



MAYOR

George B McGill

**ACTING CITY
ADMINISTRATOR**

Jeff Dingman

CITY CLERK

Sherri Gard

BOARD OF DIRECTORS

Ward 1 - Jarred Rego

Ward 2 - Andre' Good

Ward 3 - Lee Kemp

Ward 4 - George Catsavis

At-Large Position 5 - Christina Catsavis

At-Large Position 6 - Kevin Settle

At-Large Position 7 - Neal Martin

AGENDA

Fort Smith Board of Directors

STUDY SESSION

January 27, 2026 ~ 6:00 p.m.

Blue Lion

101 North 2nd Street - Back Room

Fort Smith, Arkansas

THIS MEETING IS BEING TELECAST LIVE AT THE FOLLOWING LINK:

https://fortsmithar.granicus.com/ViewPublisher.php?view_id=1

CALL TO ORDER

ITEMS OF BUSINESS

1. Review proposed agreement with 64.6 Downtown, doing business as Main Street Fort Smith, to provide downtown development services and operate the Arkansas Main Street Program in conjunction with the City of Fort Smith ~ *Resolution tabled at the January 20, 2026 regular meeting pending study session review ~ (City Administrator)* ♦
2. Discussion regarding program management of Consent Decree construction projects ~ *Martin/Rego placed on future study session agenda, preferably January 2026, at the November 10, 2025 study session ~ (Engineering)*
3. Review agreed-upon procedures for Parrot Island Waterpark audit (*Internal Audit*)
4. Discuss parameters of request for investigation by the Arkansas Attorney General relative to installation costs for the waterslides at Parrot Island Waterpark ~ *G. Catsavis/C. Catsavis placed on future study session at the January 20, 2026 regular meeting ~ (City Administrator)*
5. Review preliminary agenda for the February 3, 2026 regular meeting (*City Clerk*)

ADJOURN



MEMORANDUM



1

TO: Honorable Mayor and Members of the Board of Directors
FROM: Jeff Dingman, Acting City Administrator
DATE: January 5, 2026
SUBJECT: Downtown Services/Main Street Program agreement with Main Street Fort Smith

SUMMARY

The Downtown Development Services and Main Street Program Public Services Agreement between the City of Fort Smith and Main Street Fort Smith expired December 31, 2025 after being in effect for three years.

The original agreement with 64.6 Downtown was authorized for 2023 and contained two automatic renewal periods of one year each covering 2024 and 2025. A similar agreement was presented for the Board's consideration at the January 20, 2026 regular meeting, proposing to continue services at previous rate of \$12,500 per month. The Board tabled consideration of the item pending study session discussion with Downtown Fort Smith. That discussion is on the January 27, 2026 study session agenda.

The Downtown Development Services include representing the city's interests with the Fort Smith Downtown Business Association, coordinating targeted recruitment of businesses to downtown Fort Smith, coordinating with property owner to develop or improve vacant downtown properties, suggesting revitalization projects for downtown, and other items detailed in the Scope of Services section in the attached agreement. Prior to the 2023 agreement, the city did not have regular involvement in these activities since the elimination of the Downtown Coordinator position many years ago.

Secondly, the Arkansas Downtown Network and the Arkansas Main Street Program are active statewide functions that provide support and access to grant programs for the benefit of properties in Arkansas' downtown districts. This agreement specifies that the contractor coordinate involvement in these programs on behalf of the city and help the city and its downtown property owners take advantage of them. Participation in the Arkansas Main Street Program requires the involvement of an independent private non-profit entity, aside from the city itself. In order to participate in and benefit from this statewide program, the city must contract with an outside agency to coordinate the program.

Funds are included in the FY2026 budget specifically for the purpose of supporting this agreement at a rate of \$12,500 per month through the end of 2026, and the agreement provides for two one-year automatic renewal periods thereafter. This proposed action aligns with Goal FLY-3 of the Future Fort Smith Comprehensive Plan regarding revitalization of Downtown Fort Smith.

Amanda Hager, Executive Director of Main Street Fort Smith, and members of the Main Street Fort Smith Board will be present to review the organization's 2025 Annual Report (attached) and discuss the pending proposal with the Board.

Please contact me with questions related to this agenda item.

ATTACHMENTS

1. [20260120 Resolution - Downtown Services Agrmt.pdf](#)
2. [20260120 Agreement - Downtown Development Main St services for 2026.pdf](#)
3. [Main Street Fort Smith 2025 Annual Report \(1\).pdf](#)

RESOLUTION NO. _____

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH 64.6 DOWNTOWN d/b/a MAIN STREET FORT SMITH TO PROVIDE DOWNTOWN DEVELOPMENT SERVICES AND PROVIDE FOR THE OPERATION OF THE ARKANSAS MAIN STREET PROGRAM IN CONJUNCTION WITH THE CITY OF FORT SMITH

WHEREAS, Downtown Fort Smith is a vital piece of the community's identity, and managing the continued development and redevelopment of businesses, retail shops, residential living, residential support services, attractions, dining and entertainment venues in and around Downtown Fort Smith is a community priority that requires active management, promotion, and coordination with various interest groups; and

WHEREAS, participation in the Arkansas Main Street and National Main Street programs require the involvement of a qualified not for profit entity to work with the City to administer such programs for the benefit of property owners and businesses within Downtown Fort Smith.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Fort Smith, Arkansas that:

Section 1. The Downtown Development Services & Main Street Program Public Services Agreement with 64.6 Downtown d/b/a Main Street Fort Smith to provide downtown development services and operate the Arkansas Main Street Program in conjunction with the City of Fort Smith, incorporated herein by reference, is hereby approved with an effective date of January 1, 2026.

Section 2. The Mayor, his signature being attested by the City Clerk, is hereby authorized to execute the Agreement approved in Section 1 of this Ordinance.

This Resolution adopted this ____ day of January, 2026.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:



City Attorney

DOWNTOWN DEVELOPMENT SERVICES & MAIN STREET PROGRAM
PUBLIC SERVICES AGREEMENT

On this _____ day of _____, 2026 this Downtown Development Services & Main Street Program Public Services Agreement (“Agreement”) is entered into between the City of Fort Smith, Arkansas (the “City”) and 64.6 Downtown, an Arkansas nonprofit corporation doing business as Main Street Fort Smith (“Main Street Fort Smith”), for downtown development services and operation of the Arkansas Main Street Program in conjunction with the City of Fort Smith.

WHEREAS, Downtown Fort Smith is a vital piece of the community’s identity, and managing the continued development and redevelopment of businesses, retail shops, residential living, residential support services, attractions, dining and entertainment venues in and around Downtown Fort Smith is a community priority that requires active management, promotion, and coordination with various interest groups; and

WHEREAS, participation in the Arkansas Main Street and National Main Street programs require the involvement of a qualified not for profit entity to work with the City to administer such programs for the benefit of property owners and businesses within Downtown Fort Smith; and

WHEREAS, the City of Fort Smith sought proposals from qualified entities to provide downtown development services and operate the Arkansas Main Street program in Downtown Fort Smith; and

WHEREAS, 64.6 Downtown, a legal entity established as a tax-exempt charitable organization under section 501(c)(3) of the Internal Revenue Code and doing business as Main Street Fort Smith, has demonstrated the ability to provide such services.

NOW, THEREFORE, the parties, in consideration of the terms, covenants, and conditions as set forth herein, hereby agree as follows:

1. SCOPE OF SERVICES to be provided by Main Street Fort Smith related to Downtown Fort Smith development services include:
 - a. Attend meetings and functions of the Fort Smith Downtown Business Association and regularly report on such activities to the City Administrator (or designee);
 - b. Coordinate recruitment of businesses to Downtown Fort Smith;
 - c. Coordinate with property owners or developers to improve vacant Downtown Fort Smith properties and identify opportunities to seek grants or other partnership opportunities to activate dormant Downtown Fort Smith properties;
 - d. Suggest, develop and coordinate Downtown Fort Smith revitalization projects, which might include safety, streetscape, signage, existing structures, entertainment and activity efforts within Downtown Fort Smith;

- e. Explore and implement creative ideas for spaces in Downtown Fort Smith including but not limited to public art, intermodal connectivity, cultural events, public events and festivals, etc.;
 - f. Facilitate, coordinate and/or organize seasonal lights, banners and other decorations in Downtown Fort Smith;
 - g. Offer educational, networking and social opportunities to businesses and friends of Downtown Fort Smith to enhance a unified atmosphere in Downtown Fort Smith;
 - h. Market Downtown Fort Smith across various media platforms with the objective of informing residents and visitors of a vibrant downtown in which to live, play, work and invest. Facilitate and maintain a strong online presence, organize advertisements in publications, and coordinate with other businesses and organizations that promote Downtown Fort Smith, specifically including the City of Fort Smith Public Relations Manager;
 - i. Pursue cooperative activities with community partners, including but not limited to the Advertising and Promotion Commission, the Central Business Improvement District and the Fort Smith Convention Center, to encourage and support promotional events, advertising, special events, business recruitment, retention and expansion;
 - j. Coordinate with operational departments of the City of Fort Smith as necessary to facilitate events, improve amenities, or maintain infrastructure in Downtown Fort Smith;
 - k. Encourage a cooperative climate between Downtown Fort Smith interests and local public officials;
 - l. Develop strong and productive working relationships with appropriate public agencies at the local, regional and state levels; and
 - m. Conceptualize, develop, suggest, write, advocate for, coordinate and implement public policy, ordinances, or legislation designed to benefit business, development, redevelopment, revitalization and other projects or interests related to Downtown Fort Smith.
2. SCOPE of SERVICES to be provided by Main Street Fort Smith related to operation of the Arkansas Main Street Program in conjunction with the City of Fort Smith include:
- a. Serve as the official entity of record for the Arkansas Main Street Program in conjunction with the City of Fort Smith and ensure that the local program remains in good standing with the statewide program;
 - b. Prepare reports required by the Department of Arkansas Heritage and Main Street Arkansas to keep accreditation as a Main Street Program and maintain eligibility for Main Street grants and programs; and

- c. Process any membership dues or subscription payments for maintaining membership in the Arkansas Main Street Program or any other similar dues or memberships. Such expense may be included as a reimbursable expense and invoiced to the City.

3. COMPENSATION and METHOD OF PAYMENT

- a. The total amount to be paid to Main Street Fort Smith for services provided in this Agreement shall equal \$12,500 per month and shall not exceed \$150,000 per any calendar year, plus any reimbursable expenses specified herein.
- b. Main Street Fort Smith shall invoice the City monthly for the compensation amount, plus any reimbursable expenses, at which time the City shall process payment according to its normal processes.

4. TERM of AGREEMENT

- a. The term of this Agreement shall be from January 1, 2026 through December 31, 2026.
- b. This Agreement shall automatically renew for up to two one-year periods, unless terminated by either party by providing written notice at least thirty (30) days prior to the end of the then current period. Extension of the arrangement beyond the second renewal period must be formally evaluated and approved by both parties.
- c. Termination. Either party may terminate this Agreement at any time and without cause by providing written notice at least thirty (30) days prior to termination.
- d. Notices. The Parties have designated the following for the receipt of Notices related to this Agreement.
 - i. For the City of Fort Smith, Notices shall be provided via hard copy or email to:
City of Fort Smith
City Administrator
PO Box 1908
Fort Smith, AR 72902
administration@fortsmithar.gov
 - ii. For Main Street Fort Smith, Notices shall be provided via hard copy or email to:
Main Street Fort Smith
Executive Director
411 Garrison Ave, Ste 109
Fort Smith, AR 72901
director@mainstreetfs.org

5. ANCILLARY CONDITIONS

- a. Main Street Fort Smith recognizes that it is not an agent of the City and does not have the authority to bind or commit the City to any agreements for services or other arrangements without the express written authorization of the City Administrator or governing body of the City.
- b. Main Street Fort Smith will operate as an independent contractor and organization, solely and entirely responsible for its actions and for the actions of its agents, employees, volunteers, contractors and subcontractors during the performance of its duties under this Agreement.
- c. Main Street Fort Smith shall not assign or transfer any interest in this Agreement without prior written consent of the City of Fort Smith.
- d. Main Street Fort Smith agrees to defend, indemnify, and hold harmless the City, its employees, officers and agents, from and against losses and claims, demands, payment, suits, recoveries, and judgments against it, and reasonable attorney's fees and expenses incurred in defending same, by reason of any act or omission of Main Street Fort Smith, its contractors, subcontractors, agents or employees in the performance of this Agreement.
- e. Insurance. Main Street Fort Smith shall at all times during the term of this Agreement maintain in full force and effect Employer's Liability, Workmen's Compensation, Public Liability, and Property Damage Insurance. Main Street Fort Smith agrees to furnish to the City certificates of insurance or other evidence that such insurance has been procured and is in effect. The City of Fort Smith shall be named as an additional insured on all policies as appropriate.
- f. This Agreement may be executed electronically, or by facsimile, and in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute one and the same document.

This Agreement is hereby approved and executed by representatives of the Parties, each attesting that they are duly authorized.

CITY OF FORT SMITH, ARKANSAS

Downtown 64.6
d/b/a Main Street Fort Smith

By: _____
George B. McGill, Mayor

By: _____
Executive Director

ATTEST: _____
City Clerk



MAIN STREET FORT SMITH

2025 ANNUAL REPORT

*Revitalizing Downtown Fort Smith Through
Arts, Community, and Economic Growth*





Main Street Fort Smith was one of only 17 recipients throughout the state to receive a public art grant award from Arkansas Heritage. Main Street Director Amanda Hager is pictured front-center with the remainder of grantees.

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In March, we traveled to Little Rock to accept a \$10,000 Public Art Grant from the Division of Arkansas Heritage (funded by a ⅛-cent conservation tax, Amendment 75). Pictured here (from Left to Right) are Marty Ryall, Director of Arkansas Heritage; Amanda Hager, Executive Director of Main Street Fort Smith; and Shea Lewis, Cabinet Secretary, Arkansas Department of Parks, Heritage, & Tourism.

EXECUTIVE SUMMARY

2025 HIGHLIGHTS

- **\$15,113,739 in Commercial Investments**
- **Bricktown Brewery starts the rebuilding process, a \$2.818 million investment with an estimated Q4 2026 completion date**
- **\$1.8 million economic impact from the Steel Horse Rally**
- **19 new businesses**
- **New Community Survey conducted by Main Street Fort Smith revealed that 87% of survey respondents said they were regular visitors to the Downtown area**

In 2025, Main Street Fort Smith advanced downtown revitalization through strategic investment, targeted business support, and high-impact events that increased foot traffic and strengthened the local economy. Across the year, downtown saw significant private reinvestment, completion of major placemaking projects, expanded small-business assistance, and data-driven planning informed by more than 1,000 community voices.

Key outcomes included more than \$15 million in growth through investment, as well as more than \$1.8 million economic impact from special events. This included downtown development activity, direct financial support to business and property owners, completion of transformative public-space improvements, and successful events like the Steel Horse Rally, which alone generated a \$1.8 million economic impact. Together, these efforts reinforce downtown Fort Smith's role as an economic engine and community destination.

ECONOMIC IMPACT & DOWNTOWN DEVELOPMENT

Downtown Fort Smith experienced continued development momentum throughout 2025, with more than \$13 million in tracked investment across construction, renovations, and infrastructure improvements.

MAJOR CONSTRUCTION & REDEVELOPMENT ACTIVITY



Adelaide Hall / Bricktown Brewery Redevelopment - 300 Garrison Avenue

One of the most significant downtown milestones announced in 2025 is the redevelopment of the historic Adelaide Hall / Bricktown Brewery site. Griffin Properties began construction in **December 2025**.

The two-story building will closely resemble the historic structure lost to fire in November 2024, with Bricktown Brewery reopening on the ground floor and the return of Adelaide Hall as an upstairs event venue. This project represents a substantial private reinvestment and the restoration of a key downtown anchor.

Additional Active Development Projects

- **524 Garrison Avenue** - Multistory renovation completed with the new Fort Smith Visitors Center opening to the public on December 9.
- **900 Rogers Avenue** - Installation of an EV charging station supporting downtown accessibility and green mobility.
- **17 N. 10th Street** - Interior renovations completed and now home to two new businesses, with additional mixed-use space available for future activation.
- **723 Garrison Avenue** - Nearly \$3 million renovation of the former Regions Bank building into a new downtown campus for Littlefield Investment and Southland Management Group.

Main Street Fort Smith worked alongside property owners to track development activity, connect stakeholders with resources, and support continued reinvestment throughout the district.

TRANSFORMATIONAL PLACEMAKING & CAPITAL PROJECTS

7TH STREET PEDESTRIAN CORRIDOR ACTIVATION

In June 2025, Main Street Fort Smith completed the 7th Street Pedestrian Corridor project, transforming an underutilized alleyway between Garrison and Rogers Avenues into a vibrant, safe, and visually engaging pedestrian connection.

Project highlights include:

- A 190-foot sidewalk mural by Arkansas-based artist TigerSasha
- Installation of overhead bistro lighting to improve nighttime visibility and safety
- Funding leveraged through a state grant and local partnership with CBID
- A public celebration drawing more than 200 attendees

This project improved walkability, strengthened connectivity between downtown districts, and created a highly visible example of how targeted investment can quickly change perception and use of public space.



*Top - the finished 7th Street Pedestrian Corridor
Bottom Left: Original 7th Street Design / Bottom Right: Artist TigerSasha discusses creating the Mural Walk with local media.*

PROGRAMS THAT SUPPORT SMALL BUSINESSES

MINI-GRANT PROGRAM: DIRECT DOWNTOWN REINVESTMENT

In 2025, Main Street Fort Smith launched its inaugural **Mini-Grant Program** to provide direct financial assistance to downtown business and property owners for exterior improvements that enhance safety, preservation, and district appeal.

Interest exceeded expectations, with **12 applicants** submitting proposals. In total, **\$16,000 in grant funding** will be awarded to eight projects in 2026 to support projects such as signage, lighting, façade improvements, and other visible upgrades.

Key outcomes:

- Strong participation across multiple blocks of downtown
- Projects prioritized for public visibility, safety, and long-term impact
- Main Street Arkansas staff conducted on-site project walks in November
- Local selection committee finalized recommendations on December 2

This program represents a direct reinvestment in downtown properties and small businesses, helping accelerate improvements while reducing barriers for owners.



Attention

DOWNTOWN FORT SMITH BUSINESS & PROPERTY OWNERS!

The Mini Grant Program is offered to businesses and property owners in the Main Street Fort Smith district who wish to improve their buildings while preserving the historical and architectural value of these structures.

RECEIVE UP TO \$15,000 IN 50/50 MATCH GRANTS

Individual awards typically ranging from \$1,500 - \$7,500 depending on project type and number of applicants.

MORE INFORMATION

www.mainstreetfs.org/apply



POP-UP BUSINESS PROGRAM (PLANNING PHASE)

Main Street Fort Smith completed research and partnership development for a future **Pop-Up Business Program** designed to activate vacant spaces and support emerging entrepreneurs. Partners include ASBTDC and UAFS Center for Economic Development, with a planned launch in **Spring 2026**.

EVENTS THAT DROVE FOOT TRAFFIC & ECONOMIC ACTIVITY

Strategic events remain one of Main Street Fort Smith's most effective tools for increasing downtown visitation, supporting local businesses, and reinforcing downtown as a regional destination.

LEVITT AMP FORT SMITH MUSIC SERIES

In 2025, Main Street Fort Smith presented a full season of **10 free, live concerts**, continuing one of the city's most successful cultural and economic drivers. The series consistently activates downtown on weekday evenings, bringing families, visitors, and regional audiences into the district.



From Top (L to R): Brother Maven; Niki Waters Band; Cecil Gray; and War Pony.

2025 Impact Highlights:

- 10 free concerts presented across spring and fall seasons
- Estimated **1,500+ attendees**
- Increased evening foot traffic benefiting nearby restaurants and bars
- National touring artists alongside local and regional performers
- Artists and production teams utilizing downtown lodging and services

Long-Term Investment Secured:

Main Street Fort Smith was awarded **another three-year grant cycle from the Levitt Foundation**, ensuring that Fort Smith will continue to host **free, high-caliber live music through 2028**. This competitive national grant reflects confidence in Fort Smith's capacity to deliver impactful cultural programming that strengthens downtown economies.

EVENTS - CONT'D

INVEST FORT SMITH - ECONOMIC DEVELOPMENT SUMMIT

Held in November, **Invest Fort Smith** continued to grow as a premier regional economic development event focused on downtown investment, business growth, and smart development strategies.

2025 Highlights:

- **Record attendance**, with registration **selling out at 120 participants**
- Full-day summit featuring panels, breakout sessions, and networking
- Strong representation from developers, entrepreneurs, business owners, city leadership, and regional partners

Strategic Partnerships:

The event was produced in partnership with the **UAFS Center for Economic Development**, along with multiple public and private organizations committed to Fort Smith's long-term economic growth.



Invest Fort Smith continues to break attendance records with interactive learning sessions across a variety of disciplines, such as artificial intelligence, marketing, and public-private partnerships for improvements in quality of place.

ADDITIONAL DOWNTOWN EVENTS SUPPORTED

Main Street Fort Smith also supported or promoted several large-scale events that brought significant foot traffic into the district, including:

- Mayor's 4th of July Celebration
- Ghouls on Garrison
- Cocoa Crawl & Downtown Holiday Experience
- Steel Horse Rally
- Food Truck Festival
- 7th Street Mural Block Party

These events collectively increased downtown visitation, supported local businesses, and enhanced Fort Smith's reputation as an active, welcoming destination.

COMMUNICATIONS SUPPORTING TOURISM & BUSINESS VISIBILITY

DOWNTOWN GUIDE UPDATES

In 2025, Main Street Fort Smith released updated **Downtown Guides** featuring a walking map and curated listings of shops, restaurants, attractions, and arts destinations. Guides were distributed to downtown businesses, hotels, and all **13 Arkansas Welcome Centers**, expanding statewide visibility and supporting tourism-driven economic activity.



SHOPPING

- ARTE OF AESTHETICS STUDIO
405 GARRISON AVE
- 2 BELLE STARR ANTIQUES
410 N B STREET
- 3 BOOKISH BOOKSTORE
63 S 6TH STREET, SUITE F
- 4 CADILLAC JACK'S INTERIOR
115 N 10TH STREET
- 5 CREATIVE KITCHEN
309 GARRISON AVE
- 6 DESIGNER AGAIN
16 N 3RD STREET
- 7 DOWNTOWN CORNER MARKET
925 GARRISON AVE
- 8 EXPRESSIONS FLOWERS
112 TOWSON AVE
- 9 FIFTH J VENDOR MARKETPLACE
201 TOWSON AVE
- 10 GARRISON GOODIES
317 GARRISON AVE
- 11 HIDDEN TALENT ART & RESTORATION
14 N 3RD STREET, SUITE C&D
- 12 JO WAITE INTERIORS
206 TOWSON AVE
- 13 JOHNSTON'S QUALITY FLOWERS
1111 GARRISON AVE
- 14 NANCY CASTILLO
505 GARRISON AVE

- 15 OLEN & CO. MARKET
11 N 3RD STREET
- 16 RIK'S SHOES
704 GARRISON AVE
- 17 SECOND TIME AROUND THRIFT SHOP
910 GARRISON AVE
- 18 SNOOPER'S BARN USED BOOKSTORE
208 TOWSON AVE
- 19 STRANGE BREW
711 GARRISON AVE

LODGING

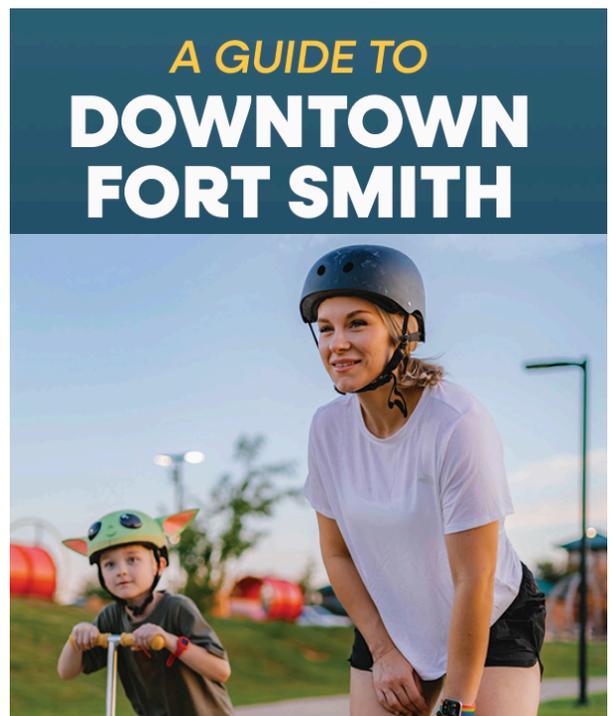
- 68 COURTYARD BY MARRIOTT
900 ROGERS AVE
- 69 RED ROOF INN
1021 GARRISON AVE
- 70 RIVERFRONT RV RESORT
1701 RIVERFRONT DRIVE
- 71 WYNDHAM
700 ROGERS AVE

DINING & DRINKS

- 20 21 WEST END
21 N 2ND STREET
- 21 5TH STREET CAFE
500 GARRISON AVE
- 22 906 COCKTAIL & CIGAR LOUNGE
906 GARRISON AVE
- 23 AJ'S OYSTER HOUSE
115 N 10TH STREET
- 24 AMIGOS BAR & GRILL
613 GARRISON AVE
- 25 ARLIE MUCK'S TAVERN
803 GARRISON AVE
- 26 THE BAKEHOUSE
115 NORTH 10TH STREET
- 27 BIRRIERIA LAJEFA
822 GARRISON AVE
- 28 BRUNWICK PUBLIC HOUSE
115 NORTH 10TH STREET
- 29 CLUB KINKEAD'S
1004 1/2 GARRISON AVE
- 30 DOE'S EAT PLACE
422 N 3RD STREET
- 31 FORT SMITH COFFEE CO.
1101 ROGERS AVE & 70 S 7TH STREET
- 32 GARRISON POINTE MARKET & CAFE
415 GARRISON AVE
- 33 HERO'S BAR
1002 GARRISON AVE
- 34 LA HUERTA GRILL
400 GARRISON AVE
- 35 NEUMEIER'S RIB ROOM
424 GARRISON AVE
- 36 NEUMEIER'S WHIPPOORWILL
509 GARRISON AVE
- 37 OLD TOWN GRAIN & FEED BAR
503 GARRISON AVE
- 38 PAPA'S PUB & PIZZERIA
508 GARRISON AVE
- 39 PRIMA ITALIA
720 GARRISON AVE
- 40 PROHIBITION LOUNGE
701 ROGERS AVE
- 41 R&R CURRY EXPRESS
1525 ROGERS AVE
- 42 ROLANDO'S NUEVO LATINO RESTAURANTE
917 N A STREET
- 43 ROOSTER'S BAR
801 GARRISON AVE
- 44 THAI CURRY
912 GARRISON AVE
- 45 THE POPPED POPCORN CO.
917 GARRISON AVE
- 46 TIPSYS BAR
1000 GARRISON AVE

ATTRACTIONS

- 47 BONNEVILLE HOUSE
318 N 7TH STREET
- 48 CISTERNA PARK
1001 GARRISON AVE
- 49 FORT SMITH CHAMBER OF COMMERCE
612 GARRISON AVE
- 50 FORT SMITH CONVENTION CENTER
55 S 7TH STREET
- 51 FORT SMITH FARMERS MARKET
N 2ND STREET & GARRISON AVE
- 52 FORT SMITH LITTLE THEATRE
401 N 6TH STREET
- 53 FORT SMITH NATIONAL CEMETERY
522 GARLAND AVE
- 54 FORT SMITH NATIONAL HISTORIC SITE
301 PARKER AVE
- 55 FORT SMITH RIVERFRONT SKATE AND BIKE PARK
121 RIVERFRONT DRIVE
- 56 FORT SMITH VISITOR CENTER
524 GARRISON AVE
- 57 GARRISON COMMONS POCKET PARK
913 GARRISON AVE
- 58 GARRISON SOCIAL
1121 GARRISON AVE
- 59 GATEWAY PARK
1300 GARRISON AVE
- 60 JOHN BELL JR PARK
1900 RIVERFRONT DR
- 61 MISS LAURA'S BROTHEL MUSEUM
2 N B STREET
- 62 QUINN CHAPEL
723 N 8TH STREET
- 63 RIVERFRONT AMPHITHEATER
121 RIVERFRONT DRIVE
- 64 ROSS PENDERGRAFT PARK
200 GARRISON AVE
- 65 TEMPLE LIVE
200 N 11TH STREET
- 66 THE BAKERY DISTRICT
700 S 7TH STREET
- 67 THE MAJESTIC
817 GARRISON AVE



A GUIDE TO DOWNTOWN FORT SMITH

COMMUNITY SURVEY RESULTS & STRATEGIC DIRECTION

COMMUNITY SURVEY SUMMARY

To inform future planning and investment, Main Street Fort Smith conducted a community survey between July 14 and August 31, 2025, receiving 1,067 responses. Notably, 87% of respondents reported visiting downtown regularly, providing a strong data set reflective of active users.

Key Findings

- **Events, dining, and live music** are the primary drivers of downtown visitation
- Strong interest in **experience-based businesses**, including arts, family entertainment, and casual dining
- **Homelessness, vacant storefronts, and building conditions** were frequently cited challenges
- Perceptions of safety are closely tied to **lighting, activity, and overall care of the district**
- Downtown is viewed as both a **destination and a potential neighborhood**, with livability tied to amenities, housing options, and activity levels

Application of Results

Survey results are guiding Main Street Fort Smith's **2026–2030 work plan**, with emphasis on:

- Expanding events, arts, and placemaking
- Supporting small business growth and temporary activation
- Improving visible building conditions
- Coordinating with partners to strengthen downtown livability



YEAR-END OUTLOOK & 2026 PRIORITIES

Looking ahead, Main Street Fort Smith will focus on:

- Implementing Mini-Grant improvements district-wide
- Launching the Pop-Up Business Program
- Expanding arts and event programming
- Advancing placemaking and safety-focused infrastructure
- Using community data to guide strategic investment



CLOSING

Main Street Fort Smith appreciates the continued partnership and support of the City of Fort Smith. Together, we are building a downtown that is active, economically resilient, and positioned for long-term success.



MEMORANDUM

TO: Jeff Dingman, Acting City Administrator
CC: Maggie Rice, Deputy City Administrator
FROM: Todd Mittge, Director of Engineering
DATE: January 22, 2026
SUBJECT: Draft Request for Qualifications for Program Management

SUMMARY

As requested by members of the Board for discussion, is a Draft copy of a proposed Request for Qualifications (RFQ) for program management services for the consent decree. The Draft RFQ included in your packet contains the full scope of services requested, a brief overview of proposed services includes:

Program Administration: Establish and oversee management and administration of activities required to support the City with implementation of the Wastewater Consent Decree, including in coordination with city staff and firm: day-to-day oversight and direction of activities related to the Wastewater Consent Decree. A status report will be submitted with each monthly invoice providing a progress report by task for the month. A copy of each status report will be forwarded to the Board for review. **Program Readiness Assessment (PRA):** Provide city with an evaluation of organization-wide capabilities for undertaking a significant infrastructure program. Review the City's existing and available documentation, systems, processes, procedures and resource/staff capabilities.

Program Execution Plan Development: Using the PRA, develop a (PEP) to serve as a guide how Consent Decree components are implemented throughout the life of the program. PEP will establish processes to govern the program and establish methodologies for individual project delivery.

Project Delivery Plan: The City's current Project Delivery Plan (PDP) has been provided to EPA/DOJ. Firm will review the PDP and provide optimal bundling and delivery strategies to identify efficiency opportunities, optimize cost, and streamline implementation. Maintain a Project Inventory, Project Bundling Plan, and Delivery Method Evaluation. Review Engineer's Cost Estimates based on available data and industry benchmarks to identify key cost drivers for potential savings to consider. Develop a high-level multiyear implementation schedule to show project sequencing, milestone dates, and logical delivery windows.

Financial Management Plan Development and Support: Update the long-term financial model (LTFM) based on the final approved Consent Decree Modification and project sequencing. Financial modeling will also consider non-Consent Decree projects required to maintain reliable system performance and utility service to customers. This model will be used

to provide guidance on capital funding, operating cash flow, and revenue generation needs throughout the life of the Consent Decree implementation. Projected rate increases will be developed and recommendations provided to the City, along with documentation of assumptions regarding capital financing sources, cost escalation, customer growth, etc. to support messaging to stakeholders.

Program Controls and Reporting: Develop a program controls and data integration plan to incorporate data from the City's system of record for reporting purposes. Includes an approach for tracking and dashboard items such as reporting of program and project level progress, budget and funding execution, cost, schedule, change management, risk management, document management, safety, etc. The schedule and estimates developed for the Project Delivery Plan will be used to establish a cost and schedule baseline. Schedule and cost performance will be monitored against this baseline throughout the life of the program. The firm will be responsible for development and maintenance of reporting dashboards for the program.

Outreach: Develop a process for outreach directly related to the needs of the Consent Decree. This will include both design and construction companies, and stakeholder communication and outreach.

Project Management: Provide up to two (2) project managers for Consent Decree projects as requested by the City and will serve as the City's project manager (PM) on assigned projects and be the primary point of contact on behalf of City for design professionals (DP) and construction contractors who are contracted directly with the City during the design, bid, and construction phases. Firm staff will not serve in a technical review capacity or be in responsible charge for any component of delivery but will be responsible for leading and managing delivery for each assigned project.

Collection System Dashboard: Develop and maintain dashboard for the collection system that is accessible to both the firm and City staff. Dashboard will serve as a centralized platform for all relevant collection system information, including reported SSO locations, cleaning schedules, CCTV inspection tracking, project locations and statuses, flow and rainfall monitoring data, and more.

Hydraulic Model Maintenance: As projects are completed firm updates the collection system hydraulic model and provide hydraulic model analysis of flow impacts of major developments and industrial flow changes. Please contact me should you or members of the Board have any questions or desire additional information.

ATTACHMENTS

1. [1-27-26 Item ID 2363 Presentation Engineering-Utilities.pdf](#)

Consent Decree Program Management RFQ



Consent Decree



- The EPA (Environmental Protection Agency) and DOJ (Department of Justice) insist on compliance with Clean Water Act regulations
- Fort Smith is working to reduce Sanitary Sewer Overflows (SSO) from the sanitary sewer collection system by repairing and upsizing pipes, and maintenance on treatment plants and pump stations

What is Program Management

- “Program management is the coordinated oversight of multiple related projects to achieve strategic organizational goals, focusing on long-term benefits rather than the specific deliverables of individual projects. It involves aligning resources, managing dependencies, risks, and costs across projects, and ensuring the overall program delivers the intended strategic outcomes.”
 - Aligns Objectives to ensure all projects contribute to the goal of compliance
 - Manages Resources to prioritize them across different projects
 - Identifies and manages the links and risks between projects
 - Focuses on delivering value and benefit to the City in terms of the Consent Decree

Request for Qualifications (RFQ)

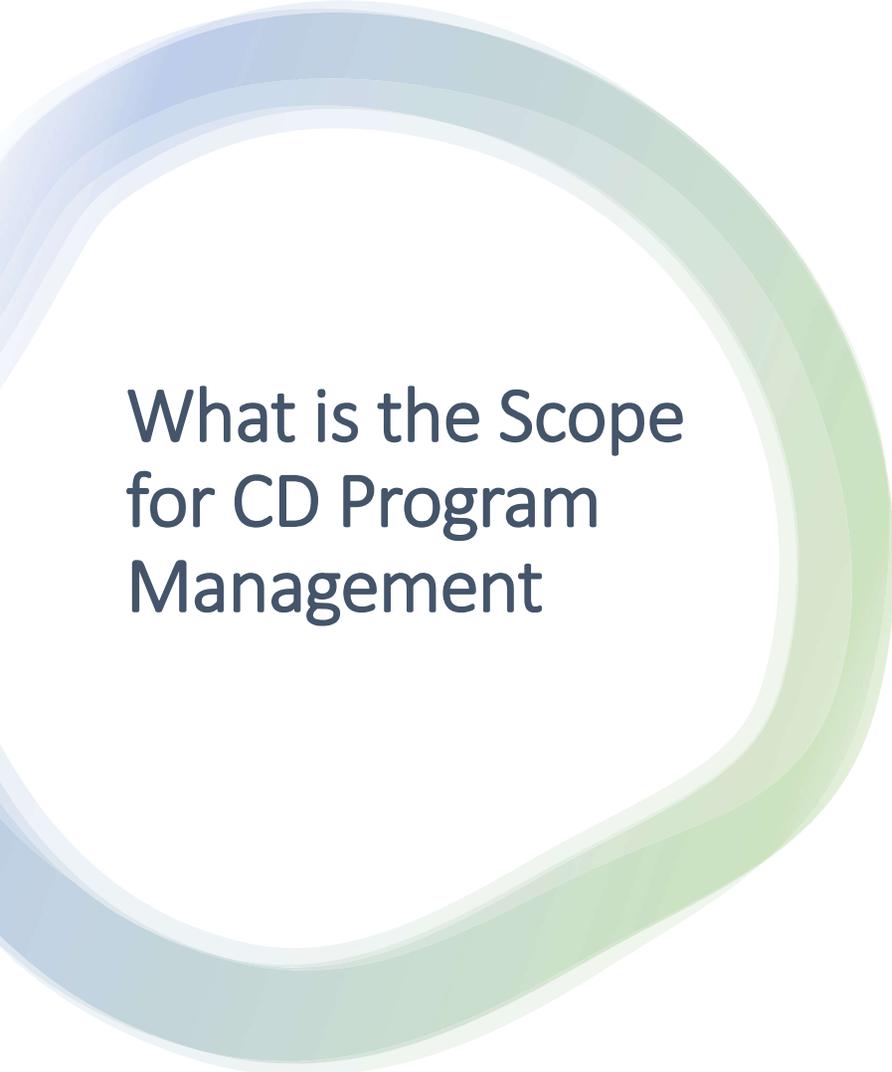
- Request for Qualifications (RFQ) is used to hire engineering firms in Arkansas (AR § 19-11-801 & AR § 19-11-802).
- RFQ is a document used to gather information from potential engineering firms to evaluate their experience, credentials, and ability to complete a project. It acts as a pre-screening tool to narrow down a list of companies to those who are qualified.
- Only after the most qualified respondent is identified does cost become a factor in determining the award (AR § 19-11-802).
- This RFQ includes a detailed scope to ensure the engineering firms provide the information needed to properly evaluate who is the best fit for Consent Decree Program Management for the City.

What is the Scope for CD Program Management

Program Administration: Establish and oversee the management and administration of activities required to support the City with implementation of the Wastewater Consent Decree.

Program Readiness Assessment: Review the CITY's existing and available documentation, systems, processes, procedures, and resource/staff capabilities.

Program Execution Plan Development: Establish processes that will govern the program and will establish methodologies for individual project delivery.



What is the Scope for CD Program Management

- **Project Delivery Plan:** Review the City's current project delivery plan and provide optimal bundling and delivery strategies that identify efficiency opportunities, optimize cost, and streamline implementation. Maintain a Project Inventory, Project Bundling Plan, and Delivery Method Evaluation, review Engineer's Cost Estimates based on available data and industry benchmarks, and identify key cost drivers so the CITY can consider areas for potential savings. Develop a high-level multiyear implementation schedule to show project sequencing, milestone dates, and logical delivery windows. The schedule will incorporate resource and funding constraints, regulatory deadlines, and seasonal limitations.

What is the Scope for CD Program Management



Financial Management Plan Development and Support:

Update the long-term financial model based on the final approved Consent Decree Modification and the project sequencing. Used to provide guidance on capital funding, operating cash flow, and revenue generation needs throughout the life of the Consent Decree implementation.



Program Controls and Reporting: An approach for tracking and dashboard items such as reporting of program and project level progress, budget and funding execution, cost, schedule, change management, risk management, document management, safety, etc.

What is the Scope for CD Program Management



Outreach: Will plan and manage outreach events with design and construction companies. Assist the CITY with stakeholder communications by creating a Stakeholder Engagement Plan to define goals and roles and responsibilities for public engagement for both project level and program level communications.



Project Management: Staff to help deliver projects for the Consent Decree only upon the request/need of the City.



Collection System Dashboard: Dynamic dashboard will serve as a centralized platform for all relevant collection system information, including reported SSO locations, cleaning schedules, CCTV inspection tracking, project locations and statuses, flow and rainfall monitoring data, and more.

What is the Scope for CD Program Management

- **Hydraulic Model Maintenance:**
Update the collection system hydraulic model to reflect impact of completed projects and provide hydraulic model analysis of flow impacts of major developments and industrial flow changes based on input as requested by the City.



Who is on the Evaluation Team

Jeff Dingman, Acting City Administrator

Maggie Rice, Deputy City Administrator

Todd Mittge, Director of Engineering

Jimmie Johnson, Deputy Director-Water Engineering

Lance McAvoy, Director of Water Resources

Matt Meeker, Director of Public Works

Evaluations and Interviews

Submit

Firms will submit their qualifications and brief description on how they will fulfill the scope.

Review

Evaluation Team will review the submittals and independently grade the submittals.

Top

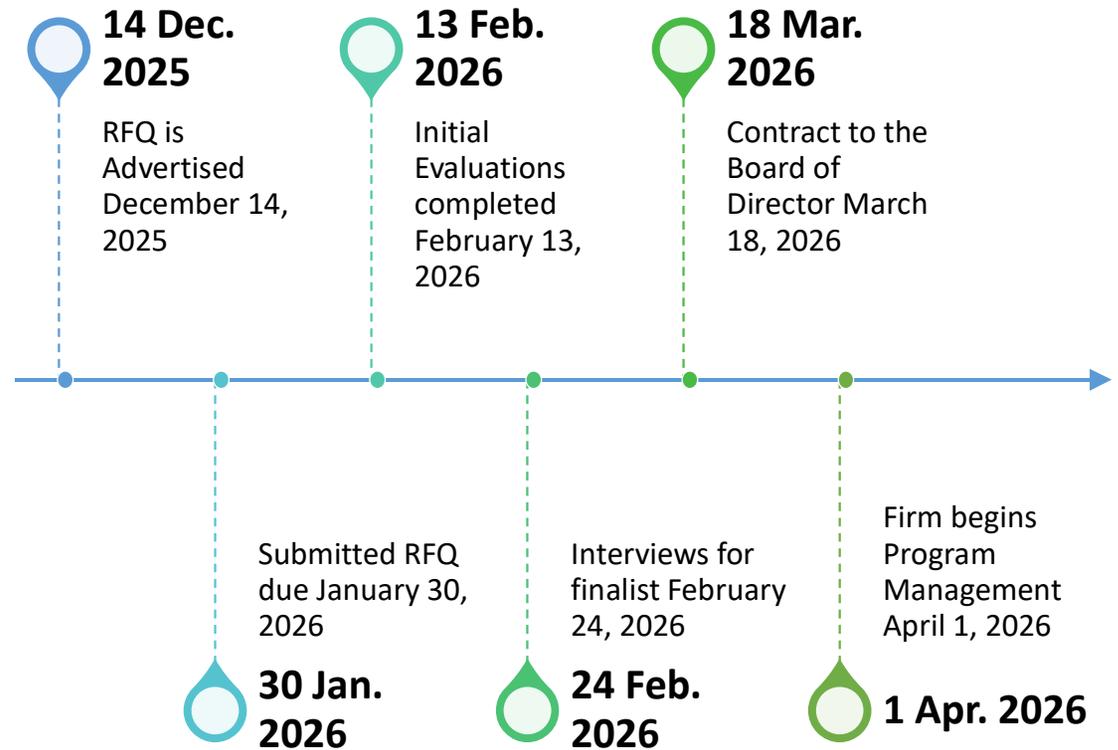
Top three firms will then interview with the Evaluation Team.

Final Decision and Board Approval

Firm will be chosen based on scoring from the submittal and interview process.

Contract will be presented to the Board of Directors for approval.

Timeline for the Process





Questions



MEMORANDUM

TO: Board of Directors
CC: Jeff Dingman, Acting City Administrator
FROM: Amanda Strange, Director of Internal Audit
DATE: January 20, 2026
SUBJECT: Agreed-Upon Procedures for Parrot Island Waterpark

SUMMARY

Directors have recently indicated interest in engaging a third-party CPA firm to perform an audit of the Parrot Island Waterpark. The options to audit the Parrot Island Waterpark were discussed at the January 8, 2026 Audit Advisory Committee meeting.

The consensus from that discussion was to engage a third-party CPA to perform an Agreed-Upon Procedures (AUP) engagement that includes audit procedures on the 2025 operations of the Parrot Island Waterpark. The benefits of an AUP engagement include the ability to customize procedures to address specific areas of concern, a lower cost than a financial statement audit, and a shorter time-frame to receive the final results.

These procedures focus on testing the following areas:

- Cash balances
- Cash receipts
- Cash disbursements
- Invoices received but not paid by year end
- Cash transfers
- Timeliness of reporting
- Financial analytics
- Base and incentive compensation

ATTACHMENTS

1. [1-27-26 Item 2507 Study Session - Agreed Upon Procedures for Parrot Island Waterpark.pdf](#)

City of Fort Smith

Parrot Island Water Park

Agreed-Upon Procedures

12/31/2025

Background

- The City of Fort Smith (City) and Sebastian County (County) entered into an agreement in 2015.
- In a Management Agreement, the City and County have contracted with American Resort Management, LLC (ARM) to provide management services for the Parrot Island Waterpark. The most recent contract (R-159-17) commenced January 1, 2018 and expires December 31, 2025.
- In the Management Agreement, an Operating Account in the name of the City is considered to be owned jointly by the City and the County. This account may have sub-accounts where funds are transferred between accounts. ARM is responsible for all deposits of revenues received and management of petty cash. ARM is responsible for the payment of expenses. All activity and transactions related to the operation of the Waterpark should be deposited into or paid from the Operating Account.
- In the Management Agreement, Section 9.1. allows for the Owner to select a CPA firm to audit the operations of the Waterpark, specifically including the Operating Account.

Objective of Procedures

- To verify the accuracy of reported cash balances and reconcile cash inflows/outflows between bank statements and the Waterpark's financial statements.
- To identify discrepancies, unusual transactions, or potential misstatements in cash reporting.

Scope

- Period covered: Each month of the 2025 calendar year.

- Accounts included: The Operating Accounts as defined in the Management Agreement and any amendments thereto.
- Focus: Cash receipts, cash disbursements, bank transfers, and ending balances.

Procedures to be performed by a CPA Firm:

1. Obtain the following documents and report if any documents were not available:
 - a. All Management Agreements between The City of Fort Smith, Sebastian County and American Resort Management, LLC covering the period from January 1, 2024 through December 31, 2025.
 - b. All monthly bank statements for the 2025 calendar year for the Operating Account and any sub-account as defined in the Management Agreement.
 - c. All monthly bank reconciliations and supporting schedules for the 2025 calendar year for the Operating Account and any sub-account as defined in the Management Agreement.
 - d. The December 31, 2024 bank reconciliations and supporting schedules for the Operating Account and any sub-account as defined in the Management Agreement.
 - e. All monthly financial statements for the 2025 and 2024 calendar years for Parrot Island Waterpark, including balance sheets, income and loss statements, and any other available financial statement.
 - f. An electronic file of the general ledger (cash receipts, cash disbursements, cash transfers, and adjusting journal entries) containing all transactions included in the monthly financial statements for the 2025 calendar year for Parrot Island Waterpark.
 - g. A list of invoices received but not paid as of December 31, 2025 and 2024.
 - h. Detail of accounts payable at December 31, 2025 and 2024.
 - i. Detail of accounts receivable at December 31, 2025 and 2024
 - j. Daily attendance records summarized by type (daily park admittance, annual pass, special events, etc.) for the 2025 calendar year.

- k. A list of revenues per day and totaled for each month by source (daily park admittance, annual pass, special events, concession, rentals, etc.) for the 2025 calendar year.
 - l. A list of concession items sold during 2025 and its corresponding sales price and average cost.
 - m. Management's accounting policies covering cash receipts, cash disbursements, capitalization of fixed assets, calculating management fees, and compiling and reporting financial statements.
2. **Confirm** directly with the bank the December 31, 2025 and 2024 bank account balances for the Operating Account and any sub-account as defined in the Management Agreement.
3. **Test Cash Balances** of the Operating Account and any sub-account as defined in the Management Agreement:
- a. Agree the confirmed bank balances to the bank balances on the December 31, 2025 and 2024 bank reconciliations and report on any differences greater than \$100.
 - b. Agree the reconciled cash balance (balance per books) on the December 31, 2024 bank reconciliations to the December 31, 2024 balance sheet and report on any differences greater than \$100.
 - c. Agree the reconciled cash balance (balance per books) on the monthly bank reconciliations for the 2025 calendar year to the balance sheets and report on any differences greater than \$100.
4. **Test Cash Receipts:**
- a. Report ARM's policy on depositing receipts.
 - b. Using the list of revenues per month by source, agree the monthly total revenue to the monthly financial statements. Report differences greater than \$500.
 - c. Total all cash receipts included in the general ledger (cash receipts journal) for each month of the 2025 calendar year.
 - d. Total all cash deposits included on each monthly bank statement for the 2025 calendar year.

- e. Reconcile the total cash receipt per the general ledger (cash receipts journal) to the cash receipts per the bank statements by month and report on any differences greater than \$500.
- f. Select certain cash receipts from the general ledger (cash receipts journal) for testing. For the purposes of this procedure, select the five largest cash receipts during the year and randomly select the lessor of 10% or 25 from the remaining population of cash receipts.
 - i. Trace the cash receipts transaction amount to the deposit(s) on the bank statement and report any discrepancies or differences greater than \$1.
 - ii. Trace the cash receipts transaction amount to supporting documents and report any discrepancies or differences greater than \$1.
 - iii. Trace the cash receipts transaction amount to the financial statements and report any discrepancies or differences greater than \$1.

5. Test Cash Disbursements:

- a. Inquire of ARM and report all authorized check signers and their approval thresholds.
- b. Report ARM's policy on payment of invoices.
- c. Total all cash disbursements included in the general ledger (cash disbursements journal) for each month of the 2025 calendar year.
- d. Total all cash payments included on each monthly bank statement for the 2025 calendar year.
- e. Reconcile the total cash disbursements per the general ledger (cash disbursements journal) to the cash payments per the bank statements by month and report on any differences greater than \$500.
- f. Select certain cash payments from the bank statement for testing. For the purposes of this procedure, select the five largest cash disbursements during the year and randomly select the lessor of 10% or 25 from the remaining population of cash payments.
 - i. Trace the cash payment amount to the general ledger (cash disbursements journal) and report any discrepancies or differences greater than \$1.

- ii. Trace the cash payment to supporting documents, including approved invoices, and report any discrepancies or differences greater than \$1.
- iii. Trace the cash payment to the financial statements and report any discrepancies or differences greater than \$1.
- iv. Report if any cash payment tested exceeds the check signer's approved threshold or if any check is signed by an unauthorized individual.
- v. Report the any cash payment tested that exceeds 45 days outstanding. For the purposes of this step, days outstanding shall be calculated by subtracting the date of check from the date of the invoice.

6. Test Invoices Received But Not Paid:

- a. Compile a list of invoices received but not paid as of December 31, 2025 and report the vendor, invoice date, due date, a brief description of goods or services provided, the payment date, and the date they were recorded in the financial statements.
- b. Compile a list of invoices received but not paid as of December 31, 2024 and report the vendor, invoice date, due date, a brief description of goods or services provided, the payment date, and the date they were recorded in the financial statements.
- c. For any payment made beyond the due date of the invoice in the previous two steps, obtain and report management's explanation for the delayed payment.

7. Test Cash Transfers:

- a. Total all cash transfers included in the general ledger (cash transfer schedule) by account for each month of the 2025 calendar year.
- b. Total all cash transfers included on each monthly bank statement for the 2025 calendar year.
- c. Reconcile the total transfers for each account in the general ledger (cash transfer schedule) to the cash transfers per the bank statements by month and report on any differences greater than \$1.

- d. Select certain transfers from the bank statement for testing. For the purposes of this procedure, select the five largest cash receipts during the year and randomly select the lessor of 10% or 5 from the remaining population of cash transfers.
 - i. Trace the cash transfer to the general ledger (cash transfers schedule) and report any discrepancies or differences greater than \$1.
 - ii. Trace the cash transfers to supporting documents and report any discrepancies or differences greater than \$1.
 - iii. Trace the cash payment to the financial statements and report any discrepancies or differences greater than \$1.

8. Timing of Reporting:

- a. For each financial statement reporting requirement listed in the Management Agreement, obtain supporting documentation (emails, memos, agendas, etc.) for the communication made by ARM for the 2025 calendar year. Report any financial statement reporting communication that did not comply with the requirements stated in the Management Agreement.

9. Financial Analytics:

- a. Using the daily totals provided by management, calculate the daily revenue per person. For the purposes of this procedure, divide the total daily revenue by the total number of attendees for each day. Calculate the average revenue per person per day. Using the average revenue per person per day, compare this amount with the daily revenue per person and obtain and report management's explanation for any daily variance more or less than 15% of average revenue per person per day.
- b. Using the monthly income statements for 2025 and 2024, compare the total monthly expense for each month in 2025 to the corresponding month in 2024. Obtain and report management's response for any variance exceeding \$1,000 and 5%.
- c. Using the list of concession items provided by ARM, calculate and report the profitability of each item. For the purposes of this step, profitability should be calculated by subtracting the average cost from the sales price and dividing the difference by the sales price. Obtain and report management's explanation for the two items with the lowest profitability.

10. Recalculate Base Compensation of Manger and Incentive Compensation of Manger paid:

- a. Recalculate all Compensation of Manager payments made during the 2025 calendar year using the formula included in Schedule 6.1 of the Management Agreement. Report discrepancies or differences in the calculation greater than \$500.
- b. Recalculate all Incentive Compensation of Manager payments made during the 2025 calendar year using the formula included in Schedule 6.2 of the Management Agreement. Report discrepancies or differences in the calculation greater than \$500.



MEMORANDUM

TO: Mayor McGill and Members of the Board of Directors
CC: City Attorney
FROM: Jeff Dingman, Acting City Administrator
DATE: January 22, 2026
SUBJECT: Parameters of request for investigation by the Arkansas Attorney General relative to installation costs for the waterslides at Parrot Island Waterpark

SUMMARY

At the January 20 regular meeting, Director George Catsavis and Director Christina Catsavis requested study session discussion regarding procedures for the city to lodge a request to the Arkansas Attorney General to investigate representations about the cost to install a waterslide complex at Parrot Island Waterpark. It was further requested that the city attorney be present for the discussion.

Attached are a July 1, 2024 email whereby the City Administrator shared the breakdown of estimated costs with the Board of Directors, as well as a comparison of that estimated cost to the actual, present-day cost the city faces to install the waterslide complex.

That discussion is scheduled for the January 27 board study session.

ATTACHMENTS

1. [20240701 EMAIL - Fwd - PIWP - Potential New Slide Complex.pdf](#)
2. [20260122 Waterslide costs estimate v actuals.pdf](#)

From: [Geffken, Carl](#)
To: [Board of Directors Email Group](#)
Cc: [Deuster, Sara](#); [Richards, Andrew](#); [Underwood, Jessica](#)
Subject: Fwd: [Warning: External Email] PIWP - Potential New Slide Complex
Date: Monday, July 1, 2024 9:15:24 PM
Attachments: [42906-18E.pdf](#)

Mayor and Directors,

When Rick Coleman was in Fort Smith to speak to the Board about the sales tax collected by PIWP, I met with him at Parrot Island. At the end of the meeting Rick mentioned the availability of a set of five slides that were available a \$1.6 million discount because the water park that purchased it couldn't complete the purchase.

Please read Rick's email below about the slide structure. It will fit in with the park's expansion plans, though this will accelerate that plan.

Thanks,
Carl

Carl E. Geffken
City Administrator
City of Fort Smith
623 Garrison Avenue
Room 315
Fort Smith, AR 72901
Ofc: (479) 784-2201
Cell: (479) 561-1510
Fax: (479) 784-2430
cgeffken@fortsmithar.gov
www.fortsmithar.gov

From: Richard Coleman
Sent: Monday, July 1, 2024 7:40 PM
To: Geffken, Carl
Cc: Peterson, Drew ; Justin Brown
Subject: [Warning: External Email] PIWP - Potential New Slide Complex

****CAUTION: EXTERNAL-EMAIL This message originated from outside the organization. Please do not click on any links or open attachments unless you recognize the sender and know the content is safe. ****

Carl,

As of today the slide complex we discussed is still available. To recap:

1. The complex was built for a client in Florida.
2. This client cancelled the project, however the slides were already manufactured and shipped.
3. Manufacture is offering this complex at a steep discount.

4. First come first serve.
5. ARM has good relationship with vendor and is buying slides for several other projects so manufacture is interested in this transaction and ARM has negotiated even a better deal.
6. When we talked a couple of weeks ago I was projecting 4.2mm all in.
7. If purchased new:
 - a. Price for similar unit new: 3.9 – 4.2 depending on configuration plus
 - b. Installation 1.2MM
 - c. Local built mechanicals and access – 700K
 - d. 5.8MM all in (estimate)
8. Current math for PIWP
 - a. Purchase: 2.6MM
 - b. Engineering 100K
 - c. Shipping 100K
 - d. Installation 750K
 - e. Local built mechanicals and access – 700K
 - f. 4.25MM all in (estimate)
9. Other notes:
 - a. This slide package would include an aquasphere tube ride which will be (to best of my knowledge) last one sold by Whitewater in America
 - b. In our current estimate there is “local built mechanicals and access” this is an area that we could utilize city/county crew with some of the efforts (if possible)
 - c. ARM is leveraging relationships to get best price possible and continuing to work on same tonight and tomorrow
 - d. There is one other potential purchaser for this complex (to best of my knowledge) and they are looking to make commitment within next couple of weeks.

Pretty fluid but think I have covered all the top points. Please let me know what questions you have.

Take care and talk to you soon,

Richard Coleman

Richard Coleman, CHA

CEO & Principal

American Resort Management, LLC

2950 West 12th Street Suite 50 Erie, PA 16505

Office: 814.833.2631 ext 101 Facsimile: 814.833.2667

Web: www.americanresortmanagement.com

IMPORTANT: The contents of this e-mail and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this e-mail in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

Waterslide Cost Estimate v. Actual Cost, as of
1/22/2026

		July 1, 2024	Actual Cost	Potential Provider	
1.a	Slide Complex design & equipment	2,600,000	2,464,753	Whitewater West	combined contract BOD approved 9/3/2024 \$2,907,901 (inc. est tax)
1.b	Sales Tax on equipment purchase	not specified	213,248	Whitewater West (est)	
1.c	Shipping	100,000	229,900	Whitewater West	
2.a	Engineering/Construction Design	100,000	90,000	Ramaker & Associates	
2.b	Geotechnical Report	not specified	8,560	Data Testing Inc.	
2.c	Structural Design	not specified	12,000	The Core Group	CA approved 2/20/2025
2.d	redesign for relocating site	n/a	9,000	Ramaker & Associates	CA approved 4/7/2025
3.a	Installation	750,000	509,500	CSM Waterworks	BOD approved 3/4/2025
4.a	Local built mechanicals & access (foundations, etc)	700,000	1,059,934	Royal Ridge Construction	BOD approved 1/20/2026
4.b	Pumphouse Portion of local built mechanicals	not specified	680,000	Royal Ridge Construction	BOD approved 1/20/2026
4.c	Aquatics Portion of local built mechanicals	not specified	600,000	Burton Pools & Spas (est)	pending actuals & BOD approval
4.d	Site work: fence, sidewalks, landscaping, etc	not specified	333,041	Contractors/City forces	pending actuals & BOD approval
5.a	Additional expenses		24,302	equipment rental	forklift rentals for unloading/moving parts
"all in" original estimate* v. actual cost as of Jan. 22, 2026		4,250,000	6,234,238		

*per email from ARM to CA dated 7/1/2024