE



# Community Programs

## NWA Regional Development Conference

The conference remained strong with a continued partnership with Rogers, Lowell, Springdale and Fayetteville. The conference was at the Embassy Suites Hotel with over 200 attendees. Development Awards went to:

- **City Planner Award – Patrick Carroll, Crossland Construction Director of National Accounts.**

Pat actively participates in planning and development related elements, continuously goes beyond what is expected of him and introduced an idea or concept that was implemented. Pat serves on the Bentonville Planning Commission and the Airport Advisory Board. He played a major role in the design of Bentonville's Community Center through Crossland Construction.

- **Residential Development Award – Jake Lambert and Rustin Chrisco, Main Street Builders.** Jake and Rustin have rehabilitated several homes in the downtown area and are committed to preserving the original architecture of the homes. Their work enhances the overall development of the local community.

- **Commercial Development Award – Crystal Bridges Museum of American Art.** The Museum is unique and creative in its building materials and design. The site design is based on topographic characteristics, the landscaping design is creative, there are several unique internal pedestrian pathways, the project exceeded minimum requirements and the architecture is designed to fit in with the character of surrounding developments while enhancing all aspects of the local community.

## Amendments to Zoning Code / Subdivision Code or Planning Documents

- Amendments were made to the Zoning Code and Subdivision Code per ordinance #2012-58 on July 24th after a periodic review that uncovered errors, need for clarification, or updates to meet current conditions. The following articles in the Zoning Code were amended: 301, 401, 501, and 601 and the following articles in the Subdivision Code were amended: 600, 1100, 1400, and 1500.

- City Council adopted the Bicycle and Pedestrian Master Plan on July 24, 2012.
- Staff drafted the North Walton Boulevard Corridor Enhancement Plan to proactively improve the aesthetics, access, and activity along the North Walton Boulevard Corridor.

## Community Development Block Grant (CDBG) Program

- **Public Facilities.** Approximately \$118,375 spent on the new Austin-Baggett Park located at the corner of SE "D" and 6th Streets. This 1.14 acre neighborhood park is complete with play ground equipment, a wheelchair accessible swing, a small pavilion, picnic tables and lots of shade trees. This is the only neighborhood park located in this low to moderate income census tract.

- **Affordable Housing.** \$23,000 spent for land acquisition of a lot to increase affordable housing in Bentonville.
- **Non-Profit Organizations.** \$25,927 allocated to non-profit organizations to supplement programs to Bentonville residents in need.



## Landscaping Enhancement Projects

- Approximately 140 new trees were planted in 2012:
  - Park Springs Park (7 trees),
  - Dog Park (42 trees),
  - Gateway feature at SE Walton Boulevard & SE Medical Center Parkway (10 trees),
  - Tennis Courts (3 trees),
  - Orchards Park & Memorial Park Signs (8 trees),
  - Community Center (62 trees), and
  - Tree Replacement (8 trees).
- The Tree and Landscape Advisory Committee spent \$50,000 on landscaping and beautification enhancement projects.
- Residents received 260 free trees during the Spring and Fall Tree Giveaways.
- The city awarded three Commercial Landscaping of the Month Awards to:
  - Superior Auto Group on Moberly Lane,
  - Braum's on North Walton Boulevard, and
  - McDonald's on SW Regional Airport Boulevard.

## Taxi Coupon Program

- 130 approved riders, 71 of which are extremely low income, 10 low income and 49 very low income.
- 9,615 coupons have been utilized by the riders between January 1st to December 31st, 2012 resulting in \$19,230.

## Bentonville Volunteer Program

- **Great American Cleanup Spring Clean the Streets Day.** Approximately 148 volunteers logged 444 volunteer hours and cleaned 12.2 miles of roadway, 54 acres of public parks and 6 miles of trails.
- **Great Arkansas Cleanup Fall Clean the Streets Day.** In the fall, 40 people volunteer 120 hours to clean 5.3 miles of roadway and 1.1 miles of trails.
- **Adopt-A-Trail & Adopt-A-Park Programs.** In one year, this program has proven to be extremely popular. 15 out of 17 trails in the program and 11 out of 15 parks in the program are adopted.
- **Letters to Santa Program.** Volunteers and staff prepared written responses to 264 letters to Santa, a 100% increase from 2011.
- **Volunteer Breakfast.** The Mayor held a breakfast meeting to thank local non-profit organizations and other volunteer groups for their many contributions to the City of Bentonville. The breakfast included a panel discussion titled "Creating and Sustaining a Dynamic Volunteer Team". Approximately 70 individuals attended, including representatives from Bentonville Public Schools and Senator Mark Pryor's office.

## Grants, Donations and Awards

- The City received the Arkansas Business *City of Distinction Award* in the Tourism Category. This is the second year receiving this award. Last year two were received: one in the main street category and the other in the quality of life category.
- For the third consecutive year, Bentonville received the Volunteer Community of the Year Award. Approximately 14,430 volunteers recorded 361,626 volunteer hours valued at over \$7.8 million.
- The city maintained its Tree City USA designation for the fourteenth year in a row and received the Tree City USA Growth Award for the second time.
- Walmart, through its VAP Grant Program, granted \$500 to assist with future Clean the Streets Day events.

# Economic Development

2012 was a year of firsts for Community Development, for many years we have been reactive to those who relocate or start new businesses in Bentonville. In July, after experiencing years of explosive growth, with direction from the Mayor, an Economic Development component was established in the department to assist the Bentonville and Bella Vista Chamber of Commerce and Downtown Bentonville Inc. among others in the expansion and recruitment of business to Bentonville. The Economic Development Department is committed to providing outstanding customer service through our extensive knowledge of the community, striving to improve the economic well-being and stimulating the quality of life for all who choose Bentonville. We will continue to develop our established relationships while looking to build new ones.

Economic Development is focused on building its operational knowledge base through continued education. Staff attended the Community Development Institute (CDI) in August and the International Economic Development Council (IEDC) in Oklahoma City in September and Madison, Wisconsin in October. In November, the City of Bentonville hosted a workshop with City Utilities of Springfield, Springfield Chamber of Commerce, and City of Springfield looking for ways to develop effective partnerships and programs for Economic Development among the City of Bentonville utility departments, Community and Economic Development and the Chamber of Commerce.