



Mayor – Sandy Sanders

Acting City Administrator – Jeff Dingman

City Clerk – Sherri Gard

Board of Directors

Ward 1 – Keith Lau

Ward 2 – Andre’ Good

Ward 3 – Mike Lorenz

Ward 4 – George Catsavis

At Large Position 5 – Tracy Pennartz

At Large Position 6 – Kevin Settle

At Large Position 7 – Don Hutchings

AGENDA

Fort Smith Board of Directors REGULAR MEETING

March 15, 2016 ~ 6:00 p.m.

**Fort Smith Public Schools Service Center
3205 Jenny Lind Road**

**THIS MEETING IS BEING TELECAST LIVE ON THE GOVERNMENT ACCESS CHANNEL 214
AND ONLINE AT <http://www.ustream.tv/channel/city-of-fort-smith-board-of-directors-meetings>**

INVOCATION & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION BY MEMBERS OF THE BOARD OF DIRECTORS OF ANY ITEMS OF BUSINESS NOT ALREADY ON THE AGENDA FOR THIS MEETING

(Section 2-37 of Ordinance No. 24-10)

**APPROVE MINUTES OF THE FEBRUARY 29, 2016 SPECIAL MEETING; MARCH 1,
2016 REGULAR MEETING; MARCH 3, 2016 SPECIAL MEETING; MARCH 7, 2016
SPECIAL MEETING; AND, MARCH 8, 2016 SPECIAL MEETING**

ITEMS OF BUSINESS:

1. Ordinance amending the Master Land Use Plan Map and rezoning identified property and amending the zoning map (*Master Land Use Plan: from Open Space / Residential Detached to Office Research Light Industrial (ORLI) / Rezoning: from Commercial Light (C-2) to a Planned Zoning District (PZD) by classification located at 5500 Massard Road*) ~ First reading at the March 1, 2016 regular meeting ~ **SECOND READING**
2. Public hearing and resolution approving Year 42 Community Development Block Grant Budget, the Year 23 HOME Investment Partnership Act Program Budget, authorizing the submission of the Program Year 2016 Action Plan and for other purposes ~ *Settle/Hutchings placed on agenda at the March 8, 2016 study session* ~ ♦

3. Consent Agenda

- A. Resolution approving Master Plan for 51 acre park located on Riverfront Drive ~ *Hutchings/Pennartz placed on agenda at the March 8, 2016 study session ~ ♦*
- B. Resolution authorizing a change order for the construction of Towson Avenue Streetscape Improvements, Job 040602, F.A.P. STPE-ENHN (464) Fort Smith Towson Avenue Streetscaping (ATEP-11) (S) Sebastian County, Project No. 12-90-A (25 days / \$1,839.71 / Engineering Department / Budgeted – Sales Tax Program Fund) ♦
- C. Resolution accepting completion of and authorizing final payment for the construction of Towson Avenue Streetscape Improvements, Job 040602, F.A.P. STPE-ENHN (464), Fort Smith Towson Avenue Streetscaping (ATEP-11) (S), Sebastian County, Project No. 12-90-A (\$25,452.13 / Engineering Department / Budgeted – Sales Tax Program Fund) ♦
- D. Resolution authorizing a change order for the construction of Traffic Signal Improvements, Project No. 13-09-B (\$2,662.25 / Engineering Department / Budgeted – Sales Tax Program Fund) ♦
- E. Resolution accepting completion of and authorizing final payment for the construction of the Traffic Signal Improvements, Project No. 13-09-B (\$65,375.58 / Engineering Department / Budgeted – Sales Tax Program Fund) ♦
- F. Resolution authorizing a change order for the construction of Traffic Signal Improvements, Project No. 14-09-A (14 days / \$4,550.28 / Engineering Department / Budgeted – Sales Tax Program Fund) ♦
- G. Resolution accepting completion of and authorizing final payment for the construction of Traffic Signal Improvements, Project No. 14-09-A (\$33,351.55 / Engineering Department / Budgeted – Sales Tax Program Fund) ♦

OFFICIALS FORUM ~ presentation of information requiring no official action

(Section 2-36 of Ordinance No. 24-10)

- Mayor
- Directors
- City Administrator

EXECUTIVE SESSION

Appointments: Housing Assistance Board (3) and Planning Commission (3)

ADJOURN

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND
REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

WHEREAS, the City Planning Commission has held a public hearing to consider a request to amend the Master Land Use Plan Map relative to property described in Section 1 of this ordinance, and, having considered the request, recommended on February 9, 2016, that said change be made; and,

WHEREAS, the Planning Commission determined the change to the Master Land Use Plan Map does conform to the goals and objectives of the Comprehensive Plan.

WHEREAS, the City Planning Commission has heretofore held a public hearing to consider request No. 3-2-16 to rezone certain properties hereinafter described, and, having considered said request, recommended on February 9, 2016, that said change be made;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:

SECTION 1: The hereinafter described property is hereby reclassified on the Master Land Use Plan Map from Open Space and Residential Detached to Office, Research and Light Industrial and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 31 WEST, CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SE ¼ SW ¼; THENCE N87°16'45"W, ALONG THE NORTH LINE OF SAID SE ¼ SW ¼, 164.87 FEET TO A SET ½" REBAR ON THE WESTERLY RIGHT-OF-WAY LINE MASSARD ROAD FOR A POINT OF BEGINNING; THENCE, LEAVING SAID NORTH LINE OF SE ¼ SW ¼ AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MASSARD ROAD, THE FOLLOWING BEARINGS AND DISTANCES: 142.15 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET AND A CHORD BEARING AND DISTANCE OF S06°56'52"E 142.09 FEET, S09°53'55"E 196.76 FEET, 129.24 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2360.00 FEET AND A CHORD BEARING AND DISTANCE OF S08°19'47"E 129.23 FEET TO A SET MAG NAIL; THENCE N87°16'45"W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MASSARD ROAD, 422.73 FEET TO AN EXISTING REBAR; THENCE S02°13'11"W 121.99 FEET TO AN EXISTING REBAR; THENCE N87°16'45"W 850.91 FEET TO THE WEST LINE OF SAID SE ¼ SW ¼; THENCE N02°25'43"E, ALONG SAID WEST LINE OF SE ¼ SW ¼, 580.90 FEET TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID SE ¼ SW ¼; THENCE S87°16'45"E, ALONG THE NORTH LINE OF SAID SE ¼ SW ¼, 1183.92 FEET TO THE POINT OF BEGINNING, CONTAINING 15.309 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB #15-09-24.

more commonly known as 5500 Massard Road.

SECTION 2: The hereinafter described property is hereby rezoned from Commercial

Light (C-2) to a Planned Zoning District (PZD) by Classification:

PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 31 WEST, CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SE ¼ SW ¼; THENCE N87°16'45"W, ALONG THE NORTH LINE OF SAID SE ¼ SW ¼, 164.87 FEET TO A SET ½" REBAR ON THE WESTERLY RIGHT-OF-WAY LINE MASSARD ROAD FOR A POINT OF BEGINNING; THENCE, LEAVING SAID NORTH LINE OF SE ¼ SW ¼ AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MASSARD ROAD, THE FOLLOWING BEARINGS AND DISTANCES: 142.15 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET AND A CHORD BEARING AND DISTANCE OF S06°56'52"E 142.09 FEET, S09°53'55"E 196.76 FEET, 129.24 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2360.00 FEET AND A CHORD BEARING AND DISTANCE OF S08°19'47"E 129.23 FEET TO A SET MAG NAIL; THENCE N87°16'45"W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MASSARD ROAD, 422.73 FEET TO AN EXISTING REBAR; THENCE S02°13'11"W 121.99 FEET TO AN EXISTING REBAR; THENCE N87°16'45"W 850.91 FEET TO THE WEST LINE OF SAID SE ¼ SW ¼; THENCE N02°25'43"E, ALONG SAID WEST LINE OF SE ¼ SW ¼, 580.90 FEET TO AN EXISTING REBAR MARKING

THE NORTHWEST CORNER OF SAID SE ¼ SW ¼; THENCE S87°16'45"E, ALONG THE NORTH LINE OF SAID SE ¼ SW ¼, 1183.92 FEET TO THE POINT OF BEGINNING, CONTAINING 15.309 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB #15-09-24.

more commonly known as 5500 Massard Road. The approved change in zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development Ordinance and the Planned Zone Project Booklet reviewed by the Fort Smith Planning Commission and approved hereby, which Project Booklet shall be filed in the Office of the City Clerk.

The zoning map of the City of Fort Smith is hereby amended to reflect said rezoning.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

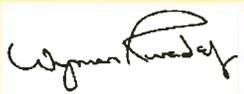
ATTEST:

APPROVED:

City Clerk

Mayor

Approved as to form:



Publish One Time

Memorandum

To: Jeff Dingman, Acting City Administrator
From: Wally Bailey, Director of Development Services
Date: March 11, 2016
Subject: 5500 Massard Road –Rezoning from Commercial-2 to a Planned Zoning District and
Mater Land Use Plan amendment from Residential Detached to Office, Research
and Light Industrial

The second reading of the subject ordinance is scheduled for the March 15, 2016 Board of Directors regular meeting. Following the March 1, 2015 Board meeting, I was contacted by the applicant and the opponent. They both want to address the Board with additional information on this subject.

Mr. Mark Goodson, applicant, submitted a two page submittal to me which follows this memorandum.

Mr. Ron Yates has delivered information including signed petitions from citizens opposed to the proposal. A copy of the information is enclosed.

Please contact me if you have any questions.

Wally and Fort Smith Board of Directors,

After reviewing the petition that Mr. Yates submitted, we have a few concerns and some things we would like to amend:

1. We should have called the pole barns covered structures like these:



2. The light poles that we are going to use would be a 15 ft. pole, with a fixture that is similar to this. Light shining down, with a cone appearance, smaller at the top and then larger on the ground.



3. After reviewing some of the names and address on the petition we noticed some of those are quite a distance from our property. I did notice a name on the list of a person that I know, I sent him an email. This is what I sent.

“I received a copy of petitions from Mr. Yates about our property on Massard Road and saw your name on it. Just checking to see if that was right you are against us developing our property for a mini storage project? Thanks, Mark “

His response “Hey Mark....I was under the impression that you all had sold the property to somebody else and they were going to develop the property. I did not know that your family still owned it. I was also told that the property was being zoned Industrial (if Industrial is a zoning law) and not commercial and any other type of mfg. Could come in and build on that site. The only thing that I would be against is if there are Pole Barns...small mini storage buildings would be fine. Come over and look what went up behind my house at 91st and Zero (Canopy Oaks)(at the railroad tracks) It's not good for resale value at all”.... Lee

4. So I think maybe there is some confusion as to what the public thinks we are asking for. We are asking to change the Master Land use plan to a PZD to accommodate Self Storage Buildings, from a C2 zoning. We looked up some of the things that could go in a C2 zoning:

Convenience Store/Gas Station
Retail Strip Mall
Furniture Stores
Lawn and Garden Stores
Hardware Stores
Multi-family development
Hotels
Boarding Houses
Auto parts Store
Grocery Stores
Professional Office Park
Collection Agency

Data Processing Facility
Recycling Collection Station
Temporary Carnival/Circus
Amusement Centers
Swimming Pools
Country Clubs
Playgrounds
Schools
Day Cares
Churches
Monasteries
Funeral Homes

All of these would generate more traffic, noise and light than the proposed PZD will. We are NOT asking for this to go to an Industrial zone, as was stated from someone who signed the petition Mr. Yates had carried.

5. I spoke with the President of the Arkansas Self Storage Association about what kind of traffic we would expect to be generated from our storage facility, he said from his experience that most people, once that put their things in storage they don't come back very often, less than once a month. I also spoke with a consultant for self-storage buildings and he thought the average was 5 customers per day per 100 units.

Thanks for your time and consideration,

Mark Goodson

March 8, 2016

Ron Yates
8310 Rosewood Drive
Fort Smith, AR 72903

Fort Smith Planning Commission
623 Garrison Avenue
Fort Smith, AR 72902

RE: 5500 Massard Road Project

I'm requesting a revote on the ordinance amending the Master Land Use Plan Map rezoning identified property and amending the zoning map (Master Land Use Plan: from Open Space / Residential Detached to Office Research Light Industrial(ORL1) / Rezoning: from Commercial Light (C2) to a Planned Zoning District (PZD) by classification located at 5500 Massard Road. The project proposed would consist of mini storage buildings, boat, truck, trailer and RV storage on 15.30 acres that would be open 24/7. Several residents from Skyline and Canopy Oaks would like to speak to the City Board of Directors about their concerns. The March 1 Directors Meeting was on election day that interfered with a lot of residents being able to make it to the meeting (third item on the agenda) and speak that night. Please help us keep the value and integrity of our neighborhoods.

Thank you,


Ron Yates

We are adamantly opposed to the currently proposed development at 5500 Massard Road. This development is to allow 15.30 acres, the construction of pole barns and metal storage units where RV's, boats, trailers and other unknown items will be stored. This type of business is open 24/7 deteriorates in a short period of time thereby tending to becoming eyesores. The illumination overflow from security lighting will be a nuisance to both bordering and close by properties as will the potential for noise and traffic at all hours of the night. The property proposal in question directly and negatively impacts residential areas of Canopy Oaks and Skyline Estates where owners have invested substantial monies in their homes and will undoubtedly decrease the integrity and value of these homes.

TOTAL SIGNATURES 158

SKYLINE ESTATES AND CANOPY OAKS

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Donna Alt
ADDRESS: 8600 Moody Rd
Ft Smith AR 72903

James Lee
ADDRESS: 5009 South 92nd St.
Ft. Smith, AR 72903

Michael Neuf
ADDRESS: 8607 Moody Rd,
Ft. Smith, AR 72903

Gloria S. Law
ADDRESS: 5008 S. 92 St.
Fort Smith, AR 72903

Connie Ellis
ADDRESS: 5009 So. 92nd
Fort Smith, AR
72903

Barbara Huff
ADDRESS: 8801 Timberlyn Way
Ft Smith, AR
72903

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Jim Post

ADDRESS: 5101 MASSARD
FSM AR 72903
2-28-16

Joseph A. Whorner

ADDRESS: 5301 MASSARD RD
FSM, AR 72903
2-28-16

J. A.

ADDRESS: 8500 Moody Road
Fort Smith, AR. 72903

Jeanne Post

ADDRESS: 5101 Massard Rd
Smith, Ar 72903
2-28-2016

Judith K. Kerkames

ADDRESS: 5301 Massard Rd
St. Smith, Ar 72903

Diane Maxwell

ADDRESS: 8301 Canopy Oaks
Fort Smith Ar 72903

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Ronald Hamilton

ADDRESS: 9026 Skypark Dr.
Ft. Smith, AR 72903

Anna L. Hamilton

ADDRESS: 9026 Skypark Dr.
Ft. Smith Ar 72903

Brian McCann

ADDRESS: 8705 Timberlyn Way
Ft. Smith, AR 72903

Johnston A. Bardsick

ADDRESS: 8517 Rosewood Dr.
Ft. Smith, AR 7293

Mark Bliss

ADDRESS: 8601 Timberlyn Way
Ft Smith AR
72903

Hung Dai

ADDRESS: 8713 SKY PARK DR.
Ft Smith, AR 72903

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Alan Masilyn Shanon

ADDRESS: 5409 So. 92nd
H. Smith, AR 72903

Ashley O'Connor

ADDRESS: 9117 Skypark Drive
H. Smith AR 72903

SUSAN BENSON

ADDRESS: 9117 SKYPARK Drive
H. Smith, Ar 72903

David Deaver

ADDRESS: 9108 SKYPARK
FT-SMITH, ARK
72903

Anthony Browne

ADDRESS: 9117 Skypark Drive
H. Smith Ar. 72903

Carolyn Deaver

ADDRESS: 9108 Skypark Dr.
H. Smith, Ar. 72903

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Mary Ann Brady
ADDRESS: 9108 Rosewood Dr.
Rosewood Dr.
Fort Smith, AR 72903

Carolyn J. Schmidt
ADDRESS: 9208 Rosewood Dr.
Fort Smith, AR 72902

Larry Adams
ADDRESS: 9212 Rosewood Dr
Fort Smith AR 72903

Stephanie Adams
ADDRESS: 9212 Rosewood Dr.
Fort Smith, AR 72903

Bob Adams
ADDRESS: 9217 Rosewood Dr
Fort Smith, AR 72903

Nickie Kennamer
ADDRESS: 5401 S. 92nd
Fort Smith, AR 72903

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Bill Mason

ADDRESS: 9008 URBAN View Dr
FT. Smith AR 72903

SON K. LE

ADDRESS: 5012 South 92ND
Fort Smith, AR 72903

Jay Hunter

ADDRESS: 9200 Rosewood Dr
7th South Ar 2903

Mel Rodauff

ADDRESS: 5102 South 92ND ST
Fort Smith AR

ADZ

ADDRESS: 5108 S. 92nd
7th Smith AR 72903

Ralph L Brady Sr.

ADDRESS: 9108 Rosewood
St. Smith, Ark. 72903

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Kristi Marie
ADDRESS: 8700 Skypark Dr.
Fort Smith, AR 72903

Melissa Marie
ADDRESS: 8700 Skypark Dr
Ft. Smith, AR 72903

Wayne Chaffey
ADDRESS: 8710 Royal Ridge
Fort Smith, AR 72903

Kenneth Lange
ADDRESS: 9025 Timberlyn Way
Ft. Smith, AR ~~72903~~
72903

Albert Ficht
ADDRESS: 9025 Skypark Dr
Ft Smith AR
72903

Rae Lange
ADDRESS: 9025 Timberlyn Way
Ft. Smith AR 72903

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Judy Hendley

ADDRESS: 8401 Canopy OAKS
FT. Smith, AR 72903

Larry Barnes

ADDRESS: 8701 SKYPARK DR.
FT SMITH, AR 72903

Loma Barnes

ADDRESS: 8701 SkyPark Dr
FT Smith, Ar 72903

D.N. Kerner

ADDRESS: 8628 SKYPARK DR
FORT SMITH, AR 72903

Brenda Kerner

ADDRESS: 8628 SKYPARK DR
FORT SMITH AR 72903

Aubrey Ziegler

ADDRESS: 8801 Rosewood Dr
Fort Smith, AR 72903

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Leslie Ziegler
ADDRESS: ~~8801~~ 8801 Rosewood Dr
Fort Smith, AR 72903

John a Neal
ADDRESS: 8607 Moody Rd
Ft. Smith AR 72903

Cindy McConnell
ADDRESS: 9204 Rosewood Dr
Fort Smith, AR 72903

Shawn Neal
ADDRESS: 8607 Moody Rd
Ft. Smith Ar 72903

Francis Neal
ADDRESS: 8607 Moody Rd.
Ft. Smith, AR 72903

Susan Altes
ADDRESS: 8607 Moody Rd
Ft Smith, AR 72903

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Mitzi Jones
ADDRESS: 8706 Royal Ridge
Fort Smith AR 72903

Candyn Klaus
ADDRESS: 9308 Upton V. Road Dr
Fort Smith, AR 72903

Jim Hull
ADDRESS: 8719 ROYAL RIDGE
FORT SMITH AR 72903

Linda Hamilton
ADDRESS: 8801 Royal Ridge Dr
FORT SMITH, AR 72903

Becky Johnson
ADDRESS: 5503 So. 92
Fort Smith 72903

Polly Lawson
ADDRESS: 8820 Royal Ridge
Ft. Smith, Ar 72903

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Maryanne Rejzwick

ADDRESS: 8900 Royal Ridge Dr
Fort Smith, AR 72903

Fred Mynumb

ADDRESS: 8900 Royal Ridge Dr
Fort Smith AR 72903

Don Bull

ADDRESS: 8719 Royal Ridge Dr.
Fort Smith, AR 72903

Jonya Ramsey

ADDRESS: 8904 SkyPark ch
Fort Smith AR 72903

Virginia Fieri

ADDRESS: 8904 SkyPark ch
Fort Smith AR 72903

Timothy Ramirez

ADDRESS: 8904 Sky Park ch
Fort Smith AR 72903

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Shelley Miller

ADDRESS: 8812 Skypark Dr
Fort Smith, AR 72903

Linda P.

ADDRESS: 8809 Skypark
Ft. Smith, AR 72903

Shelley R. Miller

ADDRESS: 8812 Skypark
Fort Smith, AR 72903

W.E. Kaminon

ADDRESS: 8809 Skypark Ave.
Ft. Smith,

Eric Williams

ADDRESS: 8809 Skypark Dr
Ft Smith, AR

Walt Reed

ADDRESS: 8712 SKYPARK DR
Ft Smith, AR

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Cole Johnson

ADDRESS: 8408 CANOPY OAKS DR.
FORT SMITH, AR 72903

Jo Johnson

ADDRESS: 8408 Canopy Oaks Dr.
Ft. Smith, AR 72903

Cody Prater

ADDRESS: 8308 Canopy Oaks Dr.
Fort Smith, AR 72903

Dale Abery

ADDRESS: 9306 CANOPY OAKS
Ft Smith AR 72903

Katy Prater

ADDRESS: 8308 Canopy oaks Dr.
Fort Smith, AR 72903

Barton Hindley

ADDRESS: 8401 Canopy Oaks Dr
Ft Smith, AR 72903

We are adamantly opposed to the currently proposed development at 5500 Massard Road. This development is to allow 15.30 acres, the construction of pole barns and metal storage units where RV's, boats, trailers and other unknown items will be stored. This type of business is open 24/7 deteriorates in a short period of time thereby tending to becoming eyesores. The illumination overflow from security lighting will be a nuisance to both bordering and close by properties as will the potential for noise and traffic at all hours of the night. The property proposal in question directly and negatively impacts residential areas of Canopy Oaks and Skyline Estates where owners have invested substantial monies in their homes and will undoubtedly decrease the integrity and value of these homes.

Jane Bowers
ADDRESS: 8700 Royal Ridge
Ft Smith, AR

Silvia Balsara
ADDRESS: 8309 Canopy Oaks
Ft Smith 72903

David Z Bowers
ADDRESS: 8700 ROYAL RIDGE DR.
FT SMITH, AR

Zubein Balsara
ADDRESS: 8309 Canopy Oaks Drive
Fort Smith, AR 72903

Grant Bowers
ADDRESS: 8700 Royal Ridge Dr.
Ft. Smith, AR

George Johnson
ADDRESS: 8408 CANOPY OAKS
FORT SMITH, AR 72903

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Paul Cibulka
ADDRESS: 8500 Royal Ridge
Ft Smith AR 72903

Angie Carmichael
ADDRESS: 8500 Royal Ridge Dr
Ft Smith 72903

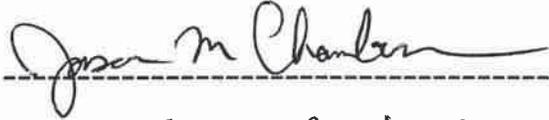
Jim Hutchison
ADDRESS: 8512 Royal Ridge Dr.
Ft Smith Ar 72903

Barlene L Hutchison
ADDRESS: 8512 Royal Ridge Dr.
H. Smith, AR 72903

Sue McDonald
ADDRESS: 8612 Royal Ridge Dr
Ft Smith AR
72903

James W. Jones
ADDRESS: 8622 Royal Ridge
Fort Smith, AR 72903

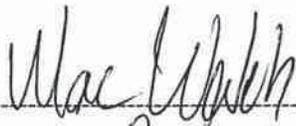
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ADDRESS: 5409 Roulken Ct
Fort Smith AR 72903



ADDRESS: 5408 ROULKEN CT.
FT SMITH AR 72903



ADDRESS: 954 Weddington Rd



ADDRESS: 5413 Roulken Ct
Fort Smith, AR 72903



ADDRESS: 5417 Roulken Ct
Fort Smith AR 72903



ADDRESS: 5413 Roulken Ct.
Fort Smith AR 72903

We are adamantly opposed to the currently proposed development at 5500 Massard Road. This development is to allow 15.30 acres, the construction of pole barns and metal storage units where RV's, boats, trailers and other unknown items will be stored. This type of business is open 24/7 deteriorates in a short period of time thereby tending to becoming eyesores. The illumination overflow from security lighting will be a nuisance to both bordering and close by properties as will the potential for noise and traffic at all hours of the night. The property proposal in question directly and negatively impacts residential areas of Canopy Oaks and Skyline Estates where owners have invested substantial monies in their homes and will undoubtedly decrease the integrity and value of these homes.

BILL HANSON
ADDRESS: 8508 Rosewood Dr
Fort Smith AR 72903

Kristy Hanson
ADDRESS: 8508 Rosewood Dr
Fort Smith AR 72903

JAMES HARRIS
ADDRESS: 5400 Roulker Ct
Fort Smith, AR 72903

Carole Harris
ADDRESS: 5400 Roulker Ct
Fort Smith, Ar 72903

STEVE DUFRESNE
ADDRESS: 5401 ROULKER
FORT SMITH, AR 72903

Gretchen Dufresne
ADDRESS: 5401 Roulker Ct
Fort Smith 72903

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ADDRESS: 8502 Rosewood Dr.
Fort Smith



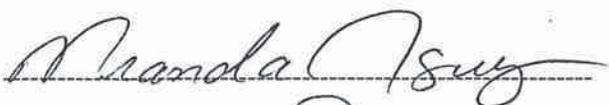
ADDRESS: 8504 Rosewood Dr
Fort Smith, AR



ADDRESS: 8502 Rosewood Dr
Fort Smith

Tracy Floyd

ADDRESS: 8504 Rosewood Dr
Fort Smith, AR



ADDRESS: 8502 Rosewood Dr
Fort Smith, AR

Lisa Carter

ADDRESS: 7809 Dover Circle
Fort Smith AR 72903

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Bob Allen
ADDRESS: 8321 Rosewood Dr.
Fort Smith Ar.

Eric Ghr
ADDRESS: 8501 Rosewood Dr.
Fort Smith AR

Frances Willis
ADDRESS: 8321 Rosewood Dr.
Fort Smith, AR 72903

Bob
ADDRESS: 8509 Rosewood Dr
Fort Smith AR

Don Smith
ADDRESS: 8501 Royal
Ridge Dr 72903

Danny McBray
ADDRESS: 9220 Sky park Dr
Ft Smith, AR

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Laura Johnson
ADDRESS: 8711 Royal Ridge Dr
Fort Smith AR 72903

Dianne Chaffey
ADDRESS: 8710 Royal Ridge
Fort Smith, AR 72903

Chris Myers
ADDRESS: 8911 Royal Ridge Dr
FT. Smith AR 72903

Jack Heph
ADDRESS: 8901 SKYPARK DR
FT SM, TX

Scott Griffith
ADDRESS: 8612 Skypark
H. Smith AR 72903

Lori Hopkins
ADDRESS: 8901 SKYPARK DR
Fort Smith AR 72903

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Donald S. Shroff

ADDRESS: 8500 Canopy Oaks
Ft Smith, AR

LeAnn Dimms

ADDRESS: 8701 Royal Ridge Dr
Fort Smith, AR

Nancy Coleman

ADDRESS: 8511 Royal Ridge Dr
Ft Smith, AR

Tommy Simms

ADDRESS: 8701 Royal Ridge Dr
Ft. Smith, AR 72903

Phil Cole

ADDRESS: 8511 Royal Ridge Dr
Ft Smith AR

GEOFFREY JOHNSON

ADDRESS: 8711 ROYAL RIDGE DR
FORT SMITH, AR 72903

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Amanda Richmond
 ADDRESS: 9008 Canopy Oaks Dr
Ft Smith

Melinda Boyer
 ADDRESS: 9001 Canopy Oaks Dr
Ft Smith AR 72903

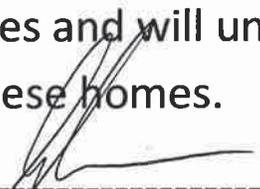
Phillip Coleman
 ADDRESS: 8808 Canopy Oaks Dr
Fort Smith, AR 72903

SHANE WASHINGTON
 ADDRESS: 8800 Canopy Oaks
Ft. Smith, AR

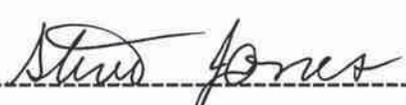
Rosmary Spavill
 ADDRESS: 8909 Canopy Oaks
Fort Smith, ar
72003

Ralph Lewis
 ADDRESS: 8904 Canopy oak
Ft. Smith #7
7290's

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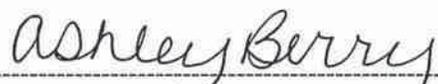
ADDRESS: 9123 SkyPark Dr.
Fort Smith, AR



ADDRESS: 9107 TIMBERLYN WAY
Fort Smith, AR



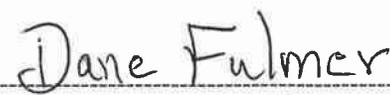
ADDRESS: 9123 Skypark Dr
Fort Smith, AR



ADDRESS: 9101 Timberlyn way
Fort Smith, AR 72903



ADDRESS: 18 So 92ND CIR
FORT SMITH, AR 72903



ADDRESS: 5209 Rosawood CR
Ft Smith, AR 72903

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Sandra Wikman
ADDRESS: 5621 Skypark Ln.
Ft. Smith, Ar.

William Wikman
ADDRESS: 5621 Skypark Lane
Ft. Smith, Ar.

David Fog
ADDRESS: 9000 Urban View Drive
Fort Smith, AR 72903

Joe D. Mc Joe North
ADDRESS: 5615 SKYPARK LANE
FT SMITH, AR. 72903

Kay H. North
ADDRESS: 5615 Sky Park Ln.
Ft. Smith, AR 72903

David D. [unclear]
ADDRESS: 9219 Skypark
Fort Smith 72903

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Leo Maxwell

ADDRESS: 8301 CANOPY OAKS DR
FORT SMITH AR 72903

Phuong Vu

ADDRESS: 8909 CANOPY OAKS DR
FORT SMITH AR 72903

Ann R. Fin

ADDRESS: 9205 CANOPY OAKS DR.
FORT SMITH, AR 72903

Charles E. Webster

ADDRESS: 9266 CANOPY OAKS,
FT. SMITH, AR - 72907

Becky J. Webster

ADDRESS: 9200 Canopy Oaks Dr.
 Ft. Smith, AR 72903

Nick Radchuk

ADDRESS: 5613 Sky Park Ln
 Ft. Smith AR 72903

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Aske Bergeson
 ADDRESS: 9205 Rosewood Drive
Fort Smith, AR

James Lehart
 ADDRESS: 5217 SOUTH 94th CIRCLE
FORT SMITH, AR

Diane Eddleman
 ADDRESS: 5415 S. 93rd
Fort Smith, AR

Bernie Dehart
 ADDRESS: 5217 So. 94th Circle
Fort Smith, AR 72903

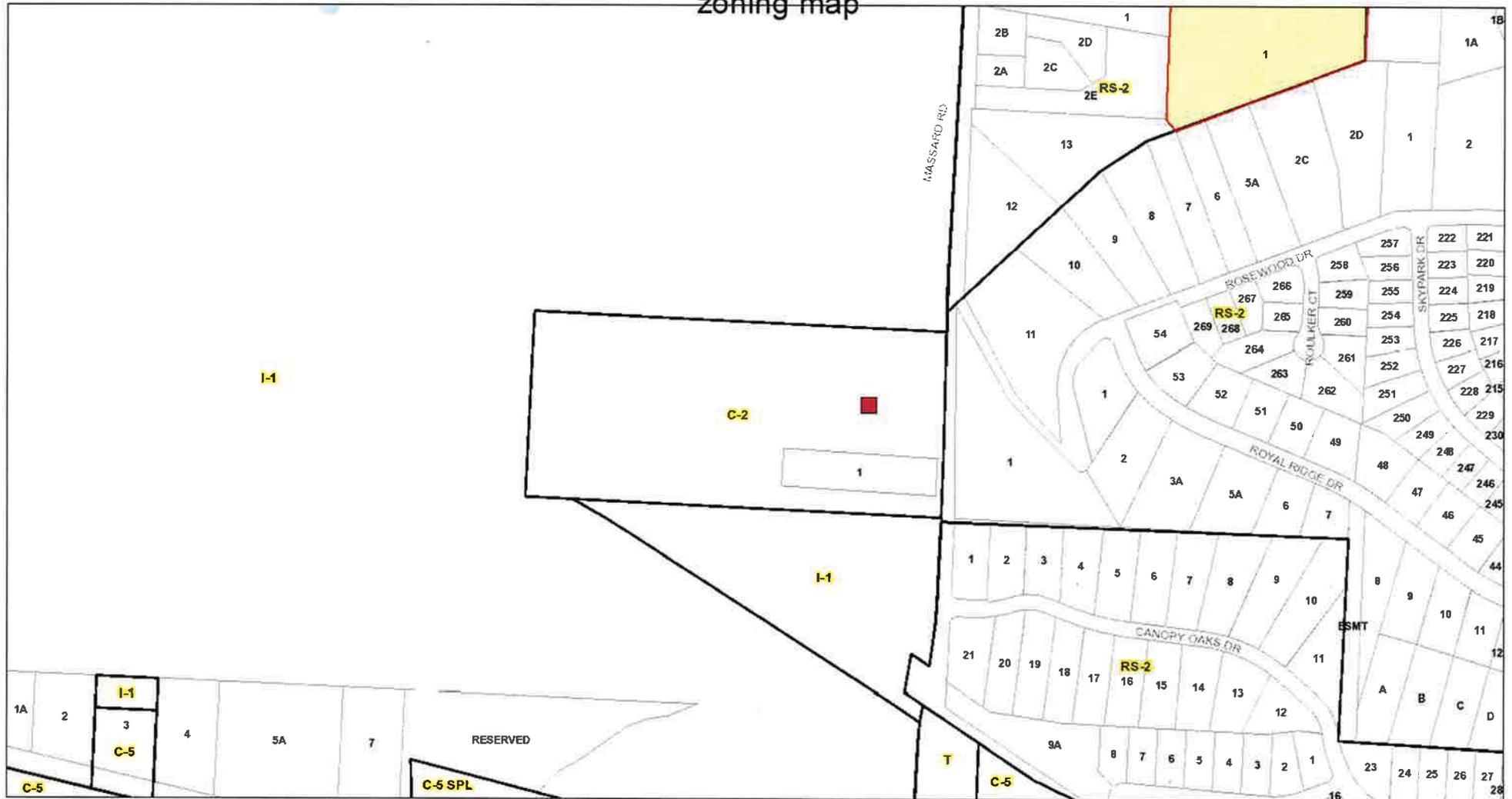
Walter Eddleman
 ADDRESS: 5415 S. 93rd
Fort Smith, AR

Gary Allen
 ADDRESS: 5212 south 94th
Fort Smith, AR

Red
8310 Rosewood Dr
Fort Smith, AR

Rebecca Gates
8310 Rosewood Dr
Fort Smith, AR 72903

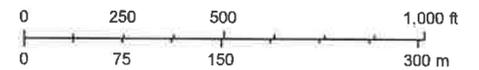
5500 Massard Road zoning map



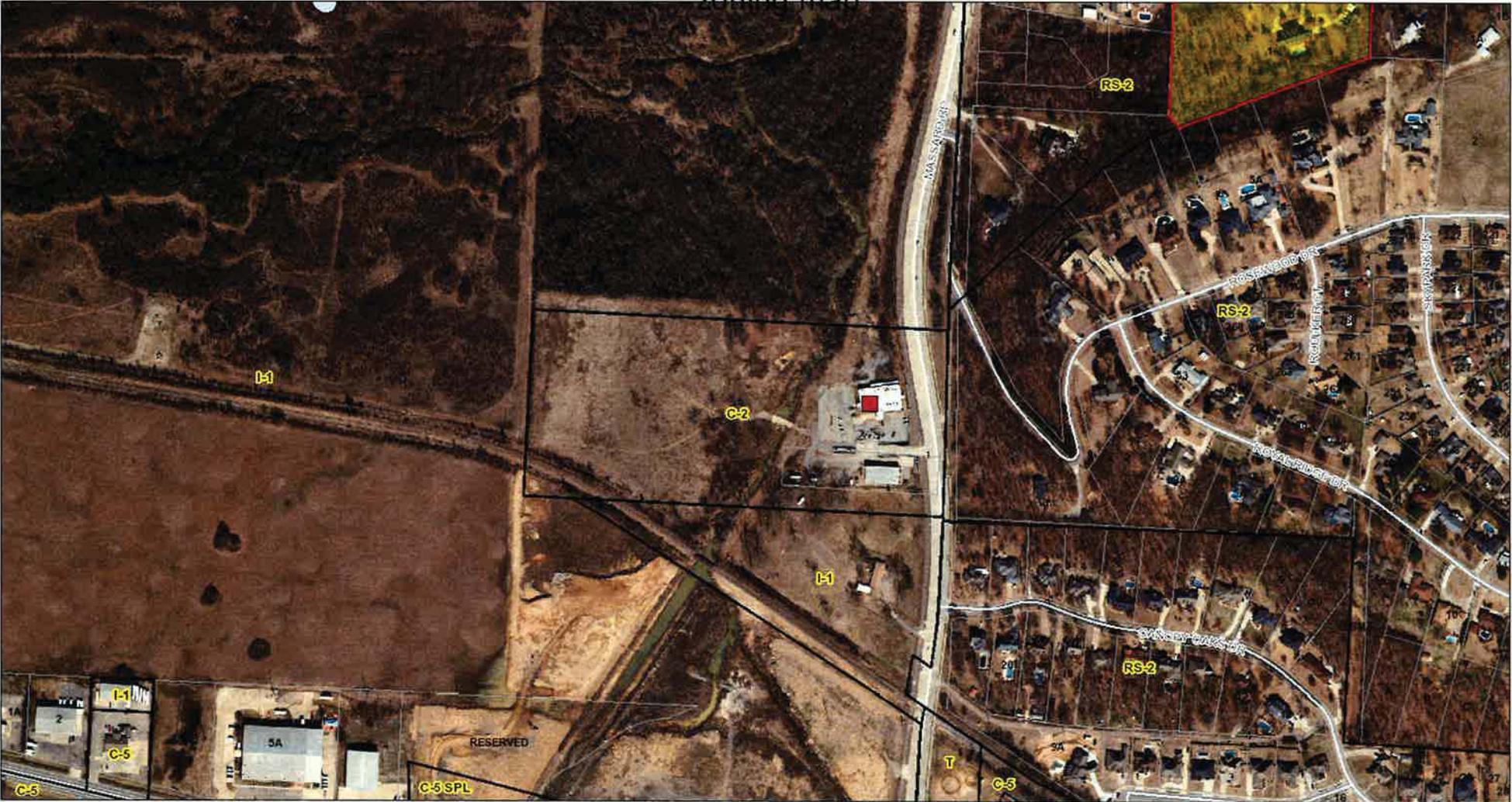
March 1, 2016

- Fort Smith City Limits
- Zoning
- Subdivisions

1:3,700



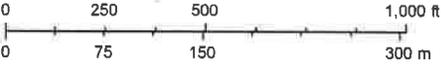
5500 Massard Road zoning map



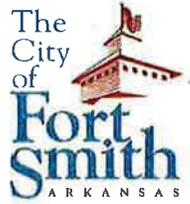
March 1, 2016

- Fort Smith City Limits
- Zoning
- Subdivisions

1:3,700



February 23, 2016



Honorable Mayor and Board of Directors
City of Fort Smith, Arkansas

Re: A request by Jeff Lee, agent for John, Bequita, Mark, Janice, Kevin and Patti Goodson, for a Master Land Use Plan Amendment from Open Space/Residential Detached to Office Research Light Industrial (ORLI) and a zone change from Commercial Light (C-2) to a Planned Zoning District (PZD) by Classification located at 5500 Massard Road.

On February 9, 2016, the City Planning Commission held a public hearing to consider the above requests.

Ms. Brenda Andrews read the staff reports indicating that the purpose of these requests is to allow for the existing facility to be used for an indoor mini-storage facility with the construction of new storage building and covered RV parking in the future.

Mr. Jeff Lee was present to speak on behalf of these requests.

Mr. Ron Yates, 8310 Rosewood Drive, was present to speak in opposition to these requests citing his concerns relative to security lighting, property devaluations and the fact that tenants will have 24 hour access to the facility.

Ms. Andrews also referenced an e-mail from Mr. Jim Post who noted his opposition to these requests as being property devaluation and traffic hazards.

Chairman Sharpe then called for the vote on the Master Land Use Plan amendment. The vote was 7 in favor and 1 opposed. (Howe)

Chairman Sharpe then called for the vote on the rezoning request. The vote was 7 in favor and 1 opposed. (Howe)

Motion was made by Commissioner Howard, seconded by Commissioner Redd and carried to approve these requests subject to the following:

- 1) The proposed pole barn structures for RV and boat storage are limited to the location at the rear of the property as shown in the PZD booklet.
- 2) The rooftops for the new storage buildings in Phase I shall consist of a muted color.
- 3) The rooftop equipment on the existing building shall be screened from the right-of-way.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Marshall Sharpe".

Marshall Sharpe, Chairman

MS/lp

623 GARRISON AVENUE
P.O. BOX 1908
FORT SMITH, ARKANSAS 72902
(479) 784-2216
FAX (479) 784-2462

Printed on 100% Recycled Paper

From: Jim Post [<mailto:jimpost@southernextrusion.com>]
Sent: Monday, February 01, 2016 12:29 PM
To: Planning Email Group
Subject: Meeting

The areas surrounding this property are principally residential. To allow light industrial would devalue existing residential areas and begin a succession of property devaluations along the entire corridor.

I would encourage you to leave the area as residential.

The area asking for a PZD are located where ease of entrance and exit are difficult at best. To allow further development in this area may create traffic hazards in an area where sight is limited and traffic is prone to speeding. I encourage you to leave the property as is.

Jim Post
5101 Massard Rd.

3 F

**Master Land Use Plan
Amendment**

Memo

To: City Planning Commission

From: Planning Staff

Date: January 26, 2016

Re: Proposed Master Land Use Plan Amendment by Jeff Lee, agent for John Goodson, et al, at 5500 Massard Road from Open Space and Residential Detached to Office, Research and Light Industrial

The Planning Department is in receipt of an application from Jeff Lee, agent, to amend the Master Land Use Map from Open Space and Residential Detached to Office, Research and Light Industrial to accommodate a proposed Planned Zoning District (PZD) zoning request. The subject property is on the west side of Massard Road, north of Canopy Oaks Drive. The tract contains an area of 15.30 acres with approximately 459 feet of street frontage along Massard Road.

The property is currently zoned Commercial Light (C-2). A companion zoning application requests a Planned Zoning District (PZD) zoning district. The Master Land Use Plan is a guide to zoning and development and must be considered with the companion application.

ADJACENT LAND USE CLASSIFICATIONS AND USES

Land Use classification and use contiguous to the subject lot are as follows:

The area to the north is classified as Open Space and Residential Detached and is undeveloped.

The area to the east is classified as Residential Detached and is developed as single family residential.

The area to the south is classified as Open Space and Residential Detached and is developed as residential and the Elks Lodge.

The area to the west is classified as Public Institutional and Office, Research and Light Industrial and is undeveloped.

The proposed Land Use classification of Office, Research and Light Industrial is described as follows:

2A

Provides opportunities for clean, indoor, minimum impact, research, development, assembly, manufacturing, warehousing, distribution, and supportive goods and services.

Characteristics and Use:

Criteria for Designation:

Compliance Noted

- | | |
|--|-----|
| • Located on primary arterial or along active rail line. | Yes |
| • Central water and sewer with sufficient capacity | Yes |
| • Sufficient land area for activities and potential expansion | Yes |
| • Not located within environmentally sensitive areas, or those prone to flooding | No* |
| • Maybe located with other mixed uses | Yes |

***A sizeable portion of this property is located within the FEMA 100 and 500 Year Plain, and Floodway.**

MASTER LAND USE PLAN COMPLIANCE

The Master Land Use Plan classifies the site as Open Space and Residential Detached. This classification is to provide for the open space and recreation needs of the region, and protect the regions natural resources, water quality and development investments and to create and maintain stable neighborhoods, provide safe, attractive family environments, and protect property values.

MASTER STREET PLAN CLASSIFICATION

The Master Street Plan classifies Massard Road as Major Arterial.

NEIGHBORHOOD MEETING

A neighborhood meeting was held Thursday, January 28, 2016 at 7613 Rogers Avenue (Goody's Frozen Yogurt).

Three neighboring property owners attended the meeting and had concerns about exterior lighting and appearance of the proposed buildings. Staff also received an e-mail from Jim Post at 5101 Massard Road who is opposed to the proposed Master Land Use Plan amendment and rezoning. A copy of Mr. Post's e-mail is enclosed.

A copy of the attendance record is enclosed. At the time the planning commission packet was completed, Mr. Lee had not submitted a meeting summary. We hope to have the summary for you prior to the planning commission meeting.

STAFF RECOMMENDATIONS

Staff recommends approval of the application with the following comment:

1. Planning Commission approval of the companion rezoning application.

2B

From: Jim Post [<mailto:jimpost@southernextrusion.com>]

Sent: Monday, February 01, 2016 12:29 PM

To: Planning Email Group

Subject: Meeting

The areas surrounding this property are principally residential. To allow light industrial would devalue existing residential areas and begin a succession of property devaluations along the entire corridor.

I would encourage you to leave the area as residential.

The area asking for a PZD are located where ease of entrance and exit are difficult at best. To allow further development in this area may create traffic hazards in an area where sight is limited and traffic is prone to speeding. I encourage you to leave the property as is.

Jim Post

5101 Massard Rd.

20

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location Goodie's on Rogers

Meeting Time & Date 1-28-16 @ 12:15

Meeting Purpose 5580 MASSARD RD.
REZONING & LAND USE

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1.	<u>Tom Monaco</u>	<u>CITY</u>	<u>784-2218</u>
2.	<u>MARK Galson</u>	<u>1100 Wheeling Ave</u>	<u>806-6805</u>
3.	<u>Ron Yates</u>	<u>8510 Rosewood Dr.</u>	<u>452-3676</u>
4.	<u>Jeff</u>	<u>PJLarchitect</u>	<u>452-9226</u>
5.	<u>Ross & Frances Willis</u>	<u>8321 Rosewood</u>	<u>452-8041</u>
6.			
7.			
8.			
9.			
10.			
11.			

20

1. A legal description of the subject property that is to be amended (reclassified).
Part SE 1/4 OF THE SW 1/4 OF SECTION 31, T-8-N, R-31-W
2. A map of the property which includes the scaled distance, legal description, and general vicinity map inset showing the property's location.

3. The area dimensions of the property in square feet or acres. 15,309 acres

4. Describe existing road conditions and new roads to be included in the development and the effect of the proposed development on existing roads and traffic conditions:

The eastern portion of the site has a paved parking lot & access road to Massard Rd. The western portion is undeveloped. A bridge may be built in the future to connect the eastern & western portions across Massard Creek.

5. Describe the existing public utility services and infrastructure (such as water, sewer, fire/police) which are available to the property and the source/method of providing additional utilities and infrastructure to the property if necessary:

All utilities are present on site & are adequate for extension in the future to the undeveloped portion of the site when required

6. Provide a statement of the proposed build-out density and maximum potential build-out density (units per acre) permitted by the proposed land use classification:

75% lot coverage

7. Identify any known or anticipated environmental concerns:

The western undeveloped portion of the site, west of Massard Creek, is below the floodway elevation. Consequently 12"-18" of fill dirt will be added (future).

For a Standard or Major Master Land Use Plan Amendment only, please attach the following additional information and answer the questions below. You may provide answers on a separate sheet and attach it to this application:

8. An analysis of the impact of the amendment on surrounding properties and plans in terms of:

2F

- a. Describe potential changes to development patterns in terms of local and regional impacts:

The new PZD will allow I.1 type development of mini-storage buildings & RV parking only. This will lessen negative impacts of its current C-2 zone & adjacent I.2 zones

- b. Describe the consistency in zoning between existing and planned uses:

The PZD parameters are based on I.1 uses; the adjacent properties are zoned I.2.

- c. Provide explanation of the need for and demand in the proposed uses:

The current occupancy rate of Fort Smith mini-storage developments indicates a need for many more units in the area.

9. Provide an analysis of the long term development plan for the area (10-20 years) which incorporates a review of the land use, transportation, and infrastructure impact to both the City of Fort Smith and the property owner:

The property will be developed in two phases. Phase 1 is the location of 5 buildings near the existing vacant building, plus inside climate controlled units in the existing building, within one year. Phase two, including units and a bridge across Massard Creek, will be built out in 5-10 years. Minimal impact along the arterial street is anticipated.

For a Comprehensive Plan-Text Amendment only, please attach the following information. Provide answers on a separate sheet and attach it to this application: for either transportation or infrastructure.

1. A typewritten copy of the proposed changes to the text in underline/strikeout (also known as "track changes") format.
2. A description of the reasons supporting the amendment and the special circumstances requiring the change:

AUTHORIZATION OF AGENT

26

Certification

Once an application has been deemed complete, the applicant shall not modify it unless requested or agreed upon by the Planning Department. Should the applicant request a modification to the application after it has been advertised for public hearing, it shall be at the discretion of the Planning Commission to review or continue the application. A re-advertising fee may be required.

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I grant the appropriate City personnel permission to enter the subject property during reasonable hours so that they may investigate and review this application.

P. Jeffrey Lane

1-14-16

Signature (Agent/Owner)

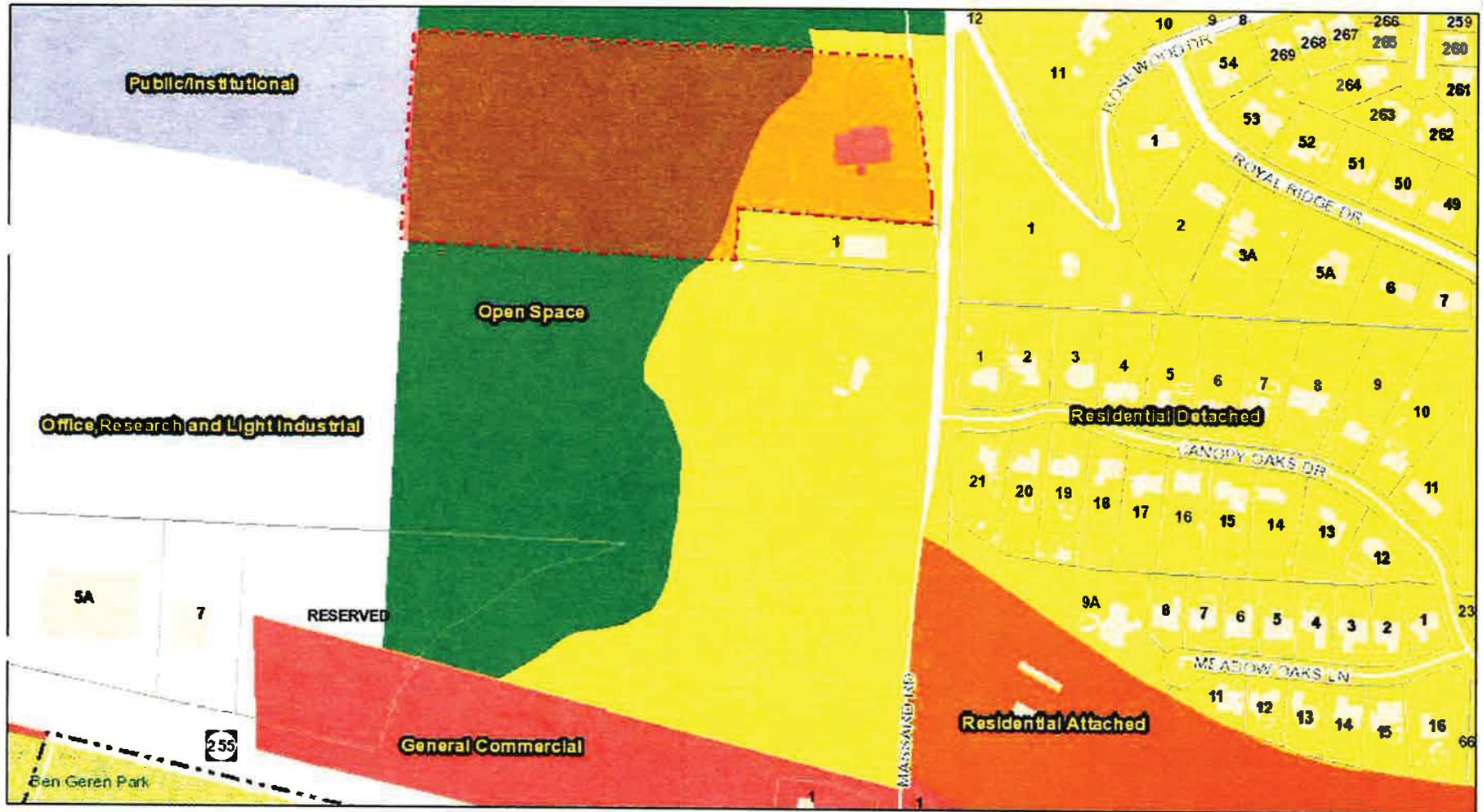
Date

The City of Fort Smith requires complete applications. If your application does not include all of the information required for submission, it will not be processed.

2H

Master Land Use: From Open Space & Residential Detached to Office, Research and Light Industrial 5500 Massard Road

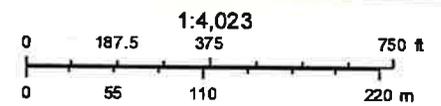
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January 20, 2016

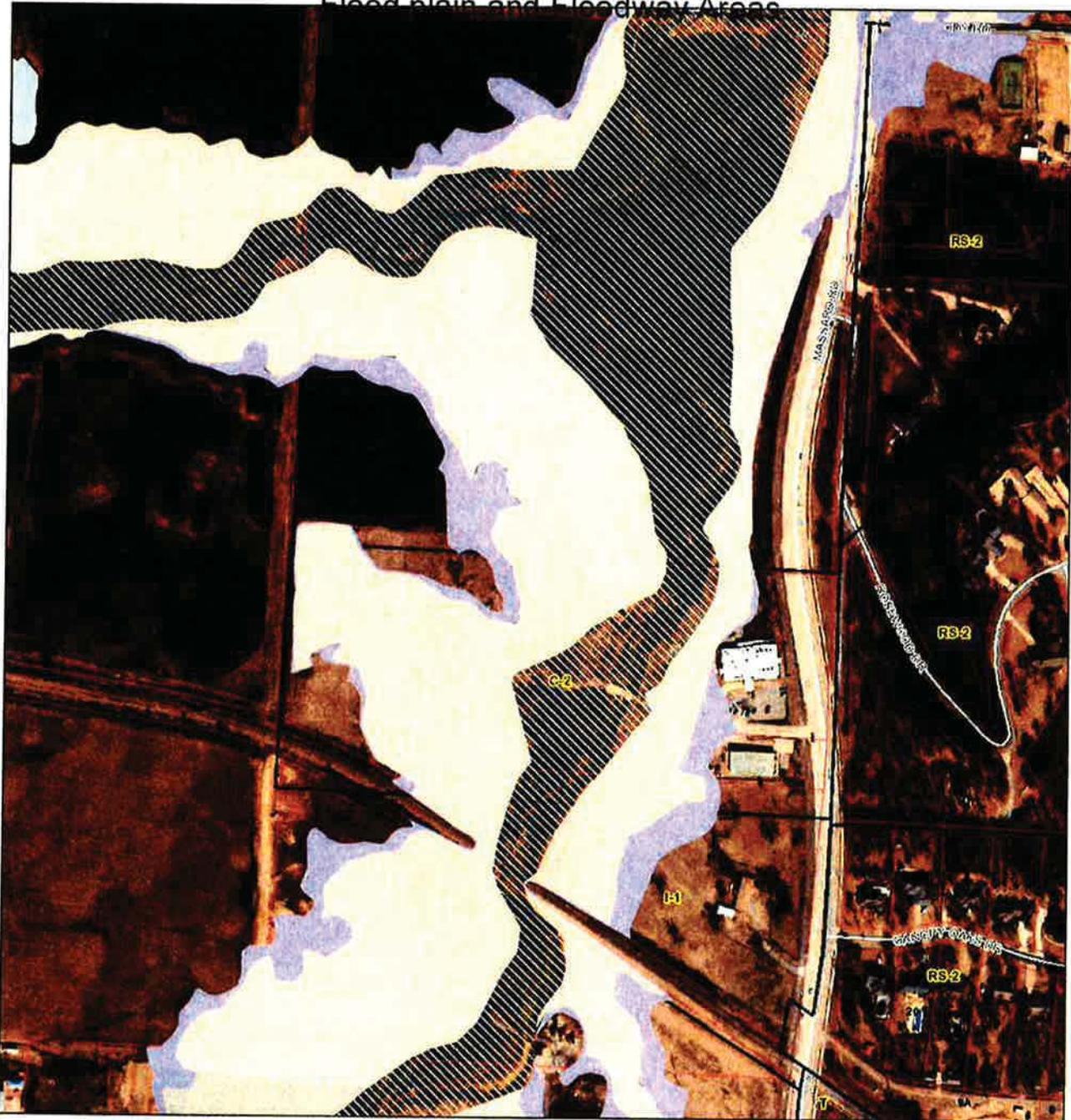
- Fort Smith City Limits
- Subdivisions
- Building Footprints

Land Use



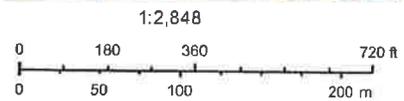
City of Fort Smith GIS
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5500 Massard Road
Flood plain and Floodway Areas



FEMA Map Legend

-  Base Flood Elevation
-  Zone X (500 year)
-  Zone A or AE - SFHA (100 year)
-  Floodway



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Memo

To: City Planning Commission

From: Planning Staff

Date: January 26, 2016

Re: Rezoning #3-2-16 - A request by Jeff Lee, agent for John Goodson, et al, for Planning Commission consideration of a zone request from Commercial Light (C-2) to a Planned Zoning District (PZD) by classification at 5500 Massard Road

PROPOSED ZONING

The approval of this rezoning request would allow for the existing facility to be used for an indoor mini-storage facility with the construction of new storage buildings and covered RV and boat storage in the future.

LOT LOCATION AND SIZE

The subject property is on the west side of Massard Road north of Canopy Oaks Drive. The tract contains an area of 15.30 acres with approximately 459 feet of street frontage along Massard Road.

REQUESTED ZONING

The applicant has requested a Planned Zoning District (PZD). The purpose of a Planned Zoning District is to assure control of certain development while providing the applicant a means of gaining commitment without undue financial risk. Specifically the purposes of a PZD are to encourage:

- Comprehensive and innovative planning and design of diversified yet harmonious development consistent with the comprehensive plan;
- Better utilization of sites characterized by special features of geographic location, topography, size, or shape;
- Flexible administration of general performance standards and development guidelines;
- Primary emphases shall be placed upon achieving compatibility between the proposed developments and surrounding areas to preserve and enhance the neighborhood through the use of enhanced site design, architecture, landscaping, and signage.
- Developments that utilize design standards greater than the minimum required by the UDO.

3A

EXISTING ZONING

The existing zoning on this tract is Commercial Light (C-2).
Characteristics of this zone are as follows:

Purpose:

To provide office, service, and retail activities that are located within buffer areas near the edge of residential areas but which serve an area larger than adjacent neighborhoods. The C-2 zoning district is intended to accommodate well designed development sites and shall provide excellent transportation access, make the most efficient use of existing infrastructure, and provide for orderly buffers and transitions between Commercial and Residential land uses. C-2 zoning is appropriate in the Commercial Neighborhood, General Commercial, Mixed Use Residential, and Mixed Use Employment classification of the Master Land Use Plan.

Permitted Uses:

A wide variety of retail uses including clothing stores, specialty shops and restaurants. Commercial-2 zones also allow professional offices and multi-family apartments, community residential facility and neighborhood group homes are examples of permitted uses.

Conditional Uses:

Orphanage, dormitory, sorority, fraternity, auto detailing, lawn and garden supplies, bicycle sales and service, beer, wine and liquor store, convenience store, restaurants with outdoor dining, pet cemetery, pet shop, mail services, commercial communication towers, utility substations, event center, community recreation center, golf course, parks, educational facilities, police station, nursing home and churches are examples of uses permitted as conditional uses.

Area and Bulk Regulations:

- Minimum Lot Size – 7,000 square feet
- Maximum Building Size – 30,000 square feet
- Minimum Parcel/Lot Size – New District (By Classification) – 42,000 square feet
- Minimum Parcel/Lot Size – Existing District (By Extension) – 7,000 square feet (one lot)
- Minimum Lot Width – 50 feet
- Minimum Street Frontage – 20 feet
- Front Yard Setback - 25 feet
- Side Yard on Street Side of Corner Lot - 10 feet
- Side Yard Setback – 10 feet
- Rear Yard Setback - 10 feet
- Minimum building separation – to be determined by current City building and fire code.
- Required street access – Major Collector or higher

SURROUNDING ZONING AND LAND USE

The areas to the north are zoned Industrial Light (I-1) and are undeveloped.

3B

The areas to the east are zoned Residential Single Family Medium Density and are developed as single family residential.

The areas to the south are zoned Industrial Light (I-1) & Commercial Light (C-2) and developed as the Elks Lodge and a single family house.

The areas to the west are zoned Industrial Light (I-1) and are undeveloped.

MASTER STREET PLAN CLASSIFICATION

The Master Street Plan classifies Massard Road as a Major Arterial.

MASTER LAND USE PLAN COMPLIANCE

The Master Land Use Plan classifies the site as Residential Detached and Open Space. The Residential Detached land use classification provides for the creation and maintenance of stable neighborhoods, safe and attractive family environments, and protects property values.

The Open Space land use classification provides for the open space and recreational needs of the region and protects the region's natural resources, water quality and development investments. A companion application for a Master Land Use Amendment changing the land use classification to Office, Research and Industrial has been submitted by the applicant.

PROJECT BOOKLET

A copy of the project booklet is enclosed for your review. The following criteria shall be considered by the Planning Commission when reviewing the project booklet:

- A. Is the site capable of accommodating the building(s), parking areas and drives with the appropriate open space provided? **Yes**
- B. Does the plan provide for safe and easy ingress, egress and internal traffic circulation? **Yes**
- C. Is the plan consistent with good land use planning and site engineering design principles, particularly with respect to safety? **Yes**
- D. Are the architectural designs consistent with the City of Fort Smith policies and regulations and compatible with surrounding land use features? **Yes**
- E. Does the Plan represent an overall development pattern that is consistent with the Comprehensive Plan, Master Street Plan, Master Land Use Plan, and other adopted planning policies? **Yes**
- F. The required right-of-way dedication has been identified by the City Engineering Department? **Not required**
- G. All easements and utilities shall meet the requirements of the approving departments and agencies? **Yes**

30

- H. Articulate how the plan minimizes or mitigates the impact of increased traffic both in volume and vehicle size. **The proposed use will generate less peak hour traffic than other uses, such as retail or multifamily, that are permitted uses with the current Commercial Light (C-2) zoning district.**
- I. Articulate how the plan exceeds the UDO requirements. (e.g. increased landscaping increased high quality materials, etc.) **The building exteriors will require more high quality materials than the UDO's minimum requirements. The allowable land uses will be limited to mini-storage and RV/Boat storage only. More trees will be planted than required by the UDO and the PZD will include sign restrictions.**

SITE DESIGN FEATURES

Ingress/egress/traffic circulation – The proposal is to use the one existing driveway.

Right-of-way dedication – Not required.

Drainage – Not required at this time.

Landscaping & Screening – The proposed PZD will comply with the UDO Landscaping Requirements for the Industrial Building Standards, but will require one tree per 30 feet of street frontage instead of every 50 feet as required by the UDO. The landscaping will be installed on the applicant's property adjacent to the existing multi-use trail so that the landscaping will be visible.

Parking – The PZD Booklet indicates that the project will comply with Chapter 27-600, which includes compliance with the UDO Off-Street Parking and Loading requirements.

Signage – The PZD Booklet indicates that signage requirements will prohibit highway type billboards and flashing or blinking electronic signage of any type or size. Ground mounted monument signs will be permitted and if illuminated will be lit with flood lights or backlit. Façade signage to be per the UDO requirements. Pole signage will not be used. Instructional and directional signage are allowed but will not count towards allowed signage square footage.

Sidewalks – An existing multi-use trail is located on the west side of Massard Road and the applicant's property.

FACTORS TO BE CONSIDERED

Approval, approval as amended, or denial of the application and project booklet shall be based on the following factors as outlined in Section 27-341-3(E) of the UDO:

- A. Compatibility with the Comprehensive Plan, Master Street Plan, and applicable area plans (e.g., corridor, neighborhood)
- B. Compatibility of the proposed development with the character of the neighborhood.
- C. The zoning and uses of adjacent and nearby properties, and the compatibility of the proposed future uses with those existing uses.

3D

- D. The extent to which the proposed land use would increase or change traffic volume or parking demand in documented evidence or engineering data, road conditions, road safety, or create parking problems in combination with any improvements that would mitigate these adverse impacts.
- E. The current availability of public utilities and services and the future capacity needed to adequately serve the proposed land use in combination with any improvements that would mitigate these adverse impacts.
- F. That the application complies with all relevant ordinance requirements (for example 27-200, 27-500, 27-600, and 27-700).

NEIGHBORHOOD MEETING

A neighborhood meeting was held Thursday, January 28, 2016 at 7613 Rogers Avenue (Goody's Frozen Yogurt).

Three neighboring property owners attended the meeting and had concerns about exterior lighting and appearance of the proposed buildings. Staff also received an e-mail from Jim Post at 5101 Massard Road who is opposed to the proposed Master Land Use Plan amendment and rezoning. A copy of Mr. Post's e-mail is enclosed.

The attendance record and meeting summary are enclosed.

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed Planned Zoning District based on compliance with the submitted project booklet and with the following recommendations:

1. The proposed pole barn structures for RV and boat storage are limited to the location at the rear of the property as shown in the PZD booklet.
2. The roof tops for the new storage buildings in Phase I shall consist of a muted color.

ATTENDANCE LIST FOR NEIGHBORHOOD MEETING

List the names, addresses & telephone numbers of all residents/property owners who attended the meeting.

Meeting Location Bank's on Rogers

Meeting Time & Date 1-28-16 @ 12:15

Meeting Purpose 5580 MASSARD RD.
REZONING & LAND USE

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1.	Tom Monaco	CITY	784-7218
2.	MARK Galtson	1100 Wheeler Ave	806-6805
3.	Ron Yates,	8310 Rosewood Dr.	452-3676
4.	Jeff	PJLarchitect	452-9226
5.	Ross: Frances Willis	8321 Rosewood	452-8041
6.			
7.			
8.			
9.			
10.			
11.			

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Oaks Mini-Storage Jan. 28, 2016 Neighborhood Meeting Summary

The meeting was held at 12:15 at Goody's on Rogers Ave. In attendance were Jeff Lee, architect, Mark Goodson, owner, Tom Monaco, city staff and three people from the community who live within 300 ft. of the proposed PZD property (see meeting attendance list).

Jeff Lee started the meeting by giving a narrative explaining the scope of the project; he then asked for questions or concerns from the attendees. The main question concerned the appearance of the future buildings, as all attendees have property that looks out over the property in question in a direction toward the airport. Jeff explained that the fronts, and 50 ft. down the sides, of the buildings which faced their property would be constructed of a "high quality material", most likely colored split-faced textured concrete block, although no preliminary design work had been done at this time. It was also noted that the roof color would be of a nature to blend in, rather than stand out, since most of them would mainly see the roofs of the future buildings because of the elevation difference.

Further discussion involved lighting and their concern that this property would bleed too much light and be distracting. They were assured that although the facility needs to be well lighted to ensure maximum security to the tenants, every effort would be made to make sure the light would be directed downward and not allowed to spill up into the night sky. This will be required by the airport commission as well.

Next followed an explanation of what a PZD is. It was explained that this PZD would only allow the construction of mini-storage buildings and covered RV/boat parking, designed to I-1 standards. It was discussed how none of the less desirable types of uses allowed in the property's current zone C-2 would be allowed if the PZD was approved. This seemed to ease some of their concerns.

The meeting was very amicable and none of the attendees expressed a firm displeasure of the proposed PZD zoning change.

Jeff Lee, AIA

PETITION FOR CHANGE IN ZONING MAP

Before the Planning Commission of the City of Fort Smith, Arkansas

The undersigned, as owner(s) or agent for the owner(s) of the herein described property, makes application for a change in the zoning map of the City of Fort Smith, Arkansas as follows:

- 1. The applicant is the owner or the agent for the owner(s) of real estate situated in the City of Fort Smith, Sebastian County, Arkansas, described as follows: (Insert legal description)

PART SE1/4 OF THE SW1/4 OF SECTION 31, T-8-N, R-31-W

- 2. Address of property: 6500 MASSARD RD

- 3. The above described property is now zoned: C-2

- 4. Application is hereby made to change the zoning classification of the above described property to a Planned Zoning District.

- 5. Explain why the Planned Zoning District is requested?

TO ALLOW CONSTRUCTION OF MINI-STORAGE & COVERED RV/BOAT PARKING BUILDINGS

Signed:

JEFF LEE

Owner or Agent Name
(please print)

Owner

3409 Village Rd 72903
Owner or Agent Mailing Address

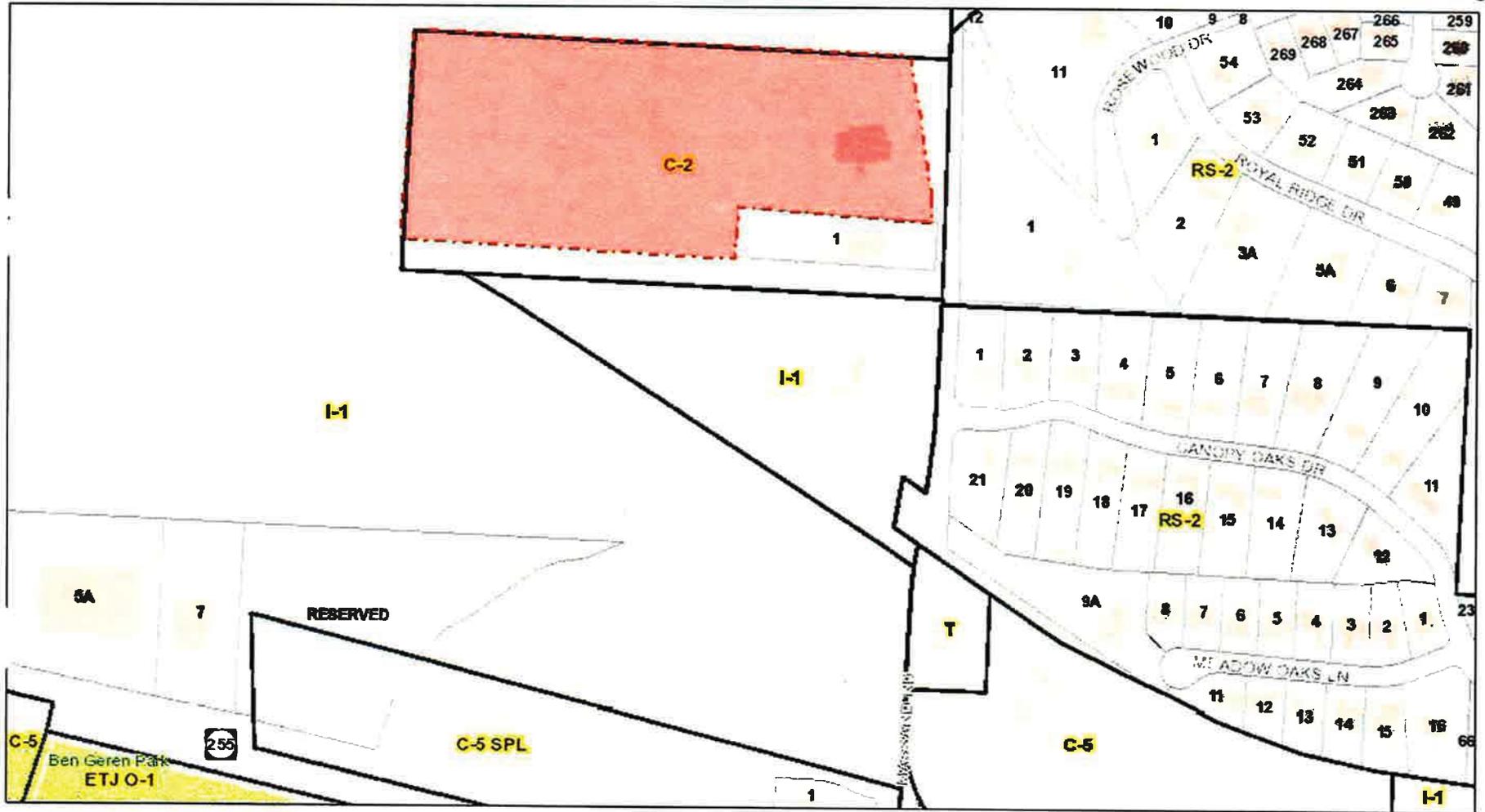
or


Agent

3H

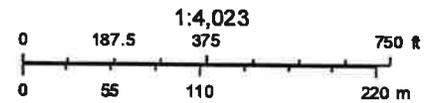
Rezoning #3-2-16: From Commercial Light (C-2) to PZD 5500 Massard Road

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January 20, 2016

- Fort Smith City Limits
- Zoning
- Subdivisions
- Building Footprints

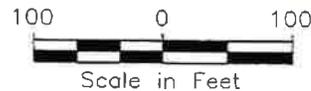
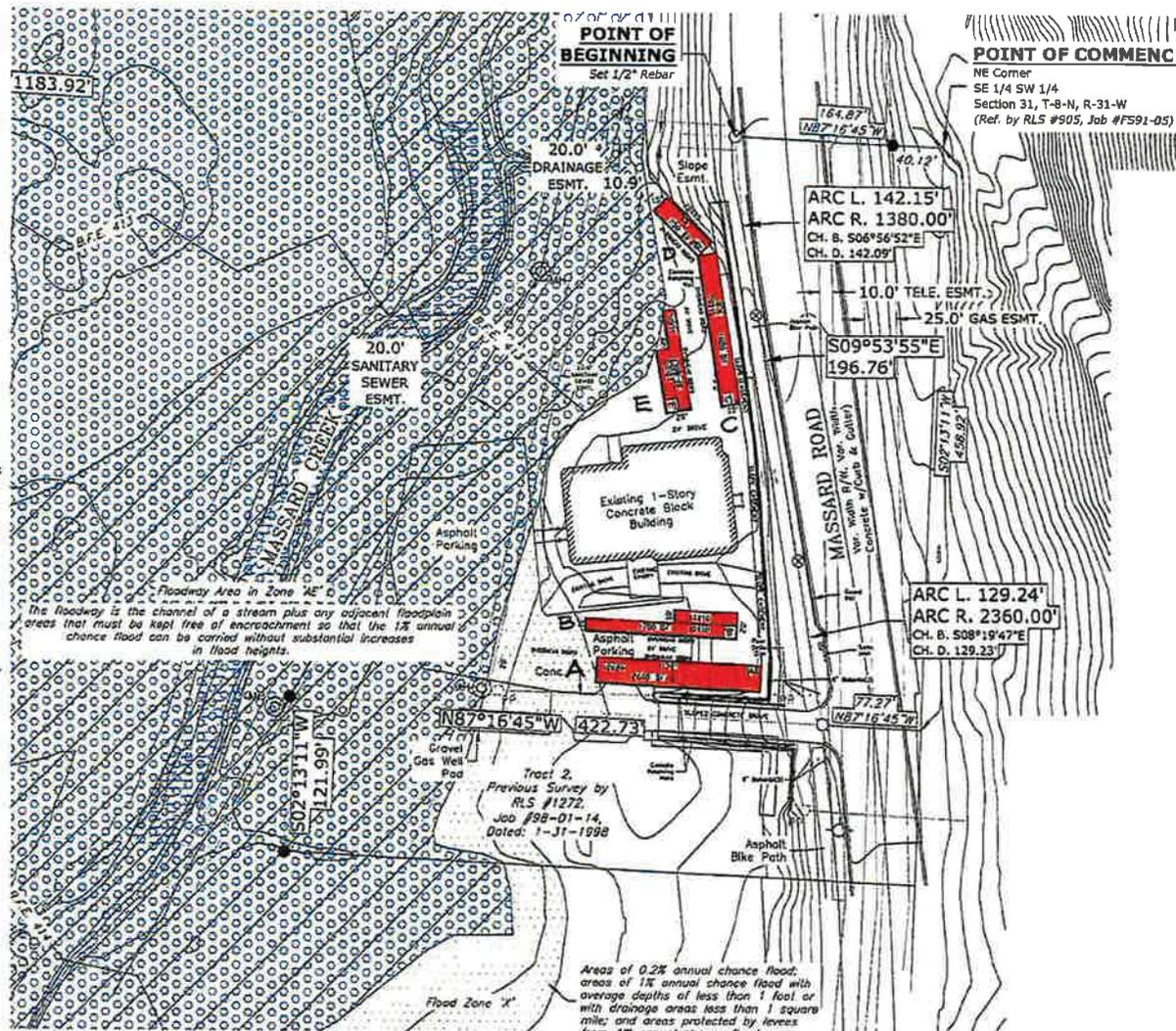


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NEW STORAGE BLDGS.		
13	A	2,600 SF
18	B	1,700 SF
12	C	1,800 SF
6	D	750 SF
12	E	1,300 SF
51	TOTAL	8,150 SF

↳ PRELIMINARY



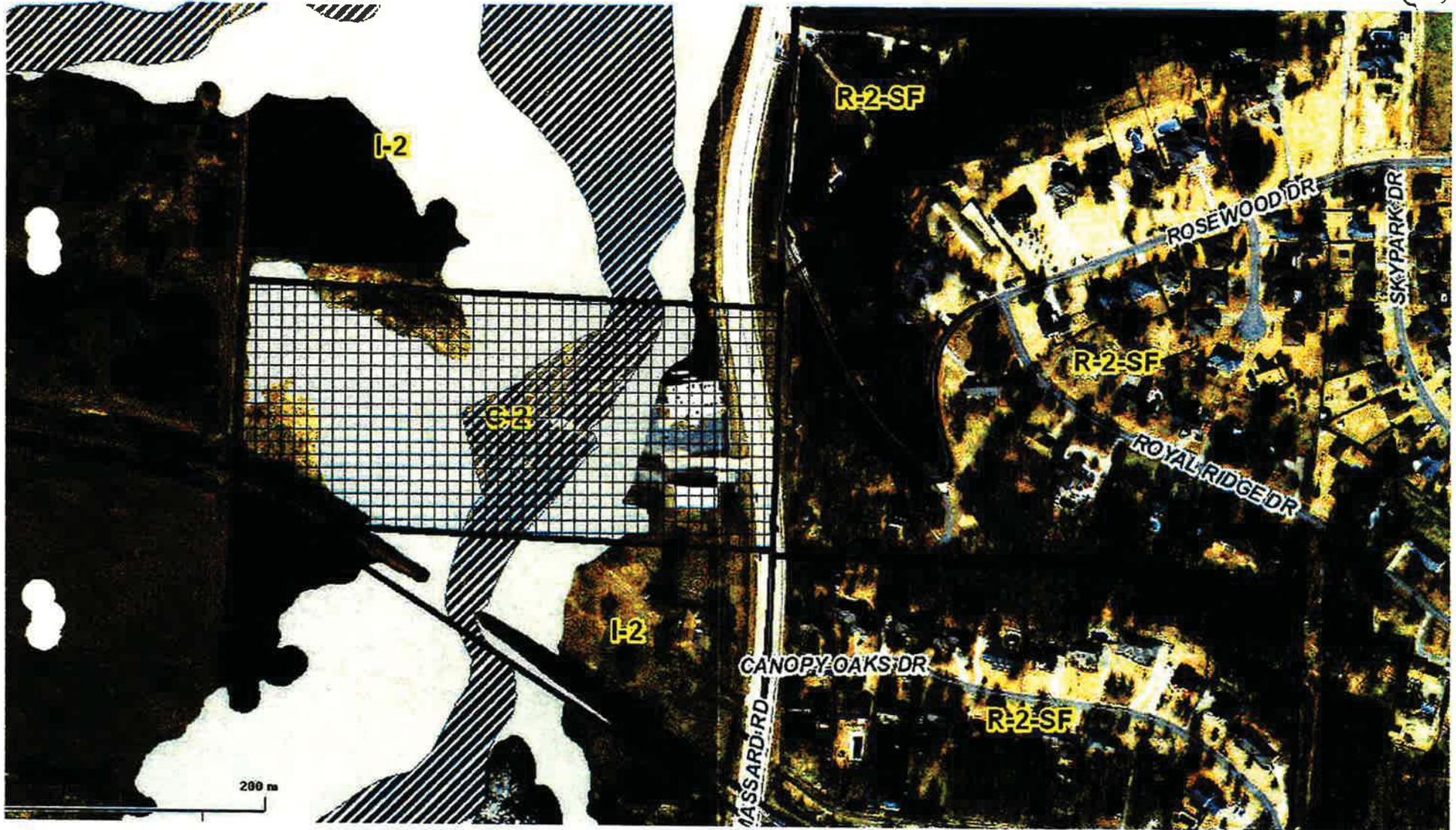
PHASE 1
1 PRELIMINARY SITE PLAN
SCALE: GRAPHIC

PRELIMINARY

PRELIMINARY DATA - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL.
Donald Jones Consulting 10521 Bear Creek Trail Fort Worth, Texas 76244
MASSARD ROAD SELF STORAGE MASSARD ROAD FORT SMITH, ARKANSAS
DATE: 10/22/2015
SHEET TITLE: ARCHITECTURAL SITE PLAN
SHEET NUMBER: C1a

5500 Massard Road

3K



PLANNED ZONING DISTRICT
CERTIFICATION STATEMENT

John P. Goodson, Bequita Goodson, Mark Goodson, Janice M. Goodson, Kevin Goodson and Patti Goodson, owners of the property located at 5500 Massard Road, do hereby certify that the Project Booklet for a Planned Zoning District complies with the City of Fort Smith's Planned Zoning District Regulations as defined in Section 27-341 of the Fort Smith Unified Development Ordinance

We hereby agree to the terms and conditions with the Project Booklet, and request the City of Fort Smith to approve the zoning.

Signatures:

<u>John Goodson</u>	<u>2/17/16</u> Date
<u>Kevin Goodson</u>	<u>2-17-16</u> Date
<u>Mark Goodson</u>	<u>2-18-16</u> Date
<u>Janice Goodson</u>	<u>2-18-16</u> Date
<u>Patti Goodson</u>	<u>2-18-16</u> Date
<u>Bequita Goodson</u>	<u>2-18-16</u> Date

**OAKS MINI STORAGE
PZD APPLICATION
PROJECT BOOKLET**

3a. The subject property is currently zoned C2. A change in zoning is needed to allow for the development of mini-storage facilities, both inside the existing building and new structures on the property, as well as covered RV/boat storage structures. A planned zoned district will restrict the site to accommodate these uses only. It will allow the development to utilize design standards common to I-1 zone, and will meet or exceed the minimum standards required by the UDO Industrial Building Design Standards.

3b.	Owner	Representative
	Mark Goodson POBox 238 Ratcliff, AR 72951	Jeff Lee 3409 Village Rd. Fort Smith, AR 72903

3c. The PZD will include an area of approximately 15.30 acres located on the sparsely populated western side of Massard Road just north of Zero Avenue. Proposed uses include climate controlled indoor and exterior mini storage buildings as well as covered RV/boat storage structures. The proposed PZD will meet or exceed the design requirements and development standards set forth in the United Development Ordinance, chapters 27-200, 27-500, 27-600 and 27-700 for I-1 light industrial zoning guidelines.

3d. General Project Scope

- i. Street and lot layout:
See attached development plan. The primary access to the site is via Massard Road. Additional access may be pursued off of Zero Avenue.
- ii. Site Plan showing improvements
See attached site plan sheets C1a and C2.
- iii. Buffer areas, screening and landscaping areas
All items will meet or exceed City UDO requirements.
- iv. Storm water detention areas and drainage
All detention and drainage will comply with UDO requirements. Detention areas will be determined when existing grading and actual mini-storage building layouts are determined.
- v. Undisturbed natural areas

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A 300 foot wide swath of green space will divide the property and Phase 1 from phase 2, on a north/south line with Massard Creek and its floodway left untouched, except for a future bridge and roadway across the creek.

vi. Existing and proposed utility connections and extensions

1. All utilities are existing at Phase 1 site.
2. Fire Service line, domestic water and sewer will be extended to Phase 2 site in the future

vii. Development and architectural design standards

1. Design standards will comply with UDO Industrial Building Design Standards subject to approval by authorities to use materials such as integral colored split-face CMU units where quality materials are required.
2. All dumpsters will be screened with split-face CMU, brick veneer or other acceptable masonry units with opaque wood or metal gates.
3. Landscape material and types will meet the requirements of the UDO landscaping standards. New fast growing trees will be planted in the green space at the top of the concrete retaining wall along Massard at a rate of 1/30 ft.
4. All building in the PZD shall meet the UDO Industrial Building Design Standards.
5. The proposed pole barn structures for RV and boat storage shall be limited to the location at the rear of the property as shown in the PZD booklet.
6. The rooftops for the new storage buildings in Phase I shall consist of a muted color.
7. The rooftop equipment on the existing building shall be screened from the right-of-way.

viii. Building elevations

1. The front facades of all new construction facing Massard will contain 100% colored split-faced CMU, as well as the sides of the buildings to a point 50' away from the front wall.
2. Future buildings will comply with UDO Industrial Building Design Standards.

ix. Proposed signage (Type and size)

1. Signage for the PZD will be per City ordinance 27-704-3 in general but customized to prohibit highway type billboards and flashing or blinking electronic signage or any type or size only. Ground mounted monument signs are permitted and if illuminated will be lit with flood lights or backlit. Façade signage to be per UDO. Lighted signage, canopies or building lighting shall be controlled to avoid spillage onto surrounding properties.
2. Pole signs will not be used.
3. Instructional and directional signage are allowed but will not count towards allowed signage square footage.

3e. Proposed Development Phasing and Time Frame

3m

The development is proposed to be constructed in two phases.

Phase 1: Rough grading and dirt work Spring 2016.

Building Construction Summer/Fall 2016.

Phase 2: Future, unknown at this time.

3f. Identify land use designations.

See attached **Exhibit A**.

3g. Identify area and bulk regulations for PZD.

- a. Minimum lot size: 1 acre
- b. Minimum lot width at BSL: 100'
- c. Maximum lot coverage: 75%
- d. Maximum height: 45'
- e. Additional height: Per UDO code
- f. Setbacks:
 - Front: 25'
 - Side: 15'
 - Street side/corner: 15'
 - Rear: 10'
 - Minimum street frontage: 100'
 - Minimum building separation: To be determined by current building and fire code.

3h. Comparison Chart between the proposed PZD and the Fort Smith C-2 zone.

	<u>Proposed PZD</u>	<u>C-2</u>
• Minimum lot size	1 Acre	7,000
• Minimum lot width	100'	50'
• Maximum lot coverage	75%	60%
• Maximum lot height	45'	35'
• Additional height	Per UDO	Per UDO
• Setbacks		
Front	25'	25'
Side	15'	10'
Street side/corner	15'	10'
Rear	10'	10'
Minimum Street frontage	100'	30'
Minimum building separation	To be determined by current Building and fire code	

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3i. The proposed PZD is much more restrictive than the C-2 zone. It will not allow any use currently allowed by Zone C-2 nor any use in I-1, after which it is modeled, except mini-storage buildings, interior storage and an accessory office area for the mini-storage business and covered outdoor storage or RVs and boats.

3j. Industrial Standards

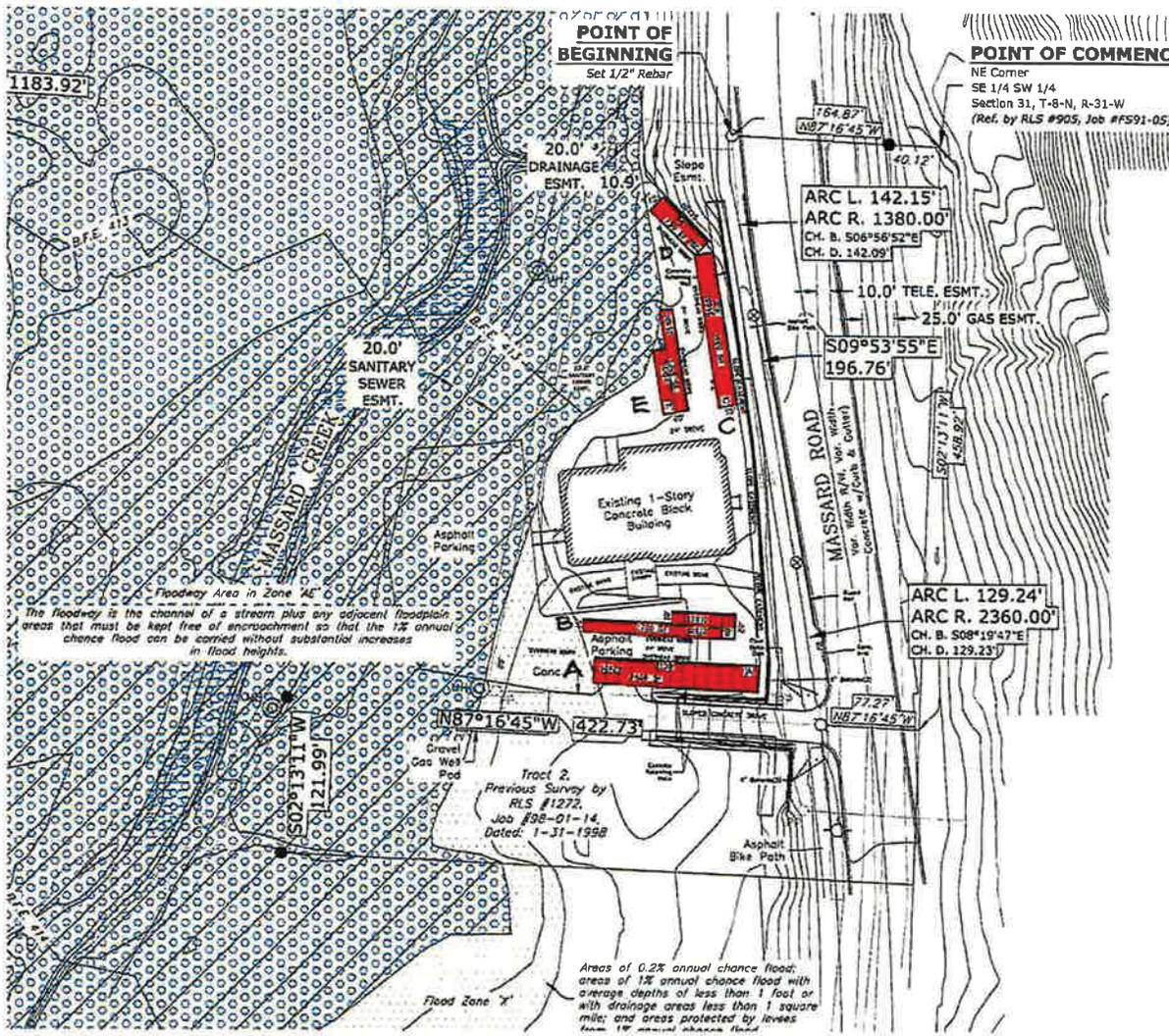
The project will exceed the UDO requirements as follows:

1. Increase high quality materials
2. Restrict land use to mini-storage only
3. Increase of minimum lot size to 1 acre
4. Added signage restrictions
5. Planting more trees than required by UDO

3k. The surrounding area is presently undeveloped. By establishing the PZD zone, modeled after an I-1 zone, but only allowing the construction of mini-storage buildings and interior climate controlled storage in the existing structure, and RV/boat covered parking, the property will not be developed as any of the less desirable potential uses currently allowed in the C-2 zone. It will also restrict the development of this site to only mini-storage type I-1 development.

3l. Traffic study not required.

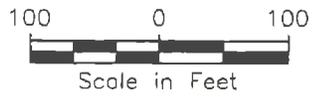
3m. Water and Sewer utilities are currently available along Massard Road and on the property.



NEW STORAGE BLDGS.

13	A	2,600 SF
18	B	1,700 SF
12	C	1,800 SF
6	D	750 SF
12	E	1,300 SF
51	TOTAL	8,150 SF

↳ PRELIMINARY



PHASE 1
1 PRELIMINARY SITE PLAN
 SCALE: GRAPHIC

PRELIMINARY

POINT OF BEGINNING
 Set 1/2" Rebar

POINT OF COMMENCEMENT
 NE Corner
 SE 1/4 SW 1/4
 Section 31, T-8-N, R-31-W
 (Ref. by RLS #905, Job #FS91-05)

PRELIMINARY
 DRAWING - NOT FOR
 CONSTRUCTION OR
 REGULATORY
 APPROVAL

Donald Jones Consulting
 10521 Bear Creek Trail
 Fort Worth, Texas 76244

MASSARD ROAD
 SELF STORAGE
 MASSARD ROAD
 FORT SMITH, ARKANSAS

DATE:	10/23/2015
SHEET TITLE:	ARCHITECTURAL SITE PLAN
SHEET NUMBER:	C1a

WP



**PHASE 1
INTERIOR CLIMATE CONTROLLED
STORAGE UNITS**

1st Unit Mix Schedule			
Count	Name	Rent As	%
1	5 x 5	25	1%
1	5 x 6	30	1%
13	5 x 7	455	14%
2	5 x 12	120	2%
1	7.5 x 12	90	1%
21	10 x 5	1050	23%
3	10 x 6	180	3%
33	10 x 10	3300	36%
7	10 x 12	840	8%
6	10 x 15	900	7%
3	10 x 17.5	525	3%
91		7515	100%

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INTERNATIONAL

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(404) 562-5550 Toll-Free
(770) 568-0688
www.janusintl.com

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Fort Smith, AR

Donald Jones Consulting
Massard Mini Storage

Project #
20009

Rev # Date

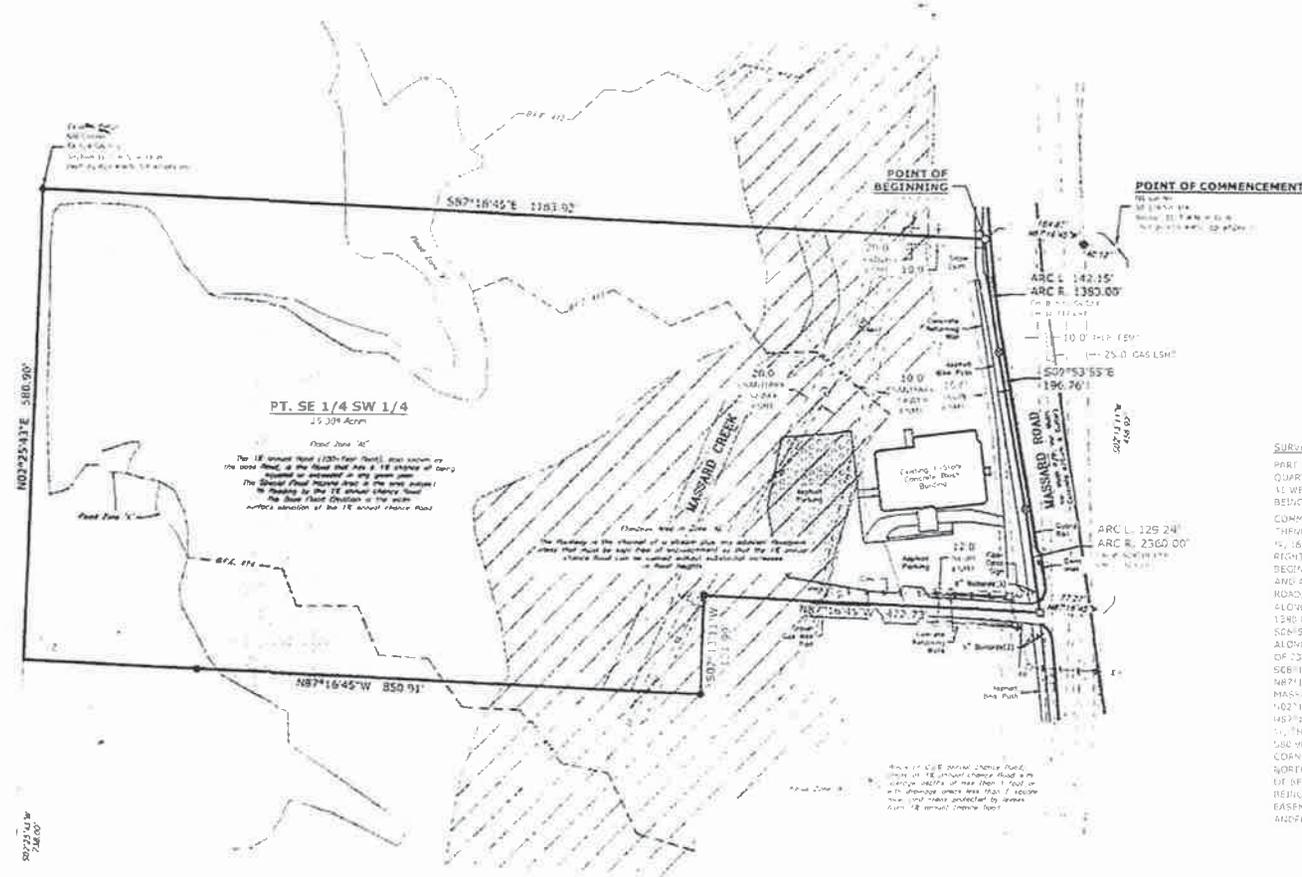
Drawn On: 02.10.15
Drawn By: S. Johnson
Checked By: M. Hodges

J101

First Floor

C1b

Handwritten initials: **JD**



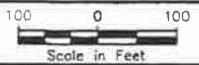
SURVEY DESCRIPTION:
 PART OF THE SOUTHEAST QUARTER AND THE WEST QUARTER (SW 1/4) OF SECTION 31, T-8-N, R-31-W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4 AND THENCE SOUTHWESTWARD TO THE CENTER OF MASSARD ROAD, THE FOLLOWING BEARINGS AND DISTANCES: S42°11'11\"/>

FILED BY: [Name]
 REGISTERED SURVEYOR
 DATE: MARCH 2, 2012

FOR USE BY:
 Mark G. [Name]

REVISIONS	DATE

- Legend**
- Set 1/2" Rebar
 - Existing Iron Pin/Pipe
 - Set RR/Spike
 - Existing RR/Spike
 - Set Nail
 - Existing Nail
 - Calculated Point
 - Existing Fence
 - Talk/Elec Pedestal
 - Water Meter
 - Gas Meter
 - Fire Hydrant
 - Light Pole
 - Sign Pole



SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 22nd DAY OF SEPTEMBER, 2012, TO THE BEST OF MY KNOWLEDGE AND ABILITY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PERSONS NAMED ON THIS PLAT AND ALSO THOSE WHO KNOWLEDGE OR GUARANTEE THE TITLE THEREON WITHIN ONE YEAR FROM DATE HEREON, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY.
 ANTHONY P. ANDERSON AR PLS. 1272

FORT SMITH, SEBASTIAN COUNTY, ARKANSAS
SURVEY OF
 PART OF SE 1/4 SW 1/4 OF SECTION 31, T-8-N, R-31-W
 DATE: 9-28-2015
 JOB NO: 15-09-24
 SCALE: 1"=100'
 BASIS OF BEARING: Arkansas State Plane (NAD83) Surveyed, GPS observation

ANDERSON SURVEYING INC.
 Arkansas -- Oklahoma
 P.O. Box 129
 Van Buren, AR 72957
 (479)-474-4247
 Fax (479)-410-5333
 e-mail: andersonsurveying@cox.net

Appendix A

	Districts											Proposed PZD															
	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2		RM-3	RM-4	RMD	IRH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	
P = Permitted Use, C = Conditional Use, A = Accessory Use																											
Building materials salvage yard																											
Bulk petroleum storage																											
Container storage																											
Mini storage warehouse																											
Packaging and distribution center																											
Petroleum distribution facility																											
Portable storage Unit																											
Vehicle storage yard																											
Warehouse																											
Transportation, Communication, Information and Utilities																											
Transportation Services																											
Airport																											
Bus station and terminal																											
Courier and messenger services																											
Ferry boat facility																											
Heliport																											
Limousine service																											
Mail services																											
Marina																											
Motor freight terminal																											
Moving and storage																											
Moving company																											
Pipeline transportation																											
Port facility																											
Rail transportation																											
Taxicab service																											
Communications and Information																											
Commercial communication towers																											
Data processing facility																											
Motion pictures and sound recording studios																											
Printing commercial/industrial																											
Telecommunications and broadcasting studios																											
Utilities and Utility Services																											
Amateur radio transmitting towers																											
Electric power plant																											
Hazardous waste treatment and disposal																											
Incinerator																											
Nuclear power plant																											
Radio, television, and microwave transmitting towers																											
Recycling center																											
Recycling collection station																											

BT
Fort Smith
7

Use Matrix



Submitted by Ronald Yates of 8310 Massard Road to the Planning Commission on 2/9/16 as an exhibit to show the view of 5500 Massard Road from his property.

GCMC Partners
1001 North 3rd Street
Fort Smith, AR 72903

Goodson's Enterprises, Inc.
5500 Massard
Fort Smith, AR 72903

Virgil Pratt Trust
8909 Skypark Drive
Fort Smith, AR 72903

Blake River, LLC
109 North 6th Street
Fort Smith, AR 72901

Joseph & Judith Korkames
5301 Massard Road
Fort Smith, AR 72903

Ross & Frances Willis Trust
8321 Rosewood Drive
Fort Smith, AR 72903

Ronald & Rebecca Yates
8310 Rosewood Drive
Fort Smith, AR 72903

Carol Craine Revocable Living Trust
8305 Canopy Oaks Drive
Fort Smith, AR 72903

Leo & Diane Maxwell
8301 Canopy Oaks
Fort Smith, AR 72903

St. Scholastica Convent, Inc.
P. O. Box 3489
Fort Smith, AR 72913

DRAFT

**Planning Commission Meeting Minutes
February 9, 2016**

2. **A request by Jeff Lee, agent for John, Bequita, Mark, Janice, Kevin and Patti Goodson for a Master Land Use Plan Amendment from Open Space/Residential Detached to Office Research Light Industrial (ORLI) located at 5500 Massard Road.**
3. **Rezoning #3-2-16; A request by Jeff Lee, agent for John, Bequita, Mark, Janice, Kevin and Patti Goodson, for a zone change from Commercial Light (C-2) to a Planned Zoning District (PZD) by Classification located at 5500 Massard Road.**

Ms. Brenda Andrews read the staff reports indicating the purpose of these requests is to allow for the existing facility to be used for an indoor mini-storage facility with the construction of new storage building and covered RV parking in the future.

Jeff Lee was present to speak on behalf of this request.

Ron Yates @ 8310 Rosewood Drive was present to speak in opposition to these requests citing his concerns relative to security lighting, property devaluations and the fact that tenants will have 24 hour access to the facility. Mr. Yates also submitted a photograph as an exhibit to the Planning Commission showing the view of this property from his property.

Ms. Andrews also referenced an e-mail from Mr. Jim Post who noted his opposition to these requests as being property devaluation and traffic hazards.

Chairman Sharpe then called for the vote on the master land use plan. The vote was 7 in favor and 1 opposed. (Howe)

Chairman Sharpe then called for the vote on the rezoning request. The vote was 7 in favor and 1 opposed (Howe).

Motion was made by Commissioner Howard, seconded by Commissioner Redd and carried to approve these requests subject to the following:

- 1) The proposed pole barn structures for RV and boat storage are limited to the location at the rear of the property as shown in the PZD booklet.
- 2) The rooftops for the new storage buildings in Phase I shall consist of a muted color.
- 3) The rooftop equipment on the existing building shall be screened from the right-of-way.

4. **Rezoning #4-2-16; A request by Nick Griffin, agent for GLS properties, LLC, for a zone change from Commercial Light (C-2) and Commercial Heavy (C-5) by extension located at 5710 Rogers Avenue.**

RESOLUTION NO. _____

A RESOLUTION APPROVING THE YEAR 42 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET, THE YEAR 23 HOME INVESTMENT PARTNERSHIP ACT PROGRAM BUDGET, AUTHORIZING THE SUBMISSION OF THE PROGRAM YEAR 2016 ACTION PLAN AND FOR OTHER PURPOSES

WHEREAS, it is the intention of the Board of Directors of the City of Fort Smith to allocate Community Development Block Grant (CDBG) funds in such a manner that the maximum feasible priority is given to activities which will benefit low to moderate income families or persons and eliminate slum and blight.

WHEREAS, it is the intention of the Board of Directors of the City of Fort Smith to allocate HOME Investment Partnership Act (HOME) funds in such a manner as to provide affordable housing opportunities to low and moderate income persons or families.

WHEREAS, there is a total of \$767,897 for Year 42 funds allocated to the CDBG Program for budgetary purposes; and

WHEREAS, there is a total of \$308,315 in Year 23 funds allocated to the HOME Program for budgetary purposes; and

WHEREAS, there is an amendment to the Year 41 Annual Action Plan to use \$57,817 from the unprogrammed Homelessness line item to fund a project this program year;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS THAT:

SECTION 1: The Year Forty-two CDBG budget totaling seven hundred, sixty-seven thousand, eight hundred and ninety-seven dollars (\$767,897) for budgeting purposes is adopted by reference to the attached budget sheet.

SECTION 2: The Year Twenty-three HOME Program budget totaling three hundred, eight thousand, three hundred fifteen dollars (\$308,315) for budgeting purposes is adopted by reference to the attached budget sheet.

SECTION 3: The in-house Affirmative Action Policy which prescribes equal opportunity policies for the recruitment, hiring, training, promoting, demotions and termination of employees, with personnel goals revised annually, as stated in Resolution No. R-7-81 is reaffirmed.

- SECTION 4:** A Year Forty-two CDBG Affirmative Action Plan is adopted to provide contractual procedures with regard to equal opportunity personnel policies on the part of CDBG project contractors.
- SECTION 5:** The Fair Housing Program/Policy of the City of Fort Smith as stated in Resolution No. 2214, is reaffirmed to affirmatively further Fair Housing practices in the sale, lease or rental of housing and to prevent discrimination on the basis of race, color, religion, national origin, sex, disability or familial status and to provide a procedure and Fair Housing Officer to assist and educate the public on their rights and procedures available to have complaints reviewed, investigated and resolved.
- SECTION 6:** The Director of Community Development is authorized to prepare and submit the Program Year (P. Y.) 2016 Annual Action Plan to carry out the activities/projects identified and the amendment to use Year 41 funds for a homelessness project to the U. S. Department of Housing and Urban Development (HUD) for review and approval. Once the approvals by HUD have occurred, the Mayor is authorized to execute agreements, his signature being attested by the City Clerk, with the agencies identified in the Community Development Department Budget as application numbers 16-A through 16-Q to undertake the activities/projects in the 2016 Annual Action Plan.
- SECTION 7:** All approved agencies of CDBG and HOME funds will use, at a minimum, the city's procurement procedures for any services or contracts.
- SECTION 8:** Any P. Y. 2016 CDBG project not commenced by June 30, 2016 will be canceled and the project funding will transfer to the Fort Smith Housing Assistance Program #8722. All CDBG program income from prior projects will be distributed as follows: 65% to the Fort Smith Housing Assistance Program #8722, 15% for Fair Housing Public Service Activities and the allowed 20% for CDBG program administration # 8727.
- SECTION 9:** Any P. Y. 2016 HOME project not commenced by December 31, 2016 will be canceled and the funding will transfer to the Downpayment Assistance Program #8503 with the exception of CHDO Reserve funds. All HOME program income received by the City will be distributed as follows: 90 % to the Downpayment Assistance Program # 8503 and 10% for HOME program administration # 8500. HOME recaptured funds will be used according to federal regulations – no administrative funds can be deducted.
- SECTION 10:** Subject to approval of form by the City Attorney, the City Administrator or his authorized agent is authorized to execute any documents related to real property transactions that are funded with the CDBG and / or HOME funds; this includes but is not limited to deeds, mortgage releases, subordination agreements and participation in HUD's FHA Good Neighbor Program.
- SECTION 11:** The City Administrator is authorized to execute all grant documents and certifications required by the U. S. Department of Housing and Urban Development. The City Administrator or his authorized agent will be designated as the Environmental Certifying Officer.

SECTION 12: Any activity that is proposed to be altered in terms of its purpose, scope, location, or beneficiaries to such an extent that it can no longer reasonably be construed as the activity reviewed by the public and approved by the Fort Smith Board of Directors will be canceled.

THIS RESOLUTION APPROVED THIS 15th DAY OF MARCH 2016.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Approved as to form:



City Attorney
No Publication Required

Program Year 2016 COMMUNITY DEVELOPMENT BUDGET
City of Fort Smith, Arkansas
U. S. Department of Housing and Urban Development
Community Development Block Grant (CDBG) & HOME Investment Partnership Act

Application Identifier	Agency / Activity	CDBG Year 41	CDBG Year 42
16-A-PS	Community Dental Clinic – CSCDC – Dental Fees		\$16,149
16-C	CSCDC – Residential Lot Acquisition		\$54,950
16-E-PS	Crisis Intervention Center - Case Mgmt.		\$12,500
16-F-PS	Fort Smith Boys & Girls Clubs – Membership Fees		\$4,620
16-G	Fort Smith Children’s Emergency Shelter – Fence	\$57,817	\$3,376
16-H	Fort Smith Children’s Emergency Shelter – Roof		\$23,670
16-I-PS	Fountain of Youth Adult Day Care – Day Care Fees		\$7,500
16-J-PS	Girls Inc. of Fort Smith – Program Fees		\$7,350
16-K-PS	Good Samaritan Clinic – Medical Fees		\$15,117
16-L-PS	Gregory Kistler Center – Therapy Services		\$9,825
16-M	Harbor House / Gateway – Bedroom Furniture		\$9,472
16-N-PS	Harbor House / Gateway – Security Gate/Camera		\$18,000
16-O-PS	Next Step Homeless Services – Case Mgmt.		\$16,149
16-P-PS	WestArk RSVP - Medicare Application Assist.		\$9,000
16-Q-PS	WestArk RSVP - Tax preparation		\$7,502
	Homeless Unprogrammed		\$88,139
	Fort Smith Housing Assistance		\$231,801
	Fort Smith Housing Rehab. Administration		\$60,000
	City of Fort Smith - Administration		\$153,575
	Unprogrammed		\$19,202
	CDBG Program Totals	\$57,817	\$767,897

PS: Public Service

Application Identifier	Agency / Activity	HOME Year 23
16-B	CSCDC – Downpayment Assistance	\$75,000
16-D	CSCDC – Housing Construction / Rehabilitation (Acq/Rehab/Resale)	\$202,485
	City of Fort Smith – Administration	\$30,830
	HOME Program Total	\$308,315

Memo

To: Jeff Dingman, Acting City Administrator
From: Matt Jennings, Director of Community Development
CC: Wally Bailey, Director of Development Services
Date: 3/10/2016
Re: *Recommendations by the Community Development Advisory Committee for Year 42 CDBG and HOME Year 23 Program Funding - Program Year 2016 (July 1, 2016 - June 30, 2017)*

Attached is the memo from Genia Smith, Chairperson of the Community Development Advisory Committee (CDAC). As you know, her memo sets forth the recommendations of the CDAC which were reviewed with the Board of Directors in the study session on March 8th.

A resolution is attached detailing the budget of both programs as set forth by the CDAC recommendations and other activities (Housing Assistance and Administration).

Some of the projects will meet the following actions from the Comprehensive Plan:



- HN 3.1.1 – Work closely with appropriate agencies or entities involved in regional housing initiatives.
- HN 3.3.1 – Explore public/private partnerships and financial incentives that could be made available to support the efforts of housing developers.
- HN 1.6 – Improve public participation in the revitalization process of Fort Smith neighborhoods.
- HN 2.2.1 – Support the renovation and revitalization of existing housing and promote infill development of vacant land within the corporate limits.
- ED 7.2 – Ensure that a broad range of housing alternatives are available for employers and employees.

Should you have any questions or comments, please let me know.



Memo

1

To: Jeff Dingman, Acting City Administrator

From: Genia Smith, Chairperson of the Community Development Advisory Committee

CC: Wally Bailey, Director of Development Services and Matt Jennings, Director of Community Development

Date: 3/3/2016

Re: Recommendations for Year 42 CDBG and Year 23 HOME Investment Partnership Programs
(*Community Development Department Budget for Program Year 2016: July 1, 2016 - June 30, 2017*)

As you may recall, in July 2015 a Board Information Item went out to explain the Five Year Consolidated Plan (Consolidated Plan) and the Analysis of Impediments to Fair Housing Choice processes. Because we were delayed waiting for a Final Rule for Fair Housing, we were requested by HUD officials to delay the start of these processes. With the compressed time to prepare and adopt the Consolidated Plan, the consultant recommended that we use the 2015 Goals, Objectives and Strategies. The results of the delay are discussed within this memo and its effect on annual projects and plan approvals.

Five Year Consolidated Plan 2016-2020 Process / Analysis of Impediments to Fair Housing Choice

Each entitlement city that receives funding from the Department of Housing and Urban Development is required to prepare a Consolidated Plan which defines the goals, objectives and strategies and performance measures with input from our citizens. The plan describes how these CDBG and HOME funds granted to the city will be expended over the next five year period. CDBG and HOME are operated on a July 1 – June 30 program year.

The plan describes the consolidated plan development process, the demographic and economic profile, the housing market analysis, the housing and homeless needs assessment, the community development needs assessment and finally, the strategic plan.

Although a consortium of Arkansas cities were ready to begin the process in April 2015, the Little Rock HUD Field Office Fair Housing / Equal Opportunity staff requested that the cities not move forward until the Final Rule for the Assessment of Fair Housing was issued, which occurred on July 8, 2015. In an ideal cycle, the analysis or assessment should be completed before the Five Year Consolidated Plan in order to program activities to address the impediments. In the past, the city staff has had the Five Year Plan document adopted in November before the start of the funding cycle and then take applications.

The contracts for these services were both performed (through an RFP process) by JQUAD Planning Group LLC from Addison, Texas. The Fair Housing agreement was executed by several Arkansas cities on July 28, 2015. Fort Smith's cost for this service was \$14,625.00 (the cost in 2010 was \$20,358.28). The October 8, 2015, agreement for the Five Year Consolidated Plan for 2016-2020 is \$25,050.00 (the cost in 2010 was \$31,987.24). These costs are paid from the CDBG and HOME programs federal administrative funds.

The CDAC and city staff will be requesting the Board to consider approval of the Consolidated Plan and the selected projects after a 30 day citizen review and comment period at the May 3, 2016 Regular Board Session.

Annual Action Plan for Program Year 2016

The Community Development Advisory Committee (CDAC) held three public hearings on February 25, 2016, to review funding requests for Community Development Block Grant (CDBG) and HOME Investment Partnership Act Program funds from the agencies and citizens. At the close of the final public hearing, the CDAC members met to consider funding recommendations to the Fort Smith Board of Directors. The committee reviewed all outside agency applications for CDBG and HOME funds in the requested amount of \$602,348. Since the Five Year Consolidated Plan for 2016 – 2020 is currently being prepared, the consultant advised that city staff to use the same Goals, Objectives and Strategies from Program Year 2015. The CDAC and city staff are requesting that the Board of Directors approve the projects so they can be placed in the “Draft” of the Five Year Consolidated Plan for a 30-day citizen review and comment period. Once the review and comment period ends, we will request that the Board of Directors consider approval of the Five Year Consolidated Plan for 2016-2020 at the May 3, 2016, Regular Board Session.

The following table reflects those priorities as they relate to the Program Year 2016 allocations:

CDBG AND HOME FUNDS			
CATEGORY	YEAR 42 CDBG	YEAR 23 HOME	TOTALS
Homelessness	\$115,185		\$115,185
Public Service	\$115,184		\$115,184
Community Development	\$364,751		\$364,751
HOME/CHDO		\$277,485	\$277,485
Administration	\$153,575	\$30,830	\$184,405
Unprogrammed	\$19,202		\$19,202
Homeless Unprogrammed	\$57,817*		\$57,817
Totals	\$825,714	\$308,315	\$1,134,029

*CDBG Year 41 Funds

ZoomGrants™

This was the first funding cycle year that an online grants program called ZoomGrants was used to file applications for funding. The CDAC was also allowed access to all the documentation within a week of the deadline to review applications and to begin the scoring process. Use of the ZoomGrants program is estimated to save \$26,208.00 annually. The annual fee for the service is \$4,500 which leaves an estimated total net savings per year of \$21,528. This program is now used by many CDBG entitlement communities across the country. Not only does it take CDAC through the funding process but also allows city staff to prepare the agency agreements online with digital signatures, submit agency pay requests, monitor projects and report the number of low income clients served. All data is still owned by the City of Fort Smith.

Project Recommendations

The CDBG and HOME funding recommendations follow this memo. Also enclosed is a map with a letter assigned to each application in alphabetical order with applicant information and recommended funding, scoring report and the substantial part of the applications.

The task of making recommendations to the Board of Directors was more streamlined due to the online scoring changes made in this funding cycle along with the ability for each member to enter “trial decisions” and amounts.

This year 17 applications were filed, which is one less than last year's funding cycle. The committee and city staff listened to application proposals during the three public hearings held on February 25th. Upon closing the public hearing at 5:30 p.m., the committee members deliberated and reached a consensus on the submitted funding requests and formulated recommendations to the Fort Smith Board of Directors.

Homeless Category

This category received two applications. The Fort Smith Children's Emergency Shelter submitted two projects: 1) a request for security fencing at the Children's Emergency Shelter, Independent Living Apartments which was recommended for full funding of \$61,193; and 2) a recommended full funding in the amount of \$23,670 to re-roof the structures. The first project is being funded with the \$57,817 in CDBG Year 41 funds, which were placed in the unprogrammed category for use this year. However, fully funding these two projects will leave \$88,139 in Homeless unprogrammed to rollover to next year's funding cycle. Both projects were matched by the minimum 10% of agency funds (or other sources).

Public Service Category

The public service category received eleven applications, which is one more than last year's funding cycle. The total amount requested this year was \$167,000 compared to 2015's amount of \$154,385. We believe the increased funding requests are due to agencies' other funding sources becoming scarce. Federal regulations require the City to use no more than 15% of the entire CDBG allocation for the public service category which is \$115,184.

Community Development Category

The community development category received two applications this year compared to four last year. The Gateway House project, which will provide for a security gate and limited access project rated the highest in the category and was recommended for full funding. The next project is the CSCDC, Inc. which proposes to acquire three (3) vacant lots to construct new affordable single family homes with HOME funds and presold to income qualified homebuyers. CDAC was able to fund the CSCDC project almost fully with the exception of a \$50 deduction to stay within the budgeted amount.

HOME Investment Partnership Act / Community Development Housing Organization (CHDO)

Currently, there is only one agency that applied in this category. Crawford-Sebastian Community Development Council, Inc., submitted one sub-recipient application for downpayment assistance and as a Community Development Housing Organization (CHDO) the second application to construct new affordable homes or to acquire / rehabilitate and resale existing single family homes. The CSCDC CHDO continues its partnership with the Fort Smith Housing Authority to undertake the affordable housing projects.

CDAC Recommendations

The table on page five lists all funding *recommendations* by the CDAC with the pre-programmed City's Housing Assistance Program, administrative costs and un-programmed funds. We are pleased to report that all agencies submitting applications for funding were on time and complete, and we extend our thanks for their hard work in the new online system. All projects were matched by at least the minimum required by the CDBG and HOME programs (10% and 15% respectively).

Program income continues to be generated by the city's housing assistance program, the nonprofit partners, and the FSHA which continues to be reused for affordable housing and housing assistance projects. The expenditure of City program income is reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER) which is online at the city's website and provided to the Board of Directors once the report is accepted by the Department of HUD.

The Analysis of Impediments to Fair Housing Choice 2016 is now online within the Community Development Department's document page. Attached to this memo behind all documents, is the Executive Summary and the Impediments identified. The city staff requested that CDAC make a recommendation to allow for 15% of the program income received per year to be used towards addressing the 15 recommended remedial action items listed. This amount fluctuates depending on the amount of funds returned to the CDBG program. It is estimated that on an average year this amount would be in the range of \$4,000 - \$6,000. The staff will be working on a plan to address these over the next five years. The CDAC recommends approval to the Board of Directors.

If the money is not used by the end of the program year in which it was earned, the fund balance would roll over into the Housing Assistance program. Some uses include cost sharing with the mortgage lenders, realtors and landlords association to bring in Fair Housing speakers plus financial literacy classes, etc. All actions will be reported in the CAPER.

In summary, we request the Board of Directors to approve the 2016 projects and the use of 15% of program income annually to assist with remediating the identified Fair Housing Impediments.

I will be in attendance at the March 8th study session for questions and, subject to Board placement, at the Board of Directors voting session on March 15th.

CDAC Members

Genia Smith - Chairperson

Kerri Norman

Cinda Rusin

Trish Richardson – *unable to attend due to death in the family*

George Willis - Vice Chairperson

Fran Hall – *unable to attend due to health issues*

Nichelle Christian

Some of the projects meet the following goals and policies from the Comprehensive Plan:



- HN 3.1.1 – Work closely with appropriate agencies or entities involved in regional housing initiatives.
- HN 3.3.1 – Explore public/private partnerships and financial incentives that could be made available to support the efforts of housing developers.
- HN 1.6 – Improve public participation in the revitalization process of Fort Smith neighborhoods.
- HN 2.2.1 – Support the renovation and revitalization of existing housing and promote infill development of vacant land within the corporate limits.
- ED 7.2 – Ensure that a broad range of housing alternatives are available for employers and employees.

Attachment 1—HUD Arkansas Funding Amounts, PY 2016 CDBG Funds by Category & PY 2016 HOME Funds by Category

Attachment 2—CDBG & HOME Summary of Funding Requests

Attachment 3—Geographic Agency Location with recommended funding amount

Attachment 4—Scoring Report

Attachment 5—Applications – A to Q

AI to Fair Housing Choice Executive Summary and Impediments



CDBG and HOME Program Year 2016 CDAC Recommendations

Application Identifier	Agency	CDBG Year 41	CDBG Year 42
16-A-PS	Community Dental Clinic – CSCDC – Dental Fees		\$16,149
16-C	CSCDC – Residential Lot Acquisition		\$54,950
16-E-PS	Crisis Intervention Center - Case Mgmt.		\$12,500
16-F-PS	Fort Smith Boys & Girls Clubs – Membership Fees		\$4,620
16-G	Fort Smith Children’s Emergency Shelter – Fence	\$57,817	\$3,376
16-H	Fort Smith Children’s Emergency Shelter – Roof		\$23,670
16-I-PS	Fountain of Youth Adult Day Care – Day Care Fees		\$7,500
16-J-PS	Girls Inc. of Fort Smith – Program Fees		\$7,350
16-K-PS	Good Samaritan Clinic – Medical Fees		\$15,117
16-L-PS	Gregory Kistler Center – Therapy Services		\$9,825
16-M	Harbor House / Gateway – Bedroom Furniture		\$9,472
16-N-PS	Harbor House / Gateway – Security Gate/Camera		\$18,000
16-O-PS	Next Step Day Room – Case Mgmt.		\$16,149
16-P-PS	WestArk RSVP - Medicare Application Assist.		\$9,000
16-Q-PS	WestArk RSVP - Tax preparation		\$7,502
	Homeless Unprogrammed		\$88,139
	Fort Smith Housing Assistance		\$231,801
	FS Housing Rehab. Administration		\$60,000
	Fort Smith - Administration		\$153,575
	Unprogrammed		\$19,202
	Totals	\$57,817	\$767,897
Application Identifier	Agency		HOME Year 23
16-B	CSCDC – Downpayment Assistance		\$75,000
16-D	CSCDC – Housing Construction		\$202,485
	Fort Smith – Administration		\$30,830
	Totals		\$308,315



BOARD INFORMATION

Memo

To: Ray Gosack, City Administrator
From: Matt Jennings, Director of Community Development
CC: Jeff Dingman, Assistant City Administrator and Wally Bailey, Director of Development Services
Date: 7/2/2015
Re: Department of Housing and Urban Development (HUD) Programs – CDBG & HOME

As a requirement of receiving Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the city must prepare two documents every five years. These are the Analysis of Impediments to Fair Housing Choice (also known as the Assessment of Fair Housing) and the Consolidated Plan documents.

As you are aware, the Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability and the presence of children.

The HUD Little Rock Field Office has encouraged the Arkansas HUD Entitlement cities to form a consortium to obtain better costs to hire a consultant to assist the communities with the preparation of the analysis report. The cities that are in this consortium have asked the City of Fort Smith staff to be the lead city for the work. The document preparation will be paid out of the CDBG and HOME administration federal funds for Fort Smith. Fort Smith was also the lead city for the both documents prepared in 2010.

Analysis of Impediments to Fair Housing Choice

The Arkansas HUD Entitlement Cities Consortium for the Analysis of Impediments to Fair Housing Choice (AI) consists of the cities of Bentonville, Conway, Fayetteville, Fort Smith, Jacksonville, North Little Rock and West Memphis. The consortium placed ads for Request for Proposals and then rated the five responding consultant firms. The top rated firm was JQUAD Planning Group LLC from Addison, TX and then negotiations began. Negotiations were successful and each city will be entering the contract soon. Fort Smith's share of the cost is \$14,625.00 (five years ago the cost was \$20,358.28) and is budgeted out of the federal administrative funds proportionally from the CDBG and HOME programs.

The AI is a review of impediments to fair housing choice in the public and private sector. The AI involves:

- ▶ *A comprehensive review of a State or Entitlement jurisdiction's laws, regulation, and administrative policies, procedures and practices*
- ▶ *An assessment of how those laws, etc. affect the location, availability and accessibility of housing*

▶ *An assessment of conditions, both public and private, affecting fair housing choice for all protected classes*

▶ *An assessment of the availability of affordable, accessible housing in a range of unit sizes.*

Impediments to fair housing choice are:

▶ *Any actions, omissions or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices of the availability of housing choices*

▶ *Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status or national origin.*

Approximately mid-July - August, fair housing surveys will be conducted online by sending out an email with links to the survey to realtors, mortgage bankers, homebuilders, home insurers, city officials and citizens. Additionally, the staff will place a block advertisement in the Times Record which will provide the survey link. In the event that someone is not able to access a computer, a community development staff member will collect the survey information by phone and enter it into the computer system. During the survey period the consultant will be collecting data related to Fair Housing complaints in Fort Smith and perform face to face interviews or discussions with the above mentioned groups. The data collection will include but not be limited to Census and American Community Survey data, pertinent economic, demographics and housing data, loan application and lending patterns.

The consultant will then analyze the data and develop preliminary findings which will be presented to the public meeting in August. A member of the Arkansas Fair Housing Commission will also be present for a presentation. At the conclusion of the presentation, comments will be received from the public.

A formal presentation of the draft report will be scheduled for September and the document will be placed into a 30 day review and comment period. The consultant will then submit the report for internal review and incorporate any comments by October 18, 2015. Subsequently, the Final Report will then be made available the final documents are submitted to HUD with written comments on November 1, 2015.

The staff will then undertake the recommended steps to address the impediments over the next five year period through the Five Year Consolidated Plan.

Five Year Consolidated Plan

As with the AI, we will be asking other Arkansas CDBG Entitlement Cities if there is enough interest to create a Arkansas HUD Entitlement Cities Consolidated Planning Consortium for the update of the consolidated plans. Five years ago, the consortium consisted of the cities of Bentonville, Conway, Fort Smith, Jacksonville and West Memphis. The consortium would place a legal notice in the Arkansas Democrat Gazette and prepared direct solicitation ads for the Request for Proposals with a deadline to be established. Since we are in the early stages of the process we are unable to report the cost to the Fort Smith CDBG and HOME programs but since it is a more detailed document, it is expected that the cost is estimated to be in the \$30,000 range. Fort Smith's cost share in 2010 was \$31,987.24.

This process will include Community Development surveys which will establish priorities for the funding of projects with CDBG and HOME for Program Years 2016-2020. It is a ground up process to recommend to the Fort Smith Board of Directors and the Community Development Advisory Committee on rating criteria and the

projects given priority for those years. The Board and CDAC members are also encouraged to complete the Community Development Surveys along with citizens of Fort Smith. We will send out notices when these particular surveys are ready to be completed.

The overall goal of the community planning and development programs, covered by the consolidated planning process, is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

The staff will provide additional information relating to the Consolidated Plan process as it becomes available.

These projects will meet the following actions from the Comprehensive Plan:



- HN 3.1.1 – Work closely with appropriate agencies or entities involved in regional housing initiatives.
- HN 3.3.1 – Explore public/private partnerships and financial incentives that could be made available to support the efforts of housing developers.

Should you have any questions or comments, please let me know.



ATTACHMENT 1

AR-FY16 ALLOCATIONS

KEY	CNSRTKEY NAME	STA	CDBG16	HOME16	HOPWA16
050600	Conway	AR	\$380,063	\$0	\$0
050894	Fayetteville	AR	\$619,098	\$0	\$0
050930	Fort Smith	AR	\$767,897	\$308,315	\$0
051302	Hot Springs	AR	\$367,756	\$0	\$0
051374	Jacksonville	AR	\$192,133	\$0	\$0
051410	Jonesboro	AR	\$588,535	\$0	\$0
051560	Little Rock	AR	\$1,304,133	\$513,256	\$339,773
051938	North Little Rock	AR	\$530,934	\$207,833	\$0
052130	Pine Bluff	AR	\$555,596	\$73,170	\$0
052304	Rogers	AR	\$417,445	\$0	\$0
052466	Springdale	AR	\$830,595	\$0	\$0
052556	Texarkana	AR	\$238,573	\$0	\$0
052754	West Memphis	AR	\$290,076	\$0	\$0
059999	Arkansas Nonentitlement	AR	\$16,412,081	\$6,861,388	\$559,011

**CITY OF FORT SMITH
PY 2016 - YEAR 42
CDBG ENTITLEMENT**

Category 1	<i>Homelessness</i>	15% per Consolidated Plan
Category 2	<i>Public Service</i>	15% Max. per Fed. Regulation
Category 3	<i>Community Development</i>	47.5% per Consolidated Plan
	<i>FS Housing Assistance</i>	80% of 47.5% - Consolidated Plan
	<i>Other CD Activities</i>	20% of 47.5% - Consolidated Plan
	<i>Administration</i>	20% Max. per Fed. Regulation
	<i>Unprogrammed</i>	2.5%

TOTAL

2016 Estimated	FINAL
\$110,923	\$115,185
\$110,923	\$115,184
\$351,257	\$364,751
\$281,006	\$291,801
\$70,251	\$72,950
\$147,897	\$153,575
\$18,488	\$19,202
\$739,488	\$767,897

FINAL - February 16, 2016

ATTACHMENT 1 CONTINUED

2

**CITY OF FORT SMITH
PY 2016 - YR 23
HOME ENTITLEMENT**

		2015 Budgeted	2016 Est.	FINAL
Category 4	<i>CHDO Operating</i> 5% Max. by Federal Regulation <i>City's Option to Fund</i>	\$0	\$0	\$0
Category 4	<i>CHDO Reserve</i> 15 % Min. by Federal Regulation Mandatory	\$47,295	\$42,565	\$46,248
Category 4	<i>Housing</i>	\$236,470	\$212,823	\$231,237
	<i>Administration</i> 10% Max. by Federal Regulation	\$31,529	\$28,377	\$30,830
	<i>Unprogrammed</i> <i>City's Option to Fund</i>	\$0	\$0	\$0
TOTAL		\$315,294	\$283,765	\$308,315

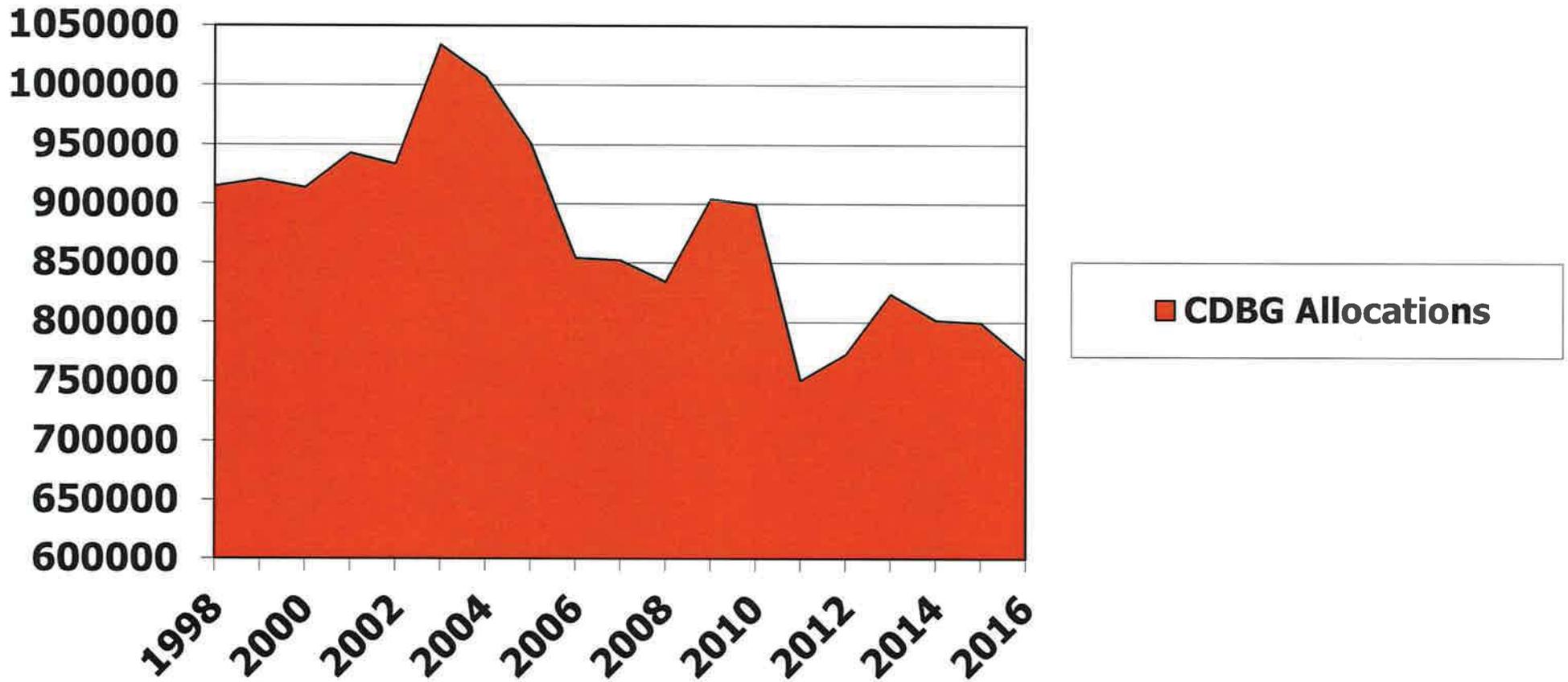
FINAL - February 16, 2016

ATTACHMENT 1 CONTINUED

3

City of Fort Smith

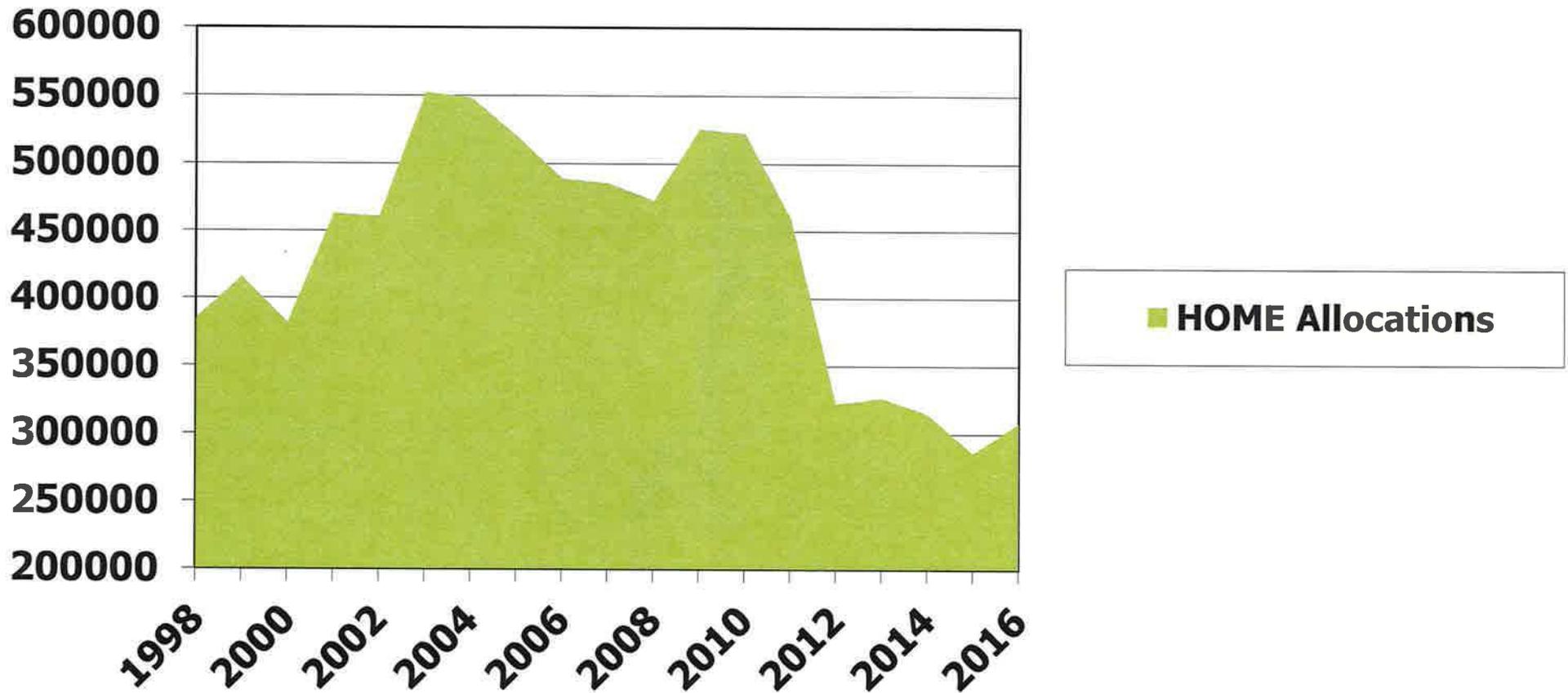
CDBG Allocations 1995 – 2016



F

City of Fort Smith

HOME Allocations 1995 – 2016



5

**Program Year 2016 Funding Requests for CDBG and HOME Programs
February 19, 2016**

Category 1 - Homelessness - CDBG Year 42

G	FS Children's Emergency Shelter	Security Fencing for Transitional Housing	23 Individuals	\$61,193.00
H	FS Children's Emergency Shelter	New roof for Transitional Housing (Apts.)	23 Individuals	\$23,670.00
Total Requested				\$84,863.00
Total*				\$173,002.00

* Includes Year 41 Un-programmed Homelessness Funds -\$57,187

Category 2 - Public Service - CDBG Year 42

A	Community Dental Clinic	Beautiful Smile - Patient Fees	267 individuals	\$20,000.00
E	Crisis Intervention Center	Case Management Fees	125 individuals	\$20,000.00
F	FS Boys and Girls Club	Summer Program Support (Jeffery & Stephens Units)	300 individuals	\$6,000.00
I	Fountain of Youth Adult Day Care	Client Fees & Transportation	15 individuals	\$13,000.00
J	Girls, Inc.	Participant Fees & Transportation	76 individuals	\$9,500.00
K	Good Samaritan Clinic	Lab Testing, Medical Supplies, Prescribed Pharmaceuticals	6,084 individuals	\$20,000.00
L	Gregory Kistler Treatment Center	Child Rehabilitation Services Fees	275 individuals	\$20,000.00
M	Gateway Recovery Center	Bedroom Furniture	600 individuals	\$18,500.00
O	Next Step Homeless Services	Case Management Fees	1,600 Individuals	\$20,000.00
P	WestArk RSVP	Medicare Application Filing Fees	400 individuals	\$10,000.00
Q	WestArk RSVP	Tax Preparation	400 individuals	\$10,000.00
Total Requested				\$167,000.00
Total				\$115,184.00

Category 3 - Community Development - CDBG Year 42

N	Harbor House	Gateway House Security Fencing	600 Individuals	\$18,000.00
C	CSCDC, Inc.	Lot Acquisition / Demolition for New Home Construction	3 Households	\$55,000.00
Total Requested				\$73,000.00
Total				\$72,950.00

Category 4 - HOME / CHDO / Subrecipient - Year 23

B	CSCDC, Inc. - DPA	Downpayment Assistance to purchase SF Homes	15 Households	\$75,000.00
D	CSCDC, Inc. - CHDO	Acq/Rehab/Resale of SF Home(s) and Construction of SF Homes	3 Households	\$180,368.00
Total Requested				\$255,368.00
CHDO Reserve			HOME Year 23	\$46,248.00
Unrestricted HOME Funds			HOME Year 23	\$231,237.00
Total				\$277,485.00

Program Year 2015	
CDBG and HOME Funds Requested:	\$580,231
CDBG and HOME Funds for Outside Allocation	\$638,621

ATTACHMENT 2

ATTACHMENT 3

876 Program Year 2016 Community Development Fundin



Beautiful Smile

3428 Armour Street, P.O. Box 4069, Fort Smith, AR 72904,
 Applicant: Community Dental Clinic a program of Crawford-Sebastian Community Development Council Inc.
 Requested: \$20,000.00
 Official Decision: Approved
 Official Amount: \$16,149.00
 E-mail: kturner@cscdcca.org

A

Fort Smith Homebuyer Assistance Program

PO Box 4069, Fort Smith, AR 72914,
 Applicant: Crawford-Sebastian Community Development Council, Inc.
 Requested: \$75,000.00
 Official Decision: Approved

B

7

ATTACHMENT 3 CONTINUED

Official Amount: \$75,000.00
 E-mail: kphillips@cscdcca.org

Land Acquisition for New Construction Program

C

PO Box4069, Fort Smith, AR 72914,
 Applicant: Crawford-Sebastian Community Development Council,
 inc.
 Requested: \$55,000.00
 Official Decision: Approved
 Official Amount: \$54,950.00
 E-mail: kphillips@cscdcca.org

New Construction and Acquisition/Rehab

D

PO Box4069, Fort Smith, AR 72914,
 Applicant: Crawford-Sebastian Community Development Council,
 inc.
 Requested: \$202,485.00
 Official Decision: Approved
 Official Amount: \$202,485.00
 E-mail: kphillips@cscdcca.org

Case Management for Victims of Domestic Violence

E

5603 South 14th Street, Fort Smith, AR 72901,
 Applicant: CrisisIntervention Center, Inc.
 Requested: \$20,000.00
 Official Decision: Approved
 Official Amount: \$12,500.00
 E-mail: kathleen@fscic.org

Summer Program Support (Jeffrey & Stephens Units)

F

4905 North "O" Street, Fort Smith , AR 72904,
 Applicant: Fort Smith Boys & Girls Clubs
 Requested: \$6,000.00
 Official Decision: Approved
 Official Amount: \$4,620.00
 E-mail: JGlidewell@FSBGC.org

Children's Emergency Shelter, Independent Living (Fence)

G

3015 South 14th Street, Fort Smith, 72901,
 Applicant: Fort Smith Children's Emergency Shelter
 Requested: \$61,193.00
 Official Decision: Approved
 Official Amount: \$61,193.00
 E-mail: jack@fscs.org

8

ATTACHMENT 3 CONTINUED**Children's Emergency Shelter, Independent****Living (roof)**

3015 South 14th Street, Fort Smith, 72901,

Applicant: Fort Smith Children's Emergency Shelter

Requested: \$23,670.00

Official Decision: Approved

Official Amount: \$23,670.00

E-mail: jack@fscs.org

H

Fountain of Youth Adult Day Care Center

2801 McKinley Avenue, Fort Smith, AR 72908,

Applicant: Fountain of Youth Adult Day Care Center

Requested: \$13,000.00

Official Decision: Approved

Official Amount: \$7,500.00

E-mail: executivedirector@foyadc.org

I

**Low to Moderate Income Assistance for
Program Participation at Girls Inc.**PO Box 1253, 1415 Old Greenwood Road, Fort Smith, AR
72903,

Applicant: Girls Incorporated of Fort Smith

Requested: \$9,500.00

Official Decision: Approved

Official Amount: \$7,350.00

E-mail: adaniels@girlsincfortsmith.org

J

Primary and Diabetes Care Program

615 North B Street, Fort Smith, AR 72901,

Applicant: Good Samaritan Clinic

Requested: \$20,000.00

Official Decision: Approved

Official Amount: \$15,117.00

E-mail: evan@goodsamaritanclinic.net

K

Kistler Charitable Care

3304 South M Street, Fort Smith, AR 72903,

Applicant: Gregory Kistler Treatment Center, Inc.

Requested: \$20,000.00

Official Decision: Approved

Official Amount: \$9,825.00

E-mail: apai@kistlercenter.org

L

Gateway Recovery Center

615 North 19th Street, 3900 Armour, Fort Smith, AR 72901,

Applicant: Harbor House, Inc.

Requested: \$18,500.00

Official Decision: Approved

Official Amount: \$9,472.00

E-mail: cstokes@recoveryhhi.org

M

9

ATTACHMENT 3 CONTINUED

Specialized Women's Services Program

615 North 19th Street, 3900 Armour, Fort Smith, AR 72901,

Applicant: Harbor House, Inc.

Requested: \$18,000.00

Official Decision: Approved

Official Amount: \$18,000.00

E-mail: cstokes@recoveryhhi.org

N

Individualized case management for our homeless clients as they seek solutions to homelessness and guidance towards self-sufficiency

PO Box 3814, Fort Smith, 72913-3814,

Applicant: Next Step Day Room Inc

Requested: \$20,000.00

Official Decision: Approved

Official Amount: \$16,149.00

E-mail: Kim@thenextsteps.org

O

RSVP Community Outreach Medicare Assistance

401 North 13th Street, Fort Smith, AR 72901,

Applicant: Western Arkansas Counseling & Guidance Center, INC., dba WestArk RSVP

Requested: \$10,000.00

Official Decision: Approved

Official Amount: \$9,000.00

E-mail: susie.reehl@westarkrsvp.org

P

RSVP Community Outreach Tax Assistance

401 North 13th Street, Fort Smith, AR 72901,

Applicant: Western Arkansas Counseling & Guidance Center, INC., dba WestArk RSVP

Requested: \$10,000.00

Official Decision: Approved

Official Amount: \$7,502.00

E-mail: susie.reehl@westarkrsvp.org

Q

[Download 876 Program Year 2016 Community Development Fundin Google Earth \(KML\)](#)

10

ATTACHMENT 4



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Program Year 2016 Community Development Funding - CDBG & HOME

City of Fort Smith
Community Development Department
\$638,621.00 available

Report Generated 3/1/2016 2:57:29 PM for Matt Jennings

Scoring Report

Organization Name Application Title	Requested Amount	Votes	Average Recommend	Trial Decision	Trial Amount	Q1	Q2	Q3	Q4	Sub	Q5	Sub	Committee Score	Adm Q1	Admin Score	Adjust	Total Score
Community Dental Clinic a program of Crawford-Sebastian Community Development Council Inc. Beautiful Smile	\$20,000.00	5 to 0	\$15,286.60	Approve	\$ 0	20.0	20.0	20.0	19.0	79.0	0.0	0.0	79.00	20	20		99.00
Crawford-Sebastian Community Development Council, inc. Fort Smith Homebuyer Assistance Program	\$75,000.00	5 to 0	\$75,000.00	Approve	\$ 75000	20.0	9.0	1.7	19.0	49.7	11.0	11.0	60.67	20	20		80.67
Crawford-Sebastian Community Development Council, inc. Land Acquisition for New Construction Program	\$55,000.00	5 to 0	\$54,950.00	Approve	\$ 54950	20.0	6.0	5.0	18.0	49.0	8.8	8.8	57.75	20	20		77.75
Crawford-Sebastian Community Development Council, inc. New Construction and Acquisition/Rehab	\$202,485.00	5 to 0	\$202,485.00	Approve	\$ 202485	18.0	5.0	5.0	18.0	46.0	13.0	13.0	59.00	20	20		79.00
CrisisIntervention Center, Inc. Case Management for Victims of Domestic Violence	\$20,000.00	5 to 0	\$12,800.00	Approve	\$ 0	20.0	19.0	17.0	17.0	73.0		0.0	73.00	20	20		93.00
Fort Smith Boys & Girls Clubs Summer Program Support (Jeffrey & Stephens Units)	\$6,000.00	5 to 0	\$4,624.00	Approve	\$ 0	20.0	4.0	20.0	19.0	63.0	0.0	0.0	63.00	15	15		78.00
Fort Smith Children's Emergency Shelter Children's Emergency Shelter, Independent Living (Fence)	\$61,193.00	5 to 0	\$61,193.00	Approve	\$ 61193	20.0	0.0	12.0	18.0	50.0	10.0	10.0	60.00	20	20		80.00
Fort Smith Children's Emergency Shelter Children's Emergency Shelter, Independent Living (roof)	\$23,670.00	5 to 0	\$23,670.00	Approve	\$ 23670	20.0	0.0	13.0	19.0	52.0	0.0	0.0	52.00	20	20		72.00
Fountain of Youth Adult Day Care Center Fountain of Youth Adult Day Care Center	\$13,000.00	5 to 0	\$7,800.00	Approve	\$ 0	20.0	0.0	13.0	17.0	50.0		0.0	50.00	20	20		70.00

17 displayed	\$602,348.00	\$550,482.00	\$435,298.00
0 not included			
		\$638,621.00	\$638,621.00
		- \$550,482.00	- \$435,298.00
		\$88,139.00	- \$0.00*
		Remaining	\$-231,975.00
			Remaining

* Trial
Amounts
from other
status groups
(Approved
and
Undecided
only)

//

ATTACHMENT 4 CONTINUED

Organization Name	Requested Amount	Votes	Average Recommend	Trial Decision	Trial Amount	Q1	Q2	Q3	Q4	Sub	Q5	Sub	Committee Score	Adm Score	Admin Score	Adjust	Total Score
Girls Incorporated of Fort Smith Low to Moderate Income Assistance for Program Participation at Girls Inc.	\$9,500.00	5 to 0	\$7,370.00	Approve <input type="checkbox"/>	\$ 0	20.0	20.0	20.0	16.0	76.0	0.0	0.0	76.00	15	15		91.00
Good Samaritan Clinic Primary and Diabetes Care Program	\$20,000.00	5 to 0	\$15,543.40	Approve <input type="checkbox"/>	\$ 0	20.0	20.0	17.0	20.0	77.0	0.0	0.0	77.00	20	20		97.00
Gregory Kistler Treatment Center, Inc. Kistler Charitable Care	\$20,000.00	5 to 0	\$8,665.00	Approve <input type="checkbox"/>	\$ 0	17.0	0.0	20.0	19.0	56.0	0.0	0.0	56.00	15	15		71.00
Harbor House, Inc. Gateway Recovery Center	\$18,500.00	5 to 0	\$9,314.80	Approve <input type="checkbox"/>	\$ 0	20.0	4.0	20.0	18.0	62.0	10.0	10.0	72.00	15	15		87.00
Harbor House, Inc. Specialized Women's Services Program	\$18,000.00	5 to 0	\$18,000.00	Approve <input type="checkbox"/>	\$ 18000	20.0	5.0	20.0	18.0	63.0	0.0	0.0	63.00	20	20		83.00
Next Step Day Room Inc Individualized case management for our homeless clients as they seek solutions to homelessness and guidance towards self-sufficiency	\$20,000.00	5 to 0	\$16,629.80	Approve <input type="checkbox"/>	\$ 0	20.0	20.0	20.0	19.0	79.0	0.0	0.0	79.00	20	20		99.00
Western Arkansas Counseling & Guidance Center, Inc., dba WestArk RSVP RSVP Community Outreach Medicare Assistance	\$10,000.00	5 to 0	\$9,150.00	Approve <input type="checkbox"/>	\$ 0	20.0	20.0	20.0	19.0	79.0	0.0	0.0	79.00	20	20		99.00
Western Arkansas Counseling & Guidance Center, Inc., dba WestArk RSVP RSVP Community Outreach Tax Assistance	\$10,000.00	5 to 0	\$8,000.40	Approve <input type="checkbox"/>	\$ 0	20.0	0.0	20.0	19.0	59.0	0.0	0.0	59.00	20	20		79.00
17 displayed 0 not included	\$602,348.00		\$550,482.00		\$435,298.00												
			\$638,621.00		\$638,621.00												
			- \$550,482.00		- \$435,298.00												
			\$88,139.00		- \$0.00*												
			Remaining		\$-231,975.00												
					Remaining												

* Trial Amounts from other status groups (Approved and Undecided only)

- Export Raw Scores & Votes
- View Committee Scores & Comments
- Send Email to Full Committee

Show Scoring Questions

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A



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Community Dental Clinic a program of Crawford-Sebastian Community Development Council Inc.
 Beautiful Smile**

Requested Amount

\$ 20,000.00

Organization Information

3428 Armour Street
 P.O. Box 4069
 Fort Smith, AR 72904

Tel: 479-782-6021
 Fax: 479-709-0161

Website: www.cscdcaa.org
 EIN: 71-0388927
 DUNS: 174148247

Executive Director

Mark Whitmer
 Executive Director
 mwhitmer@cscdcaa.org

Program Contact - Name, Email, Telephone

Kim Turner
 kturner@cscdcaa.org
 479-782-6021

Official Amount

\$ 16,149.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG	\$ 20,000.00			
Delta Dental (Dentures Only)			\$ 30,000.00	
United Way (Operations)				\$ 55,000.00
Total				

13

	CDBG	HOME	Committed	Not Committed
Funding Uses/Expenses				
Funding used for 267@75.00 Fort Smith residents	\$ 20,000.00			
Delta Dental (Dentures Only)			\$ 30,000.00	
United Way (Operations)				\$ 55,000.00
Total	\$ 20,000.00	\$ 0.00	\$ 30,000.00	\$ 55,000.00

A

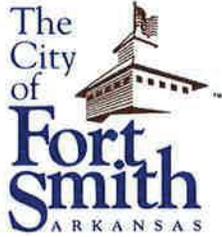
Budget Narrative

An award of 20,000.00 would change the lives of 267 patients that live in the Fort Smith area. During the last 12 month period, 1,163 very low income residents of Crawford and Sebastian counties received dental treatment at the Community Dental Clinic. Of 1,163 patients 761 are residents of Fort Smith.

The clinic provides oral cancer screening, examinations, panoramic x-ray, extractions, cleanings and dentures. The requested amount of \$20,000.00 would provide \$75.00 per appointment for 267 Fort Smith patients, regardless of the dental services needed.

14

B



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Crawford-Sebastian Community Development Council, inc.
 Fort Smith Homebuyer Assistance Program**

Requested Amount

\$ 75,000.00

Organization Information

PO Box4069
 Fort Smith, AR 72914

Tel: 4797852303
 Fax: 4797849029

Website: www.cscdcaa.org
 EIN: 71-0388927
 DUNS: 174148247

Executive Director

Mark Whitmer
 Executive Director
 mwhitmer@cscdcaa.org

Program Contact - Name, Email, Telephone

Karen Phillips
 kphillips@cscdcaa.org
 4797852303

Official Amount

\$ 75,000.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
Down payment assistance		\$ 63,000.00		
counseling fees and inspection fees		\$ 12,000.00		
primary mortgage				\$ 1,500,000.00
counselor salary and fringe paid by CSCDC			\$ 30,000.00	
Total				

15

B

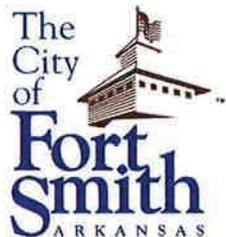
	\$ 0.00	\$	\$	\$
	75,000.00	30,000.00	1,500,000.00	
Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Acquisition		\$ 0.00		\$ 1,500,000.00
down payment and closing costs	\$ 63,000.00			
inspections and counseling fees	\$ 12,000.00			
counselor salary and fringe			\$ 30,000.00	
Total	\$ 0.00	\$	\$	\$
	75,000.00	30,000.00	1,500,000.00	

Budget Narrative

Average assistance amount \$4200. Counseling and inspection fees x 15 households= \$12,000.
 Counselors salary and fringe leveraged from other sources.
 Average acquisition costs \$100,000 per household.

16

C



ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Crawford-Sebastian Community Development Council, inc.
 Land Acquisition for New Construction Program**

Requested Amount

\$ 55,000.00

Organization Information

PO Box4069
 Fort Smith, AR 72914

Tel: 4797852303
 Fax: 4797849029

Website: www.cscdcca.org
 EIN: 71-0388927
 DUNS: 174148247

Executive Director

Mark Whitmer
 Executive Director
 mwhitmer@cscdcca.org

Program Contact - Name, Email, Telephone

Karen Phillips
 kphillips@cscdcca.org
 4797852303

Official Amount

\$ 54,950.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG Funds	\$ 55,000.00	\$ 0.00		
CSCDC			\$ 6,000.00	
Total	\$ 55,000.00	\$ 0.00	\$ 6,000.00	\$ 0.00

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
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17

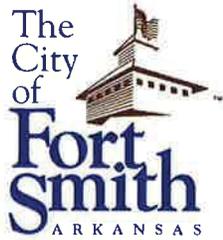
Acquire a minimum of 3 lots	\$ 55,000.00	\$ 0.00		
Salary and fringe of Housing Development Officer/Other staff			\$ 6,000.00	
Total	\$ 55,000.00	\$ 0.00	\$ 6,000.00	\$ 0.00

C

Budget Narrative

CSCDC will find the very best deals in places where affordable housing is needed and where families want to live. We hope to purchase more than 3 lots, but we know we will be able to purchase at least three.

D



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Crawford-Sebastian Community Development Council, inc.
 New Construction and Acquisition/Rehab**

Requested Amount

\$ 202,485.00

Organization Information

PO Box4069
 Fort Smith, AR 72914

Tel: 4797852303
 Fax: 4797849029

Website: www.cscdcca.org
 EIN: 71-0388927
 DUNS: 174148247

Executive Director

Mark Whitmer
 Executive Director
 mwhitmer@cscdcca.org

Program Contact - Name, Email, Telephone

Karen Phillips
 kphillips@cscdcca.org
 4797852303

Official Amount

\$ 202,485.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
Construction of three single family homes		\$ 202,485.00	\$ 0.00	
CSCDC committed (own funds)		\$ 0.00	\$ 40,000.00	
Project proceeds			\$ 83,632.00	\$ 0.00
Total				

19

\$ 0.00 \$ 202,485.00 \$ 123,632.00 \$ 0.00

D

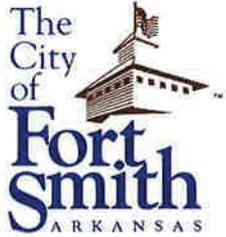
Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Construction of three single family homes		\$ 176,485.00	\$ 83,632.00	
Sales and referral fees- paid from proceeds				
Salary/fringe of Housing Develop. Officer/Other staff			\$ 40,000.00	
developer fees		\$ 26,000.00		
Total	\$ 0.00	\$ 202,485.00	\$ 123,632.00	\$ 0.00

Budget Narrative

Three homes at average of \$80,000 construction costs per house, developer fees \$10%, other fees are paid from proceeds. CSCDC pays its staff from other sources in order to manage the program. CSCDC commits the staff to this program to operate, supervise contractors, and educate buyers.

20

E



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

CrisisIntervention Center, Inc.

Case Management for Victims of Domestic Violence

Requested Amount

\$ 20,000.00

Organization Information

5603 South 14th Street
 Fort Smith, AR 72901

Tel: 479-782-1821
 Fax: 479-782-9035

Website: www.fscic.org
 EIN: 71-0246064
 DUNS: 164587321

Executive Director

Kathleen Cates
 Executive Director
 kathleen@fscic.org

Program Contact - Name, Email, Telephone

Kathleen Cates
 kathleen@fscic.org
 479-782-1821

Official Amount

\$ 12,500.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
Victims of Crime (VOCA)Case Mgt/Child Advocate			\$ 211,029.64	
Case Mgt by Funder	\$ 20,000.00			
	\$ 0.00			
Total			\$ 0.00	

21

E

	\$ 20,000.00	\$ 0.00	\$ 211,029.64	\$ 0.00
Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Victims of Crime (VOCA) Case Mgt/Salary & Benefits			\$ 211,029.64	
Case Mgt by Funder	\$ 20,000.00			
General Funds Case Mgt			\$ 69,312.20	
Total	\$ 20,000.00	\$ 0.00	\$ 280,341.84	\$ 0.00

Budget Narrative

The mission of the Crisis Intervention Center (CIC) is to end domestic violence and sexual assault through services, education, and prevention programs which empower women, children, and families to live free from harm in their lives. The CIC begins its 37th year of providing services in Western Arkansas. The CIC houses a 32-bed Safe Shelter for victims and their children of domestic violence or sexual assault.

The CIC offers a broad spectrum of services to clients who stay in the shelter as well as those who access the services without staying in the safe shelter. The clients in the safe shelter typically are homeless families from moderately low income single parent households.

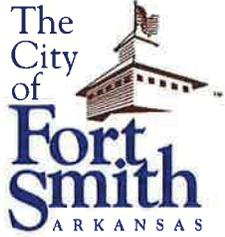
The CIC is the ONLY safe shelter, forensic rape exam site and advocacy services and case management for domestic violence or sexual assault in an 8 county area of western Arkansas and Eastern Oklahoma. Our better Beginnings licensed day care for the clients in the shelter. This allows them to attend counseling, doctors appointments, go to prosecutor's to file legal papers, search for a job or even become employed.

The Child Advocate provides day care for the children of clients. The Director of Children's Services also provides parenting classes and 1-1 parenting sessions with the parents of each of our children. This is critical to the stability of the family because positive relationships and parenting are very fragile in these families.

In 2015 the CIC
These services include

22

F



ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Fort Smith Boys & Girls Clubs
 Summer Program Support (Jeffrey & Stephens Units)**

Requested Amount

\$ 6,000.00

Organization Information

4905 North "O" Street
 Fort Smith , AR 72904

Tel: 479-782-7093
 Fax: 479-782-0842

Website: www.fsbgc.org
 EIN: 71-0270690
 DUNS: 127055267

Executive Director

Jerry Glidewell
 Executive Director
 JGlidewell@fsbgc.org

Program Contact - Name, Email, Telephone

Jerry Glidewell
 JGlidewell@FSBGC.org
 479-782-7093

Official Amount

\$ 4,620.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG funding	\$ 6,000.00			
FSBGC Alumni Association 25% match			\$ 1,500.00	
Total	\$ 6,000.00	\$ 0.00	\$ 1,500.00	\$ 0.00

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed

23

\$ 25 summer fee x 240 club members	\$ 6,000.00			
\$ 25 summer fee x 60 club members			\$ 1,500.00	
Total	\$ 6,000.00	\$ 0.00	\$ 1,500.00	\$ 0.00

F

Budget Narrative

Since 1928, the Fort Smith Boys & Girls Club has provided quality services to the youth of our Community. Young people from ages 6-18 are eligible to participate. The Fort Smith Boys & Girls Club is strongly committed to helping low-income youngsters through a variety of programs and services.

The summer program at the Fort Smith Boys & Girls Club serves hundreds of young people and provides "free breakfast and lunch." More than 75% of the summer participants at the Jeffrey and Stephens units are from low income families. These young people qualify for free or reduced meals at the schools. Annual membership to the FSBGC is only \$ 10, and those who cannot afford the fee are given a "scholarship." Participants also pay a \$ 25 summer fee.

This grant will benefit our organization by enabling 300 young people to have their summer activity fee paid (\$ 25 x 300 = \$ 7,500) at the Jeffrey and Stephens locations. In 2015, there were 302 Club members registered for the summer program at Jeffrey and Stephens.

Stephens Boys & Girls Club – 3101 North 6th Street (located near Trusty School).

Jeffrey Boys & Girls Club – 4905 North "O" Street (located near Kimmons Jr. High).

During the summer program, Clubs are open from 9:00 a.m. until 5:00 p.m. Monday through Friday. A variety of programs and activities are offered, including:

Field trips – weekly trips to various destinations: state parks, zoo, museum, water parks, etc.

Art Instruction – weekly instruction through a partnership with RAM (Regional Art Museum)

Free Breakfast & Lunch – continuation of school meal program / provided by a local church

Talent Show – top performers advance to the overall MusicFest held annually at the Club

Guest Speakers – Fire Dept., Police Dept., Skin Cancer awareness, Bullying, etc.

Music Instruction – group piano and guitar through the TJ music program

Club Gardens – members get involved growing vegetables during spring and summer

Poetry Contest – annual contest sponsored by Marilyn Foster

Baseball – ages 6 – 18, including T-Ball, Pee Wee, Rookie, Ripken, Prep, Babe Ruth, Am, Legion

Girl's Intramural Softball – 4th grade thru 6th grade / games on Thursday mornings

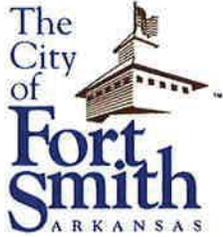
College Scholarship Program – for Club members needing financial support

Junior Staff / WAEDA Employment – teen workers during the Summer program

With a projected cost of \$ 7,500 for this program, which includes a 25% match from the Boys & Girls Club Alumni Association, needy youth will be able to participate at the Club this summer. Many families of the children involved struggle to afford day-care.

24

G



ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Fort Smith Children's Emergency Shelter
 Children's Emergency Shelter, Independent Living (Fence)**

Requested Amount

\$ 61,193.00

Organization Information

3015 South 14th Street
 Fort Smith 72901

Tel: 4797830018
 Fax: 4797831873

Website: www.childrensemergencyshelter.org
 EIN: 71-0779347
 DUNS: 963759894

Executive Director

Jack Moffett
 Executive Director
 jack@fsces.org

Program Contact - Name, Email, Telephone

Jack Moffett
 jack@fsces.org
 4797830018

Official Amount

\$ 61,193.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDGB Funding	\$ 61,193.00			
Internal Funding			\$ 6,800.00	
Total	\$ 61,193.00	\$ 0.00	\$ 6,800.00	\$ 0.00

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
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25

Rod Iron Fence	\$ 61,193.00		\$ 6,800.00	
Total	\$ 61,193.00	\$ 0.00	\$ 6,800.00	\$ 0.00



Budget Narrative

The Fort Smith Children's Emergency Shelter serves children who have been removed from the custody of their guardian by child welfare authorities. The shelter has been licensed and contracted with the Department of Human Services (DHS) since 1997. The funding received from DHS, which is approximately two-thirds of the shelter's funding needs, is comprised of both state and federal funds. The federal portion of this funding comes from Title IV-E, CFDA #93.658.

Since its inception in 1997, the Children's Emergency Shelter has received CDGB funding. The funding from previous years has been project-based and not required monitoring. The shelter maintains a good relationship with the City of Fort Smith Planning Department to stay mutually apprised of progress and reporting needs.

In the summer of 2015, the Children's Emergency Shelter Foundation purchased a 24-unit apartment complex adjacent to the current CES property. With this purchase, the CES was able to move forward with expanding its mission and implementing an Independent Living Program for "aged out" foster youth. Currently there is no apartment based Independent Living facility in Arkansas for foster youth to not only live independently among their peers but that also provides services to the youth that teaches life skills. The Children's Emergency Shelter will be the first and therefore the model program for the state of Arkansas. The purpose of the Independent Living Program is to provide safe and stable housing options, with an emphasis on teaching self sufficiency, for foster youth ages 18 and older who have "aged out" of foster care and are transitioning from adolescents to adulthood. While living in the apartment, the youth be expected to pay their rent and utilities, go to school or obtain employment (or combination of both), and will be required to attend life skills training classes. All of which will be defined in the participants "Self-sufficiency Plan."

Approximately 5% of Arkansas's foster care population "age out" each quarter. When a foster youth turns 18 he or she is considered to have "aged out" of foster care. If he/she chooses, a foster youth can stay in DHS care until 21 years of age under the Chafee Foster Care Independent Agreement, but 80% of foster youth choose to "opt out of care" at the age of 18. Over 70% of these adolescents become homeless, hungry, and ultimately incarcerated...costing the State approximately \$300,000 per youth throughout the course of a foster youth's life once they "age out" and become homeless. Sebastian County serves the highest percentage of foster youth per capita in the State of AR. The Children's Emergency Shelter Independent Living Program will serve both the foster youth who choose to "stay in care" at the age of 18, and the youth who "opt out of care" and no longer are wards of the state. The Independent Living Program will serve the entire state of AR.

The CES Independent Living Program is designed to specifically service the youth that choose to both "stay in care," and "opt out of care." In becoming a candidate for the program, there will be an application process for the youth to go through to determine if they fit the criteria for the program. The target population will be young adults who demonstrate a vision and desire to be successful and "break the cycle" of the family dysfunction they experienced in their youth. Once they are admitted into the program, each participant will be given a fully furnished apartment complex. Twenty-three of the one bedroom apartments will be for the participants, the 24th unit will be a program office and lab for the Lifeskills Training classes.

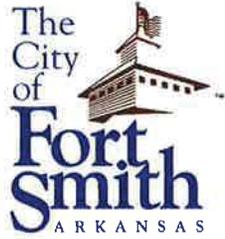
The ultimate goal of the Independent Living Program will be to provide youth, who would statistically become homeless, a place to live independently among their peers, while receiving the support needed to successfully transition into a contributing member of society. The lifeskills program would teach the youth skills such as how to cook, clean, shop efficiently, go to the doctor (not the Emergency Room), obtain a driver's license, learn to drive, prepare for a job interview, and many others. By providing the youth a stable place to live as they transition into an independent lifestyle, along with a supportive life-skills training model, the Children's Emergency Shelter will create long term housing solutions and supportive services to youth as they transition into adulthood.

The requested funding of \$61,193 is for a rod iron fence that will encircle the entire 24-unit apartment complex. It will include a security gate key code pad to ensure only residents and staff are able to enter the property. The fence is essential to the privacy and security of the entire complex and the residents.

The CES appreciates the support the Community Development Block Grant has given in the past. We hope you find the CES Independent Living Program and its needs worthy of your benevolence.

26

H



ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

Fort Smith Children's Emergency Shelter
Children's Emergency Shelter, Independent Living (roof)

Requested Amount

\$ 23,670.00

Organization Information

3015 South 14th Street
 Fort Smith 72901

Tel: 4797830018
 Fax: 4797831873

Website: www.childrensemergencyshelter.org
 EIN: 71-0779347
 DUNS: 963759894

Executive Director

Jack Moffett
 Executive Director
 jack@fscs.org

Program Contact - Name, Email, Telephone

Jack Moffett
 jack@fscs.org
 4797830018

Official Amount

\$ 23,670.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG	\$ 23,670.00			
Internal reserve funds			\$ 2,630.00	
Total	\$ 23,670.00	\$ 0.00	\$ 2,630.00	\$ 0.00

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed

27

New Roof	\$ 23,670.00		\$ 2,630.00	
Total	\$ 23,670.00	\$ 0.00	\$ 2,630.00	\$ 0.00



Budget Narrative

The Fort Smith Children's Emergency Shelter serves children who have been removed from the custody of their guardian by child welfare authorities. The shelter has been licensed and contracted with the Department of Human Services (DHS) since 1997. The funding received from DHS, which is approximately two-thirds of the shelter's funding needs, is comprised of both state and federal funds. The federal portion of this funding comes from Title IV-E, CFDA #93.658.

Since its inception in 1997, the Children's Emergency Shelter has received CDGB funding. The funding from previous years has been project-based and not required monitoring. The shelter maintains a good relationship with the City of Fort Smith Planning Department to stay mutually apprised of progress and reporting needs.

In the summer of 2015, the Children's Emergency Shelter Foundation purchased a 24-unit apartment complex adjacent to the current CES property. With this purchase, the CES was able to move forward with expanding its mission and implementing an Independent Living Program for "aged out" foster youth. Currently there is no apartment based Independent Living facility in Arkansas for foster youth to not only live independently among their peers but that also provides services to the youth that teaches life skills. The Children's Emergency Shelter will be the first and therefore the model program for the state of Arkansas. The purpose of the Independent Living Program is to provide safe and stable housing options, with an emphasis on teaching self sufficiency, for foster youth ages 18 and older who have "aged out" of foster care and are transitioning from adolescents to adulthood. While living in the apartment, the youth be expected to pay their rent and utilities, go to school or obtain employment (or combination of both), and will be required to attend life skills training classes. All of which will be defined in the participants "Self-sufficiency Plan."

Approximately 5% of Arkansas's foster care population "age out" each quarter. When a foster youth turns 18 he or she is considered to have "aged out" of foster care. If he/she chooses, a foster youth can stay in DHS care until 21 years of age under the Chafee Foster Care Independent Agreement, but 80% of foster youth choose to "opt out of care" at the age of 18. Over 70% of these adolescents become homeless, hungry, and ultimately incarcerated...costing the State approximately \$300,000 per youth throughout the course of a foster youth's life once they "age out" and become homeless. Sebastian County serves the highest percentage of foster youth per capita in the State of AR. The Children's Emergency Shelter Independent Living Program will serve both the foster youth who choose to "stay in care" at the age of 18, and the youth who "opt out of care" and no longer are wards of the state. The Independent Living Program will serve the entire state of AR.

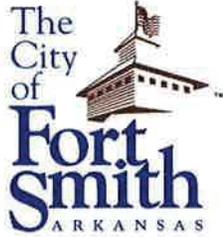
The CES Independent Living Program is designed to specifically service the youth that choose to both "stay in care," and "opt out of care." In becoming a candidate for the program, there will be an application process for the youth to go through to determine if they fit the criteria for the program. The target population will be young adults who demonstrate a vision and desire to be successful and "break the cycle" of the family dysfunction they experienced in their youth. Once they are admitted into the program, each participant will be given a fully furnished apartment complex. Twenty-three of the one bedroom apartments will be for the participants, the 24th unit will be a program office and lab for the Lifeskills Training classes.

The ultimate goal of the Independent Living Program will be to provide youth, who would statistically become homeless, a place to live independently among their peers, while receiving the support needed to successfully transition into a contributing member of society. The lifeskills program would teach the youth skills such as how to cook, clean, shop efficiently, go to the doctor (not the Emergency Room), obtain a driver's license, learn to drive, prepare for a job interview, and many others. By providing the youth a stable place to live as they transition into an independent lifestyle, along with a supportive life-skills training model, the Children's Emergency Shelter will create long term housing solutions and supportive services to youth as they transition into adulthood.

The requested funding of \$23,670 from the CDGB in 2016 is to the replace the roof on the Independent Living Apartment Complex. The CES is currently in the process of renovating the 24 unit apartment complex. The existing roof is showing signs of potential leaks, and we would like to replace it with a new roof to prevent any further damage to the units. Providing a safe home to "aged out" foster youth is part of the mission of the Independent Living Program. A functioning roof is an important need for the mission of the program and security of its participants.

The CES appreciates the support the Community Development Block Grant has given in the past. We hope you find the CES Independent Living Program and its needs worthy of your benevolence.

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ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

Fountain of Youth Adult Day Care Center
Fountain of Youth Adult Day Care Center

Requested Amount

\$ 13,000.00

Organization Information

2801 McKinley Avenue
 Fort Smith, AR 72908

Tel: 4794847782
 Fax: 4794847951

Website: www.foyadc.org
 EIN: 71-0693658
 DUNS:

Executive Director

Trish Jennings
 Executive Director
 executivedirector@foyadc.org

Program Contact - Name, Email, Telephone

Trish Jennings
 executivedirector@foyadc.org
 4794847782

Official Amount

\$ 7,500.00

Budget

Funding Sources/Revenues	CDBGHOME Committed	Not Committed
CDBG	\$ 13,000.00	\$ 0.00
CDBG Match 10%		\$ 1,300.00
Area Agency On Aging respite grant, Fort Smith residents only		\$ 7,500.00
Total		

29

\$ \$ \$ \$ 7,500.00
 13,000.00 0.00 1,300.00



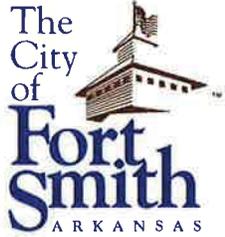
Funding Uses/Expenses

Adult Day Care fees for clients
 Transportation fees for clients
Total

	CDBGHOME Committed		Not Committed
Adult Day Care fees for clients	\$ 10,000.00		
Transportation fees for clients	\$ 3,000.00		
Total	\$ 13,000.00	\$ 0.00	\$ 0.00

30

J



ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Girls Incorporated of Fort Smith
 Low to Moderate Income Assistance for Program
 Participation at Girls Inc.**

Requested Amount

\$ 9,500.00

Organization Information

PO Box 1253
 1415 Old Greenwood Road
 Fort Smith, AR 72903

Tel: 479-782-0375
 Fax: 479-782-1726

Website: www.girlsincfortsmith.org
 EIN: 71-0236893
 DUNS: 96-476-151

Executive Director

Amanda Daniels
 Executive Director
 adaniels@girlsincfortsmith.org

Program Contact - Name, Email, Telephone

Amanda Daniels
 adaniels@girlsincfortsmith.org
 479-782-0375

Official Amount

\$ 7,350.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG Funds	\$ 9,500.00			\$ 0.00
Noon Exchange Camp Sponsorship			\$ 9,500.00	\$ 0.00
United Way Funds				\$ 120,000.00

31

J

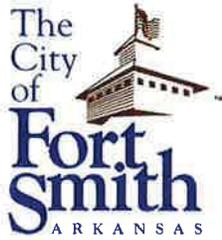
Sports Programming Grant			\$ 10,000.00	\$ 0.00
	\$ 0.00			\$ 0.00
Total	\$ 9,500.00	\$ 0.00	\$ 19,500.00	\$ 120,000.00
Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Summer Fee Scholarships	\$ 5,250.00			\$ 0.00
General Membership Scholarships	\$ 750.00		\$ 0.00	
After School Transportation Scholarships	\$ 3,000.00			\$ 0.00
Camp Scholarships	\$ 500.00			\$ 0.00
	\$ 0.00			
	\$ 0.00			
	\$ 0.00			
	\$ 0.00			
Total	\$ 9,500.00	\$ 0.00	\$ 0.00	\$ 0.00

Budget Narrative

We are requesting \$9500 in funding to help provide the Girls Inc. Experience to more girls who may not be able to afford it otherwise, making them choose other options that may be free and not safe such as staying at home unsupervised where they would not be exposed to safe, educational, quality, supervised program initiatives. Due to increases in minimum wage, loss of other City Funding, we are increasing a few of our program fees including summer. This funding will be that much more important to our low income clients with a larger fee being charged. Our funding from other sources doesn't help provide scholarships to the clients unless the Noon Exchange Sponsorship is larger than the costs we incur, which hasn't ever been the case. Our United Way funds go directly into our program expenses such as staff wages, supplies, overhead, etc. The sports program grant will go directly towards helping our volleyball program and other sports related programs. The monies are not to be utilized for scholarships. Our programs continue to grow, serving more girls in Fort Smith, which causes an even bigger need to offer scholarships to low income families who need a safe place for their girls to come after-school and during the summer.

32

K



ATTACHMENT 5

Powered by ZoomGrants™

City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Good Samaritan Clinic
 Primary and Diabetes Care Program**

Requested Amount

\$ 20,000.00

Organization Information

615 North B Street
 Fort Smith, AR 72901

Tel: 479-783-0233
 Fax: 479-494-7248

Website: goodsamaritanfs.com
 EIN: 71-0863639
 DUNS: 135958861

Executive Director

Evan Breedlove
 Executive Director
 evan@goodsamaritanclinic.net

Program Contact - Name, Email, Telephone

Evan Breedlove
 evan@goodsamaritanclinic.net
 479-783-0233

Official Amount

\$ 15,117.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
Arkansas Department of Health			\$ 57,375.00	
Kerr Foundation			\$ 5,000.00	
Walter O. Caldwell			\$ 13,000.00	
Tyson Foods			\$ 32,000.00	
			\$ 0.00	
Laboratory Testing	\$ 10,000.00		\$ 0.00	

33

K

Medical Supplies	\$ 7,600.00			
Prescribed Pharmaceuticals	\$ 2,400.00			
Total	\$ 20,000.00	\$ 0.00	\$ 107,375.00	\$ 0.00

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Laboratory Testing	\$ 10,000.00		\$ 32,000.00	
Medical Supplies	\$ 7,600.00		\$ 30,000.00	
Prescribed Pharmaceuticals	\$ 2,400.00		\$ 15,000.00	
Total	\$ 20,000.00	\$ 0.00	\$ 77,000.00	\$ 0.00

Budget Narrative

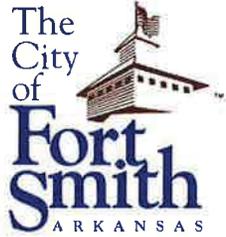
The Good Samaritan Clinic is requesting funds to provide complete and comprehensive medical services to the under-served group of non-working and working poor in the Fort Smith Community. Over 90% of the patients who come into the Clinic have incomes below the poverty level. The Good Samaritan Clinic provides basic laboratory testing, pharmaceuticals, and medical supplies, to individuals who cannot access quality medical care because they have no health insurance, access to a physician, or cannot pay their deductible.

The Good Samaritan Clinic requests funds from the City of Fort Smith Community Development Block Grant for the purpose of providing laboratory testing, prescribed pharmaceuticals, and medical supplies. These are an ever-increasing expenditure. It is estimated that during the upcoming funding year, the Clinic will have approximately 6,000 patient visits. Nearly 98% of all patients seen require at least one prescription along with lab tests. The Clinic has arrangements to receive patient prescriptions at or near pharmacy costs, along with lab work that is provided at great discounts. Prescription drugs, lab costs, and medical supplies are still an enormous expense. In 2015, these items alone averaged almost \$6,600 per month in cost to the Clinic.

The Board of Directors and the staff of the Good Samaritan Clinic believe that offering on-going primary and preventive medical care to the under-served population of the unemployed and the working uninsured and underinsured provides a viable alternative to local emergency rooms, eliminating an individuals need to choose between seeking medical attention for themselves or family members and paying for their rent and utilities. With the high expense of health insurance, more and more businesses are canceling their insurance coverage for their workers. With the new health law, many people are unable to afford the new insurance or have not signed up for coverage. Even those who have Medicaid cannot find a physician who will see them, or they cannot afford the deductible if they have health insurance, so they are simply going without medical attention. We are averaging over 50 new applications at the Clinic per month of people who do not have access to medical care elsewhere.

34

L



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Gregory Kistler Treatment Center, Inc.
 Kistler Charitable Care**

Requested Amount

\$ 20,000.00

Organization Information

3304 South M Street
 Fort Smith, AR 72903

Tel: 479-785-4677
 Fax: 479-785-4673

Website: kistlercenter.org
 EIN: 71-0510005
 DUNS:

Executive Director

Jennifer Kistler
 Executive Director
 jkistler@kistlercenter.org

Program Contact - Name, Email, Telephone

Amanda Pai
 apai@kistlercenter.org
 479-785-4677

Official Amount

\$ 9,825.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG	\$ 20,000.00		\$ 0.00	
Match			\$ 2,000.00	
Total	\$ 20,000.00	\$ 0.00	\$ 2,000.00	\$ 0.00

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed

35

Therapy Services	\$ 18,000.00		\$ 2,000.00	
Material/Supplies Services	\$ 2,000.00		\$ 0.00	
	\$ 0.00		\$ 0.00	
	\$ 0.00	\$ 0.00	\$ 0.00	
Total	\$ 20,000.00	\$ 0.00	\$ 2,000.00	\$ 0.00



Budget Narrative

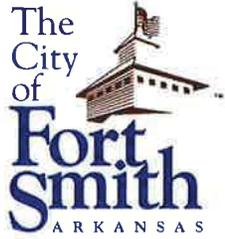
An average a therapy session is 45 minutes in duration which is reimbursed by Arkansas Medicaid at \$65.28 per session. This is the same amount assumed when providing charity and discounts. The request of \$18,000 (\$6,000 for each discipline) will provide 275 full therapy sessions. Depending on a child's diagnosis they may require 10 sessions or 100 sessions a year. Because of this the funds could be used on over 200 or 3 children depending on their diagnosis.

Professional therapy services cannot be provided by unlicensed individuals or volunteers. Thirteen of 23 staff members are professional, licenses therapists. In order to recruit and maintain qualified occupational therapists, physical therapists, and speech-language pathologists, the Kistler Center must be competitive within the healthcare market.

Funding from Medicaid and school contracts are fee-for-service based and rely on the amount of service provided. Charitable care is an expense on top of those services. Charitable care is tracked in two categories: charity and discounts. Charity occurs when treatment is provided and there is no coverage and discount is the balance of the account when there is limited coverage. Charitable care is recorded as each transaction occurs. We get requests frequently from families that need charitable care. We will not know the specific details of the family that will need services in 6 month. Because of this we have used our average client base to make assumptions of future clients.

36

M



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
Program Year 2016 Community Development Funding - CDBG & HOME

Harbor House, Inc.
Gateway Recovery Center

Requested Amount

\$ 18,500.00

Organization Information

615 North 19th Street
 3900 Armour
 Fort Smith, AR 72901

Tel: (479)785-4083
 Fax: (479)783-1914

Website: www.recoveryhhi.org
 EIN: 71-0391252
 DUNS: 071255582

Executive Director

Jimmie Wooding
 CEO/Executive Director
 jwooding@recoveryhhi.org

Program Contact - Name, Email, Telephone

Cindy Stokes
 cstokes@recoveryhhi.org
 (479)785-4083

Official Amount

\$ 9,472.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
City of Fort Smith	\$ 18,500.00			
Harbor House, Inc.			\$ 5,550.00	
Total	\$ 18,500.00	\$ 0.00	\$ 5,550.00	\$ 0.00

37



Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Commercial grade twin bed frames with storage	\$ 15,000.00			
Commercial grade twin bunkbed frames with storage	\$ 3,500.00			
Commerical grade twin bed frames with storage			\$ 4,000.00	
Commerical grade bunkbed frames with storage			\$ 1,550.00	
Total	\$ 18,500.00	\$ 0.00	\$ 5,550.00	\$ 0.00

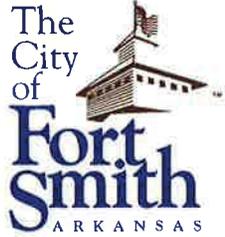
Budget Narrative

Harbor House, Inc./Gateway Recovery Center is asking for \$18,500.00 in CDBG funds to purchase new bed frames with storage. Fifty twin size beds and 6 sets of bunk beds. With shipping and handling the total cost will be \$24,000.00. HHI will cover the costs of bedding, assembly and installation. The CDBG requested amount is \$18,500.00 and the Harbor House, Inc. committed amount is \$5,500.00 (30%) for a total of \$24,000.00.

The beds will assist with homeless housing for residential and transitional living clients. Between detox, residential, SWS women and children and transitional living clients we can house 63 clients at full capacity.

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N



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Harbor House, Inc.
 Specialized Women's Services Program**

Requested Amount

\$ 18,000.00

Organization Information

615 North 19th Street
 3900 Armour
 Fort Smith, AR 72901

Tel: (479)785-4083
 Fax: (479)783-1914

Website: www.recoveryhhi.org
 EIN: 71-0391252
 DUNS: 071255582

Executive Director

Jimmie Wooding
 CEO/Executive Director
 jwooding@recoveryhhi.org

Program Contact - Name, Email, Telephone

Cindy Stokes
 cstokes@recoveryhhi.org
 (479)785-4083

Official Amount

\$ 18,000.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
City of Fort Smith	\$ 18,000.00			
Harbor House, Inc.			\$ 6,000.00	
Total	\$ 18,000.00	\$ 0.00	\$ 6,000.00	\$ 0.00

39

Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Electric Security Gate with Keyboard and camera	\$ 18,000.00			
Camera system installation and IT set up			\$ 6,000.00	
Total	\$ 18,000.00	\$ 0.00	\$ 6,000.00	\$ 0.00

N

Budget Narrative

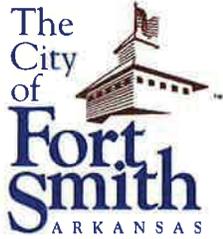
At any given time Gateway Recovery Center can house up to 51 residential, Specialized Women's Services (SWS), and Transitional Living clients on-site. In addition, up to 12 children can live at GRC with their mothers. Due to the nature of our clients diagnosis's when they come into treatment (addiction, depression, anxiety, PTSD, etc.) there are residual affects in the form of angry boyfriends, ex-husbands, and drug dealers who attempt to come on property and instigate harmful situations.

Our staff is trained to deal with these events, but the lack of an electric security gate makes it extremely difficult to keep unwanted visitors from the back area of the facility. This is an area in which clients and children congregate, since they are not allowed in the front area for safety and confidentiality purposes. Staff have been threatened on many occasions when they confront unwanted visitors, before police are able to get to the facility.

The item requested, an electric security gate with keypad, camera, intercom and all necessary equipment, is needed for the safety and security of our clients and their children. The financial breakdown is \$18,000.00 applied for from CDBG and \$6,000.00 committed by HHI. The estimated total cost of the project is \$24,000.00

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O



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

Next Step Day Room Inc
 Individualized case management for our homeless clients as they seek solutions to homelessness and guidance towards self-sufficiency

Requested Amount

\$ 20,000.00

Organization Information

PO Box 3814
 Fort Smith 72913-3814

Tel: 479-782-5433
 Fax: 479-242-5432

Website: <http://thenextstepfs.org>
 EIN: 71-0755680
 DUNS: 807060751

Executive Director

Kim Wohlford
 Executive Director
kim@thenextstepfs.org

Program Contact - Name, Email, Telephone

Kim Wohlford
Kim@thenextstepfs.org
 479-782-5433

Official Amount

\$ 16,149.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
ESG grant			\$ 0.00	\$ 16,199.00

41

CDBG grant	\$ 20,000.00		\$ 0.00	
United Way Grant			\$ 60,000.00	
NSDR >10% match for CDBG			\$ 5,000.00	
			\$ 0.00	
			\$ 0.00	
Total	\$ 20,000.00	\$ 0.00	\$ 81,199.00	\$ 0.00



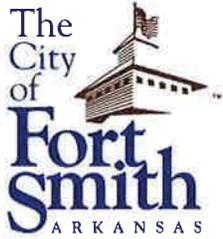
Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
CASE MANAGEMENT	\$ 20,000.00		\$ 81,199.00	
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	
			\$ 0.00	
	\$ 0.00		\$ 0.00	
Total	\$ 20,000.00	\$ 0.00	\$ 81,199.00	\$ 0.00

Budget Narrative

Next Step anticipates spending \$202,599 in operating costs relating to its Case Management function. The CDBG grant monies will be used for case management by our professionally qualified case management team as they guide clients towards self-sufficiency. The services we provide for our clients include individualized case work, obtaining ID's and birth certificates, working on anger management skills, budgeting skills, securing safe shelter or housing and addressing pressing medical and psychological issues to just name a few. The CDBG funds along with our United Way and ESG grants and Next Step's private funding commitment will help us meet our mission of seeking solutions to homelessness in the city of Fort Smith.

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P



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Western Arkansas Counseling & Guidance Center, INC., dba WestArk RSVP
 RSVP Community Outreach Medicare Assistance**

Requested Amount

\$ 10,000.00

Organization Information

401 North 13th Street
 Fort Smith, AR 72901

Tel: 4797834155
 Fax: 4797822269

Website: www.westarkrsvp.org
 EIN: 23-7015826
 DUNS: 071260202

Executive Director

Susan Reehl
 RSVP Program Director
 susie.reehl@westarkrsvp.org

Program Contact - Name, Email, Telephone

Susan Reehl
 susie.reehl@westarkrsvp.org
 4797834155

Official Amount

\$ 9,000.00

Budget

Funding Sources/Revenues	CDBG	HOME	Committed	Not Committed
CDBG	\$ 10,000.00		\$ 0.00	
Arkansas Insurance Department. Senior Health Insurance Information Program (SHIIP) or RSVP grant.			\$ 10,000.00	
Total				

43

P

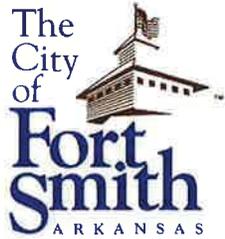
	\$ 10,000.00	\$ 0.00	\$ 10,000.00	\$ 0.00
Funding Uses/Expenses			Committed	Not Committed
Medicare assistance for 200 clients @ \$50 each	\$ 10,000.00			
Medicare assistance for 200 clients @ \$50 each			\$ 10,000.00	
	\$ 0.00			
	\$ 0.00			
	\$ 0.00			
	\$ 0.00			
Total	\$ 10,000.00	\$ 0.00	\$ 10,000.00	\$ 0.00

Budget Narrative

WestArk RSVP volunteer advocates receive annual training on multiple occasions to allow them to stay current with changes to Medicare. This includes training offered by the Centers of Medicare/Medicaid Services annually in Little Rock. All Medicare assistance requires on-line access and the use of computers, printers, and large monitors. Community outreach expenses aid us in reaching those who need our services.

44

Q



ATTACHMENT 5

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City of Fort Smith
 Community Development Department
 Program Year 2016 Community Development Funding - CDBG & HOME

**Western Arkansas Counseling & Guidance Center, Inc., dba WestArk RSVP
 RSVP Community Outreach Tax Assistance**

Requested Amount

\$ 10,000.00

Organization Information

401 North 13th Street
 Fort Smith, AR 72901

Tel: 4797834155
 Fax: 4797822269

Website: www.westarkrsvp.org
 EIN: 23-7015826
 DUNS: 071260202

Executive Director

Susan Reehl
 RSVP Program Director
 susie.reehl@westarkrsvp.org

Program Contact - Name, Email, Telephone

Susan Reehl
 susie.reehl@westarkrsvp.org
 4797834155

Official Amount

\$ 7,502.00

Budget

Funding Sources/Revenues	CDBG HOME	Committed	Not Committed
CDBG	\$ 10,000.00		
Tax Counseling for the Elderly Grant or RSVP Grant		\$ 1,000.00	
Total			

45

	\$ 10,000.00	\$ 0.00	\$ 1,000.00	\$ 0.00
Funding Uses/Expenses	CDBG	HOME	Committed	Not Committed
Free Tax Preparation and Electronic Filing for Federal and State Income Tax Returns for 200 clients @ \$50 each	\$ 10,000.00			
Free Tax Preparation and Electronic Filing for Federal and State Income Tax Returns for 200 clients @ \$50 each			\$ 10,000.00	
	\$ 0.00			
	\$ 0.00			
	\$ 0.00			
	\$ 0.00			
Total	\$ 10,000.00	\$ 0.00	\$ 10,000.00	\$ 0.00

Q

Budget Narrative

WestArk RSVP tax volunteer advocates receive annual training on multiple occasions to allow them to stay current with changes to the tax code. All tax preparers are required to test and become certified by the IRS prior to volunteering their services. All tax assistance requires on-line access and the use of computers, printers, and large monitors. Community outreach expenses aid us in reaching those who need our services.

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CITY OF FORT SMITH

ARKANSAS

ANALYSIS OF IMPEDIMENTS

TO FAIR HOUSING CHOICE

February 2016



Contact:
City of Fort Smith, Arkansas
Community Development Department

623 Garrison Avenue
Fort Smith, AR 72901

Office: (479) 784-2209

CITY OF FORT SMITH, ARKANSAS
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Prepared for:

City of Fort Smith, Arkansas
Community Development Office
623 Garrison Avenue
Fort Smith, Arkansas 72901

Prepared by:

J-Quad Planning Group, LLC
14675 Midway Road, Suite 219
Addison, Texas 75001

www.jquad.com



February 2016

Executive Summary

Introduction

In 1995 the U.S. Department of Housing and Urban Development (HUD) announced that entitlement communities - communities receiving direct federal funding from Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Grant programs – must conduct a study of existing barriers to housing choice. This required study is referred to as the "Analysis of Impediments" (AI) and is part of entitlement communities' consolidated planning process. In 2014 HUD published draft regulations of the "Assessment of Fair Housing" (AFH) with proposed changes to the 1995 AI requirements. These new regulations are effective for AFH November 2016.

The purpose of the AI is to examine whether or not state and local laws, private, public and non-profit sector regulations, administrative policies, procedures, and practices are impacting the location, availability, and accessibility of housing in a given area. The AI is not a Fair Housing Plan rather it is an analysis of the current state of fair housing choice including barriers and impediments in City of Fort Smith, Arkansas. The AI identifies specific barriers that need to be addressed if future fair housing initiatives are to be successful.

Each jurisdiction receiving federal funds must certify that it is affirmatively furthering fair housing choice. The certification specifically requires jurisdictions to do the following:

- Conduct an analysis of impediments to fair housing choice within the local jurisdiction.
- Take appropriate actions to overcome the effects of any impediments identified through that analysis.
- Maintain records reflecting the analysis and actions in this regard.

Evaluating fair housing is a complex process involving diverse and wide-ranging considerations. The role of economics, housing markets, and personal choice are important to consider when examining fair housing. Any disproportionate impacts on persons of a particular race, ethnicity, or members of the protected classes under fair housing law have been comparatively analyzed to determine to what extent those disparities are limiting fair housing choice. A major impediment is that the limited amount of entitlement funding received makes it difficult for the City to have measurable impact on removing or lessening the impact of some fair housing impediments. City and other non-federal entitlement resources and private sector support will be necessary in order to address some of the impediments. Despite limited funds, the City's efforts will continue to improve and maintain stability, and strengthen its' older housing stock with focus in CDBG eligible areas.

The AI methodology included community engagement interviews and focus group sessions; the construction of a community profile, fair housing index, analysis of the Home Mortgage Disclosure Act (HMDA) data; and a fair housing law and public policy analysis including national landmark court litigation, local legislation, development policies and regulations, fair housing complaints and a review of entitlement grant programs. Remedial actions detailed in this report represent recommendations by the consultant to the City for addressing impediments based on experience and best practices used in other jurisdictions. The City is not obligated to implement the consultant's recommendations and may choose other options to address the impediments based on their evaluation. Some remedial actions are conceptual frameworks for addressing the impediments and will require further research, feasibility and cost analysis, and final program design by the City if they choose to implement them. The following narrative provides a summary of each section of the report.

Community Profiles

Demographics - The demographic analysis of Fort Smith concentrates on the composition of the population and changes that occurred between 2000 and 2010 according to the 2010 Census and the American Community Survey (ACS) five year average for 2009 - 2013. Comparative analysis of the demographic factors and any disparities for persons of a particular race, ethnicity, or members of the protected classes has been incorporated in developing the Community Profile, Fair Housing Index and HMDA Analysis.

Fort Smith's Population continues to increase. According to the 2009 - 2013 ACS estimates, the total population of Fort Smith was 86,924. The total population of the city increased 6,656 or 8.3 percent between 2000 and 2013. Fort Smith experienced a significant increase in the Hispanic population, increasing 105.6 percent between 2000 and 2013. The percentage of Hispanic population when compared to the total population increased from 8.8 percent in 2000 to 16.7 percent in 2013. The White population increased by 10.4 percent, and their percentage of the total population increased from 77.0 percent to 78.5 percent. African-Americans made up 8.1 percent of the population in 2013, a 1.5 percent increase over the 13 year period. The Asian and Pacific Islander population increased by 32.2 percent while the American Indian and Eskimo populations decreased by 35.8 percent, and constituted 5.7 and 1.0 percent respectively, of the total population of the city in 2013.

Households - The percentage of female-headed households with children in Fort Smith, as determined by the ACS 2009 – 2013, 5 year average, was disproportionately higher among African-Americans at 18.3 percent and Hispanics at 14.2%. Comparatively, female-headed households with children among Whites were 7.5 percent. When considering all family types with children present, 25.1 percent of all Whites, 33.0 percent of all African-Americans, and 61.8 percent of all Hispanics, in the city were in either a Married-couple family type with children category, Male householder family type with children category, or Female-Headed family type with children.

Employment data reports opportunities in the employment sectors, unemployment rates, and educational attainment and educational levels of the employees. These factors impact wage earnings, and income, as well as, housing affordability and the location choice of residents. Table 1.5, of the Community Profile, provides an overview of occupation data, which indicate that there has been some shift in the distribution of occupations between 2000 and 2013. Educational and Health Services had the largest increase during the period, up 3.4 percentage points to 22.6 percent. Retail Trade sector had an increase, up 1.9 percentage points to 13.2 percent. Arts, entertainment, recreation services realized an increase of 1.7 percentage points to 8.9 percent of the workforce. Manufacturing sector realized the largest reduction of 6.2 percentage points to 20.2 percent of the workforce.

The **Unemployment** data presented in Table 1.6 of the Community Profile provides a portrait of the distribution of the unemployed. A closer look at the distribution of unemployment by Race and Ethnicity indicates that unemployment was higher among African-Americans and Hispanics compared to other racial and ethnic groups. Between 2009 and 2013, 6.1 percent of White persons (age 16 and over) reported being unemployed. African-American persons in the same age group reported a 14.1 percent unemployment rate, and Hispanics reported a 5.3 percent rate. As a comparison, the citywide unemployment rate was 6.7 percent.

Major Employers - According to the Fort Smith Regional Chamber of Commerce, the major employers in the area in 2014 included Sparks Health System Healthcare with 2,336 employees, Mercy Fort Smith Healthcare with 2,200 workers, OK. Industries Food Processing-Chicken with 2,033 employees, and Baldor Electric Motors & Generators with 2,000 workers. Fort Smith Public Schools Education has 1,918 employees, Arc Best Corporation Trucking & Logistics employs 1,388 workers, and University of Arkansas has 1,000 employees.

The **Income** data shows the distribution of income across income classes among Whites, Hispanics, and African-Americans disparately impacting African American,

Hispanic and low-income households. The cost of housing compared to the incomes of households reveals that incomes are not keeping pace with the market cost of housing. The median housing value in the city was \$112,700 and the median contract rent was \$477 between 2009 and 2013. The average income required to qualify for a mortgage based on the median home value of \$112,700 for the City is approximately \$30,000 to \$45,000 in household income and the average income to qualify for a contract rent of \$477 is \$25,000 to \$30,000. According to the 2009 - 2013 ACS estimates (5-Year average), approximately 49.7 percent of African Americans, 42.6 percent of Hispanics, and 30.0 percent of Whites earned annual household incomes of less than \$25,000, making housing affordability a concern for large segments of the City's population regardless of race and ethnicity.

Overall, the income distribution data show modal and median incomes above \$25,000 for Whites and citywide but below \$25,000 for African Americans and Hispanics, revealing disparities in the income distribution among minority populations compared to the other racial and ethnic groups in the City. According to the 2009 - 2013 ACS estimates (5-year average), the median household income was reported to be \$41,876 for White households, \$25,068 for African-American households, and \$27,500 for Hispanic households, compared to \$36,618 for the overall city. The modal income class (the income classes with the highest number of households) for Whites was \$50,000 to \$74,999 with 17.5 percent of Whites in this category. The modal income class for African-Americans and Hispanics was \$15,000 to \$24,999, with 17.8 percent of African-Americans and 21.1 percent of Hispanics in this category.

Poverty data reveals disparate impacts on minority populations. The incidence of poverty among African-Americans was 40.3 percent of the total population between 2009 and 2013, and 45.9 percent among Hispanics, compared to 17.7 percent among White households and 27.0 percent citywide during the period.

Public Transportation and Mobility - Fort Smith Transit provides transportation within the city limits of Fort Smith. Transit services in the city include fixed route and curb-to-curb transportation services as well as a limited charter service by advance request.

The fixed route service consists of six core routes and a network of buses that travel the major avenues and residential areas within the city. Buses are equipped with lifts for mobility devices and most routes traverse toward the downtown area once per hour to accommodate transfers. The basic fare is currently \$1.25 for adults and the fares are \$0.50 for elderly and disabled persons, making public transportation affordable.

Housing for City of Fort Smith was analyzed based on data provided in the 2010 U.S. Census and 2009 - 2013 ACS estimates (5-year average). The total number of housing units in the city was 38,500 including 4,145 vacant units. There were 35,400 housing units in Fort Smith in 2000. The total number of housing units in the city increased 8.8 percent between 2000 and 2013. The total number of housing units in the city was 38,500, of which, 48.3 percent were owner-occupied, 41.0 percent were renter-occupied, and the remaining 10.8 percent were vacant.

Paying more than 30 percent of household income for housing expenses is considered "Cost Burdened" and paying more than 50 percent is considered "Severely Cost Burdened". Citywide, 44.0 percent of renter households paid more than 30 percent of their household income towards rent. The cost burdened percentages increase the lower the income range. Approximately 68.9 percent of renters earning less than \$10,000 were 30% percent cost burdened, 79.2 percent of renters earning \$10,000 - \$19,999 were 30% percent cost burdened, and 43.2 percent of renters earning between \$20,000 to \$34,999 were 30% percent cost burdened. The income data shows 21.6 percent of owner households citywide were 30 percent or more cost burden and 7.6 percent of the owner households were 50 percent or more cost burdened.

Fair Housing Law, Court Case, Policies, Regulatory, Entitlement Programs and Complaint Analysis

The analysis of the City of Fort Smith Fair Housing Ordinance reveals that local fair housing regulations are not deemed substantially equivalent to that of the Federal Fair Housing Act. The primary distinction is that local ordinances do not provide for local enforcement.

Complaint Data - Fair housing complaint information was received from the U.S. Department of Housing and Urban Development and provides a breakdown of complaints filed for Fort Smith from August 1, 2010 through August 31, 2015. The complaints filed with HUD are received from the Fair Housing and Equal Opportunity (FHEO) Division of the Fort Worth Regional Office. A total of 21 complaints were filed according to one or more of seven bases, including: national origin, color, religion, familial status, handicap, sex, and race. Of the 21 complaints, 11 cases were closed with a no cause determination, meaning that justification for the complaint was not applicable to the Fair Housing Act and 2 cases closed with cause. There were 6 cases dismissed due to Administrative Closure. There was 1 case withdrawn with no action taken, and 1 case remained open.

Entitlement Funding - An assessment of characteristics affecting housing production, availability, and affordability in Fort Smith and utilization of Federal Entitlement Grant funding was conducted. This included an assessment of the adequacy and effectiveness of programs designed and implemented utilizing CDBG Entitlement; the programs' ability to reach their target markets; and how effectively efforts were in identifying and serving those who have the greatest need. The City of Fort Smith's Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report, and other documentation were utilized and our determination is that resources have been used to address fair housing impediments identified prior to 2015.

Development Regulations for City of Fort Smith were reviewed to determine whether or not they revealed any barriers to affordable housing or impediment to fair housing choice. City of Fort Smith's land development codes and zoning regulations address affordable housing and the provision of making allowances through the code to allow the construction of a variety of types of housing including single family and multifamily housing.

Industry Practices - Real estate related publications advertising the sale or rental of housing and advertising home improvements and remodeling, directed toward persons in the greater City of Fort Smith area were reviewed. Some publications made blanket statements at the front of the publication stating that the magazines as well as their

advertisers are subject to the Federal Fair Housing Act. Advertisers included FHEO statements and/or logos. Including these logos can be a means of educating the home seeking public that the property is available to all persons. There were no concerns relative to industry practices in advertising.

Community Engagement and Focus Groups, Fair Housing Index, Home Mortgage Disclosure Act Analysis

Fair housing choice within the City of Fort Smith encounters a number of impediments, as identified through community engagement process, and the construction of a fair housing index and analysis of the Home Mortgage Disclosure Act (HMDA) data for Fort Smith.

Community Engagement - The City of Fort Smith, Arkansas followed its designated Community Participation Plan outlined in the 2015 Annual Plan in soliciting public input for developing the 2015 Analysis of Impediments to Fair Housing Choice. City of Fort Smith Community Development Department served as lead agency for the development of the Analysis of Impediments. A Public Forum and Stakeholder Focus Group session was held on August 25th, at the City of Fort Smith Elm Grove Community Center, 1901 Greenwood Avenue.

Home Mortgage Disclosure Act Analysis (HMDA) - A lack of financial literacy and credit are limitations faced by many in acquiring housing of their choice. In Fort Smith, over 3,240 (53%) denials were attributed to the applicants' credit history in the six years of the study. About 1,750 (29%) denials were due to the applicant's debt-to-income ratio in that same year and more than 1,100 (18%) were attributed to inadequate collateral. Those three categories accounted for about 80 percent of the denials for the study period.

The **Fair Housing Index** is an analytical technique used to identify census tracts where the sum impact of certain demographic variables and their disparate impacts on protected class members and persons based on their race or ethnicity is adversely

affecting a residents' fair housing choices and likely contributing to problems of housing discrimination and issues relative to housing quality and affordability. Areas where minorities and lower income households are most likely to find housing affordable are in older neighborhoods with older housing stock, and some that are minority and low income concentrated census tracts. The demographic characteristics of these areas are disparately impacting their ability to acquire housing of their choice. As indicated on Map 5.1, the census tracts designated as having Moderate to High Risk of fair housing related problems are concentrated in the northern and western areas of Fort Smith.

Impediments to Fair Housing Choice

Impediments to fair housing choice are detailed in Section 6 of this report. This section draws on the information collected and analyzed in previous sections to provide a detailed analysis of fair housing impediments in Fort Smith. Five major categories of impediments were analyzed: Real Estate Impediments; Public Policy Impediments; Neighborhood Conditions as Impediments; Banking, Finance, and Insurance Related Impediments; and Socioeconomic Impediments. For each impediment identified, issues and impacts are detailed. Remedial actions are recommended to address each impediment. Some of the remedial actions recommended in this section are conceptual frameworks for addressing impediments. These actions will require further research, analysis, and final program design by City of Fort Smith for implementation.

The Analysis of Impediments identified impediments related to **real estate market conditions as impediments**: housing affordability and insufficient Income; **public policy related impediments**: public awareness of fair housing rights; **banking, finance, insurance and other industry related impediments**: disparate Impacts of mortgage lending on minority populations; inability to qualify for mortgage financing due to poor and limited credit, insufficient income and collateral values; **socio-economic impediments**: Barriers impacting special need populations, minorities and lower income persons; disparate impacts of poverty and low-income on lower income persons and minorities; and **neighborhood conditions related impediments**: limited resources to assist lower income, elderly and indigent homeowners maintain their homes.

Remedial Activities Designed To Address Impediments - Recommended remedial actions include creating partnerships, identifying new federal, state, city, and private resources needed to make housing more affordable.

Section 6: Impediments and Recommended Remedial Actions

Introduction

The Impediments and Remedial Actions are integral components and contribute to the critical underpinnings of the City of Fort Smith's certification of Affirmatively Furthering Fair Housing Choice. Through the planning process and analyses, the City of Fort Smith strives to create a more inclusive conversation on fair housing, with a particular emphasis on engaging those who have traditionally been marginalized from the community planning process or may have little knowledge of their rights and protections under the Federal and State Fair Housing Acts. The resulting plan should provide new insight into the disparate burdens and benefits experienced by the diverse populations across the city. Recommendations are intended to address these disparities.

The analysis of impediments is designed to identify and reduce fair housing impediments and disparate impacts on protected class member under the Federal Fair Housing Act by increasing the effectiveness of existing regulations, policies and programs. More comprehensively, it offers considerable value in assessing fair housing issues and identifying solutions that can help mitigate impediments to fair housing from a regional perspective. This is important because fair housing issues that are most intractable are not locally restricted and solutions are most certainly in need of a diverse group of regional participants in order to successfully resolve or lessen their impact.

This section includes an examination of best practice policies, ordinances, and regulations that affirmatively further fair housing to inform alternative approaches to addressing impediments and remedial actions. This includes compiling examples of community development strategies that reduces fair housing impediments by improving infrastructure, housing, and neighborhood amenities, while maintaining a mix of housing types, affordability, and access to quality goods and services. This section seeks to identify gaps between current conditions with recommended improvements such as housing subsidies, livable wages, job creation, education, job training, and infrastructure improvements needed to support new affordable housing, the renovation of existing affordable housing, as well as mobility and public transportation.

The Community Profile, Fair Housing Index and Home Mortgage Disclosure Act components of this report were analyzed to identify any census tracts that were Racial – Ethnic and Poverty Concentrated Areas (RCAP-ECAP) as defined by the U.S. Department of HUD. RCAP-ECAP areas are defined as meeting 3 criteria: census tracts having 40% or greater or 3 times the tract level of poverty of the MSA; 50 percent or greater racial and ethnic concentrations; and areas impacted by historical concentrations of public and assisted housing. Map 1.8 in the Community Profile depicts the census tracts defined as concentrated and segregated as defined by the HUD R/ECAP Calculation.

The poverty rate in the Fort Smith MSA is 20.9 percent. Three times the poverty is 62.7 percent, so 62.7 percent is the poverty threshold for the RCAP-ECAP criteria for the city. There are no census tracts in the city that meets the poverty threshold. There was one census tract within the northern area of Fort Smith identified as having 50 percent or greater minority population. So, there are no census tracts in the city that meet RCAP-ECAP criteria for both poverty and minority concentration.

However, the analyses revealed disparate impacts on minority populations when comparing income, educational attainment, poverty, unemployment, mortgage and housing lending, homeownership and other characteristics to that of Whites. Some area characteristics and physical conditions where minority populations and lower income persons are most likely to find housing affordable, are indicative of the ways in which the economy and housing and neighborhood conditions has suffered as a result of housing market distortions and disinvestment, and demonstrating that public policy and programmatic investments have only minimally improved the situation. Policies and strategies have been recommended that the City, industry, and its sub-recipients collectively, should undertake to remove and or lessen the impediments to fair housing choice, and improve collaboration between government, the community, non-profit and private sectors.

Impediments to fair housing choice and remedial actions to remove or lessen their impacts are detailed in this section of the report. This section draws on the information

collected and analyzed in previous sections to provide a detailed analysis of impediments to fair housing choice. Five major categories of impediments were analyzed and identified: Real Estate and Housing Market Related Impediments; Public Policy and Fair Housing Infrastructure Impediments; Banking, Finance, and Insurance Related Impediments; Socioeconomic Impediments; and Neighborhood Conditions, Natural Barriers, Historical Events, Trends, and Development Pattern Related Impediments. Remedial actions detailed in this report represent recommendations to the City by the consultant based on experience and best practices. Some of the remedial actions recommended are conceptual frameworks for addressing the impediments and will require further research, feasibility and cost analysis, and final program design by the City if they choose to implement them.

6.1 Real Estate and Housing Market Related Impediments

Impediment: Housing Affordability and Insufficient Income.

Determinant: The inability to qualify for mortgage financing and a lack of affordability in rental housing are impeding housing choice in the City of Fort Smith. In order to acquire housing, more households are “cost burdened”, paying more than 30% of income for housing or “severely cost burdened”, paying more than 50% of household income for housing by HUD standards.

The cost of housing compared to the incomes of households reveals that incomes are not keeping pace with the market cost of housing. There is a lack of housing affordable to population groups making less than 60%, 50% and 30% of Area Median Income (AMI). Minimum wage is far below a 'living wage', and a person could be working full-time and still not earn enough money to afford rental housing or to purchase a home in the City.

Determinant: Lack of affordability, that is households having inadequate income to acquire housing currently available in the market, may be the most critical impediment faced by households in the City. The analysis included the

correlation between median home values and household income, and the distribution of income across income classes for Whites, African-American, Asians and Hispanics.

The median housing value in the city was \$112,700 and the median contract rent was \$477 between 2009 and 2013. The average income required to qualify for a mortgage based on the median home value of \$112,700 for the City is approximately \$30,000 to \$45,000 in household income and the average income to qualify for a contract rent of \$477 is \$25,000 to \$30,000. As a reference, \$30,000 per year is approximately \$14.42 per hour for a forty-hour workweek, 52 weeks a year for a single wage earner. According to the 2009 - 2013 ACS estimates (5-Year average), approximately 49.7 percent of African Americans, 42.6 percent of Hispanics, and 30.0 percent of Whites earn annual household incomes of less than \$25,000, making housing affordability a concern for large segments of the City's population regardless of race and ethnicity.

Overall, the income distribution data show modal and median incomes above \$25,000 for Whites and citywide but below \$25,000 for all African Americans and Hispanics, revealing disparities in the income distribution among African American populations compared to the other racial and ethnic groups in the City of Fort Smith. According to the 2009 - 2013 ACS estimates (5-year average), the median household income was reported to be \$41,876 for White households, \$25,068 for African-American households, and \$27,500 for Hispanic households, compared to \$36,618 for the overall city. The modal income class (the income classes with the highest number of households) for Whites was \$50,000 to \$74,999 with 17.5 percent of Whites in this category. The modal income class for African-Americans and Hispanics was \$15,000 to \$24,999, with 17.8 percent of African-Americans and 21.1 percent of Hispanics in this category.

Paying more than 30 percent of household income for housing expenses is considered "Cost Burdened" and paying more than 50 percent on housing expenses is considered "Severely Cost Burdened". Citywide, 44.0 percent of

renter households paid more than 30 percent of their household income towards rent. The cost burdened percentages increase the lower the income range. Approximately 68.9 percent of renters earning less than \$10,000 were 30% percent cost burdened, 79.2 percent of renters earning \$10,000 - \$19,999 were 30% percent cost burdened, and 43.2 percent of renters earning between \$20,000 to \$34,999 were 30% percent cost burdened. Cost burden among homeowners is highest for persons earning less than 30 percent of median income as would be expected. However, the income data also shows 21.6 percent of owner households citywide were 30 percent or more cost burden and 7.6 percent of the owner households were 50 percent or more cost burden during the same period.

Impediment #1: Overall, the income data show a higher proportion of African-Americans, Hispanics, and lower income households disparately impacted by the cost of housing. Minorities and lower income persons are disproportionately dependant on subsidized housing to meet their housing needs and more likely to have incomes that are insufficient to acquire housing that is affordable without being cost burdened.

Impediment #2: Areas where minorities and lower income households are most likely to find housing affordable are in older neighborhoods with older housing stock, and some that are minority and low income concentrated census tracts. The demographic characteristics of these areas are disparately impacting their ability to acquire housing of their choice. As indicated on Map 5.1, the census tracts designated as having Moderate to High Risk of fair housing related problems are concentrated in the northern and western areas of Fort Smith. These areas are shown in dark red and red on the map.

Impediment #3: Household Incomes are not keeping pace with the market prices of housing and many households are “cost burdened” paying more than 30 percent and even “severely cost burdened” by HUD definition paying 50

percent or more of their household income for housing and housing related expenses.

Impediment #4: Additional funding is needed to provide subsidies that make homeownership attainable, maintenance of existing housing more affordable and to increase availability of rental subsidies for low-income and moderate-income persons, special needs populations such as seniors, victims of domestic violence, former convicted felons, and people with disabilities.

Recommended Remedial Actions:

Action #1: City of Fort Smith will continue to support the increased production of affordable housing through public private partnerships with developers and capacity building for nonprofits with the Entitlement Funds.

Action #2: City of Fort Smith will continue to help facilitate access to below-market-rate priced units by using its' federal funds to leverage nonfederal entitlement funding such as state low income tax credit and federal home loan bank funding and private sector participation in financing affordable housing and for neighborhood reinvestment.

Action #3: City of Fort Smith will continue to maintain a list of private partner lenders providing affordable housing financing and subsidies or offering buyers access to down payment, closing cost or favorable underwriting that supports buyers.

Action #4: City of Fort Smith will continue to identify and support private and nonprofit developers seeking additional federal, state and private sources of funds for affordable housing as they become available.

Action #5: City of Fort Smith will continue to encourage private sector support for affordable housing developed as a component of market rate and mixed use development.

6.2 Public Policy and Fair Housing Infrastructure Impediments

Impediment: Public Awareness of Fair Housing and greater Outreach and Education are needed for the public, protected class members under the Fair Housing Act and industries such as landlords, finance, social service agencies and community organizations.

Determinant: City and State Fair Housing regulations were compared to the Federal Fair Housing Act and the analysis has determined that the City of Fort Smith has not enacted regulations that offer similar rights, remedies, and enforcement to the Federal Fair Housing Act. State of Arkansas Fair Housing regulations are construed as being substantially equivalent to the Federal Fair Housing Act. It is important to note that neither the State Act nor the Federal Act offer protections for persons based on “source of income for housing” or those receiving “public assistance”. Persons living in Fort Smith who are low-income, live on fixed incomes, have incomes sources limited to public assistance, or prior rental histories that included shelters and public and assisted housing, including housing choice vouchers, are not currently protected as class members under the State or Federal Fair Housing Acts.

Determinant: Continued emphasis on public awareness of fair housing is needed. General public education and awareness of fair housing issues need to be increased. Of particular concern is that tenants and homebuyers often do not completely understand their fair housing rights. To address this issue, the City should continue to support fair housing education and outreach programs to both housing providers and the general public. Fair housing outreach through mass media such as newspaper columns, multi-lingual pamphlets, flyers, and radio advertisements have proved effective in increasing awareness. Outreach to immigrant populations that have limited English proficiency and other protected classes should be targeted as well. Landlords and other industry groups should also be targeted for education and outreach.

Impediment #5: Greater Public Awareness, outreach and education of Fair Housing is needed.

Impediment #6: Continued emphasis on fair housing enforcement, including training and testing is needed.

Impediment #7: Continued emphasis on targeted outreach and education to immigrant populations that have limited English proficiency, language speaking barriers, and to other protected classes with language barriers is needed.

Recommended Remedial Actions:

Action #6: City of Fort Smith will increase fair housing education and outreach in an effort to raise awareness and increase the effectiveness of fair housing ordinances. The City will target funding for fair housing education and outreach to the rapidly growing Hispanic and other immigrant populations as funding becomes available. The City will also continue supporting fair housing workshops or information sessions to increase awareness of fair housing rights among immigrant populations and low income persons who are more likely to be entering the home-buying or rental markets at a disadvantage.

Action #7: City of Fort Smith will partner with local industry to conduct ongoing outreach and education regarding fair housing for the general public and focused toward protected class members, renters, home seekers, landlords, and property managers. Outreach will include supporting joint fair housing training sessions, public outreach and education events, utilization of the City website and other media outlets to provide fair housing information, and multi-lingual fair housing flyers and pamphlets available in a variety of public locations.

Action #8: Encourage Fair Housing Enforcement Agencies to target increase fair housing testing for multifamily properties. City of Fort Smith will encourage HUD to provide increased fair housing testing in local apartment complexes. The testing program looks for evidence of differential treatment among a sample of

local apartment complexes. Following the test, HUD will be asked to share its findings with the City that will offer outreach to landlords that showed differential treatment during the test.

6.3 Banking, Finance, Insurance and other Industry related impediments

Impediment: Disparate Impacts of mortgage lending on minority populations and lower income areas; and the lingering impacts of the Subprime Mortgage Lending Crises and increased Foreclosures.

Determinant: Overall, the number of applications and origination rates among Whites were higher than that of minorities in all loan types home purchase, home improvement and refinance loans. Hispanics and African-Americans accounted for lower percentage of loan applications and originations compared to their percentage in population in the City of Fort Smith. Whites had the highest percentage of origination at 76 percent of the total. The percentage of Whites in the population was over 78 percent. Hispanic applicants accounted for over seven percent of originations, while their presence in the population was about 17 percent of all residents. African-American applicants accounted for five percent of all originations with over eight percent of the total population. Asian applicants represented 3.1 percent of originations with 5.7 percent of the total population.

Determinant: A lack of financial literacy and credit are limitations faced by many in acquiring housing of their choice. The analysis of HMDA data and the reported reasons for denial of loans showed that the majority related to the applicants' credit history or their debt-to-income ratio. In Fort Smith, over 3,240 (53%) denials were attributed to the applicants' credit history in the six years of the study. About 1,750 (29%) denials were due to the applicant's debt-to-income ratio in that same year and more than 1,100 (18%) were attributed to inadequate collateral. Those three categories accounted for about 80 percent of the denials for the study period.

Determinant: The higher denial rates for minorities and lower income groups, coupled with lower origination among all income groups in lower income census tracts is adversely impacting fair housing conditions. While the HMDA Analysis of this report does not provide conclusive evidence of the existence of redlining's as fair housing impediments, the data reveals that the characteristics of redlining may be adversely impacting lending decisions in some of the very low-income census tracts in the city. The characteristic of redlining as revealed can be summarized as follows: while it is expected that very low-income applicants have lower success rates in their loan applications than higher income applicants, within very low-income census tracts even high-income applicants showed a poor success rate. It would appear that loan denial are largely due to the value of the collateral, neighborhood conditions, appraisal values, comparable, and collateral conditions adversely impacting the loan decision more than the credit worthiness of the borrower. In order to fully evaluate this issue, a more in depth analysis of loan application data will need to be performed and additional input received from the mortgage and appraisal industries. Mortgage industry representatives interviewed indicated that since the sub-prime mortgage crisis, underwriting and income verification requirements have tighten making it more difficult for higher income borrowers to qualify.

Impediments #8: Minority and lower income persons are disparately impacted by higher loan denial percentages and lower number of applications submitted to lenders. Loan origination rates in lower income census tracts are lower among all income groups in lower income census tracts compare to that of Whites and when comparing minority percentage of persons in the population to their percentage of loan approvals and originations.

Recommended Remedial Actions:

Action #9: City of Fort Smith will support applications for competitive and non-Entitlement State and Federal funding and assistance to nonprofit intermediaries providing financial literacy education programs. Financial literacy will be

emphasized as a means of preventing poor credit and understanding the importance of good credit.

Action #10: City of Fort Smith will encourage bank and traditional lenders to offer products addressing the needs of households with poor and marginal credit negatively impacting their ability to qualify for mortgages. These products can assist persons negatively impacted by their current utilizing predatory lenders. This may require traditional lenders and banks to establish “fresh start programs” for those with poor credit and previous non-compliant bank account practices.

Action #11: City of Fort Smith will encourage the appraisal industry to evaluate concerns that comparability for new affordable housing units when evaluated for financing is limited in some areas if new housing construction has not occurred in recent years. Industry representatives should be encouraged to perform comparability studies to identify real estate comparables that more realistically reflect the values of new homes being built in lower income areas as a means of supporting infill housing development. The City does not have regulatory authority to address this concern. Therefore, this recommendation is dependent on industry action from financial and appraisal industry to help address this issue.

6.4 Socio-Economic Impediments

Impediment: Barriers to Fair Housing Choice Impacts on Special Need Populations, minorities and low income.

Determinant: The Community Profile, Fair Housing Index and Home Mortgage Disclosure Act (HMDA) Analyses all revealed disparate impacts on minority and low income populations when comparing income, educational attainment, poverty, unemployment, mortgage and housing lending, homeownership and other characteristics to that of Whites. In areas where minorities and lower income households are most likely to find housing affordable, the demographic

characteristics areas are disparately impacting their ability to acquire housing of their choice.

Determinant: Elderly Persons and Households. Seniors are living longer; lifestyles are changing and desire for a range of housing alternatives increasing. Issues such as aging in place, smaller units with lower maintenance cost, and rental accommodations that cater to those with live-in care givers are of major concern. For other seniors, the need is accessible units located in close proximity to services and public transportation. Many seniors live on fixed incomes, making affordability a particular concern. In addition, local senior service providers and community workshop participants report that many subsidized senior housing projects serve individuals or couples only and do not accommodate caregivers. In other cases, the caregiver's income may make the senior ineligible for the affordable unit.

Determinant: Persons with Disabilities. Building codes and ADA regulations require a percentage of units in multifamily residential complexes be wheelchair accessible and accessible for individuals with hearing or vision impairments. Affordable housing developers follow these requirements by providing accessible units in their buildings. Nonetheless, service providers report that demand exceeds the supply of accessible, subsidized units. In contrast to this concern, some affordable housing providers report that they have difficulty filling accessible units with disabled individuals. Persons with disabilities face other challenges that may make it more difficult to secure both affordable or market-rate housing, such as lower credit scores, the need for service animals (which must be accommodated as a reasonable accommodation under the Fair Housing Act), the limited number of accessible units, and the reliance on Social Security or welfare benefits as a major income source.

Determinant: Homeless Individuals. The primary barrier to housing choice for homeless individuals is insufficient income. Service providers indicate that many homeless rely on Supplemental Security Income (SSI) or Social Security

Disability Insurance (SSDI) for income, which are too low to qualify for most market rate and many affordable housing developments. In addition, property managers often screen out individuals with a criminal or drug history, history of evictions, or poor credit, which effectively excludes many homeless persons. There were antidotal comments by those interviewed that some persons have been denied housing based on their immediate rental history being a shelter or transitional housing facility.

Determinant: Limited English Proficiency (LEP) Individuals. Local service providers state that as financial institutions institute more stringent lending practices and outreach to minority communities has declined with the economy, LEP and undocumented individuals face greater challenges in securing a mortgage. Furthermore, many Spanish-speaking households, refugee populations and other LEP populations rely on a cash economy, and lack the record keeping and financial legitimacy that lenders require. National origin is emerging as a one of the more common bases for fair housing complaints filed with fair housing enforcement agencies.

Impediment #9: Expansion of the supply and increased affordability of housing for senior, special needs housing and housing for disabled persons is needed.

Impediment #10: Removal of barriers for persons with limited English proficiency enabling them to better access the housing market is needed.

Recommended Remedial Actions:

Action #12: City of Fort Smith will continue to support language assistance to persons with limited English proficiency.

Action #13: City of Fort Smith will continue to encourage recruitment of industry and job creation that provide “living wages”, incomes to pay for basic necessities of food, shelter, transportation, to persons currently unable to afford market rate housing.

Action #14: City of Fort Smith will support developments requesting State assistance that provides alternative housing product choices for seniors such as Low Income Housing Tax Credits and Senior Housing Tax Credits.

6.5 Neighborhood Conditions Related Impediments

Impediment: Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.

Determinant: The potential for neighborhood decline and increasing instability in City of Fort Smith's older neighborhoods is a growing concern. Neighborhoods relatively stable today will decline if routine and preventive maintenance does not occur in a timely manner. The population is aging, which means more households with decreasing incomes to pay for basic maintenance and renovations. Rental property owners will be faced with increasing rents to pay for the cost of maintenance and updating units rendering rental units unaffordable to households as well.

The City must increase activities and programs that provide support for residents and landlords unable to keep pace with the maintenance demands of housing, an aging housing stock, and support those persons unable to maintain their properties on their own. This will enhance and support a healthy neighborhood "Image and Identity" and help attract new residents and retain existing residents and businesses.

Most of all, there is a need to encourage participation and cooperation from residents to maintain their homes, and to actively participate in community empowerment activities and self-help initiatives in older neighborhoods.

Impediment# 11: Expanded resources are needed to assist lower income persons, seniors and other special needs groups with maintaining homes and improving neighborhood stability.

Recommended Remedial Action:

Action #15: The City currently supports programs that provide assistance to income qualified low and moderate income households utilizing its' Entitlement Grants Programs and support self help initiatives utilizing nonprofit and private sector resources. The City will continue its support and implementation of these programs. Other opportunities and activities that will be considered include:

- **Increase self-help "fix-up," "paint-up or clean-up" campaigns.** In order to increase resources available for these efforts, neighborhood residents, religious institutions, community organizations, individuals, and corporations would be recruited to participate in the repair to homes occupied by elderly, disabled, and indigent homeowners.
- **Organize a "Compliance Store"** where home builders, building supply stores, merchants, and celebrities, such as radio and television personalities, are used to demonstrate simple, cost effective ways to make improvements to houses and donate building supplies for use in self-help projects. The supplies and storage facility for supplies could be provided to enrollees by building supply stores, contractors, and hardware stores.
- **Organize "adopt-a-block" and "adopt-an-intersection" campaigns** where neighborhood groups, residents, scout troops, and businesses adopt key vistas and intersections to maintain and implement beautification projects, such as flower and shrub plantings and maintenance.
- **Creation of Community Gardens as interim uses on select vacant lots** providing an opportunity for neighborhood residents to work together to increase the attractiveness of their neighborhood.

Section 7: Oversight, Monitoring and Maintenance of Records

Introduction

This section summarizes the ongoing responsibilities of the City of Fort Smith relative to oversight of efforts to implement the remedial actions recommend in Section Six of this report. It also sets forth the monitoring and maintenance of records procedures that will be implemented by the jurisdictions to insure that implementation efforts can be evaluated and accomplishments reported to HUD in a timely manner.

Oversight and Monitoring

The Analysis of Impediment process has been conducted under the oversight and coordination of the City of Fort Smith Community Development Department (CDD) with the support of an independent consultant.

The Community Development Department has been designated as the lead agency for the City of Fort Smith with responsibility for ongoing oversight, self-evaluation, monitoring, maintenance and reporting of the City's progress in implementing the applicable remedial actions and other efforts to further fair housing choice identified in this report. CDD, as the designated lead agency, will therefore provide oversight, as applicable, of the following activities.

■ CDD will evaluate each of the recommendations and remedial actions presented in this report, and ensure consultation with appropriate City departments and outside agencies to determine the feasibility and timing of implementation. Feasibility and timing of implementation will be based on city policies, fiscal impacts, anticipated impact on or remedy to the impediment identified, adherence to federal, state and local regulations, and accomplishment of desired outcomes. CDD will provide recommendations for implementation to the City Manager, Mayor and City Council based on this evaluation.

■CDD will continue to ensure that all sub-grantees receiving CDBG, and other grant funds have an up-to-date Affirmative Fair Housing Marketing Plan; display a Fair Housing poster and include the Fair Housing Logo on all printed materials as appropriate; and provide beneficiaries with information on what constitutes a protected class member and instructions on how to file a complaint.

■CDD will ensure that properties and organizations assisted with federal, state and local funding are compliant with uniform federal accessibility standards during any ongoing physical inspections or based on any complaints of non-compliance received by the City.

■CDD will continue to support Fair Housing outreach and education activities through its programming for sub-recipients and its participation in community fairs and workshops; providing fair housing information to the public; and sponsoring public service announcements with media organizations that provide such a service to local government.

■CDD will incorporate fair housing requirements in its grant program planning, outreach and training sessions.

■CDD will continue to refer fair housing complaints and direct persons desiring information or filing complaints to the HUD FHEO Division in the Fort Worth Texas Regional Office.

Maintenance of Records

In accordance with Section 2.14 in the HUD Fair Housing Planning Guide, CDD will maintain the following data and information as documentation of the City's certification that its efforts are affirmatively further fair housing choice.

■A copy of the 2016 Analysis of Impediments to Fair Housing Choice and any updates will be maintained and made available upon request.

■A list of actions taken as part of the implementation of this report and the City's Fair Housing Programs will be maintained and made available upon request.

■An update of the City's progress in implementing the FY 2016 AI will be submitted to HUD at the end of each program year, as part of City of Fort Smith's Consolidated Annual Performance and Evaluation Report (CAPER).

RESOLUTION NO. _____

RESOLUTION APPROVING MASTER PLAN FOR
51 ACRE PARK LOCATED ON RIVERFRONT DRIVE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH,
ARKANSAS, that:

WHEREAS the Board of Directors of the City of Fort Smith recognizes the need for open lands and public gathering spaces together with innovative architectural and site design for the providing of regional sports facilities and development of the City's riverfront; and,

WHEREAS the Parks and Recreation Commission has reviewed the Master Plan for the 51 acre park located on Riverfront Drive. Now, therefore:

The Board of Directors hereby approves and adopts the attached Master Plan for the 51 acre park on Riverfront Drive.

This Resolution adopted this _____ day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM



npr



Memo:

March 11, 2016

To: Jeff Dingman, Acting City Administrator
From: Doug Reinert, Director of Parks and Recreation DSR
Re: Approving the Master Plan for 51 Acre Park on Riverfront Drive

Dave Roberts with Crafton Tull presented the Master Plan for the 51 acre park on Riverfront Drive which was well received. This comprehensive plan calls for soccer fields, a Miracle League field, all inclusive playground, agility course, walking path, concessions, shelter, water fountain, community center, trail throughout the park and six parking lots designed strategically for expansion in the future.

The intent of this park is to serve multiple recreation interests on a grand scale. Once this space has been developed to its full potential, the park will be another community asset that will draw regional attention.

Attached is the project cost estimate along with a list of park facilities and their acreage as requested. We have a total of 28 parks not including many additional greenspaces that we maintain. Crafton Tull has provided a sketch of the additional soccer fields and parking with temporary field construction estimates as discussed at the study session.

This project is in alignment with the goals of the Comprehensive Plan policy and actions FLU 1.5.1, FLU 2.1, FLU 2.1.2, FLU 2.1.3, FLU 2.2, ED 6.1.1, ED 6.2.1, ED 8.1 and NCR 1-2.1. I recommend the approving this Master Plan. If you have any further questions feel free to contact me.



Master Plan
for the 51 Acre Park on
Riverfront Drive



Riverfront Park
Fort Smith, Arkansas

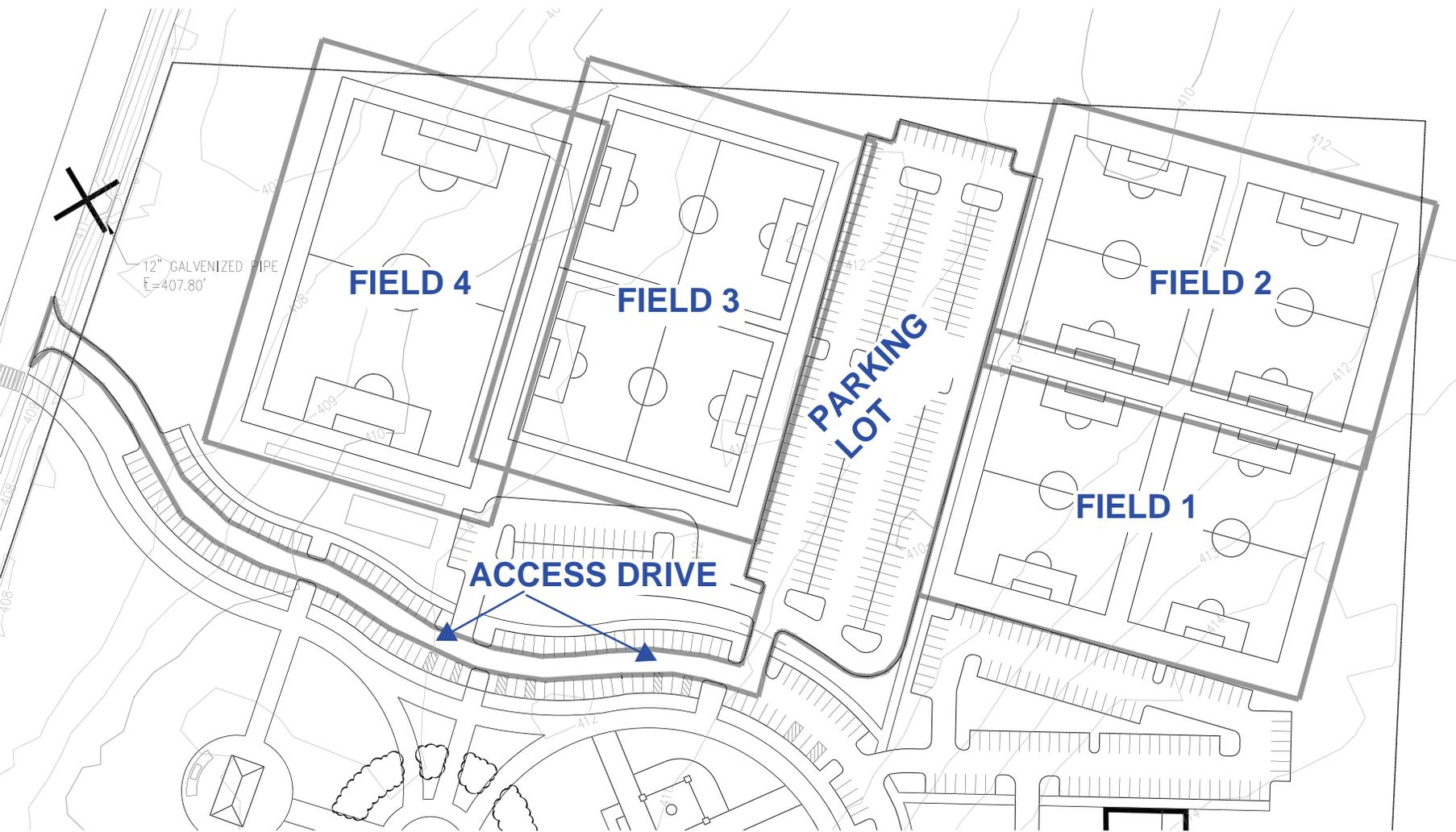


PROJECT COST ESTIMATE			SHEET 1 OF 1		
CLIENT NAME (For which Project is prepared) Riverfront Park, Fort Smith, AR					
Crafton, Tull PROJECT NUMBER Job. No. 15804800		PROJECT DESCRIPTION			
NAME OF PERSON PREPARING COST ESTIMATE (Last, First, Middle Initial) Paul, Austin		AREA DESCRIPTION		DATE (Day, Month, Year) 28-Jan-16	
NAME OF PERSON CHECKING COST ESTIMATE (Last, First, Middle Initial) Roberts, Dave		ORGANIZATION OF PERSON PREPARING COST ESTIMATE Crafton, Tull & Associates		DATE (Day, Month, Year) 28-Jan-16	
ITEM NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL ITEM COST
1	PARKING / ROADS (1,026 spaces)				\$1,500,000.00
2	SIDEWALK / TRAILS (concrete trails)				\$825,000.00
3	DECORATIVE PAVERS AT DROP-OFF				\$25,000.00
4	FOUNTAIN				\$75,000.00
5	MIRACLE LEAGUE FIELD (includes rubber, bleachers, awings, fence, sound system, and score board)				\$700,000.00
6	RESTROOMS (2 buildings)				\$205,000.00
7	CONCESSIONS BUILDING				\$310,000.00
8	PAVILION / FIREPLACE (includes restrooms and storage)				\$175,000.00
9	PLAYGROUND Themed All Inclusive Playground Equipment Poured In Place Surfacing (30,000sf)				\$300,000.00 \$270,000.00
10	CHALLENGE COURSE Pro 4000 w/ Double 40yd Dash				\$217,000.00
11	SOCCER FIELDS 4 Adult Fields (\$200,000 each) 4 Youth Fields (\$75,000 each) Irrigation for 2 competition fields				\$800,000.00 \$300,000.00 \$35,000.00
12	COMPETITION SOCCER BLEACHERS / LIGHTS Bleachers between both fields Lights for 2 Adult Fields				\$5,000.00 \$360,000.00
13	LANDSCAPE (Trees)				\$63,800.00
14	TURF (97,650 sy)				\$292,950.00
15	IRRIGATION (Central Activity Area only)				\$40,000.00
16	SITE LIGHTING (Pedestrian Poles & Fixtures)				\$225,000.00
17	SIGNAGE 2 Monument Signs Wayfinding Signs throughout				\$30,000.00 \$5,000.00
18	FENCING (Vinyl coated chain link)				\$25,000.00

19	SITE FURNISHINGS				
	Benches				\$7,500.00
	Trash Receptacles				\$1,500.00
20	FUTURE COMMUNITY CENTER				\$26,000,000.00
	SUBTOTAL ESTIMATED COST				\$32,792,750.00
21	10% CONTINGENCY				\$327,877.50
22	PROFESSIONAL FEES				
	Community Center				\$1,690,000.00
	Restroom / Concession / Pavilion fee				\$50,000.00
	Civil Fees				\$255,000.00
	Landscape Architectural Fees				\$120,000.00
	TOTAL ESTIMATE OF PROBABLE COST				\$35,235,627.50

NOTE: NO UTILITY WORK IS INCLUDED IN THIS ESTIMATE

THESE TOTALS ARE PRELIMINARY ESTIMATES ONLY; ACTUAL COSTS MAY VARY



51 ACRE PARK ON RIVERFRONT DRIVE TEMPORARY FIELDS CONSTRUCTION OPINION OF PROBABLE COSTS

Item	Acreage	Stripping Topsoil	Earthwork Fill Material	Grading	Gravel Base Course	Sod	Total
Access Drive / Parking Lot	2.6 Acres	\$10,000	\$75,000	\$43,000	\$125,000		\$253,000
Field 1	2.5 Acres	\$10,000	\$41,000	\$20,000		\$61,000	\$132,000
Field 2	2.5 Acres	\$10,000	\$61,000	\$30,000		\$61,000	\$162,000
Field 3	2.9 Acres	\$10,000	\$61,000	\$30,000		\$70,000	\$171,000
Field 4	2.9 Acres	\$10,000	\$47,000	\$24,000		\$70,000	\$151,000
Total							\$869,000

RESOLUTION _____

**A RESOLUTION AUTHORIZING A CHANGE ORDER FOR THE
CONSTRUCTION OF TOWSON AVENUE STREETScape IMPROVEMENTS
JOB 040602, F.A.P. STPE-ENHN (464)
FORT SMITH TOWSON AVENUE STREETScape (ATEP-11) (S)
SEBASTIAN COUNTY
PROJECT NO. 12-90-A**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: Change Order No. 1 with Township Builders, Inc., for the construction of the Towson Avenue Streetscape Improvements, Project No. 12-90-A, Job 040602, which increases the contract amount by \$1,839.71 to an adjusted contract amount of \$651,324.71 and which increases the contract time by 25 days, is hereby approved.

This resolution adopted this _____ day of March 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to Form



No Publication Required

RESOLUTION _____

**A RESOLUTION ACCEPTING COMPLETION OF AND AUTHORIZING
FINAL PAYMENT FOR THE CONSTRUCTION OF
TOWSON AVENUE STREETScape IMPROVEMENTS
JOB 040602, F.A.P. STPE-ENHN (464)
FORT SMITH TOWSON AVENUE STREETScape (ATEP-11) (S)
SEBASTIAN COUNTY
PROJECT NO. 12-90-A**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: The City of Fort Smith hereby accepts the construction of the Towson Avenue Streetscape Improvements, Project No. 12-90-A, Job 040602, as complete.

SECTION 2: Final payment is authorized in the amount \$25,452.13 to the contractor Township Builders, Inc., for the Towson Avenue Streetscape Improvements, Project No. 12-90-A, Job 040602.

This resolution adopted this _____ day of March 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to Form



No Publication Required



Memorandum

TO: Jeff Dingman, Acting City Administrator

FROM: Stan Snodgrass, P.E., Director of Engineering

DATE: March 10, 2016

SUBJECT: Towson Avenue Streetscape Improvements
City Project No. 12-90-A, Job 040602

The above project included streetscaping along both sides of Towson Avenue from Garrison Avenue to South A Street. More specifically, the project included reconstruction of sidewalk with a brick paver accent, replacement of handicap access ramps, installation of pedestrian lighting, construction of tree planter wells, irrigation, curb/guttering replacement and minor storm drainage improvements. The traffic signal poles at Garrison Avenue and Rogers Avenue were also replaced. A location map of the proposed improvements is attached. A project summary sheet is also attached.

The Notice to Proceed date for this project was January 21, 2014. The contract time was 180 calendar days, which put the completion date at July 19, 2014. However, after 154 days had elapsed, a Suspension Order for the streetscape construction was issued by the Engineering Department on June 24, 2014 to allow for the renovation of the privately owned Friedman-Mincer building located on the southeast corner of the Towson Avenue/Garrison Avenue intersection. Due to public safety concerns, the sidewalk adjacent to the building was closed during the renovation efforts, and the streetscape improvements could not be completed until the sidewalk was re-opened. The Resumption Order to complete the streetscape work was issued on October 19, 2015 which resulted in a contract completion date of November 13, 2015. The project was substantially completed on December 8, 2015 for a total construction duration of 205 days which is 25 days over the 180 calendar day contract amount. The 25 additional days beyond the contract completion date are due to weather delays.

Change Order No. 1 in the amount of \$1,839.71 (0.3%) is due to the addition of a video detection system for the traffic signal in lieu of pavement signal loops. Change Order No. 1 also includes a time extension of 25 days as described above.

This project was in alignment with the comprehensive plan policies CCD-1.1 (Support beautification efforts along key corridors, at gate-ways, and in growth centers identified in the Preferred Future), FLU-1.4 (Ensure adequate, well-maintained infrastructure, public safety, and public facilities for all development and prevent development ahead of infrastructure and service provision) and TI-5.2 (Ensure that utility and infrastructure systems can meet the city's long-term needs

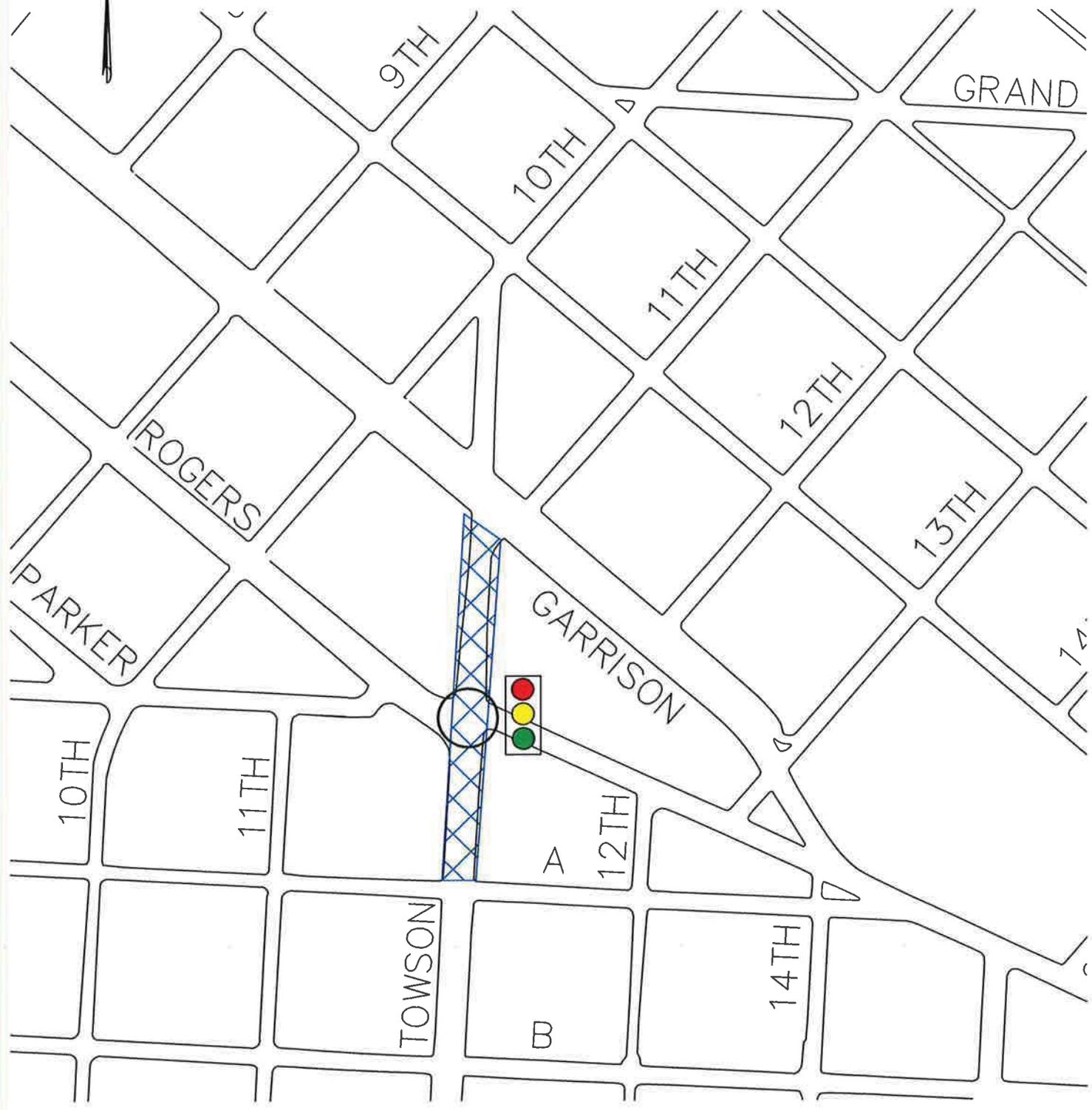
A federal grant of \$270,000 benefitted this project with the remaining funds coming from the one cent street and drainage sales tax fund. Attached are Resolutions to approve Change Order No. 1 and to accept the project as complete and authorize final payment to the contractor. I recommend that the Resolutions be accepted by the Board of Directors at the next regular meeting.

Attachments

C:\DRAWINGS\CIP\00-00_CIPALL\2014\STREETSCAPES.dwg 10/08/13-09:29 RBR TOWSON



TOWSON STREETScape PROJECT



TOWSON STREETScape
FORT SMITH, ARKANSAS



Project:	12-90-A
Date:	OCT. 2013
Scale:	N/A
Drawn By:	RBR

SUMMARY SHEET

City of Fort Smith
 Project Status Complete
 Today's Date: 3/9/2016
 Staff contact name: Stan Snodgrass
 Staff contact phone: 784-2225
 Contract time (no of days): 180
 Notice to proceed issued: 1/12/2014

Project Name: Towson Avenue Streetscape
 Project Number: 12-90-A
 Consultant Engineer: Hawkins-Weir Engineers
 Project Contractor: Township Builders

	Dollar Amount	Bid Date	Contract Completion Date
Original bid award	\$649,485.00	9/22/2015	11/13/2015*
Contract Revisions:			
1 Change Order #1 including time extension of 25 days	\$1,839.71		12/8/2015*
Adjusted contract amount	\$651,324.71		
Payments to date (as negative):	\$625,872.58		
Amount of this payment	\$25,452.13		
Contract balance remaining	\$0.00		
Retainage held	0%		
Final payment	\$25,452.13		
Amount over original as a percentage	0.3%		

Final Comments:

* The Notice to Proceed date for this project was January 21, 2014. The contract time was 180 calendar days, which put the completion date at July 19, 2014. However, after 154 days had elapsed, a Suspension Order for the streetscape construction was issued by the Engineering Department on June 24, 2014 to allow for the renovation of the privately owned Friedman-Mincer building located on the southeast corner of the Towson Avenue/Garrison Avenue intersection. Due to public safety concerns, the sidewalk adjacent to the building was closed during the renovation efforts, and the streetscape improvements could not be completed until the sidewalk was re-opened. The Resumption Order to complete the streetscape work was issued on October 19, 2015 which resulted in a contract completion date of November 13, 2015. The project was substantially completed on December 8, 2015 for a total construction duration of 205 days which is 25 days over the 180 calendar day contract amount. The 25 additional days beyond the contract completion date are due to weather delays.

Change Order No. 1 in the amount of \$1,839.71 (0.3%) is due to the addition of a video detection system for the traffic signal in lieu of pavement signal loops. Change Order No. 1 also includes a time extension of 25 days as described above.

RESOLUTION _____

**A RESOLUTION AUTHORIZING A CHANGE
ORDER FOR THE CONSTRUCTION OF
TRAFFIC SIGNAL IMPROVEMENTS
PROJECT NO. 13-09-B**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: Change Order No. 1 with All Service Electric, Inc., for the construction of Traffic Signal Improvements, Project No. 13-09-B, which increases the contract amount by \$2,662.25 to an adjusted contract amount of \$153,868.50, is hereby approved.

This resolution adopted this _____ day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to Form



No Publication Required

RESOLUTION _____

**A RESOLUTION ACCEPTING COMPLETION OF AND
AUTHORIZING FINAL PAYMENT FOR THE CONSTRUCTION
OF THE TRAFFIC SIGNAL IMPROVEMENTS
PROJECT NO. 13-09-B**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: The City of Fort Smith hereby accepts the construction of the 2013 Traffic Signal Improvements, Project No. 13-09-B as complete.

SECTION 2: Final payment is hereby authorized in the amount \$65,375.58 to the contractor, All Service Electric, Inc. for the 2013 Traffic Signal Improvements, Project No. 13-09-B.

This resolution adopted this _____ day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to Form



No Publication Required



Memorandum

TO: Jeff Dingman, Acting City Administrator

FROM: Stan Snodgrass, P.E., Director of Engineering

DATE: March 10, 2016

SUBJECT: Traffic Signal Improvements
Project No. 13-09-B

The above subject project included the installation of all traffic signal equipment and poles at the Zero and Ben Geren Park intersection as shown on the attached exhibit. A project summary sheet is also attached.

Change Order No. 1 in the amount of \$2,662.25 (1.8%) is due to the removal and installation of additional striping to accommodate the installation of the traffic signal. The project was substantially complete on March 3, 2016.

This project was in alignment with the comprehensive plan policies FLU-1.4 (Ensure adequate, well-maintained infrastructure, public safety, and public facilities for all development and prevent development ahead of infrastructure and service provision) and TI-5.2 (Ensure that utility and infrastructure systems can meet the city's long-term needs).

Attached are Resolutions to approve Change Order No. 1 and to accept the project as complete and authorize final payment to the contractor. I recommend that the Resolutions be accepted by the Board of Directors at the next regular meeting.

Attachments

G:\DRAWINGS\CIP\00-00 CIPALL\2016\13-09-B Signal.dwg 09/29/15-11:03 RBR 13-09-B



TRAFFIC SIGNAL IMPROVEMENTS
 ZERO STREET (HWY 255)
 AT BEN GEREN PARK



Project:	13-09-B
Date:	SEPT. 2015
Scale:	NONE
Drawn By:	RBR

SUMMARY SHEET

City of Fort Smith

Project Status Complete

Today's Date: 3/10/2016

Staff contact name: Stan Snodgrass

Staff contact phone: 784-2225

Contract time (no of days): 180

Notice to proceed issued: 10/29/2015

Project Name: 2013 Traffic Signal Improvements

Project Number: 13-09-B

Consultant Engineer: Traffic Engineering Consultants(TEC)

Project Contractor: All Service Electric

	Dollar Amount	Bid Date	Contract Completion Date
Original bid award	\$151,206.25	9/22/2015	4/25/2016
Contract Revisions:			
1 Change Order #1	\$2,662.25		4/25/2016
Adjusted contract amount	\$153,868.50		
Payments to date (as negative):	\$88,492.92		
Amount of this payment	\$65,375.58		
Contract balance remaining	\$0.00		
Retainage held	0%		
Final payment	\$65,375.58		
Amount over original as a percentage	1.8%		

Final Comments:

Change Order No. 1 in the amount of \$2,662.25 (1.8%) is due to the removal and installation of additional striping to accommodate the installation of the traffic signal. The project was substantially complete on March 3, 2016.

RESOLUTION _____

**A RESOLUTION AUTHORIZING A CHANGE ORDER FOR THE
CONSTRUCTION OF TRAFFIC SIGNAL IMPROVEMENTS
PROJECT NO. 14-09-A**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: Change Order No. 1 with Traffic Signals, Inc., for the construction of 2014 Traffic Signal Improvements, Project 14-09-A, which increases the contract amount by \$4,550.28 to an adjusted contract amount of \$455,637.03, and which increases the contract time by 14 days, is hereby approved.

This resolution adopted this _____ day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to Form



No Publication Required

RESOLUTION _____

**A RESOLUTION ACCEPTING COMPLETION OF AND
AUTHORIZING FINAL PAYMENT FOR THE CONSTRUCTION OF
TRAFFIC SIGNAL IMPROVEMENTS
PROJECT NO. 14-09-A**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: The City of Fort Smith hereby accepts the construction of the 2014 Traffic Signal Improvements, Project No. 14-09-A as complete.

SECTION 2: Final payment is hereby authorized in the amount of \$33,351.55 to the contractor, Traffic Signals, Inc., for the 2014 Traffic Signal Improvements, Project No. 14-09-A.

This Resolution adopted this _____ day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to Form



No Publication Required



Memorandum

TO: Jeff Dingman, Acting City Administrator

FROM: Stan Snodgrass, P.E., Director of Engineering

DATE: March 10, 2016

SUBJECT: Traffic Signal Improvements
Project No. 14-09-A

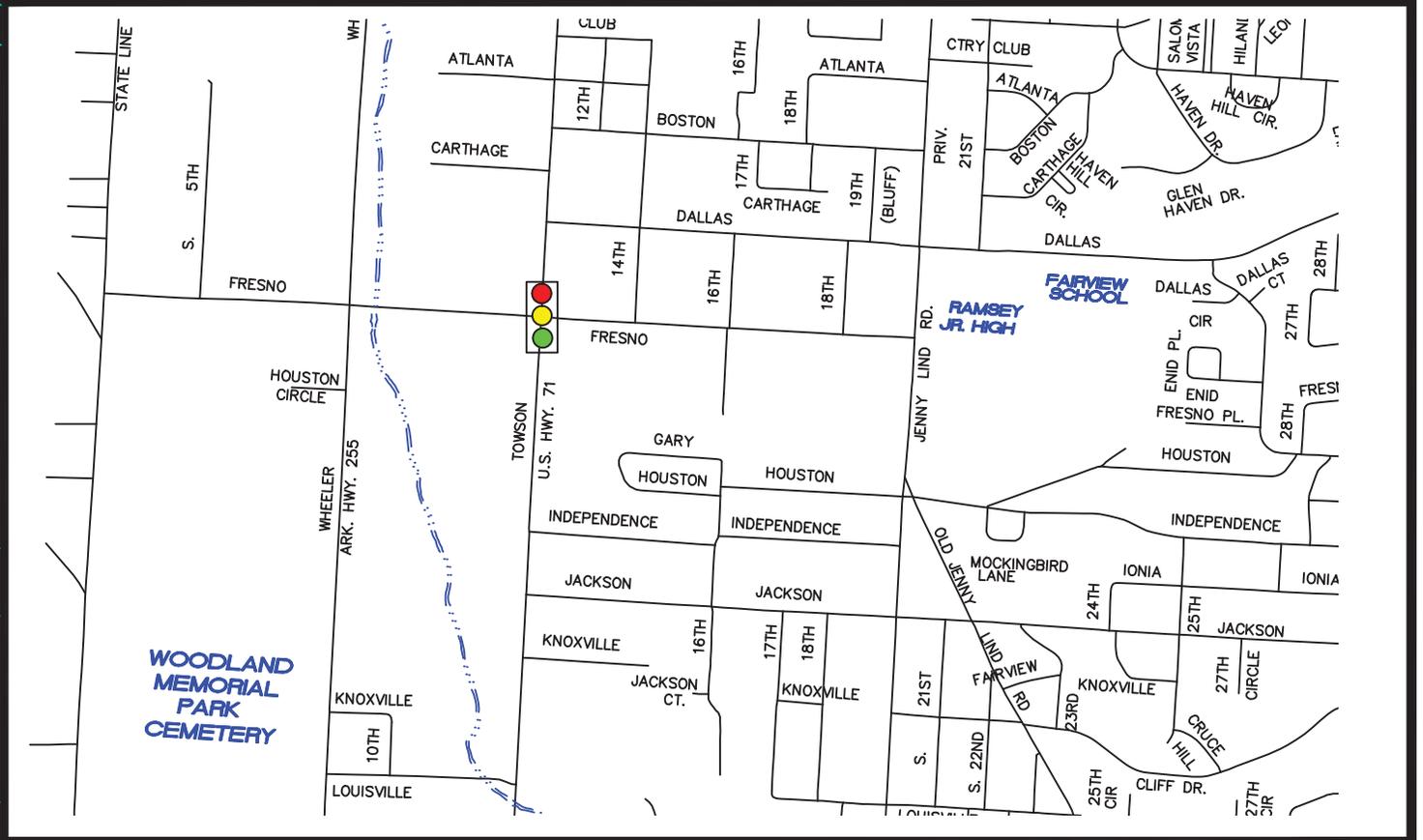
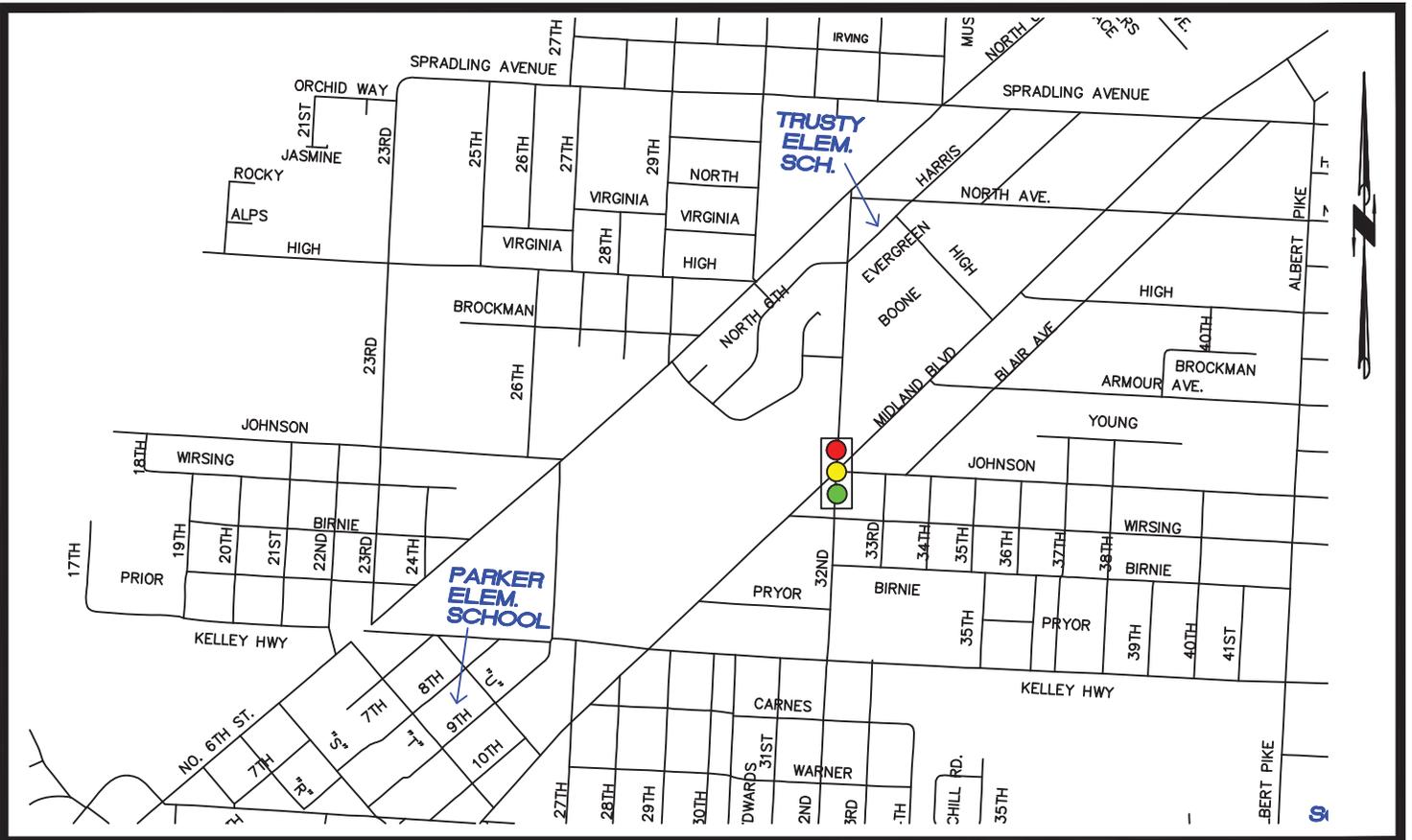
The above subject project included the complete replacement of all outdated traffic signal equipment and poles at the Midland Boulevard/North 32nd Street /Johnson Street intersection and the Towson Avenue/Fresno Street intersection as shown on the attached exhibit. A project summary sheet is also attached.

Change Order No. 1 in the amount of \$4,550.28 (1.0%) is due to the increased length of one mast arm which was required to avoid conflicts with existing utilities encountered during construction. The project was substantially complete on January 15, 2016 which is 14 days beyond the January 1, 2016 contract completion date. The 14 additional days beyond the contract completion date are due to weather delays.

This project was in alignment with the comprehensive plan policies FLU-1.4 (Ensure adequate, well-maintained infrastructure, public safety, and public facilities for all development and prevent development ahead of infrastructure and service provision) and TI-5.2 (Ensure that utility and infrastructure systems can meet the city's long-term needs).

Attached are Resolutions to approve Change Order No. 1 and to accept the project as complete and authorize final payment to the contractor. I recommend that the Resolutions be accepted by the Board of Directors at the next regular meeting.

Attachments



2014 CAPITAL IMPROVEMENTS PROGRAM
SIGNAL IMPROVEMENTS



Project: 14-09-A
Date: MARCH 2015
Scale: NONE
Drawn By: RBR

SUMMARY SHEET

City of Fort Smith

Project Status Complete

Today's Date: 3/10/2016

Staff contact name: Stan Snodgrass

Staff contact phone: 784-2225

Contract time (no of days): 180

Notice to proceed issued: 7/6/2015

Project Name: 2014 Traffic Signal Improvements

Project Number: 14-09-A

Consultant Engineer: Traffic Engineering Consultants

Project Contractor: Traffic Signals, Inc.

	Dollar Amount	Bid Date	Contract Completion Date
Original bid award	\$451,086.75	3/31/2015	1/1/2016
Contract Revisions:			
1 Change Order #1 including time extension of 14 days	\$4,550.28		1/15/2016
Adjusted contract amount	\$455,637.03		
Payments to date (as negative):	\$422,285.48		
Amount of this payment	\$33,351.55		
Contract balance remaining	\$0.00		
Retainage held	0%		
Final payment	\$33,351.55		
Amount over original as a percentage	1.0%		

Final Comments:

Change Order No. 1 in the amount of \$4,550.28 (1.0%) is due to the adjustment of one mast arm length because of conflicting utility locations. The project was substantially complete on January 15, 2016 which is 14 days beyond the January 1, 2015 contract completion date. The additional time beyond the contract completion date are due to weather delays.



MEMORANDUM

TO: Mayor and Board of Directors
FROM: Wendy Mathis, Administrative Assistant
DATE: March 9th, 2016
SUBJECT: Housing Assistance Board

The terms of Ms. Karen Wuthrich, Mr. Jim Harris, and Ms. Sara Edmiston of the Housing Assistance Board will expire April 30th, 2016. Ms. Wuthrich, Mr. Harris, and Ms. Edmiston wishes to be reappointed.

The applicants available at this time are:

Ryan Millican	3014 Presley Street
Cheryl Boswell	2717 Roxbury Lane

Appointments are **by the Board of Directors**, three appointments are needed. The terms will expire April 30th, 2018

623 Garrison Avenue
P.O. Box 1908
Fort Smith, Arkansas 72902
(479) 785-2801
www.fortsmithar.gov

Printed on 100% Recycled Paper

Housing Assistance Board

The Housing Assistance Board was established by the Board of Directors April 6, 1976 to review applications and approve grants to owners of housing units in the City to repair and rehabilitate private residential structures. Grants are available through the Community Development Program.

The Board consists of seven persons serving two-year terms. The Board of Directors make the appointments from names submitted to them by various citizens, community groups, etc. The Board meets on call monthly.

	<u>DATE APPOINTED</u>	<u>TERM EXPIRE</u>
Karen V. Wuthrich Commercial Lender 2124 Warwick Place (03) 452-1952 (h) 785-8346 (w) karen.wuthrich@bxs.com	05/18/10	04/30/16
Jim Harris Retired 525 North 39 Street (03) 783-4530 (h) jharris39@sbcglobal.net	05/18/10	04/30/16
Sara Edmiston Retired 8404 Hannah Court (03) 452-3334 wedmiston@sbcglobal.net	03/20/12	04/30/16
Mike Jacimore Banker 8627 Reata Street (16) 479-755-6893 (h) 479-573-1424 mjacimore@arvest.com	03/18/14	04/30/17

John P. Ross
Real Estate Agent
10109 Seven Oaks Road (08)
646-7272 (h)
(479) 973-2759 (w)
jprn62vw@sbcglobal.net

04/17/12

04/30/17

Jim Rose
Retired
2204 Carleton Place (08)
648-9120
jands5@cox.net

05/20/03

04/30/17

Tara Muck
Manager
2230 So. S Street (01)
420-8989 (h)
785-8631 (w)
taramuck@gmail.com

04/22/15

04/30/17

CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

Note: As an applicant for a City Board, Commission or Committee, your name, address and phone number will be available to the press and the public. You will be contacted before any action is taken on your appointment.

Date: February 3, 2016

Name: Karen Wuthrich

Home Telephone: 479-452-1952

Home Address: 2124 Warwick Place Ft Smith, AR 72903

Work Telephone: 479-785-8346

Zip: 72903

Email: karen.wuthrich@bxs.com or bkwuthrich@yahoo.com

Occupation: Banking – commercial lender
 (If retired, please indicate former occupation or profession)

Education: Arkansas State University (at Westark), Bachelor of Science in Accounting

Professional and/or Community Activities: Housing Assistance Board (2010 – present); Girls Inc of Ft Smith (Board Member since 2007, Treasurer since 2010, various committees); First Presbyterian Church (member Mission Committee, volunteer in other capacities); Jr League of Ft Smith (sustaining member); PEO Chapter F (member); Leadership Fort Smith Alumni Group (member)

Additional Pertinent Information/References: Fort Smith native, graduated FS public schools and Westark. References: Jim Patridge, J Michael Shaw, David & Dana Craig

Are you a registered voter in the City of Fort Smith? Yes X No

Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?

Yes No X

If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from consideration.

Driver's License  Date of Birth 
 (This information is for the initial background check of all applicants)

I am interested in serving on the (please check):

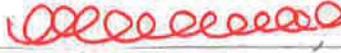
- | | |
|---|--|
| <input type="checkbox"/> Audit Committee | <input checked="" type="checkbox"/> Housing Assistance Board |
| <input type="checkbox"/> Advertising & Promoting Commission | <input type="checkbox"/> Library Board of Trustees |
| <input type="checkbox"/> Airport Commission | <input type="checkbox"/> Mechanical Board of Adjustments and Appeals |
| <input type="checkbox"/> Animal Services Advisory Board | <input type="checkbox"/> Oak Cemetery Commission |
| <input type="checkbox"/> Arkansas Fair & Exhibition Facilities Board | <input type="checkbox"/> Outside Agency Review Panel |
| <input type="checkbox"/> Benevolent Fund Board | <input type="checkbox"/> Parking Authority |
| <input type="checkbox"/> Building Board of Adjustment and Appeals | <input type="checkbox"/> Parks & Recreation Commission |
| <input type="checkbox"/> Central Business Improvement District | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Comprehensive Plan Improvement Committee | <input type="checkbox"/> Plumbing Advisory Board |
| <input type="checkbox"/> Convention Center Commission | <input type="checkbox"/> Port Authority |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Property Owners Appeals Board |
| <input type="checkbox"/> CIP Committee (Streets, Bridges, & Drainage) | <input type="checkbox"/> Sebastian County Reg. Solid Waste Mgmt. Board |
| <input type="checkbox"/> Community Development Advisory Comm. | <input type="checkbox"/> Sister Cities Committee |
| <input type="checkbox"/> County Equalization Board | <input type="checkbox"/> Transit Advisory Commission |
| <input type="checkbox"/> Electric Code Board of Appeals | <input type="checkbox"/> Residential Housing Facilities Board |
| <input type="checkbox"/> Fire Code Board of Appeals & Adjustments | |
| <input type="checkbox"/> Historic District Commission | |

Please return this form to Wendy Mathis, P.O. Box 1908, FSM, AR 72902
 wmathis@fortsmithar.gov

CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

Note: As an applicant for a City Board, Commission or Committee, your name, address and phone number will be available to the press and the public. You will be contacted before any action is taken on your appointment.

Date: 2-26-16
 Name: Jim Harris Home Telephone: 479 783 4530
 Home Address: 525 N. 39th St Work Telephone: _____
 Zip: 72903 Email: jimharris39@cox.net
 Occupation: Retired - City of F.S. Utilities
 (If retired, please indicate former occupation or profession)
 Education: A.S.
 Professional and/or Community Activities: Housing Assistance Board
(since 2010)
 Additional Pertinent Information/References: _____

Are you a registered voter in the City of Fort Smith? Yes No _____
 Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
 Yes _____ NO
 If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from cor
 Drivers Licer  Date of Bi 
 information will be use to conduct a criminal back ground check of all applicants).

I am interested in serving on the (please check):

- | | |
|---|--|
| <input type="checkbox"/> Audit Committee | <input checked="" type="checkbox"/> Housing Assistance Bd. |
| <input type="checkbox"/> Advertising & Promoting Commission | <input type="checkbox"/> Library Bd of Trustees |
| <input type="checkbox"/> Airport Commission | <input type="checkbox"/> Mechanical Bd of Adjustments and Appeals |
| <input type="checkbox"/> Animal Services Advisory Board | <input type="checkbox"/> Oak Cemetery Commission |
| <input type="checkbox"/> Arkansas Fair & Exhibition Facilities Bd | <input type="checkbox"/> Outside Agency Review Panel |
| <input type="checkbox"/> Benevolent Fund Board | <input type="checkbox"/> Parking Authority |
| <input type="checkbox"/> Bldg. Bd. Of Adjustment and Appeals | <input type="checkbox"/> Parks & Recreation Commission |
| <input type="checkbox"/> Central Business Improvement District | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Comprehensive Plan Imp. Committee | <input type="checkbox"/> Plumbing Advisory Board |
| <input type="checkbox"/> Convention Center Commission | <input type="checkbox"/> Port Authority |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Property Owners Appeals Board |
| <input type="checkbox"/> CIP Committee (Streets, Bridges, & Drainage) | <input type="checkbox"/> Sebastian County Reg. Solid Waste Mgmt. Bd. |
| <input type="checkbox"/> Community Development Advisory Com. | <input type="checkbox"/> Sister Cities Committee |
| <input type="checkbox"/> County Equalization Board | <input type="checkbox"/> Transit Advisory Commission |
| <input type="checkbox"/> Electric Code Board of Appeals | <input type="checkbox"/> Residential Housing Facilities Board |
| <input type="checkbox"/> Fire Code Board of Appeals & Adjustments | |
| <input type="checkbox"/> Historic District Commission | |

Please return this form to Wendy Mathis, P.O. Box 1908, FSM, AR 72902
 wmathis@fortsmithar.gov

CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

Note: As an applicant for a City Board, Commission or Committee, your name, address and phone number will be available to the press and the public. You will be contacted before any action is taken on your appointment.

Name: SARA Edmiston Date: MARCH 8, 2016
 Home Address: 8404 HANNAH COURT Home Telephone: 479-452-3334
 Zip: 72903 Work Telephone: _____
 Email: WEDMISTON@SBCGLOBAL.NET
 Occupation: Retired REGISTERED NURSE
 (If retired, please indicate former occupation or profession)
 Education: DIPLOMA IN NURSING - St Edward School of Nursing
 Professional and/or Community Activities: St. Johns Episcopal Church Member / PEO
Former Board Member: Good Samaritan Clinic / Sparks Guild / St Edward Auxiliary
 Additional Pertinent Information/References: Project Compassion / RSVP / Girls Shelter /
Health Dept. CURRENT: HOUSING ASSISTANCE
Board

Are you a registered voter in the City of Fort Smith? Yes No _____
 Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
 Yes _____ NO
 If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from consideration.
 Drivers License OOOOOO Date of Birth OOOO
 information will be _____ k ground check of all applicants'

I am interested in serving on the (please check):

- | | |
|---|--|
| <input type="checkbox"/> Audit Committee | <input type="checkbox"/> Library Bd of Trustees |
| <input type="checkbox"/> Advertising & Promoting Commission | <input type="checkbox"/> Mechanical Bd of Adjustments and Appeals |
| <input type="checkbox"/> Airport Commission | <input type="checkbox"/> Oak Cemetery Commission |
| <input type="checkbox"/> Animal Services Advisory Board | <input type="checkbox"/> Outside Agency Review Panel |
| <input type="checkbox"/> Arkansas Fair & Exhibition Facilities Bd | <input type="checkbox"/> Parking Authority |
| <input type="checkbox"/> Benevolent Fund Board | <input type="checkbox"/> Parks & Recreation Commission |
| <input type="checkbox"/> Bldg. Bd. Of Adjustment and Appeals | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Central Business Improvement District | <input type="checkbox"/> Plumbing Advisory Board |
| <input type="checkbox"/> Comprehensive Plan Imp. Committee | <input type="checkbox"/> Port Authority |
| <input type="checkbox"/> Convention Center Commission | <input type="checkbox"/> Property Owners Appeals Board |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Sebastian County Reg. Solid Waste Mgmt. Bd. |
| <input type="checkbox"/> Community Development Advisory Com. | <input type="checkbox"/> Sister Cities Committee |
| <input type="checkbox"/> County Equalization Board | <input type="checkbox"/> Transit Advisory Commission |
| <input type="checkbox"/> Electric Code Board of Appeals | <input type="checkbox"/> Residential Housing Facilities Board |
| <input type="checkbox"/> Fire Code Board of Appeals & Adjustments | |
| <input type="checkbox"/> Historic District Commission | |
| <input checked="" type="checkbox"/> Housing Assistance Board | |

Please return this form to Wendy Mathis, P.O. Box 1908, FSM, AR 72902
 wmathis@fortsmithar.gov

Housing asst.

CITY OF FORT SMITH Application for City Boards/Commissions/Committees

Note: As an applicant for a City Board, Commission or Committee, your name, address and phone number will be available to the press and the public. You will be contacted before any action is taken on your appointment.

Date: 2-25-2016

Name: Ryan Millican Home Telephone: 479739 0246

Home Address: 3014 Presley St. APT 48 Work Telephone: _____

Zip: 72901 Email: ryanmillican.bvm@gmail.com

Occupation: Self-Employed / Publisher
(If retired, please indicate former occupation or profession)

Education: Bachelor of Science Organizational Leadership

Professional and/or Community Activities: Fraternal Order of Free masons

Additional Pertinent Information/References: _____

Are you a registered voter in the City of Fort Smith? Yes No _____
Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
Yes _____ NO
If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from con-
Drivers Lice _____ Date of _____
information v _____ ck ground check of all applicants).

I am interested in serving on the (please check):

- Audit Committee
- Advertising & Promoting Commission
- Airport Commission
- Animal Services Advisory Board
- Arkansas Fair & Exhibition Facilities Bd
- Benevolent Fund Board
- Bldg. Bd. Of Adjustment and Appeals
- Central Business Improvement District
- Comprehensive Plan Imp. Committee
- Convention Center Commission
- Civil Service Commission
- CIP Committee (Streets, Bridges, & Drainage)
- Community Development Advisory Com.
- County Equalization Board
- Electric Code Board of Appeals
- Fire Code Board of Appeals & Adjustments
- Historic District Commission
- Housing Assistance Bd.
- Library Bd of Trustees
- Mechanical Bd of Adjustments and Appeals
- Oak Cemetery Commission
- Outside Agency Review Panel
- Parking Authority
- Parks & Recreation Commission
- Planning Commission
- Plumbing Advisory Board
- Port Authority
- Property Owners Appeals Board
- Sebastian County Reg. Solid Waste Mgmt. Bd.
- Sister Cities Committee
- Transit Advisory Commission
- Residential Housing Facilities Board

Please return this form to Wendy Mathis, P.O. Box 1908, FSM, AR 72902
wmathis@fortsmithar.gov

CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

Note: As an applicant for a City Board, Commission or Committee, your name, address and phone number will be available to the press and the public. You will be contacted before any action is taken on your appointment.

Date: 12-19-15
Name: Cheryl Boswell
Home Telephone: 479-1051-3058
Home Address: 2717 Roxbury Ln
Work Telephone: 479-452-1200
Zip: 72908
Email: cboswell0817@yahoo.com
Occupation: VP Ron Calhoun and Associates
Education: Associates Degree / Accounting
Professional and/or Community Activities: MLS Committee - Ft Smith Board of Realtors
Participate in United Way Day of Caring since 2005

Are you a registered voter in the City of Fort Smith? Yes X No
Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
Yes NO X
If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from consid
Drivers License [redacted] Date of [redacted]
information will t [redacted] a criminal back ground check of all appli [redacted]

I am interested in serving on the (please check):

- () Audit Committee
() Advertising & Promoting Commission
() Airport Commission
() Animal Services Advisory Board
() Arkansas Fair & Exhibition Facilities Bd
() Benevolent Fund Board
() Bldg. Bd. Of Adjustment and Appeals
[X] Central Business Improvement District
() Comprehensive Plan Imp. Committee
() Convention Center Commission
() Civil Service Commission
[X] CIP Committee
[X] Community Development Advisory Com.
() County Equalization Board
() Electric Code Board of Appeals
() Fire Code Board of Appeals & Adjustments
[X] Historic District Commission
[X] Housing Assistance Bd.
() Library Bd of Trustees
() Mechanical Bd of Adjustments and Appeals
() Oak Cemetery Commission
() Outside Agency Review Panel
() Parking Authority
() Parks & Recreation Commission
() Planning Commission
() Plumbing Advisory Board
() Port Authority
[X] Property Owners Appeals Board
() Sebastian County Reg. Solid Waste Mgmt. Bd.
[X] Sister Cities Committee
() Transit Advisory Commission
[X] Residential Housing Facilities Board

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wmathis@fortsmithar.gov



MEMORANDUM

TO: Mayor and Board of Directors
FROM: Wendy Mathis, Administrative Assistant
DATE: March 10th, 2016
SUBJECT: Planning Commission

The terms of Mr. Marshall Sharpe, Mr. Robert Cooper, Jr., and Mr. Don Keesee of the Planning Commission will expire April 30th, 2016. Mr. Sharpe, Mr. Cooper, and Mr. Keesee wishes to be reappointed.

The applicants available at this time are:

Ryan Millican	3014 Presley Street
Dianne Morrison	901 South 26 Street
Christopher Conley	10504 Tweed Lane

Appointments are **by the Board of Directors**, three appointments are needed. The terms will expire April 30th, 2019.

623 Garrison Avenue
P.O. Box 1908
Fort Smith, Arkansas 72902
(479) 785-2801
www.fortsmithar.gov

Printed on 100% Recycled Paper

PLANNING COMMISSION

The purpose of the Planning Commission is to prepare a development plan for the City, to receive and make recommendations on public and private proposals for the development and to prepare and administer planning regulations. The Planning Commission is authorized to prepare and adopt a land use plan, a community facilities plan, a master street plan, and such other plans affecting the general welfare of the City.

The Planning Commission, acting as Board of Zoning Adjustment, hears appeals from the decision of the administrative officers regarding enforcement and application of the zoning ordinances and hears requests for variances from the provisions of the zoning ordinance.

The Planning Commission consists of nine members, appointed by the Board of Directors for a three-year term. Members of the Planning Commission must be owners of or tenants in real property in the City of Fort Smith and be qualified electors of the City. The Planning Commission meets the second Tuesday of each month at 5:30 p.m. in the Rose Room of the Creekmore Community Center.

	<u>DATE APPOINT</u>	<u>TERM EXPIRES</u>
Marshall L. Sharpe 7014 Riviera Dr. (03) 649-7459 (h) 461-0761 © mlsharpe@cox.net	08/17/10	04/30/16
Robert Cooper Jr. Real Estate Broker 4800 Chestnut Way (03) 478-6161 (w) 629-2115 (h) Bob@rhghan.com	05/07/13	04/30/16
Don Keesee Banker 6607 Highland Drive (16) 719-8522 (h) 452-0709 (w) DKeesee@bankozarks.com	03/27/13	04/30/16
Thomas E. Howard Jr. 3121 Jackson (03) 648-9226 (h) 452-2636 (w) rhoward@risley-associates.com	03/15/11	04/30/17

<p>Vicki Newton 2725 Reeder Street (01) 709-9946 (h) 782-4001 (213) Vicki@dixiecupfcu.com</p>	<p>03/15/11</p>	<p>04/30/17</p>
<p>Michael K. Redd Attorney 2110 Euper Court (03) 452-8967 (h) 783-8200 (w) Hoglawyer58@gmail.com</p>	<p>06/18/14</p>	<p>04/30/17</p>
<p>Talicia Richardson 509 North 7 Street (01) 214-912-0353 (h) taliciarichardson@gmail.com</p>	<p>03/17/15</p>	<p>04/30/18</p>
<p>Josh Carson 5700 Thomas Road (16) 782-7203 (w) jcarson@jjmlaw.com</p>	<p>03/17/15</p>	<p>04/30/18</p>
<p>Sarah Howe 5701 Free Ferry #11 (03) 452-2770 (h) 459-7247 © skhowe22@sbcglobal.net</p>	<p>03/17/15</p>	<p>04/30/18</p>

CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

Note: As an applicant for a City Board, Commission or Committee, your name, address and phone number will be available to the press and the public. You will be contacted before any action is taken on your appointment.

Date: 2-1-16

Name: Marshall Sharpe

Home Telephone: N/A

Home Address: 7014 Riviera Dr

^{cell}
~~Work Telephone:~~ 479-461-0761

Zip: 72901

Email: mlsharpe@cox.net

Occupation: Retired / Manager of Audit Programs for OK Industries, 25 yrs
 (If retired, please indicate former occupation or profession)

Education: B.S. Wildlife Cons. Mgt. / Louisiana Tech

Professional and/or Community Activities: ON PLANNING COMMISSION SINCE 2010. Current Chairman

Additional Pertinent Information/References: V.P. Old Fort Homeless Coalition,
ON the board of Beautify Fort Smith + River View Hope Campus

Are you a registered voter in the City of Fort Smith? Yes No

Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?

Yes NO

If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from consideration.

Drivers Lices deleaved
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Date of E deleaved
 ground check of all applica...

I am interested in serving on the (please check):

- | | |
|---|--|
| <input type="checkbox"/> Audit Committee | <input type="checkbox"/> Housing Assistance Bd. |
| <input type="checkbox"/> Advertising & Promoting Commission | <input type="checkbox"/> Library Bd of Trustees |
| <input type="checkbox"/> Airport Commission | <input type="checkbox"/> Mechanical Bd of Adjustments and Appeals |
| <input type="checkbox"/> Animal Services Advisory Board | <input type="checkbox"/> Oak Cemetery Commission |
| <input type="checkbox"/> Arkansas Fair & Exhibition Facilities Bd | <input type="checkbox"/> Outside Agency Review Panel |
| <input type="checkbox"/> Benevolent Fund Board | <input type="checkbox"/> Parking Authority |
| <input type="checkbox"/> Bldg. Bd. Of Adjustment and Appeals | <input type="checkbox"/> Parks & Recreation Commission |
| <input type="checkbox"/> Central Business Improvement District | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Comprehensive Plan Imp. Committee | <input type="checkbox"/> Plumbing Advisory Board |
| <input type="checkbox"/> Convention Center Commission | <input type="checkbox"/> Port Authority |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Property Owners Appeals Board |
| <input type="checkbox"/> CIP Committee (Streets, Bridges, & Drainage) | <input type="checkbox"/> Sebastian County Reg. Solid Waste Mgmt. Bd. |
| <input type="checkbox"/> Community Development Advisory Com. | <input type="checkbox"/> Sister Cities Committee |
| <input type="checkbox"/> County Equalization Board | <input type="checkbox"/> Transit Advisory Commission |
| <input type="checkbox"/> Electric Code Board of Appeals | <input type="checkbox"/> Residential Housing Facilities Board |
| <input type="checkbox"/> Fire Code Board of Appeals & Adjustments | |
| <input type="checkbox"/> Historic District Commission | |

Please return this form to Wendy Mathis, P.O. Box 1908, FSM, AR 72902
 wmathis@fortsmithar.gov

CITY OF FORT SMITH

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Date: 1-28-16

Name: Don Keese Home Telephone: 479-629-8135

Home Address: 6607 Highland Park Work Telephone: 479-478-4300

Zip: 72916 Email: ~~XXXXXXXXXX~~ dkeese@bankozarks.com

Occupation: Banker
(If retired, please indicate former occupation or profession)

Education: Post Graduate Degree

Professional and/or Community Activities: FCRA Treasurer
FSM Regional Chamber of Commerce Board

Additional Pertinent Information/References: _____

Are you a registered voter in the City of Fort Smith? Yes No

Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
Yes NO

If yes, please identify the offense and the approximate date. A "yes" answer will automatically include you from consideration.

Drivers License XXXXXXXXXX Date of Birth XXXXXXXXXX (This information will be used to conduct a background check of all applicants.)

I am interested in serving on the (please check):

- | | |
|---|--|
| <input type="checkbox"/> Audit Committee | <input type="checkbox"/> Housing Assistance Bd. |
| <input type="checkbox"/> Advertising & Promoting Commission | <input type="checkbox"/> Library Bd of Trustees |
| <input type="checkbox"/> Airport Commission | <input type="checkbox"/> Mechanical Bd of Adjustments and Appeals |
| <input type="checkbox"/> Animal Services Advisory Board | <input type="checkbox"/> Oak Cemetery Commission |
| <input type="checkbox"/> Arkansas Fair & Exhibition Facilities Bd | <input type="checkbox"/> Outside Agency Review Panel |
| <input type="checkbox"/> Benevolent Fund Board | <input type="checkbox"/> Parking Authority |
| <input type="checkbox"/> Bldg. Bd. Of Adjustment and Appeals | <input type="checkbox"/> Parks & Recreation Commission |
| <input type="checkbox"/> Central Business Improvement District | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Comprehensive Plan Imp. Committee | <input type="checkbox"/> Plumbing Advisory Board |
| <input type="checkbox"/> Convention Center Commission | <input type="checkbox"/> Port Authority |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Property Owners Appeals Board |
| <input type="checkbox"/> CIP Committee (Streets, Bridges, & Drainage) | <input type="checkbox"/> Sebastian County Reg. Solid Waste Mgmt. Bd. |
| <input type="checkbox"/> Community Development Advisory Com. | <input type="checkbox"/> Sister Cities Committee |
| <input type="checkbox"/> County Equalization Board | <input type="checkbox"/> Transit Advisory Commission |
| <input type="checkbox"/> Electric Code Board of Appeals | <input type="checkbox"/> Residential Housing Facilities Board |
| <input type="checkbox"/> Fire Code Board of Appeals & Adjustments | |
| <input type="checkbox"/> Historic District Commission | |

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CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

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Date: 2-25-2016

Name: Ryan Millican Home Telephone: 479739 0246

Home Address: 3014 Presley St. APT 48 Work Telephone:

Zip: 72901 Email: ryanmillican.bvm@gmail.com

Occupation: Self-Employed / Publisher (If retired, please indicate former occupation or profession)

Education: Bachelor of Science Organizational Leadership

Professional and/or Community Activities: Fraternal Order of Free Masons

Additional Pertinent Information/References:

Are you a registered voter in the City of Fort Smith? Yes No
Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
Yes NO
If yes, please list the offense and the approximate date. A "yes" answer will not automatically preclude you from co
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Date of B: This
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I am interested in serving on the (please check):

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wmathis@fortsmithar.gov

Planning

CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

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Date: 5/18/15

Name: Dianne Morrison

Home Telephone: (501) 318-4446

Home Address: 901 S. 26th FS

Work Telephone: (479) 785-2651

Zip: 72901

Email: dmorrison@wapodl.org

Occupation: Director of Frontier, MPO - transportation planner
(If retired, please indicate former occupation or profession)

Education: BA Geography, working on Masters in Comm. & Econ. dev.

Professional and/or Community Activities: VP of AR American Planning Assoc.,
FS Heritage Foundation Board member AICP, Citizens Fire Academy, Historic District Commission

Additional Pertinent Information/References:

Are you a registered voter in the City of Fort Smith? Yes X No
Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
Yes NO X

If yes, please identify the offense and the approximate date. A "yes" answer will
you from consid reclude
Drivers License (signature) Date of Birth (signature) (This
information will (signature) ground check of all applicants).

I am interested in serving on the (please check):

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() Advertising & Promoting Commission
() Airport Commission
() Animal Services Advisory Board
() Arkansas Fair & Exhibition Facilities Bd
() Benevolent Fund Board
() Bldg. Bd. Of Adjustment and Appeals
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() Convention Center Commission
() Civil Service Commission
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CITY OF FORT SMITH
Application for City Boards/Commissions/Committees

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Name: Christopher B. Conley Date: 3/9/2016
Home Address: 10504 Tweed Ln. Ft. Smith, Ark Home Telephone: 479-285-1243
Work Telephone: 479-242-8814
Zip: 72908 Email: Chris@hajcattorneys.com
Occupation: Attorney - Hayes, Alford, Johnson & Conley, PLLC
(If retired, please indicate former occupation or profession)
Education: John Brown University, B.S.
Tulane University, J.D.
Professional and/or Community Activities: _____

Additional Pertinent Information/References: legal work primarily related to real estate and business development and transactions in FSM Community.

Are you a registered voter in the City of Fort Smith? Yes No _____
Have you ever been convicted of a felony, misdemeanor, DWI/DUI or other serious traffic offense?
Yes _____ NO

If yes, please identify the offense and the approximate date. A "yes" answer will not automatically preclude you from consideration.

Drivers License 00000000 Date of Birth 000000
information will be used for background check of all applicant

I am interested in serving on the (please check):

- | | |
|---|--|
| <input type="checkbox"/> Audit Committee | <input type="checkbox"/> Housing Assistance Bd. |
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| <input type="checkbox"/> Fire Code Board of Appeals & Adjustments | |
| <input type="checkbox"/> Historic District Commission | |

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wmathis@fortsmithar.gov

Christopher B. Conley

HAYES, ALFORD, JOHNSON & CONLEY, PLLC • Ft. Smith, AR 72901 • (479) 242-8814 • chris@hajcattorneys.com

PROFESSIONAL PROFILE

- Legal practice primarily rooted in the various aspects of real estate and business matters.
- Highly effective communicator with extensive experience giving oral and written presentations.
- Excellent researcher and writer with a demonstrated ability to synthesize large amounts of information into a clear, concise, and usable format.
- Effective team builder with history of forging strong personal and professional relationships.

EDUCATION

- *J.D.*, Tulane University Law School, New Orleans, LA, 2008
 - Served as Executive Editor, Tulane Journal of International and Comparative Law
- *Summer Abroad*, Queen Mary School of Law, London, England, 2006
 - International business program
- *B.S.* in Organizational Management, *Summa cum Laude*, John Brown University, 2005

LEGAL EXPERIENCE

- **Attorney / Partner**, Hayes, Alford, Johnson & Conley, PLLC, Fort Smith, AR, Feb. 2013 – Present
 - Practice based primarily in real estate and business matters. Representation of real estate owners, buyers, developers, brokers, agents, and closing companies in all aspects of real estate transactions and property development. Representation of title insurance underwriter providing title and title insurance opinions. Representation of business owners in company formation, dissolution, liquidation, and employment matters.
 - Arkansas Certified Mediator for civil, probate, and domestic matters.
- **Attorney**, *Simon, Peragine, Smith & Redfearn, L.L.P.*, New Orleans, LA, Aug. 2008 – Jan. 2013
 - Practice based primarily in real estate development and construction law. Representation of government bodies, owners, and contractors during contract negotiations and formation, defect claims, payment schedules, bid, bond, and lien disputes. Handle all phases of litigation from pre-suit negotiations through appeals process.
- **Judicial Extern**, *The Honorable Jay C. Zainey*, U.S. District Court, Eastern District of Louisiana, Summer 2006

GENERAL AREAS OF LEGAL PRACTICE

- ◆ Real Estate
- ◆ Business consultation and litigation
- ◆ Insurance coverage (title, property & casualty) and subrogation
- ◆ Contract formation, negotiations, and litigation

Christopher B. Conley

HAYES, ALFORD, JOHNSON & CONLEY, PLLC • Ft. Smith, AR 72901 • (479) 242-8814 • chris@hajcattorneys.com

REPRESENTATIVE LEGAL WORK

- Consultation and representation of real estate owners, developers, title companies, and title insurance underwriters in all phases of real estate transactions and development.
- Co-Owner of real estate title companies. Provides legal work necessary to process and close real estate transactions. Representation of real estate title companies regarding title work, title insurance underwriting questions and opinions, as well as claims made against title insurance agents and underwriters.
- Consultation and representation of business start-ups in assisting with company formation, financing issues, preparation of employment handbooks as well as creation of company by-laws and operating documents.
- Representation of companies performing mergers & acquisitions, related necessary due diligence work, contract drafting, etc.
- Consultation and representation of business partners in dissolutions and withdrawing members with ongoing company operations.
- Representation of general contractors in construction defect and warranty claims including, but not limited to, structural failure of framing and foundation systems, architectural design flaws, and various failures to comply with the project plans & specifications and local building code requirements.
- Representation of general contractors in public contract bid disputes.

PUBLICATIONS

- Comment, *Parallel Imports: The Tired Debate of the Exhaustion of Intellectual Property Rights and Why the WTO Should Harmonize the Haphazard Laws of the International Community*, 16 TUL. J. INT'L. & COMP. L. 189.
 - Honorable Mention, Foley & Lardner 8th Annual Intellectual Property Writing Competition

BAR ADMISSION and PROFESSIONAL AFFILIATIONS

- Admitted to Arkansas State Bar Association and all Arkansas State and Federal Courts
- Admitted to Louisiana State Bar Association and all Louisiana State and Federal Courts
- Admission to Nevada State Bar Association and all Nevada State Courts
- Member, American Bar Association
- Member, Sebastian County Bar Association
- Member, Forum on the Construction Industry for American Bar Association
 - Attended Forum's trial academy in June 2012
- Adjunct Professor, University of Arkansas – Fort Smith
 - Teaching business law at College of Business

MILITARY EXPERIENCE

- **Intelligence Analyst**, 1N071, USAF, Arkansas Air National Guard, 1998 – 2007, SSgt / GS-07/11
 - Researched, analyzed, and advised commanding officers on political, military, and terrorism trends; Department of Defense anti-terrorism instructor; coordinated combat missions for aircraft during operations in Afghanistan and Iraq; supervised and trained intelligence personnel; taught intelligence gathering, combat operations, and targeting procedures to F-16 aircrew.