

LOVE WHERE
YOU LIVE
AND WORK

CityOfEurekaSprings.us

A NATURAL
FOR BUSINESS

EurekaSpringsInc.org
EurekaSpringsLiveWorkPlay.us

VIBRANT &
AUTHENTIC

EurekaSprings.org

NEW!
2023

Mayor's
Sustainability
Initiative

Eureka Springs
Creative Economy
Data

Eureka Springs Market Guide & Business Resource Guide

Contacts

Licenses/
Permits

Sales
Tax

Tourism
Business

Construction/
Building

Forms

Resources

Check List



CityOfEurekaSprings.us
2023 Eureka Springs, Arkansas

NO PLACE LIKE IT



Eureka Springs is an authentic historic village nestled in the mountains and surrounded by lakes, rivers, streams and wide open spaces. The entire downtown district is on the National Register of Historic Places (with National Significance). Over 65 natural springs have been preserved throughout town and most are featured in pocket parks. Eureka Springs has a huge connected trail system for mountain biking, hiking and trails - 75 miles and growing. The vibe of Eureka Springs is an eclectic, sophisticated yet casual, arts, film, entertainment, outdoor recreation and a unique culinary scene. There are over 110 casual and gourmet restaurants, bistros and roadhouses - but only 3 are chain eateries. We welcome over 1.5 million visitors from around the world every year. Our primary visitor demographic is 35-54; secondary is 25-49. Eureka Springs is attracting younger, more affluent residents and visitors.

Eureka Springs is dedicated to preserving and enhancing quality of life, a distinct sense of place and nature all wrapped up in a vibrant creative culture. There's simply no other place like Eureka Springs!

Eureka Springs is a Natural for Entrepreneurs

Steeped in history and future focused - Eureka Springs welcomes everyone. The creative economy base and entrepreneurial spirit of Eureka Springs is the perfect launching pad for new concepts, ideas, products and innovative services. As a premiere tourist destination we are an ideal setting for product testing - especially in the culinary, outdoor adventure, arts and entertainment .

Our Simple Business Vision:

To make it easy for you to be successful in launching or expanding your business and loving where you live, work and play.



BUSINESS ADVANTAGES

A CENTRAL LOCATION

Eureka Springs and Northwest Arkansas are literally the center of the U.S., providing easy access and distribution.

QUALITY OF LIFE

Eureka Springs is great for business and great for life! The “island” of Eureka Springs is rich with natural beauty, art, culture, the finest culinary scene in the region, history, open spaces, preservation, trails, rivers, lakes, green, low-to-no crime and a creative economic culture. Live in town, right outside of town or on Beaver Lake, King or White River or perched on a mountain top – ***your life your way.***

AFFORDABILITY

Eureka Springs is a value with a very low cost of living (Arkansas is second to the lowest in U.S. for cost of living.)

A CULTURE OF ENTREPRENEURSHIP AND INNOVATION

Entrepreneurship is in our DNA, and regional leaders are committed to sustaining and enhancing an environment that allows innovative businesses to start, grow and thrive. Ideas can become products, virtual services and companies. Our region encourages university research and private sector innovation by building a network of mentors, diverse working spaces and local investors.

TECHNOLOGY

Eureka Springs has state-of-the-art telecommunications systems through: Verizon, Cox Communication, AT&T, ViaSat and other providers. Northwest Arkansas is home to many technology, science and business incubators and centers.

ACCESS TO CRITICAL MASS OF BUSINESS & AMENITIES

Within a 45-minute drive, commuting is easy to Walmart, Tyson Foods, J.B. Hunt Transport Services and many companies in the Fortune 500. Most are part of a supplier base that numbers over 1,300 who have located here to be close to their customers and because of the great business climate.

QUALITY TALENT POOL

Our region has a growing workforce of more than 450,000. The concentration of corporate headquarters attracts a large concentration of white-collar workers, nearly seven times higher than the national average. More than 40,000 college students attend universities and colleges in the region creating a talent-rich pipeline of potential employees. The explosion of growth in the area has created a large pool of skilled workers and technicians. The vibrant tourism industry of Eureka Springs attracts techies and creatives from all disciplines – visual and performing art, graphics, chefs, musicians, marketing, filmmaking and digital creative.

WE WANT YOU HERE!

We are ready to work with you to make your investment mutually beneficial.

MARKET



EUREKA SPRINGS, ARKANSAS Market Guide EurekaSpringsLiveWorkPlay.us

2021 Census Update
May, 2021

City Contact Information



Robert "Butch" Berry
Mayor
mayor@eurekaspringsar.gov
Phone: (479) 253-6703



Sandy Martin
Economic Development Director
jprocomm@eurekaspringsar.gov
Phone: (479) 244-6636

Demographics



retail academy

Daytime Population 10,420

Industries

Compared to other places, Eureka Springs has an unusually high number of Arts, Entertainment, & Recreation (2.61 times higher), Accommodation & Food Services (2.03 times), and Retail Trade (2.01 times) industries.



Arts, Entertainment, & Recreation
Accommodation & Food Services
Retail Trade

Population & Demographics

Daytime Population	10,420
10 Mile Radius	18,586
15-Min Drive Time	12,568
Labor Force	
10 Mile Radius	15,956
15 Min Drive	8,212
Average Home Value:	\$253,407
Average Age:	50
College Degrees:	64%

DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	3,118	4,307	17,830
Daytime Population	3,476	4,611	17,273
Median HH Income	\$35,254	\$36,573	\$36,334
Number of Households	1,044	1,198	7,909
	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	767	3,962	8,825
Daytime Population	712	2,849	11,706
Median HH Income	\$34,702	\$35,400	\$36,241
Number of Households	300	1,371	3,301

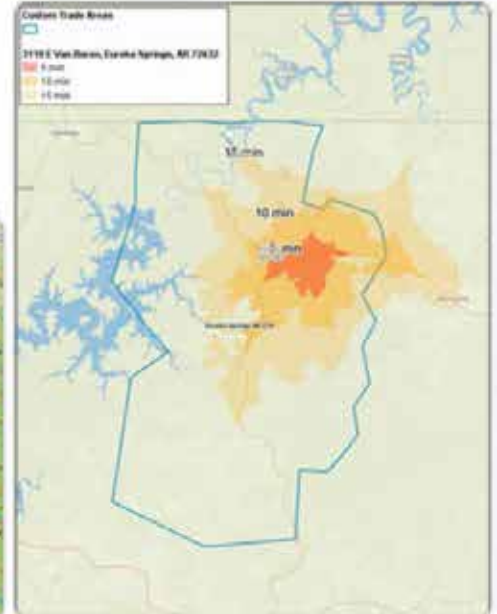
Focus Categories

The two categories for focused growth in the municipality are pulled from a combination of feasibility reports, joint analysis, retail trends and real estate situations. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



Outdoor Retail & Adventures | Unique Retail/Art | Food/Beverage Building Material & Stores | Health/Personal Care





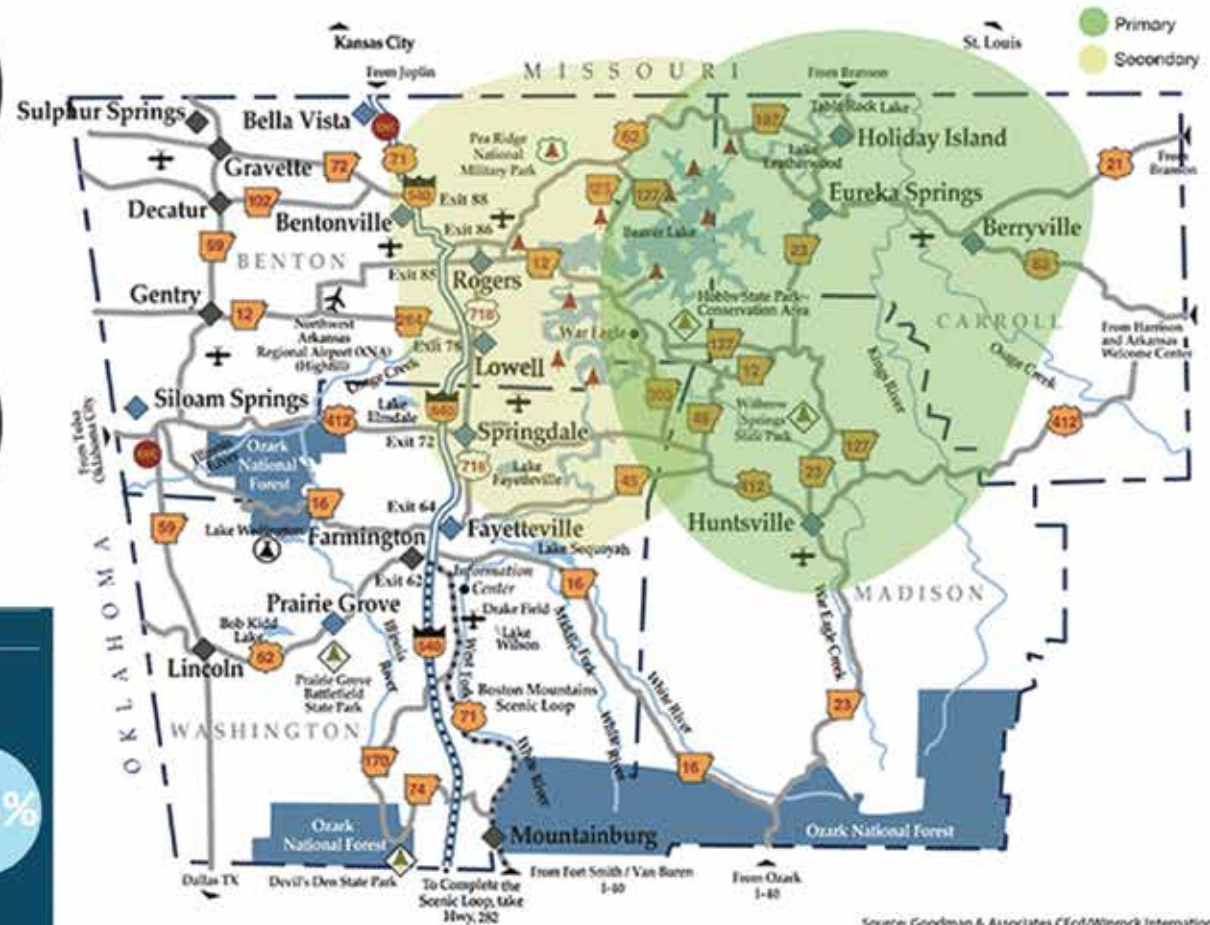
EUREKA SPRINGS TRADE AREAS

115% Growth in Property Value since 2016

17% Lower Cost of Living than U.S. avg.

211 Sunny Days a Year

64% College Degrees Associate & Bachelors (24%), Doctorate (36.8%) Degrees



Source: Goodman & Associates CEO/Winrock International

MARKET



CREATIVE ECONOMY | OPEN SPACES | INCLUSIVE | LIVE WHERE YOU WORK | LOVE WHERE YOU LIVE



ACCESS

- Major & International Airports
 - Fayetteville
 - Branson
 - Little Rock
 - Springfield
 - Tulsa
- Other Airports
 - Berryville
 - Rogers
 - Harrison



- Kansas City, MO - 207 miles
- Tulsa, OK - 137 miles
- Dallas/Ft. Worth, TX - 373 miles
- Branson, MO - 50 miles
- Fayetteville, AR - 45 miles
- Rogers, AR - 34 miles
- Bentonville, AR - 38 miles
- Memphis, TN - 274 miles
- Atlanta, GA - 645 miles
- Chicago, IL - 617 miles
- Houston, TX - 600 miles
- Indianapolis, IN - 565 miles
- Omaha, NB - 412 miles
- New Orleans, LA - 620 miles



MARKET



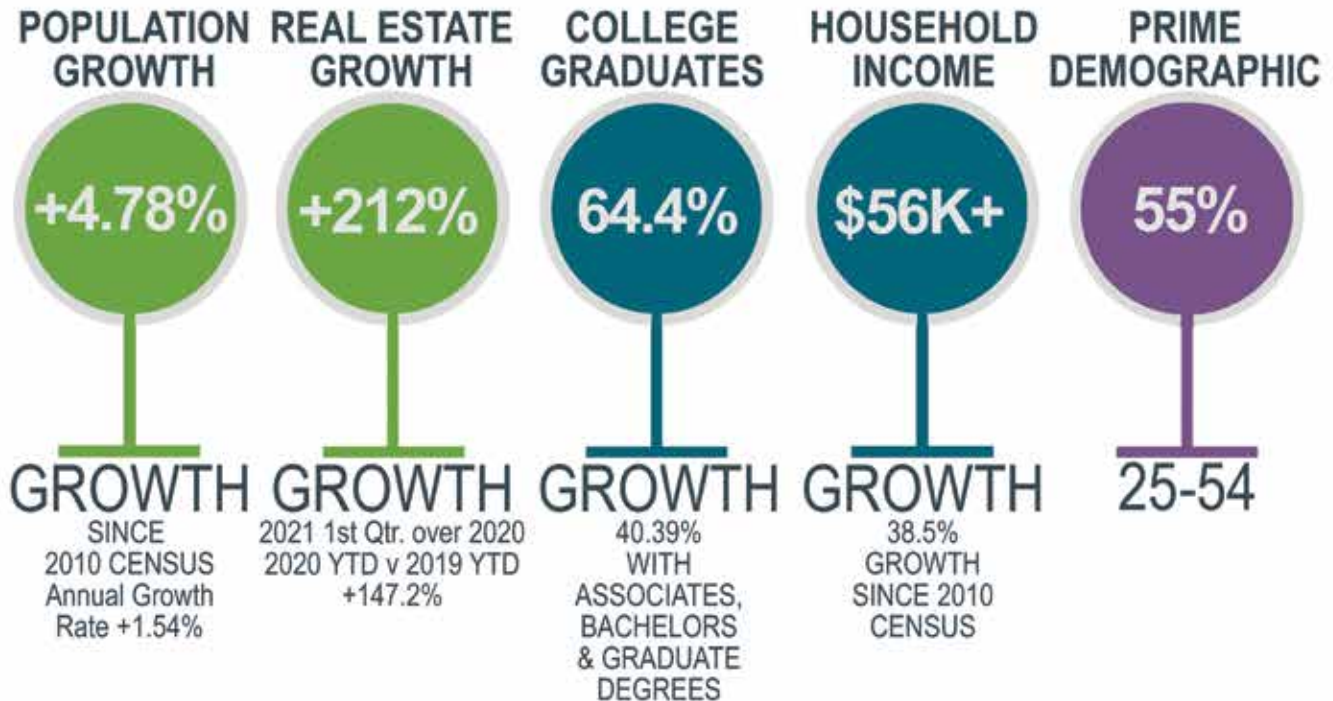
2021 CENSUS: EUREKA SPRINGS GROWTH

CREATIVE ECONOMY | OPEN SPACES | INCLUSIVE | LIVE WHERE YOU WORK | LOVE WHERE YOU LIVE

Eureka Springs has experienced population growth every year since 2016 according to the new 2021 Census. Eureka Springs also got younger and wealthier.

More and more families and remote workers are relocating to Eureka Springs because of our low cost of living and high quality of life.

The pandemic made 2020 the most challenging year. Yet, Eureka Springs did not suffer devastating revenue losses. In fact, our resilient town grew. With the focus on safety, outdoor adventures and amenities, great food and shopping, Eureka Springs became a magnet for those looking to relocate and invest in new businesses.





Mayor Butch Berry
Dedicated to the People & Progress



OUR COMMITMENT

The City of Eureka Springs is committed to sustaining and growing a high quality of life for residents, businesses and visitors - present and future. The actions we take today - individually and collectively - impact future generations economically, socially and environmentally. The City of Eureka Springs believes every citizen of Eureka Springs deserves a safe, healthy and productive life in an inclusive and responsible community.

“Protecting our rich heritage, environment and natural resources is not an option – it’s an obligation!”

- Mayor Butch Berry



EUREKA SPRINGS NATURALLY RESPONSIBLE



Water	Climate Action Plan	Lakes	Tree City USA since 1981	Trails
Solar	Springs	Mountains	Native Plants	Green Initiatives Awards
Woods	Open Spaces	Parks	Wildlife Sanctuaries	Streams
Organic Food	Rivers	Nature Preserves	Waterfalls	Environmental Sustainability

The City that Water Built	Springs discovered by Native American Indians	National Registry of Historic Places	Miles of handstacked limestone and dams	Nestled in mountains and surrounded by water
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EUREKA SPRINGS SUSTAINABLE & RESILIENT

- Goals:**
- Preserve and protect our plentiful natural resources for quality of life;
 - Establish Eureka Springs as an Eco-Community (U of A Resiliency Center);
 - Communicate and engage the community;
 - Promote and encourage more Eco-Tourism;
 - Become more dependent on clean, green alternative energy;
 - Prevent wasteful use of resources through conservation best practices;
 - Reduce negative impact on the environment;
 - Low Impact Development (LID);
 - Infrastructure improvements;
 - Encourage local biodiversity;
 - Encourage and Promote local food sourcing;
 - Continue progress on our Climate Action Plan;
 - Save taxpayer dollars by running the city more efficiently.



KEY ACCOMPLISHMENTS



Installed Solar on Planer Hill Transit Station

Spearheaded a collaboration through C3 with Berryville, Green Forest and Eureka Springs for major municipal solar project

Built Solar array park and converted all municipal facilities to solar power in 2021

Installed free, solar EV charging stations on Planer Hill

Completed a comprehensive municipal energy efficiency audit and implementation program

Energy efficiency upgrades on HVAC, plumbing and lighting in all city facilities completed in 2021

HVAC, plumbing and lighting upgrades completed at Public Works and water treatment plant

Water Main at water plant leak repaired and being replaced

Water meters replaced for greater efficiency and accuracy

2020 Trendsetter of the Year for Green Initiatives and Native Plant Garden

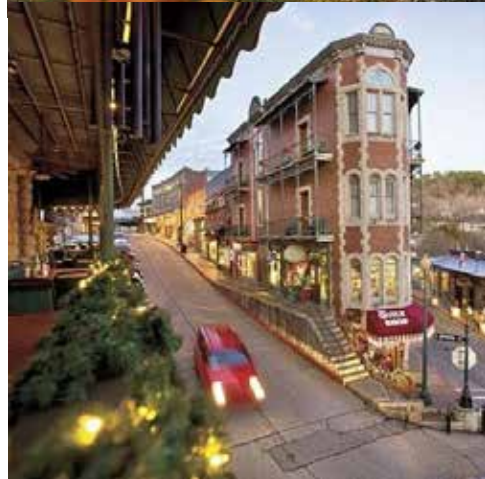
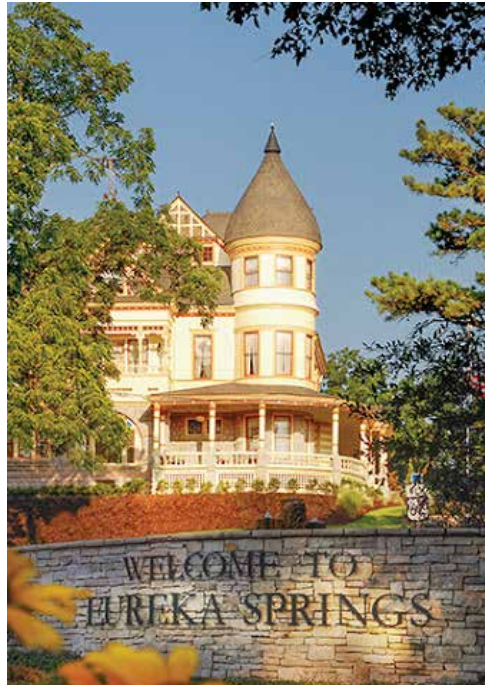
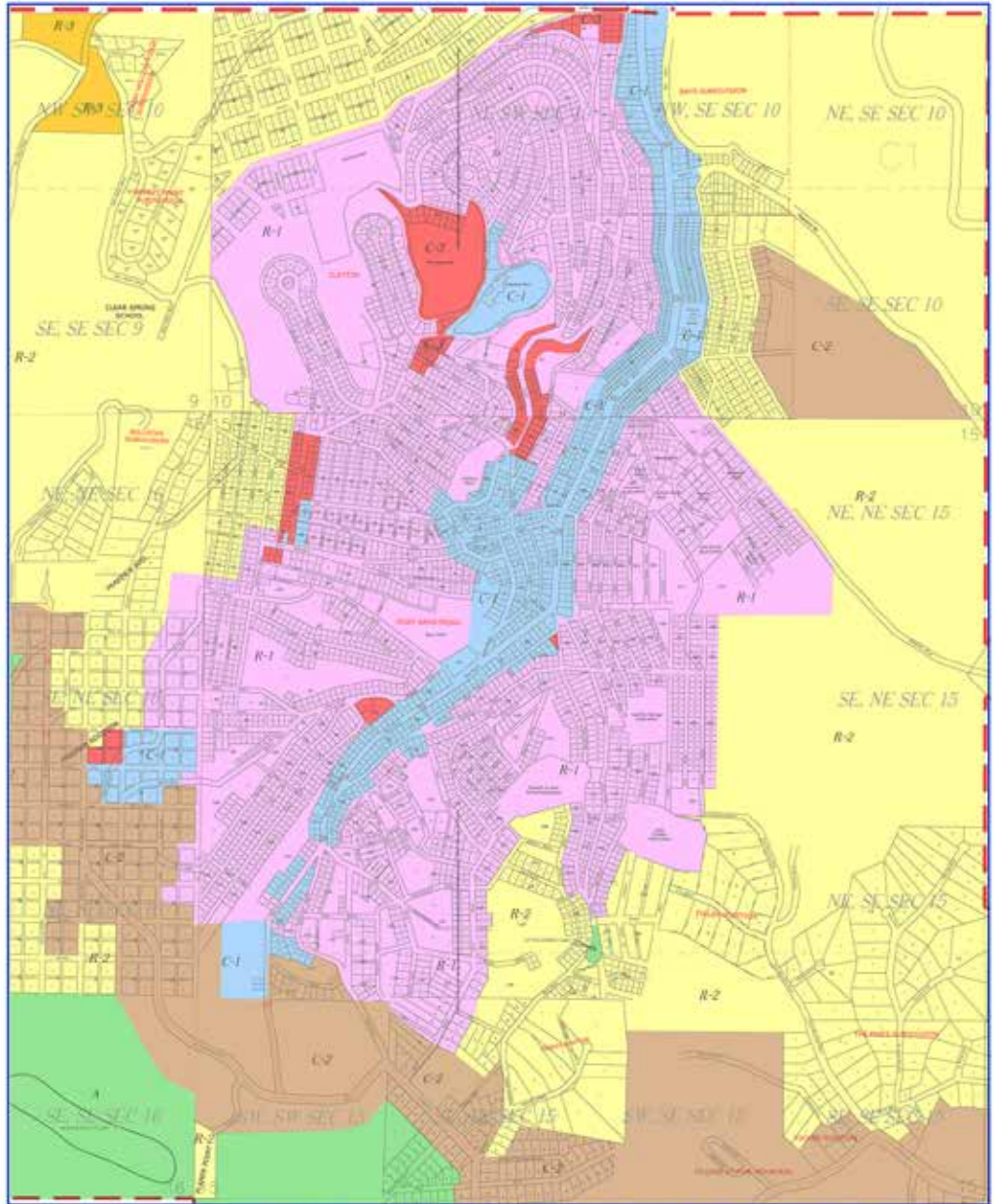
Oldest Tree City USA, First Bee City USA, Monarch Butterfly and Dark Skies Community

2022 Trendsetter City Award Winner for Diversity and Inclusion

2022 Trendsetter City Award Honorable Mention for Tourism Development and Creative Culture

2020 Arkansas "Community of the Year" Award





The entire downtown district of Eureka Springs is on the National Register of Historic Place - with National Significance.

We value our eclectic historic character.

The mission of Eureka Springs' historic preservation program is to protect, preserve, and enhance our historic resources to support the economic, cultural, and environmental health of our community.

We preserve the past for our future.

EUREKA SPRINGS HISTORIC DISTRICT

ZONING LEGEND

MCE CONSULTING ENGINEERS, INC. ZONING MAP

NOT THAT WE'RE BRAGGING, BUT...

EUREKA SPRINGS HAS BEEN CONSISTENTLY HONORED FOR PRESERVATION, ARTS, TOURISM, ENVIRONMENT, COMMUNITY DEVELOPMENT, CULINARY EXCELLENCE, WORKFORCE DEVELOPMENT, ECONOMIC DEVELOPMENT, GREEN MANAGEMENT, ARCHITECTURE, & COMMUNITY SERVICE.

DISTINCTIONS



NATIONALLY SIGNIFICANT



American Planning Association
Creating Great Communities for All
GREAT PLACES IN AMERICA



AWARDS



8 YEARS IN A ROW (2014-2022)

(TOURISM | DIVERSITY & INCLUSION | ENVIRONMENT | WORKFORCE DEVELOPMENT)



MULTIPLE AWARDS FOR:
COMMUNITY DEVELOPMENT
LIFETIME ACHIEVEMENT
TOURISM DEVELOPMENT
EXCELLENCE IN THE ARTS

COMMUNITY OF THE YEAR



BY CITIES OF SERVICE
ECHO VILLAGE & MAYOR'S TASK FORCE ON ECONOMIC DEVELOPMENT



BEST SMALL TOWN ARTS SCENE (2021)



2022 ARKANSAS OUTSTANDING PRESERVATION PUBLICATION
EUREKA SPRINGS HISTORIC DISTRICT DESIGN GUIDELINES

RECOGNITION



Oldest Tree City in Arkansas



TREE CITY USA



9 YEARS IN A ROW

FEATURED IN:
ARCHITECTURAL DIGEST
USA TODAY
AY MAGAZINE
417 MAGAZINE
AMERICAN STYLE
& MANY MORE



TOP PICKS FROM:
TRAVEL USA: 30 BEST SMALL CITIES IN AMERICA
CONDE NAST: 26 MOST BEAUTIFUL TOWNS IN AMERICA
HUFFPOST: BEST SMALL CITIES IN AMERICA
TRAVEL AWAYS: 21 ADORABLE MOUNTAIN TOWNS
THRILLIST: BEST MOUNTAIN TOWNS TO VISIT IN AMERICA
TRIP ADVISOR: BEST RESTAURANTS IN THE USA
(LE STICK NOUVEAU)



ECONOMY

WHAT IS THE CREATIVE ECONOMY?

“The creative economy is revitalizing manufacturing, services, retailing and entertainment industries. It is changing where people want to live, work and learn - where they think, invent and produce.” John Howkins | Howkins & Associates | 2011

At the heart of the creative economy are the cultural and creative industries that lie at the crossroads of arts, culture, business innovation and technology. The creative economy literally intersects with every traditional industry.

Creative industries are based on individual creativity, skill and talent with the potential to create wealth and jobs through developing intellectual property, patents and marketable products and services.



WHY IS IT IMPORTANT?

It's time to change the focus away from the diminished industrial economy and factory production to creative products and markets. These are where the potential lies not only for today, but for the long term. While manufacturing and services certainly have their role in the success and quality of both urban and rural locales, the creative economy represents an increased focus on individuals and small businesses. (WESTAF/CVSuite)

EUREKA SPRINGS HAS THE STRONGEST CREATIVE ECONOMY IN ARKANSAS (per capita)

Snapshot: Eureka Springs Creative Industry

(Source: Creative Vitality Site™; 2021 data)



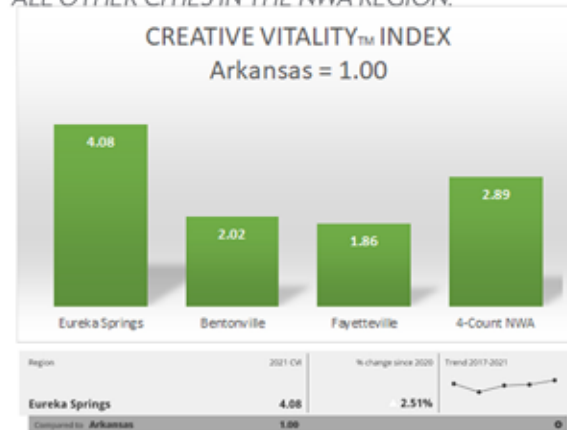
GENERATING



AND



EUREKA SPRINGS CREATIVE VITALITY IS 4X GREATER THAN THE STATE OF ARKANSAS AND OUTPERFORMS ALL OTHER CITIES IN THE NWA REGION.



Creative Economy Trivia:
 1960's - The creative economy principle was first introduced in the 1960's when President Kennedy prioritized the arts.
 1990's - Creative Industries were defined.
 2001 - John Howkin coins the phrase 'creative economy' separating product innovation from manufacturing.
 2002 - Richard Florida coins the phrase 'creative class', identifying the creative workforce operating in all industry sectors.

2000's - Business sectors across the board realize their future's depend on attracting creative workers with super tech skills.
 2020 - The creative economy explodes due to the disruption of Covid-19. Large corporations shrink, small business and entrepreneurs grow. The Creative Economy is widely accepted as the key economic development and profit driver for today and the future.

MARKET



REMOTE & GIG WORKERS

EUREKA SPRINGS, ARKANSAS
Market Guide EurekaSpringsLiveWorkPlay.us

The Covid-19 pandemic has changed how work will be done.



of companies intend to permit remote work at least some of the time.



intend to allow employees to work remotely full time.



say they're willing to hire workers who are 100% remote and live anywhere in the U.S. (up from 12% prior to the COVID-19 pandemic)

A 2021 survey by FORBES indicates that

70% of the workforce will be remote workers by 2025.

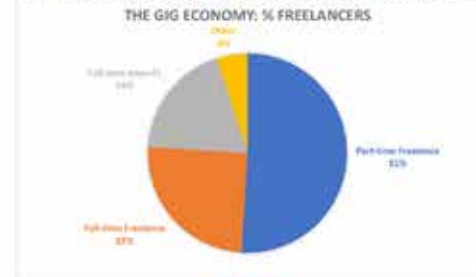
Eureka Springs is ideal relocation home for remote and freelance workers

A study by Intuit predicted that by 2020, 40 - 50 percent of American workers would be independent contractors. There are a number of forces behind the rise in short-term jobs.

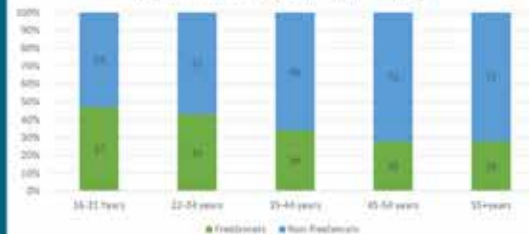
For one thing, in this digital age, the workforce is increasingly mobile and work can increasingly be done from anywhere, so that job and location are decoupled.

That means that freelancers can select among temporary jobs and projects around the world, while employers can select the best individuals for specific projects from a larger pool than that available in any given area.

THE TREND TOWARD A FREELANCE ECONOMY HAS BEGUN.



The GIG Economy: Freelance Demographics



Other influences include financial pressures on businesses leading to further staff reductions and the entrance of the Millennial generation into the workforce. The current reality is that people tend to change jobs several times throughout their working lives; the gig economy can be seen as an evolution of that trend. In a gig economy, businesses save resources in terms of benefits, office space and training. They also have the ability to contract with experts for specific projects who might be too high-priced to maintain on staff.

EUREKA SPRINGS: THE ULTIMATE FOR REMOTE WORKERS



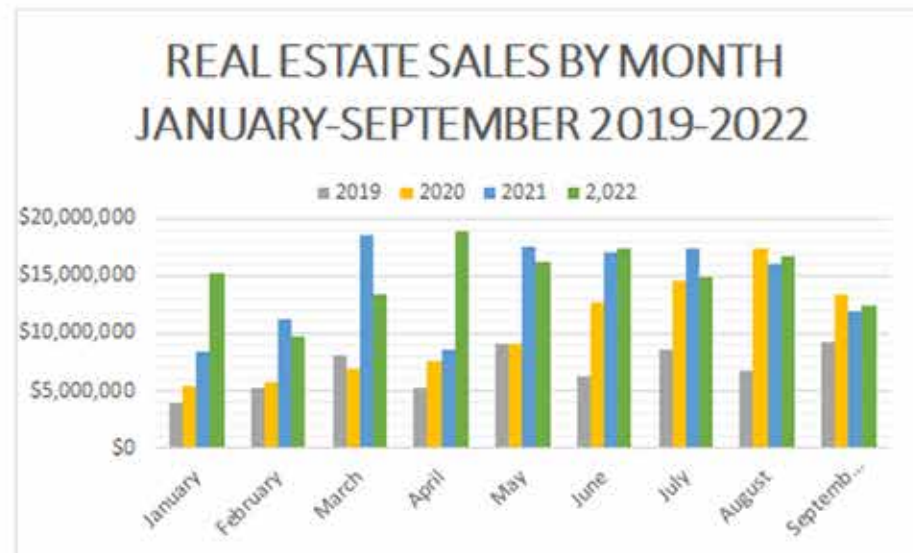


EUREKA SPRINGS REAL ESTATE



The growth of Eureka Springs is driven by:

- Quality of Life
- Creative Economy
- Vibrant Arts Community
- Extraordinary Food
- Outdoor Adventures
- Diversity & Inclusion
- Wide Open Spaces
- Central Location
- Natural Resources
- Water & Open Spaces
- Green Initiatives
- Historically Significant
- Caring Community
- Entrepreneurial Spirit
- Sustainability & Resilience



MARKET

UNIQUE FEATURES OF CARROLL COUNTY

Carroll County has a shared vision. Through our county-wide collaboration, all four cities work together to conduct research, create opportunities for business and workforce development, affordable housing, economic vitality and technical training.

Carroll County is unique because of our county collaboration, and because we possess a long list of sought-after assets including:

Plentiful Natural Resources & Environmentally Responsible:

- Land and Water
- Municipal solar
- Climate Action Plan

Lifestyle Options:

- Urban, rural, lake, mountain

Creative Economy + Tourism

- Eureka Springs attracts 1.3+million people a year from all over the world.

Industrial and Retail Centers:

- Manufacturing + Agriculture + Retail Opportunity Zone

Outdoor Recreation and Adventure:

- Lakes, rivers, mountains, biking/ hiking, trail systems, golf and more.

Historically Relevant & Authentic:

- The entire Eureka Springs Downtown District is on the National Register of Historic Places with National Significance along with 28 other places in Berryville and Eureka Springs.

DRIVE TIMES & EASY ACCESS



COMPETITIVE ADVANTAGES:



- CENTRALLY LOCATED
- LOW COST OF LIVING & AFFORDABLE LAND MASS & OPEN SPACES
- QUALITY OF LIFE
- WATER
- NO TRAFFIC OR CONGESTION
- SAFE PLACE TO LIVE
- GROWING COUNTY AIRPORT
- INNOVATIVE & ENTREPRENEURIAL
- FLEXIBLE

IMPORTANT CITY CONTACTS

CITY OFFICES

44 South Main
Eureka Springs, AR 72632
CityofEurekaSprings.us
EurekaSpringsInc.us

CITY HALL

Phone: 479-253-9703
Fax: 479-253-6967

Mayor

Robert "Butch" Berry
mayor@eurekaspringsar.gov

Assistant to the Mayor

Kim Stryker
kim.stryker@eurekaspringsar.gov

Clerk/Treasurer

Ida Meyer
clerk_treas@eurekaspringsar.gov

Preservation Officer

Kyle Palmer
Kyle.Palmer@eurekaspringsar.gov

POLICE DEPARTMENT: 479-253-8666

Chief of Police Brian Young
147 Passion Play Rd., Eureka Springs, AR 72632

FIRE, AMBULANCE & EMS DEPARTMENT: 479-253-9616

Fire Chief Gary Inman
144 E. Van Buren, Eureka Springs, AR 72632

BUILDING INSPECTOR: 479-253-9703

Jacob Coburn
jacob.coburn@eurekaspringsar.gov

PUBLIC WORKS: 479-253-9600

Public Works Director Simon Wiley
swiley@eurekaspringsar.gov
3174 E. Van Buren, Eureka Springs, AR 72632
espublicworks@cityofeurekasprings.org

CARROLL COUNTY SOLID WASTE & RECYCLING CENTER: 479-253-2727

3190 E Van Buren, Eureka Springs, AR 72632

EUREKA SPRINGS DEPARTMENT OF TRANSPORTATION: 479-253-9572

Transit and Trolley
Director Ken Smith
smitty@cityofeurekasprings.org
137 W. Van Buren, Eureka Springs, AR 72632



CONTACTS

EUREKA SPRINGS TRANSIT PARK & RIDE:

479-253-9572

Hwy 62W & 23N – Planer Hill, Eureka Springs, AR
72632

Eurekatrolley.org

EUREKA SPRINGS VISITOR WELCOME CENTER & TRANSIT

135 W. Van Buren, Eureka Springs, AR 72632

CITY ADVERTISING & PROMOTION COMMISSION:

479-253-7333

Director Scott Bardin

36 S. Main St., (The Aud) Eureka Springs, AR 72632
madisondawson.capc@gmail.com

EurekaSprings.org

EUREKA SPRINGS PARKS & RECREATION

DEPARTMENT:

479-253-2866

Director Sam Dudley 479-253-7921

director@eurekaparks.com

523 Spring St., Eureka Springs, AR 72632

Eurekaparks.com

Eurekaspringstrails.com

EUREKA SPRINGS HOSPITAL:

479-253-7400

24 Norris St, Eureka Springs, AR 72632

EUREKA SPRINGS POST OFFICE:

479-253-9850

101 Spring St., Eureka Springs, AR 72632

MUSEUM

Eureka Springs Historical Museum:

479-253-9417

95 South Main, Eureka Springs, AR 72632

Eurekaspringshistoricalmuseum.org

LIBRARY

Eureka Springs Carnegie Public Library:

479-253-8754

194 Spring St., Eureka Springs, AR 72632

Carrollmadisonlibraries.org

PUBLIC SCHOOL

Eureka Springs School District:

479-253-5999

147 Green Hollow Rd., Eureka Springs, AR 72632

Superintendent Bryan Pruitt

bryan.pruitt@es.k12.ar.us

Elementary School: 479-253-8704

Middle School: 479-253-7716

High School: 479-253-8675

PRIVATE SCHOOLS

Clear Spring School:

479-253-7888

347 Dairy Hollow Rd., Eureka Springs, AR 72632

Academy of Excellence:

479-253-5400

157 Huntsville Rd., Eureka Springs, AR 72632

CONTACTS

COUNTY OFFICES

Western District Courthouse County Offices:
479-253-8574 (District Court)
44 S. Main St. Eureka Springs, AR 72632

Marriage Licenses and Circuit Court: 479-253-8646

Eastern District Courthouse County Clerk:
870-423-3189
210 W. Church St., Berryville AR 72616

Carroll County Treasurer: 870-423-3189

Carroll County Sheriff: 870-423-2001

Carroll County Judge: 870-423-2987

Carroll County Tax Assessor: 870-423-2388

Carroll County Health Unit: 870-423-2923

MEDICAL

Eureka Springs Hospital:
479-253-7400
24 Norris St, Eureka Springs, AR 72632

Washington Regional Family Clinic:
479-253-9746
146 Passion Play Rd, Eureka Springs, AR 72632

Mercy Convenient Care - Eureka Springs:
479-253-7158
121 E Van Buren, Eureka Springs, AR 72632

Northwest Family Medicine
479-253-5474
4052 E. Van Buren, #A, Eureka Springs, AR 72632

ECHO Clinic:
479-253-5547
4004 E. Van Buren, Eureka Springs, AR 72632

Mercy Hospital:
870-423-3355
214 Carter St., Berryville



CONTACTS

CARROLL COUNTY/ARKANSAS RESOURCES

Berryville, Arkansas

Motor Vehicle Licensing & Registration

Arkansas Revenue Office: 870-423-2046

105 N. Spring St., Berryville, AR

Bring: Proof of liability insurance, title, copy of lien contract,
Vehicle Identification Number.

Tax Assessor

Tax Assessor Office: 870-423-2388

210 W. Church St., Berryville AR

Must have a personal property assessment prior to registration.

Drivers License

Office of Motor Vehicles: 870-423-4206

105 N. Spring St. Berryville, AR

No testing required if you have a valid out-of-state license that is not expired by more than 30 day. Otherwise, call for testing days and sites.

Area Agency on Aging/Senior Center: 870-423-6114

201 Madison, Berryville, AR

Carroll County Health Unit: 870-423-2923

402 Hailey Rd., Berryville, AR

Department of Human Services: 870-423-3351

614 Hailey Rd., Berryville AR

Veteran Services: 870-423-4000

Alex Brown, CVSO

210 W. Church Ave., Berryville AR 72616

SALES TAX

EUREKA SPRINGS SALES TAX RATES

Sales Tax Rates

The retail sales tax on purchases made within the City limits is collected by the State of Arkansas who, in turn, passes back earmarked amounts to local governments such as counties and cities. The total sales tax rate of **9.375%** is controlled by the following three entities and their individual sales tax rates

State of Arkansas:	6.5%
Carroll County	.5%
City of Eureka Springs	2.375%

Additional Tourism Taxes: (For more detail on what the Tourism Tax supports see page 24)

The City Advertising & Promotion Commission collects a 3% Hotel/Motel/Restaurant (HMR) tax on establishments engaged in the business of renting, leasing or otherwise furnishing overnight lodging accommodations, or selling prepared food for consumption, on or off premises.

Additional City Tax on Alcohol:

The City Clerk Treasurer collects a 10% tax monthly on establishments serving alcohol except beer and wine.

If you have specific questions about the State of Arkansas Tax and additional state taxes, you may call the State Sales Tax Division in Little Rock at 501-682-7104.

LICENSES/ PERMITS



DOING BUSINESS WITH EUREKA SPRINGS IS EASY!

Business License:

Contact: Ida Meyer, City Clerk Treasurer – 479-253-9703 Ext. 306
Range from \$40 up (Price may vary according to specifics of the business).
Business licenses are required for ALL those conducting business in Eureka Springs even if based elsewhere. If trade licenses are required by the State of Arkansas then proof of licensure must also be presented as well as proof of a Surety Bond. Many occupations must also have state licenses before working in Arkansas.

Certificate of Occupancy:

Must pass a safety inspection by City Building Official and Fire Marshal: Fee \$50

Restaurants:

Contact: County Health Sanitarian – 870-423-3514
Restaurants must pass semi-annual grease trap inspections by Building Official (\$50 annually). Arkansas state laws also apply.

Special Permits are required for some businesses:

Before being issued, special permits require a public hearing and approval by the Eureka Springs City Council. Those businesses include: Animal-Drawn Vehicles Operated for Hire; Sightseeing Tour Franchises; Taxicabs and others. There is an annual lottery for Food Trucks in November; property owners do not have to go before City Council.

Zoning Districts:

Check with Kyle Palmer, Historic Preservation Officer/Planning to see if there are any limitations on a property or to see if additional permits are needed.
479-253-9703 | khevrdejs@eurekaspringsar.gov

Arkansas State License, Tax and Workforce Services Information:

Access all state-related information, guides and forms at: Arkansas.gov

PLANNING & ZONING

Contact for Planning/Zoning/Historic Preservation

Kyle Palmer

Kyle.Palmer@eurekaspringsar.gov

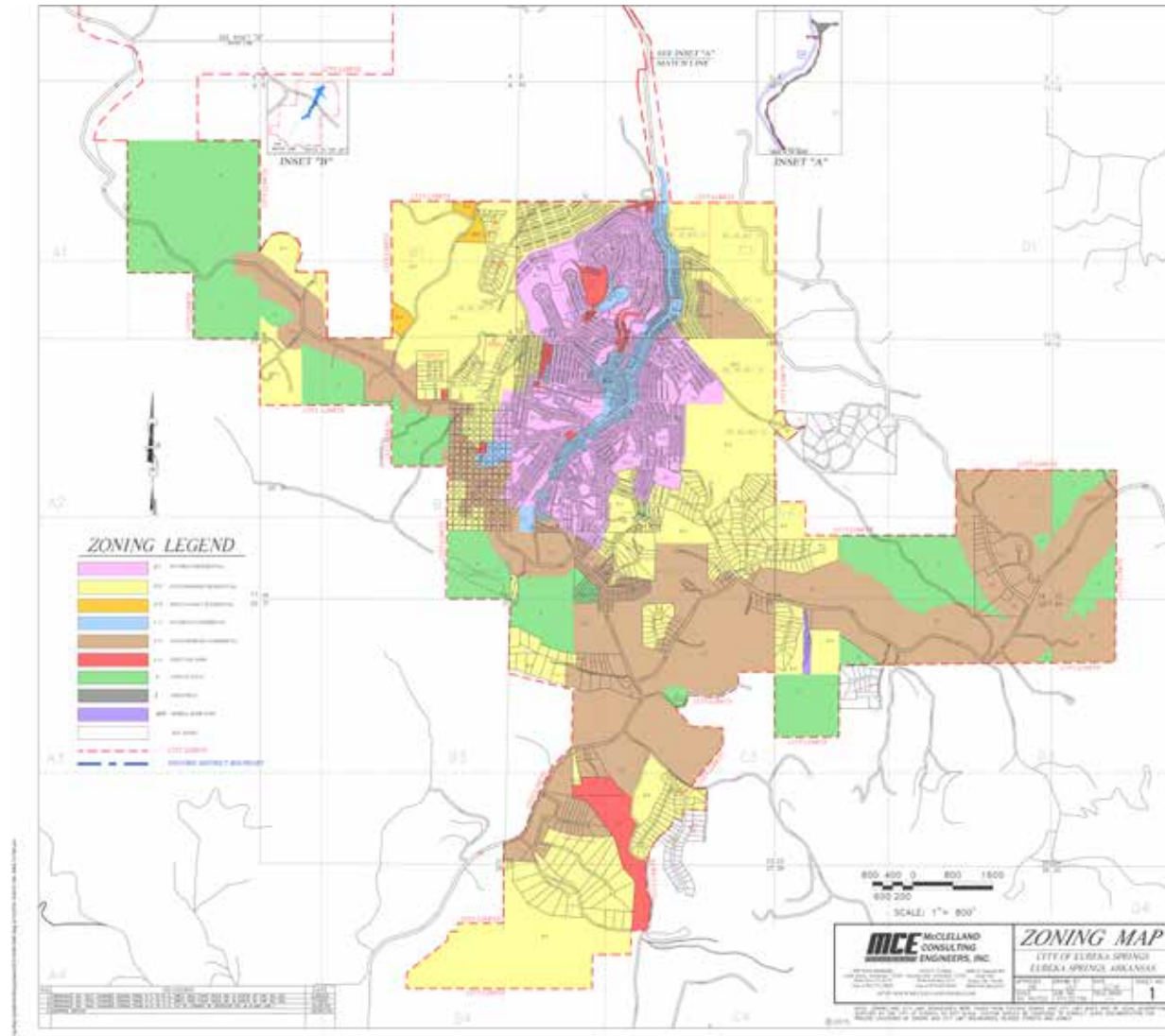
44 South Main

Eureka Springs, AR 72632

479-253-9703

Historic Preservation: espreservation.org

Planning/Zoning: esplanning.org



PLANNING & ZONING

PLANNING AND ZONING

The Planning Commission and Board of Zoning Adjustment is responsible for reviewing applications for:

Conditional Use Permit

Zoning Variance

Rezoning

Tree Removal Permit

Sign Variance

There are several other application types.

This commission meets the second and fourth Tuesday of each month at 6:00 pm in the Auditorium.

Some applications require a public hearing and notification of adjacent property owners by certified mail (with returned receipts and Affidavit of Publication).

Planning and Zoning specific information is available on the city website:

CityOfEurekaSprings.us

Chapter 14.

EUREKA SPRINGS ZONING DISTRICTS:

- R-1 Victorian Residential
- R-2 Contemporary Residential
- R-3 Multiple-Family Residential
- C-1 Victorian Commercial
- C-2 Contemporary Commercial
- C-3 Quiet Use Commercial
- I Industrial
- A Agriculture
- MHP Mobile Home Park

CERTIFICATE OF APPROPRIATENESS

The Eureka Springs Historic District Commission does exterior design review for ALL properties in the Historic District, regardless of age of property or zoning.

The Historic District includes most of the land within the city limits.

ALL exterior features of a property are subject to the design review procedures of the Eureka Springs Historic District Commission, including signage.

The ES HDC bases their decisions on the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties and Eureka Springs Historic District Guidelines.

The HDC meets on first and third Wednesdays at 6:00 p.m. in Auditorium. Applications for a Certificate of Appropriateness are available at City Hall and must be filed 15 days before the meeting at which it will be heard. Minor maintenance and some repairs with the same materials may be approved administratively.

No fee.

Contact: City Historic Preservation Officer, City Hall.

Contact:

Jacob Coburn, Building Inspector
coburn@eurekasprings.org
44 South Main
Eureka Springs, AR 72632
479-253-9703

This office issues the following permits:

Sign
Construction (Building)
Plumbing
Gas Plumbing
Electrical
Mechanical (HVAC/R)
Tree Cuts
Certificate of Occupancy

Permit applications are available at the Building Inspector's office (City Hall) during regular business hours. The inspector is normally available to issue permits between 8 am and 10 am weekdays. Note: Building Permits will be issued or denied with 10 business days after the application has been filed. Please allow for this in your planning process.

If your project involves any exterior alteration, check to see if your location is within the Historic District. If so, you must obtain a Certificate of Appropriateness before a building permit will be issued. Contact Kyle Palmer 479-253-9703.

This office is also responsible for compliance with current Municipal Code (signage, grease traps trees, etc.), and other applicable building and construction codes. If you have a question about the Municipal Code, or grease trap inspections, you may contact the Building Inspector.

Note: If your construction vehicle will be parking in metered parking spaces on Main or Spring Streets, you may obtain parking passes at the front desk of City Hall. These passes are \$9.00 per day.

UTILITIES

WATER & SEWER

New service and changes should be made at City Hall 8 am to 4:30 pm. Cash, check or credit card is required to set up a new account. Monthly payments may be made with credit or debit cards. Monthly payment may be made at the Reception Desk or at drop-box located at City Hall or at the Public Works Department, 3174 E. Van Buren. Arrangements may be made for monthly direct withdrawal from your checking account.

ELECTRICITY

Eureka Springs is served by two electricity companies depending upon your location:

AEP – Southwestern Electric Power (SWEPCO): 1-888-216-3523.
swepco.com

Serves most of Eureka Springs. SWEPCO offers energy conserving incentives. For more information:
1-888-266-3130 or email: info@SWEPCOsaving.com.

Carroll Electric Cooperative: 1-800-432-9720.
carrollecc.com
Open 8 am to 4:30 pm Monday-Friday, serves some areas on the edges of the city limits.

STREETS AND RIGHTS OF WAY

Public Works Department: 479-253-9600, 3174 E. Van Buren. Hours: 7 am to 4 pm Monday-Friday.
City road and sign maintenance, snow removal, maintenance of wastewater treatment.

RECYCLE & TRASH

Carroll County Solid Waste – 479-253-2727, 3190 E. Van Buren
carrollcountysolidwaste.com

Cardboard: Weekly corrugated cardboard pick-up is provided at no additional charge.

Glass: Weekly glass collection for \$1/month Drop off at Recycle Center at no cost.

Recycle Center: Open 7 am to 4 pm Monday-Friday. Located off Highway 62 West next to Public Works.

CCSW will accept drop-off of all items listed for curbside collection, plus motor oil, cooking oil, magazines, office paper, junk mail, corrugated cardboard and large steel and aluminum items. Fees: \$15 for large items with freon; \$5 for electronic items. (please check with CCSW for rate changes)

TRASH

Carroll County Solid Waste – 479-253-2727, 3190 E. Van Buren.
Trash disposal: Contact CCSW to discuss commercial collection options. Commercial accounts are not required to purchase yellow bags.

TOURISM BUSINESS



Tourism-based Businesses should first contact:

City Advertising and Promotion Commission (CAPC)

Scott Bardin, Director

36 North Main (in The Auditorium)

479-253-7333 or 479-253-7788

Open: 9 am to 5 pm, Monday-Friday

capc.biz

The City Advertising & Promotion Commission (CAPC) directs all advertising and promotional activities for the City of Eureka Springs through a 3% tax collected from all lodging and restaurant/food service businesses within city limits.

The CAPC manages the official city tourism website: EurekaSprings.org.

It also manages the official city Facebook page: facebook.com/VisitEurekaSprings and several other tourism and relocation sites.

The CAPC manages the historic Auditorium theater located at 36 N Main Street; 479-253-7788.

The Auditorium hosts local and national performing arts events, local events, meetings, conferences meetings and exhibitions. Contact the CAPC for booking public events at the 960-seat venue. Fees apply. For more information: TheAud.org

This commission meets every second Wednesday of the month at 6:00 pm in the Auditorium. The commission also holds monthly workshop meetings. Check website for specific day/time.

FORMS & PERMITS

The following forms and permits can be accessed electronically from these websites:

esplanning.org for planning/zoning

espreservation.org for Historic District

Return completed forms and permits to City Hall.

SPECIAL EVENTS

Special Event Permit

Special Event Permit – single location

Basin Park Band Shell Reservation

Parade Permit

Banner Permit

Parking Lot Use Permit

Outdoor Amplified Sound Permit

PLANNING AND BOARD OF ZONING ADJUSTMENTS

esplanning.org

Conditional Use Permit & Application

B.O.Z.A. Sign Variance Application

B.O.Z.A. Variance Application

B.O.Z.A. Notice of Appeal Application

Move Building and Structure Application

Rezone Application

New Commercial Construction Code Compliance Review Application

Tree Removal Permit Appeal Application

Subdivision Application

Planned Unit Development Application

HISTORIC DISTRICT

espreservation.org

Historic District Application - exterior changes, additions, new construction, demolition,

Certificat of Appropriateness (COA)



CITY COMMISSIONS

Applications to volunteer for city commission

FOIA

Request for information under Freedom of Information Act

WATER SERVICES

Agreement for Preauthorized Payments

New Water Service Application

Barricade and Cones Rental Form

Water/Wastewater/Sewer Account Change

Swimming Pool and Irrigation Meter Wastewater, Sewer Waiver Payments

BUSINESS

Occupational License (business permit) Application

Declaration of Registered Agent

CAPC Tax Permit Application

Certificate of Occupancy Request Check List

EMPLOYMENT

Employment Application

DOMESTIC PARTNERSHIP

Domestic Partnership Registry Application

Domestic Partnership Termination Application

CHECK LIST

NEW BUSINESS CHECKLIST

CITY:

- Business/Occupation License
- Certificate of Occupancy
- Conditional Use Permits
- Alcoholic Beverage License
- Sign Permit with COA
- Certificate of Appropriateness (COA)
- CAPC Tax Collection

COUNTY:

- County Sanitarian Inspection
- Sales and Use Tax Collection

STATE:

- Arkansas Trades License
- Arkansas ABC permit

**Not all apply to all businesses*

SIGNAGE:

The number and size of allowable signs are determined by City Ordinance according to the zone in which the business is located. See Municipal Code, Chapter 86, Signs.

Zoning Maps are located in City Hall.

Sign Permits: \$20+

Note: some types of signage are not allowed.

All signs must first have a Certificate of Appropriateness if within the Historic District (see map on page 9).

Contact: Building Official, City Hall

CERTIFICATE OF APPROPRIATENESS:

For details, see pages 20-21.

Contact: City Historic Preservation Officer, City Hall.

BUSINESS, CITY, STATE AND OTHER RESOURCES

City of Eureka Springs: CityOfEurekaSprings.us

Eureka Springs Economic Development: EurekaSpringsLiveWorkPlay.us

BUSINESS

Mayor's Task Force on Economic Development

Mayor Butch Berry/
Chair: Sandy Royce Martin
479-244-6636
EurekaSpringsInc.org
EurekaSpringsLiveWorkPlay.us

Arts Council of Eureka Springs

Chair: Sandy Royce Martin
EurekaSpringsArtWall.com

City Events & Festival Calendar

EurekaSprings.org

The Rotary Club of Eureka Springs

President: Dave Teigen, 479-981-1887
EurekaSpringsRotary@gmail.com
EurekaRotary.org

Eureka Springs Chamber of Commerce

Devin Henderson
479-253-8737
eukaspringschamber.com

REAL ESTATE

Carroll County Association of Realtors
CarrollCountyRealtors.net
ActDataScout – Carroll County
actdatascout.com

BANKS

Equity Bank of Eureka Springs
107 W. Van Buren
479-253-0500
EquityBank.com

Cornerstone Bank
152 E Van Buren
479-239-5525
Cstonebank.net

Arvest Bank
151 E Van Buren
479-253-8275
Arvest.com

First National Bank
149 Huntsville Road
479-253-9538
1stnationalbank.com

RESOURCES

STATE & REGION

Arkansas Secretary of State:
Doing Business in Arkansas
sos.arkansas.gov/uploads/DoingBusinessinAR.pdf

Arkansas SOS Business Entity Search,
Registration, Forms & Fees
sos.arkansas.gov/business-commercial-services-bcs

Forms / Fees - Arkansas Secretary of State - Arkansas.gov
sos.arkansas.gov/business-commercial-services-bcs/forms-fees

Arkansas Economic Development Commission
[Arkansasedc.com](https://arkansasedc.com)

Small Business Technology & Development Center
[Stdc.uark.edu](https://stdc.uark.edu)

Arkansas Parks & Tourism
[Arkansas.com](https://arkansas.com)

Northwest Arkansas Tourism Association (NATA)
NorthwestArkansas.org

Northwest Arkansas Film & Entertainment Commission
FilmNWA.org

Affordable Carroll County
ArkansasAffordableLiving.com



INCENTIVES



TRUE DETECTIVE SEASON 3, MUD & ANTIQUITIES - were all partially shot in Eureka Springs.



Historic preservation tax credits and other incentives are available for new business and entrepreneurial projects. City officials are ready to work with you to develop an incentive program for your business. Contact us for more information.

Arkansas has an array of incentives designed to assist a wide selection of qualifying businesses in various stages of growth. More information on state incentives can be found on the Arkansas Economic Development Commission website. <https://www.arkansasedc.com/why-arkansas/business-climate/incentives>

Check the Arkansas Secretary of State's "DreamItDolt" site and resources for start-up businesses.

NEW MARKET TAX CREDITS AVAILABLE FOR CARROLL COUNTY - OPPORTUNITY ZONE!

New Market Tax Credits provide tax incentives to private investors. Over the last ten years, the NMTC has proven to be an effective, targeted and cost-efficient financing tool valued by businesses, communities and investors. Learn more here:

NMTC Basic Overview Video:

<https://youtu.be/CJcPYrLWI74>

NMTC Leveraged Structure Overview Video:

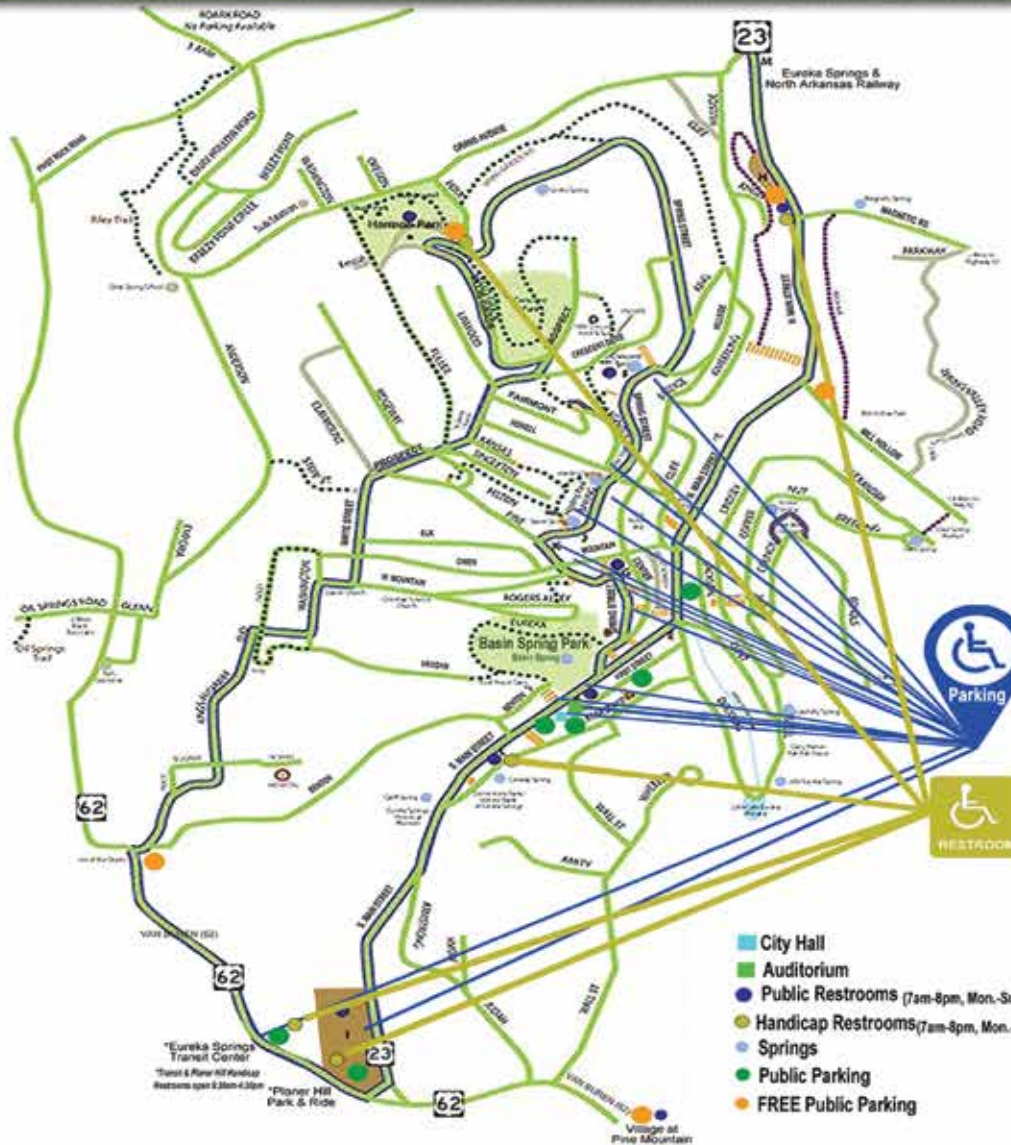
<https://youtu.be/UIU7TqJNvgg>

Mapping link so you can review New Market Tax Credit eligible sites:

<https://www.cohnreznick.com/NMTC-Mapping-Tool>

EUREKA SPRINGS HANDICAP PARKING & RESTROOMS

Making your stay in Eureka Springs memorable and convenient is our primary goal.
This map provides the locations of ADA accessible facilities and parking.



Handicap parking is
free for up to 3 hours



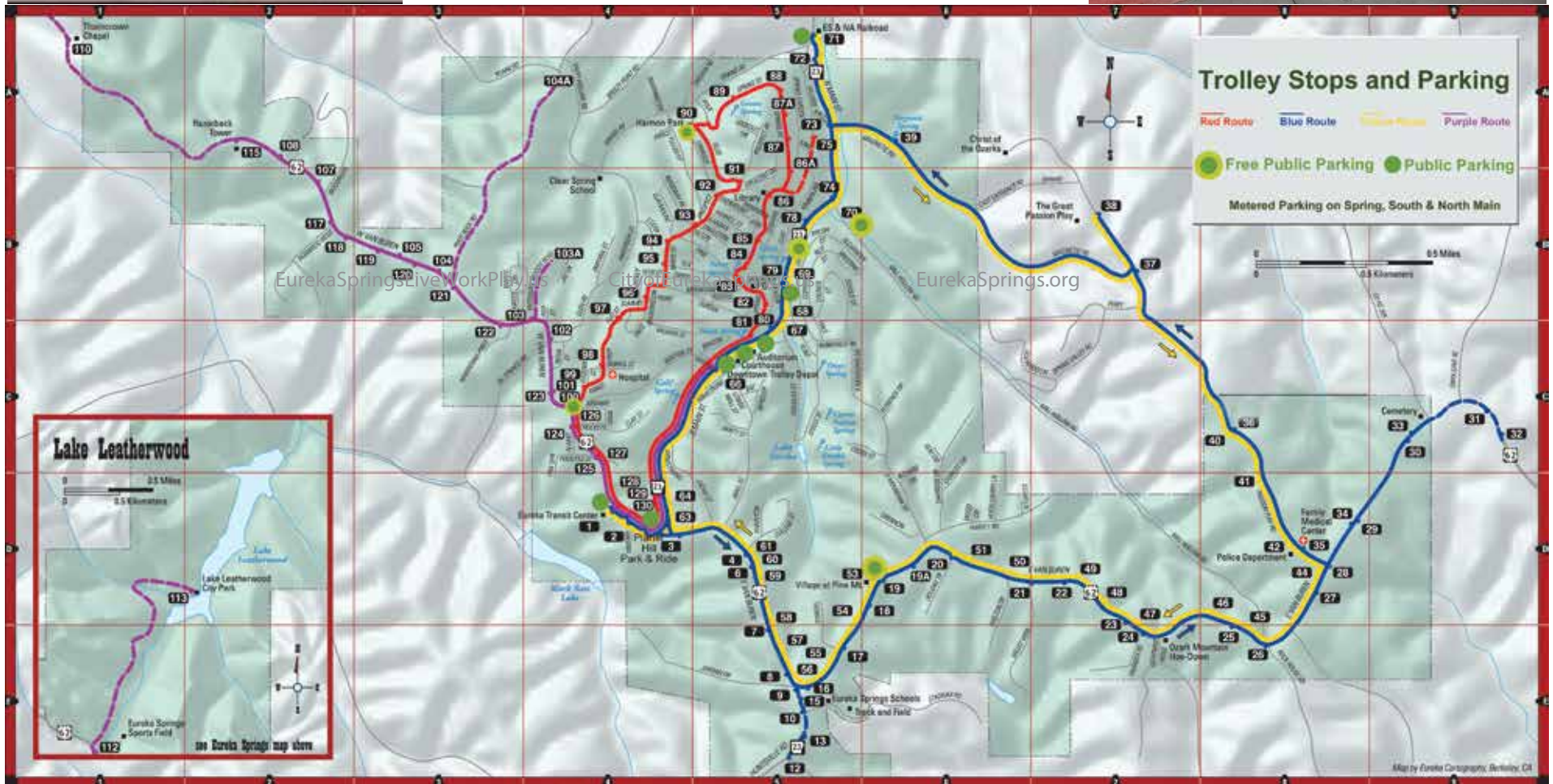
Handicap restrooms
and public restrooms
open 7 days a week,
7am-8pm



ACCESSIBLE
LIFT
The Auditorium
& the Courthouse



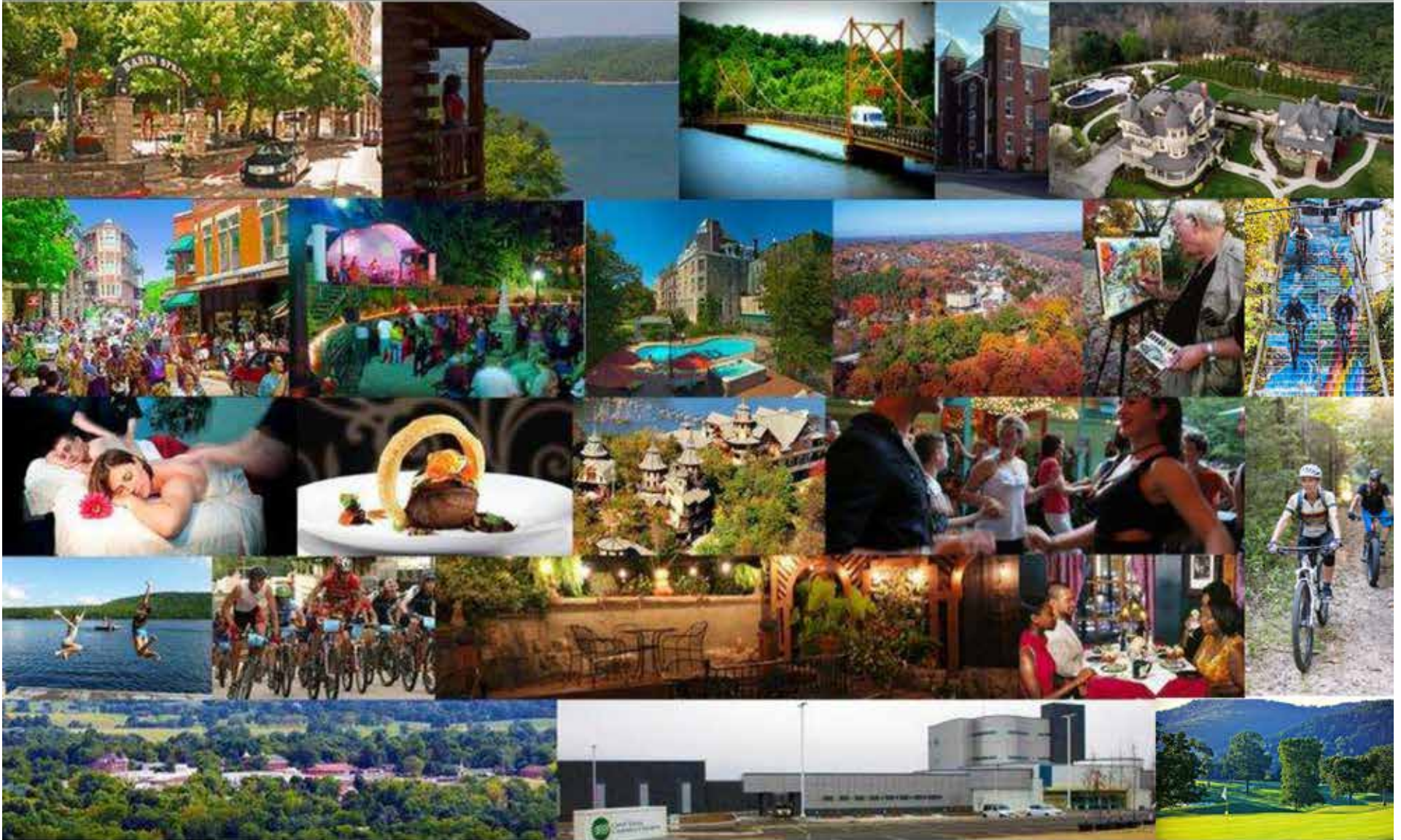
TRANSPORTATION & PARKING





CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND



LIVE | WORK | PLAY | INVEST



EurekaSpringsLiveWorkPlay.us

CityofEurekaSprings.us

EurekaSprings.org



CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND

City Contact Information

BERRYVILLE **Tim McKinney**
Mayor
mayortim@berryville.com
Phone: (479) 253-9703
berryville.com

Dean Lee
Economic Development Director
procomm@eureka@gmail.com
Phone: (479) 244-6636



Robert "Butch" Berry
Mayor
mayor@eurekaspringsar.gov
Phone: (479) 253-9703
cityofeurekasprings.us

Sandy Martin
Economic Development Director
procomm@eureka@gmail.com
Phone: (479) 244-6636
eurekaspringsliveandplay.us/



Jerry Carlton
Mayor
mayorcarlton@greenforestar.net
Phone: (870) 438-5568
greenforestar.net



Dan Kees
Mayor
mayor@cityofholidayisland.com
Phone: (479) 379-8041
cityofholidayisland.com

Jerry Pittman
Economic Development Director
jpittman@cityofholidayisland.com
Phone: (405) 243-7720

Demographics



Cost of Living

Cost of Living in Carroll County is 20.9% lower than U.S.
Water Index: 100 Air Quality: 10% better than U.S.
Average Age: 45

Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



Retail & Services Outdoor Retail & Adventures Industry/Manufacturing Building Material & Garden



Restaurants Food/Beverage Manufacturing Film & Music Production Studios



ARKANSAS TIER MAP
EFFECTIVE JULY 1, 2023



CARROLL COUNTY OPPORTUNITY ZONE



The Greater Berryville area is one of 85 opportunity zones in Arkansas designated by the United States Treasury Department. The zone includes a new industrial complex shovel ready.

	ADVANTAGE ARKANSAS PAYROLL THRESHOLD	TAX BENEFIT* (% OF PAYROLL)	TAX BACK INVESTMENT THRESHOLD
TIER 1	\$125,000	7%	\$500,000
TIER 2	\$100,000	2%	\$400,000
TIER 3	\$75,000	3%	\$300,000
TIER 4	\$50,000	4%	\$200,000

*Minimum average hourly wage to qualify for incentive program is \$12.50

*Qualified businesses shall receive an additional tax credit of 1% of payroll if the new employees' average hourly wage exceeds 125% of the lower of the state or county average wage





CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND



Carroll County Airport

CarrollCountyAirport - 4M1.com

Serving Eureka Springs, Berryville, Green forest and all of Northwest Arkansas.



- Courtesy cars available
- Low fuel prices
- Meeting space
- Conference room
- Kitchen



Carroll County Airport (FAA LID: 4M1) is a county owned, general aviation public use airport. The airport is located 3 miles west of Berryville and 10 miles south of the Missouri line.

LIVE | WORK | PLAY | FLY



EurekaSpringsLiveWorkPlay.us

CityofEurekaSprings.us

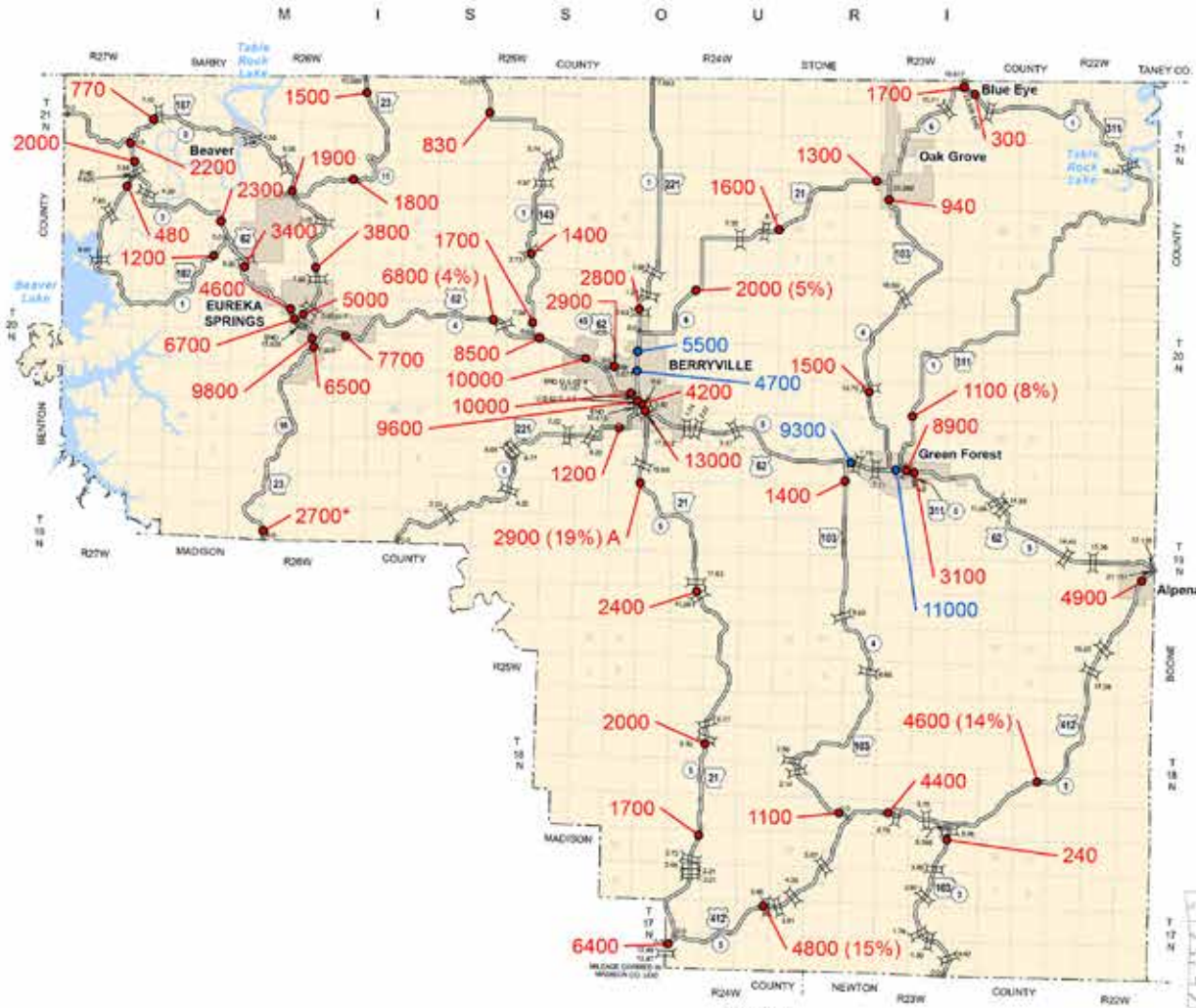
EurekaSprings.org



CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND

TRAFFIC COUNT



2019 ANNUAL AVERAGE (TRUCK %)
 2018 ANNUAL AVERAGE (TRUCK %)
 DAILY TRAFFIC ESTIMATES
 STATE HIGHWAY
 ROUTE AND SECTION MAP

CARROLL COUNTY

DISTRICT 9



SHOWING
 BRIDGE LOG NUMBERS

Prepared By: TP&P; GIS: 8/31/2020

LEGEND

* = COUNT MADE IN ADJOINING COUNTY
 A = AUTOMATIC (PERMANENT) TRAFFIC RECORDER LOCATION





CONTACTS:

Mayor Robert "Butch" Berry
City of Eureka Springs
479.253.9703
mayor@eurekaspringsar.gov

Sandy Royce Martin
Mayor's Task Force on Economic Development
479.244.6636 procommeureka@gmail.com