A Community On The Rise!
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**Mission**

Direct and implement the development of Chaffee Crossing in a manner that promotes economic growth and enhances the quality of life in the region.

**Goal**

Maximize the value of Chaffee Crossing by creating an attractive, upscale development that includes sound infrastructure, quality housing, recreational and community facilities, retail establishments and businesses that provide above-average paying jobs.
A MESSAGE FROM THE FCRA EXECUTIVE DIRECTOR

Board of Trustees
Fort Chaffee Redevelopment Authority
Fort Smith, Arkansas

As I present the 2015 Annual Report for the Fort Chaffee Redevelopment Authority (FRA), I am very pleased to announce that this brings us to halftime at Chaffee Crossing. Reflecting back, the past eight years have gone by very quickly and FRA has successfully accomplished many of our development and fiscal goals. I am very excited to announce that over $1 billion in capital investments are projected for FRA property sold between 2000 and 2015. But I am referring to this present time in our development as “halftime” because there is still much more to achieve in the second half. Overseeing the completion of the physical development of the property will be our primary focus in the coming years. The completion of our utility construction program as well as our other capital improvement projects such as streets and other infrastructure is critical.

Our staff has performed above and beyond the call of duty this year. We have exceeded our revenue projections for 2015 while keeping expenses under budget. This has truly been a team effort. Each one of the FRA employees has taken ownership in our project and feels a great sense of accomplishment. I commend them for their untiring efforts to make Chaffee Crossing the “Best of the best!”

Also, I thank each one of you for your dedication to our mission, goals and objectives. Without your service, we would not be where we are. As you know, our workload is increasing, necessitating more involvement from each one of you. I appreciate your willingness to serve and to continue making Chaffee Crossing the envy of the entire state.

I wish each one of you a very prosperous 2016.

Respectfully,

Ivy Owen is a frequent economic development speaker and instructor.
The year of 2015 will always be remembered as a year of “firsts”. Our first residential development in Barling broke ground in January. We sold our first building in the Historic District. October brought the groundbreaking for our first medical clinic and our first restaurant opened in December. In addition to these happenings, our first retail/commercial plaza was announced. The Montessori School of Fort Smith was approved to purchase property in order to grow its campus. The list goes on and on. It seemed as if we had a significant announcement or groundbreaking each month during the year and as we look forward into 2016, groundbreakings will become ribbon cuttings. And with ribbons cuttings come new jobs and an improved economic environment for the entire region. Thanks to all our staff for their continued hard work. Without their dedication, many of these things would not be possible. Here’s looking to 2016 with excitement!

Dean Gibson
Owner, Pinnacle Communications
FCRA is very proud of the professional, civic and community involvement of our staff. Following is a partial list of the programs and organizations through which they contribute to the growth of Chaffee Crossing and the regional community.

188th Wing/Fort Chaffee Community Council
Alzheimer’s Association
Arkansas Economic Developers Council
Arkansas Community Development Society
Barling Cruise Night
Barling Economic Development Commission – Advisory Role
Barling Elementary Partners in Education
Barling Preschool Advisory Board
Boys Shelter, Inc.
Chaffee Crossing Historic Preservation Organization Board
Community Development Institute-Central Advisory Board
Fort Smith Bicentennial Committee
Fort Smith Commissary Kiwanis
Fort Smith Historical Society
Fort Smith Marathon
Fort Smith Museum of History
Fort Smith Public Library

Fort Smith Parks & Recreation Commission
Fort Smith Regional Chamber of Commerce Board
Fort Smith Trolley Museum Board
Friends of Recreational Trails Committee
Greater Fort Smith Association of Home Builders – Associate Council
Interstate 49 International Coalition
Leadership Fort Smith
Maggie House – Associate Council
National Community Development Council
National Trust for Historic Preservation
Old Fort Homeless Coalition Advisory Committee
Regional Intermodal Transportation Authority Board
Reynolds Cancer Support House
Southern Economic Developers Council Advisory Board
True Grit Cycling Ride
UAFS Board of Visitors, Mentor Program, History Department, et al
WAPDD-MPO Board, Wayfinding Sign Committee
A Day That Was Decades In The Making

A crowd of 300 or more legislators, elected officials, business people and I-49 supporters ignored rising 90-degree temperatures to officially dedicate the new 6.5-mile section of future Interstate 49. Anxious spectators gathered on the Hwy. 22 overpass on July 14, 2015 to hear Arkansas Governor Asa Hutchinson officially dedicate the newest section of the interstate through Chaffee Crossing. The ceremony included comments by Arkansas Highway Commission Chairman Dick Trammel, AHTD Director Scott Bennett, Fort Smith Mayor Sandy Sanders, Barling Mayor Jerry Barling, FCRA Executive Director Ivy Owen and Fort Smith Regional Chamber of Commerce President Tim Allen.

In interviews after the ceremony, Gov. Hutchinson said he considers the completion of this section of Interstate 49 through Chaffee Crossing “an exclamation point” for economic development, not only for the Fort Smith region, but also for the state of Arkansas and the entire country. “Every step going forward is progress, and it’s what we need here, in Arkansas and in the nation,” Hutchinson said, noting the critical role transportation plays in economic development.

Funding for the I-49 project through Chaffee Crossing was secured in 2008 through the American Reinvestment and Recovery Act and the Arkansas Highway and Transportation Department. Many thanks are due for the support received over the past eight years from Arkansas legislators and local officials. For some, the anticipation of the interstate has been 20 years in the making, but in the words of Barling Mayor Jerry Barling, “This is just the beginning.” FCRA is already seeing huge payoffs for investors who have established businesses at Chaffee Crossing and through a heightened level of interest by prospective investors around the state and across the nation.
I-49 Is The Front Door To Chaffee Crossing

Following the dedication ceremony and inaugural drive down the pristine new section of Interstate 49, legislators, Arkansas Highway Commissioners, Arkansas Highway and Transportation Department officials and community representatives were invited to a celebratory reception at the Chaffee Crossing Media Center in the Historic District. Ivy Owen welcomed the guests and made a presentation about the current status of projects in Chaffee Crossing, focusing on projects that have been successfully landed due to the proximity of I-49. He also stressed the need to find funding for a new bridge across the Arkansas River in order to fulfill the potential of the development. He reminded them of the common theme of Gov. Hutchinson and Scott Bennett’s words earlier in the day: this new section of I-49 is great, but it’s just a start.

Over the course of the year, FCRA supported the efforts of the I-49 International Coalition to find funding for a new Arkansas River bridge. Staff attended the Coalition’s Regional VP Meeting in Mena, AR and prepared a presentation for the AR Municipal League.

In November, the Arkansas delegation of the I-49 International Coalition traveled to Little Rock to meet with Gov. Asa Hutchinson, asking him to dedicate funding for a new bridge across the Arkansas River and the Bella Vista Bypass. Members from Fort Smith, Mena and Texarkana discussed the potential for job creation and economic impact in each region. Ivy Owen was able to share specific examples of industry that has already located at Chaffee Crossing in anticipation of the interstate opening, as well as prospects who are considering locating their businesses here. He shared the testimonies of local manufacturers who are seeing increased productivity and cost savings now that the new section has opened through Chaffee Crossing.

Ivy Owen addresses a crowd of AHTD commissioners, staff and elected officials in a reception following the I-49 dedication ceremony.
Dreams Are Becoming Realities

March 1, 2015 was a blustery, foggy day, but the weather did not deter over 200 people from attending the official groundbreaking for the proposed Arkansas College of Osteopathic Medicine (ARCOM), a 102,000 square foot facility, estimated to bear a $32.4 million construction price tag. But the price will be well worth it. The osteopathic college will not only improve regional health care, it will also create 92 academic positions with an average $116,000 salary and have an annual economic impact of $80-$100 million.

A short six weeks later on April 15, ArcBest Corporation broke ground for a new corporate headquarters atop the scenic McClure Ridge. Arkansas Gov. Asa Hutchinson and Arkansas Economic Development Commission director Mike Preston joined ArcBest representatives in the ceremony. The transportation and logistics giant plans to build a 200,000 square foot facility estimated at $42 million on a 70-acre campus. The company plans to occupy the building in early 2017 and create 975 jobs by 2021.
Forging Roads In New Business Sectors

Brownwood Life Care Center broke ground for a $6 million intermediate care facility on August 26. The 42,000 square-foot residential and around-the-clock health services facility for children and young adults with intellectual disabilities will be located at 7500 Wells Lake Road. The agency provides habilitation therapy and educational services through their contracted therapy specialist and special education teachers.

Ground was broken for the very first medical clinic in Chaffee Crossing on October 6. The 2,400-square foot building represents a capital investment of $770,000 by Chaffee Crossing Clinic, LLC and Harco Properties, LLC just east of I-49 at 17200 Roberts Blvd. Dr. Justin Hayes, two board certified family physicians and a nurse practitioner will offer patient-centered primary care services including on-site laboratory, X-ray, and ultrasound. Chaffee Crossing Clinic is projected to open in March 2016.

A new transmission line for Magellan Pipeline is under construction from Fort Smith to Little Rock. Magellan purchased easements from FCRA which start near Massard Rd., cross McClure Ridge and follow Roberts Blvd. to the I-49 right of way where engineers will bore underground and continue east to Hwy. 22.

Forsgren Construction, Fort Smith street department and APAC-Central worked diligently to complete R.A. Young, Jr. Drive, before the end of 2015. The new street connects Wells Lake Road to the ArcBest Corp. campus and provides access to the new Providence residential development. An extension of McClure Drive was also started in 2015. The $3.8 million cost of the two street projects will be shared by the City of Fort Smith and FCRA.
Total revenue for 2015 exceeded budget projections. The prediction that the opening of Interstate 49 would drive land values and sales has proven to be true. Expanding into new business sectors such as health care, technology/communications and oil and gas also had a significant impact on sales. The flexibility to modify land use classifications has allowed FCRA to adapt the Master Land Use Plan in a way that accommodates land sales for new industry while continuing to complement existing development.

Approximately 2,800 acres of FCRA land are available for sale and development. Currently, eight parcels ranging from four acres to seventy-seven acres are identified for industrial development. Again, the proximity to I-49 will drive the value of the parcels. Another area where land values are expected to increase is in the Historic District. The district was expanded in 2015 to include more buildings which are now eligible for the highly attractive federal and state tax incentives available to investors.

FCRA's total expenditures were under budget for the year. A portion of the budgeted expense for two new streets which FCRA is cost-sharing with the City of Fort Smith will roll over to 2016. Easements were provided to Fort Smith and Barling for sewer lines and pump stations this year. Some of these projects are on FCRA's prioritized infrastructure project list. Thanks to mutually beneficial relationships with the cities of Fort Smith and Barling, Sebastian County and the State of Arkansas, FCRA is able to keep infrastructure projects ahead of development. Taking into consideration cash reserves at this point in time, along with steadily increasing values for the remaining land available for sale, these and other goals are attainable.

### Land Sales Approved In 2015

<table>
<thead>
<tr>
<th>BUYER</th>
<th>ACRES</th>
<th>PRICE</th>
<th>INTENDED USE</th>
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<tr>
<td><strong>PROPERTY SOLD</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>B&amp;P Sparkman, LLC</td>
<td>5.0</td>
<td>$400,000</td>
<td>Commercial Office/Dental Office</td>
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<tr>
<td>Beam Properties, LLC</td>
<td>10.0</td>
<td>$90,000</td>
<td>Multi-Family Residential Development</td>
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<tr>
<td>Gary Edwards</td>
<td>2.4</td>
<td>$23,500</td>
<td>Single-Family Residential</td>
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<td>GN Investment Group, LLC</td>
<td>2.3</td>
<td>$115,000</td>
<td>Commercial/Retail &amp; Fiber Optic Cable</td>
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<td>Highland Crossing, LLC</td>
<td>11.1</td>
<td>$176,960</td>
<td>Single-Family Residential Development</td>
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<td>Mahogany, L.L.C.</td>
<td>1.4</td>
<td>$70,000</td>
<td>Commercial Office</td>
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<tr>
<td>Norris &amp; Kindrick, LLC</td>
<td>10.1</td>
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<td>Commercial Office/Multi-Family Residential</td>
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<td><strong>NO-COST TRANSFERS</strong></td>
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<tr>
<td>City of Fort Smith</td>
<td>2.2</td>
<td>$0</td>
<td>Future Sewer Pump Station-Ft Chaffee Blvd.</td>
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<tr>
<td>City of Fort Smith</td>
<td>0.3</td>
<td>$0</td>
<td>Future Sewer Pump Station Roberts &amp; AR 549</td>
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<td><strong>PROPERTY SALES PENDING</strong></td>
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<tr>
<td>Chaffee Commercial Properties, LLC</td>
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<td>Commercial/Retail Development</td>
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<td>Curly &amp; Crash, LLC</td>
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<td>Fort Smith Montessori School, Inc.</td>
<td>15.0</td>
<td>$150,000</td>
<td>Educational Facility</td>
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<td>Free Will Baptist Family Ministries, Inc.</td>
<td>20.0</td>
<td>$150,000</td>
<td>Commercial Residential Facility</td>
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<td>Providence, LLC</td>
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<td>$791,980</td>
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<td>QB Ventures, LLC</td>
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<td>The Haven Addition, LLC</td>
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<tr>
<td>TRSouth Properties, LLC</td>
<td>7.2</td>
<td>$219,083</td>
<td>Veterinary Hospital/Clinic</td>
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<tr>
<td><strong>TOTAL LAND SALES APPROVED IN 2015</strong></td>
<td>165.5</td>
<td>$3,077,142</td>
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LEADING AT THE HALF

FCRA continues to engage professional realtors R.H. Ghan & Cooper Commercial Properties to list and market property in order to attract and secure high-quality commercial and retail developers. The partnership proves to be a highly successful one, resulting in significant marketing efforts and exposure to an ever-expanding portfolio of companies who are making the commitment to do business in Chaffee Crossing. Ghan & Cooper invested $10,000 in new property signs, internet marketing and email blasts. Their real estate agents conducted 370 site visits and made more than 3,300 prospect contacts.

FCRA hosted exhibits in the Greater Fort Smith Association of Home Builders Home Show and the Fort Smith Regional Chamber of Commerce Business Expo. The effort generated multiple prospect leads while supporting local economic development organizations and related businesses.

During the course of the year, FCRA was represented at over two dozen professional economic development and leadership conferences, regional transportation and infrastructure planning meetings, and training workshops. Among them were Southern Economic Developers Conference in Atlanta, Community Development Institute (CDI) in Conway, CDI Western Arkansas Boot Camp in Fort Smith, Arkansas Economic Developers Conference in Fayetteville and University of Arkansas Extension Service Breakthrough Solutions Conference in Little Rock. In addition, FCRA hosted multiple group tours and presentations for business professionals including Leadership Arkansas, Leadership Fort Smith and Leadership Crawford County.

In late fourth quarter, Chaffee Crossing received the highly coveted “Top Five Award of Excellence in Transportation” from a national site selector publication, Expansion Solutions Magazine. The award recognizes economic development organizations which have shown exceptional progress and potential in the area of transportation by successfully recruiting, retaining and/or assisting growing businesses.

Perhaps the strongest marketing outreach effort of the year came in the form of assistance to the newly formed City of Barling Economic Development committee. FCRA staff provided guidance and information to the committee members as well as assisted them with an application for a Community Development Institute advanced year class project. Barling was not selected for the project, but the effort raised enough interest for CDI staff to provide a professional facilitator to help the committee write a strategic plan and a marketing plan. This is an investment in the future of Barling that will benefit the community as well as investors who buy FCRA property within the city limits.

Chaffee Crossing continued to be well represented through its website, chaffeecrossing.com, and social media. Relationships with local, regional and state media continue to pay benefits in the form of interview opportunities, coverage of groundbreakings and ribbon cuttings and periodic progress stories.
RAISING THE BAR OF FCRA SUCCESS

$1,054,987,000
Projected capital investments on property sold 2000 - 2015

$4,400,000
2015 annual revenue

$3,077,142
Total land sales approved in 2015

165.5
Acres of land sales approved in 2015

35,000
Number of daily trips projected on future I-49 through Chaffee Crossing

$0
FCRA continues to carry NO long-term debt

1,255
Full time jobs created

88
New job creation related to 2015 land sales and no-cost transfers

46
Buildings leased

$25,000
Average monthly leasing revenue
$82,753,000
Initial capital investments on property sold in 2015 (estimated)

$1,686,000
Capital improvements funded by FCRA in 2015

10,000
Marketing contacts made via email, internet, telephone

5,915
Fans on six Facebook pages – 14% increase over 2014

155
Volunteers for museums and events

2,750
Volunteer hours

33
Property tours conducted with legislators, business professionals and civic groups

1,587
Residential units planned, built or under construction

850
Entries in the 4th Annual Veterans Day Parade at Chaffee Crossing

13,600
Historic District visitors – museums, festivals, sporting and community events

1,000
Increase in rounds of golf played at Deer Trails Country Club over the prior year

All financial data are unaudited.
**PROJECTED CAPITAL INVESTMENTS**  
*(Estimated for property sold 2000-2015)*

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tr>
<td>Industrial</td>
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<tr>
<td>Residential</td>
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<td>Government</td>
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<td>Education</td>
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<tr>
<td>Commercial/Retail</td>
<td>$53,420,000</td>
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<td>Streets &amp; Utilities</td>
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<td>Medical</td>
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<td>Recreation</td>
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<td>Churches</td>
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<tr>
<td>Historic District</td>
<td>$347,000</td>
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**Total: $1,054,987,000**

**INDUSTRIAL CAPITAL INVESTMENTS**  
*(2000-2015 estimate)*

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<tr>
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<tr>
<td>Mars PetCare</td>
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<td>Mitsubishi</td>
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<td>Graphic Packaging</td>
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<tr>
<td>Umarex USA</td>
<td>$17,800,000</td>
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<tr>
<td>Phoenix Metals</td>
<td>$12,000,000</td>
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<tr>
<td>Old Dominion Freight</td>
<td>$6,000,000</td>
</tr>
<tr>
<td>Affinity Chemical</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Chaffee Comm. Props.</td>
<td>$1,500,000</td>
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</table>

**Total: $408,400,000**

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**Attracting And Preparing For New Industry**

FCRA’s joint efforts with the Fort Smith Regional Chamber of Commerce, the Arkansas Economic Development Commission and other regional agencies continue. FCRA's past success is evident by the development completed in the industrial neighborhood—six international industrial companies located there now employ over 1,000 people. As less industrial property is available, FCRA is now seeking technology and medical related industries to support a growing medical community. There is also a growing firearms manufacturing segment with the Walther Arms, Inc. North American headquarters and Umarex USA regional headquarters at Chaffee Crossing. Because of this emerging sector, FCRA is recruiting related industries to support them.

FCRA is working with developers to bring sewer, water and utilities to their properties. This involves multiple utility companies, the cities of Fort Smith and Barling, AHTD and technology companies. FCRA staff continuously work with the City of Fort Smith to streamline building permit, zoning, and development codes and procedures in order to fulfill the goals of the city’s 2015 Comprehensive Plan and to keep it current. Through marketing and public relations efforts, FCRA also promotes the understanding that it is easy to develop Chaffee Crossing property in cooperation with the cities of Fort Smith and Barling.

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**2015 EASEMENTS GRANTED**

- **AOG** – 4,000 linear foot gas line easement along Wells Lake Rd., renewal of three gas line easements north of Frontier Rd., and renewal of right-of-way easement on Hwy. 59
- **City of Fort Smith** – Right-of-way easement for Veterans Ave. cul-de-sac • Sanitary sewer easement for McClure Valley trunk sewer line (Zero Street to ArcBest) • Right-of-way easement for McClure Drive and R.A. Young, Jr. Drive • Drainage easement for McClure Drive and R.A. Young, Jr. Drive • Sanitary sewer easement for a sewer line that will connect to future pump station on Fort Chaffee Blvd. • Sewer utility easement at Roberts Blvd. and Veterans Ave. along eastern boundary of Highland Crossing • Sanitary sewer easement and two access easements for future pump station on NW corner of Roberts Blvd. and AR-549
- **OG&E** – Overhead electrical line easement from Hwy. 255 to McClure Drive
- **AT&T** – Widening of facilities easement on Roberts Blvd. northeast of AR-549
- **Magellan Pipeline** – Right-of-way easement for petroleum products pipeline
- **AOG, Cox, CG&E & other franchise utilities** – Utility easement along ArcBest property line, McClure Dr., and R.A. Young, Jr. Dr.
Mars PetCare completed a $40 million expansion in fourth quarter 2014. In February 2015, the company announced a double-double expansion estimated at $82 million. This brought the facility to maximum operating capacity of four production lines and increased employment to 156 employees.

**AN ELITE ADDRESS**

Chaffee Crossing is proud to be the corporate and regional headquarters for eight international, national and regional organizations. These companies and state agencies are a testament to the level of quality development taking place in western Arkansas.

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**2015 STRATEGIC PARTNERS**

FCRA appreciates the support of individuals and organizations that contribute to its success.

Arkansas Governor Asa Hutchinson  
Arkansas Economic Development Commission and Staff  
Arkansas Highway & Transportation Department  
Arkansas Highway Commission  
Arkansas Historic Preservation Program  
Arkansas National Guard  
Beall Barclay & Company PLC CPAs  
Blake Construction  
City of Barling  
City of Fort Smith  
City of Greenwood  
City of Lavaca  
City of Van Buren  
Crafton Tull & Associates  
Fort Smith Convention and Visitors Bureau  
Fort Smith Public School District  
Fort Smith Regional Chamber of Commerce  
Greenwood Chamber of Commerce  
Greenwood Public School District  
I-49 International Coalition  
Lavaca Public School District  
Mickle Wagner Coleman Engineers  
Przybysz & Associates, CPAs  
Regional Railroad Companies  
Regional Utility Companies  
Sebastian and Crawford Counties  
U.S. Department of Energy  
University of Arkansas-Fort Smith  
Van Buren Chamber of Commerce  
Western Arkansas Planning and Development District  
Western Arkansas Regional Intermodal Transportation Authority
New Business Sectors Arise

A new and exciting addition to the Chaffee Crossing Historic District will be the Fort Smith Brewing Company. Owners Quentin Willard and Brooke Elder will soon brew their beer in a 9,000 square foot WWII-era warehouse at 7500 Fort Chaffee Blvd. They also plan to install a tasting bar where customers can enjoy their latest recipes in a unique atmosphere.

StoneHouse Chaffee Crossing, the first restaurant in Chaffee Crossing, opened in December. The beautifully rustic restaurant will feature a seasonal farm-to-table menu with locally grown meat and produce when available. A chef’s table near the kitchen will allow guests to interact with the chef on a reserved/preferred seating basis. Owner Dave Rolens and Executive Chef Memo Vaca plan to offer lunch and dinner and eventually expand with Sunday brunch by reservation. Outdoor patios will accommodate wedding catering, parties and receptions with space for bands and dancing. The building was originally the Maness Schoolhouse and is still listed on the National Register of Historic Places. This is a great example of what can happen when imagination and creativity are applied to the historic buildings Chaffee Crossing has to offer.

Other new businesses that opened in late 2014 or first quarter 2015 were CrossFit Fort Smith on Veterans Blvd. and Body Masters Fitness and Training on Brittany Dr.
It has long been an FCRA development goal to recruit health care facilities such as clinics, hospitals and physician offices. With the announcement of the new Arkansas Colleges of Health Education (ACHE) in 2014, it became a central focus of marketing and prospecting efforts. In one short year, Chaffee Crossing went from zero health related businesses to four! Chaffee Crossing Clinic broke ground in October and is expected to open in March 2016 (see the photo and story on page 9).

Local dentist Beau Sparkman and other members of B&P Sparkman, LLC purchased five acres on south Chad Colley Blvd. to build a dental clinic and a retail/commercial development with other professional office spaces. The property is conveniently located near residential developments on Massard Rd., Chad Colley Blvd. and Interstate 49.

Greenwood large animal veterinarian Trevor South has contracted to purchase 7.2 acres east of the AHTD campus on Frontier Rd. in Barling to build the new state of the art River Valley Animal Hospital & Emergency Clinic. Dr. South and his wife, also a veterinarian, plan to create a clinic that will give animal owners another option for large animal veterinarian services and 24-hour emergency care. Construction is expected to begin immediately with the clinic opening in eight months.

In mid-December, Mercy Clinic-Fort Smith announced a collaboration with the Arkansas Colleges of Health Education (ACHE) to construct a 13,500 square foot medical clinic on ACHE property, across the street from the proposed Arkansas College of Osteopathic Medicine. Architectural plans for the clinic include 28 exam rooms, x-ray, triage, laboratory and conference space to accommodate recently approved residency program training requirements. Mercy Clinic and ACHE have set aside ample property for expansion of additional Mercy facilities.

The ability to offer the latest technology relative to communications has always been a vision for FCRA. Due to the rapidly advancing demand in today's business world for cutting edge communication services, FCRA has secured this necessity. After successfully winning a contract to provide data services to the new medical school, Pinnacle Communications of Lavaca approached FCRA about buying a building and land on Mahogany Ave. This land will serve as a place to locate an equipment service building and a future commercial office. Pinnacle Communications has an all-buried fiber optic infrastructure to serve the medical school as well as commercial and residential customers within Chaffee Crossing.
Eight new residential developments were announced in 2015. The map below demonstrates the explosive development near the proposed medical college and the ArcBest Corporation campus. Wells Lake Road will soon be populated with a concentration of residential and educational construction projects. Retail and commercial growth is happening in Barling along Frontier Road across from the medical school and The Prairie apartments. Soon, two medical clinics, a dental clinic and a veterinary clinic will be conveniently located near Chaffee Crossing neighborhoods.

**Providence at Chaffee Crossing** – 94 upscale, estate style homes along the ridge north of ArcBest Corp. with entry from Wells Lake Road.

**The Havens at Chaffee Crossing** – 25 duplexes (50 units) on property connected to the new Arkansas Colleges of Health Education campus.

**Highland Crossing** – 32 single-family residential homes near ArcBest Corp. headquarters, the medical school and the Montessori School of Fort Smith.

**The Prairie Apartments at Chaffee Crossing** – 188 upscale apartments across the street from the medical school and Frontier Point Shopping Center.

**Springhill Estates** – Phase I (14 duplexes, 28 units) of the first residential development on Chaffee Crossing property within the city limits of Barling is nearly complete.

**The Reserve Apartments** – Phase 2, now complete, includes 128 apartments; both one- and two-bedroom units are available.

**Nguyen/Do Senior Community Living** – An independent living community is planned with 20 duplexes and a neighborhood center for activities.

**Free Will Baptist Family Ministries** – Four separate cottages for long-term residential care of foster children are planned on a twenty-acre parcel with room for future expansion.

**Residential Recap**

<table>
<thead>
<tr>
<th>Development</th>
<th>Total Lots/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Woods</td>
<td>177</td>
</tr>
<tr>
<td>Cisterna Villa</td>
<td>87</td>
</tr>
<tr>
<td>Reata</td>
<td>50</td>
</tr>
<tr>
<td>Stoneshire</td>
<td>82</td>
</tr>
<tr>
<td>Stonebrook</td>
<td>80</td>
</tr>
<tr>
<td>The Reserve</td>
<td>480</td>
</tr>
<tr>
<td>Solomon's Gate</td>
<td>56</td>
</tr>
<tr>
<td>Springhill Estates</td>
<td>93</td>
</tr>
<tr>
<td>Bost Lifebridge Housing</td>
<td>12</td>
</tr>
<tr>
<td>Providence</td>
<td>94</td>
</tr>
<tr>
<td>The Havens</td>
<td>50</td>
</tr>
<tr>
<td>Highland Crossing</td>
<td>32</td>
</tr>
<tr>
<td>Norris &amp; Kindrick</td>
<td>12</td>
</tr>
<tr>
<td>The Prairie</td>
<td>188</td>
</tr>
<tr>
<td>Brownwood Life Care</td>
<td>50</td>
</tr>
<tr>
<td>Nguyen/Do Property</td>
<td>40</td>
</tr>
<tr>
<td>FWB Family Ministries</td>
<td>8</td>
</tr>
<tr>
<td><strong>Total Lots/Units</strong></td>
<td><strong>1,587</strong></td>
</tr>
</tbody>
</table>
LEARNING OPPORTUNITIES ABOUND
The Montessori School of Fort Smith plans to relocate its campus to Chaffee Crossing. The school board is currently raising funds for the project which is anticipated to cost $5 million. Their goal is to begin construction in 2017 and move onto the campus in 2018.

Other educational institutions with a significant presence at Chaffee Crossing include the UAFS CDL School which holds classes year-round for over-the-road driver instruction. Arkansas Tech University-Ozark has a classroom for medical technology classes and is considering future classes that will complement Arkansas College of Osteopathic Medicine programs. Fort Smith Public Schools still has 56 acres of prime property reserved to build an educational facility in the future.

CHAFFEE CROSSING IS MAKING AN EDUCATIONAL FOOTPRINT
These schools and organizations have chosen to make their home at Chaffee Crossing.

AR Colleges of Health Education
UAFS CDL School
ATU-Ozark Technology Classes
The Montessori School of Fort Smith
Fort Smith/Van Buren Plumbing Apprenticeship School
Cre8ive Arts Network
The Learning Fields at Chaffee Crossing
McCafferty School of Irish Dance

Progress photos of the Arkansas College of Osteopathic Medicine.

March 2015

June 2015

September 2015

November 2015
Putting Plans into Action

In 2015, the Chaffee Crossing Historic District (CCHD) took significant steps toward becoming a destination for business and tourism. The sale of a warehouse and a single-story building in the district that will become a brewery and an insurance office in 2016 is generating new levels of interest by other investors. Progress was made on the development of a Historic District Master Plan which will guide growth of the area in the coming years. After the Veterans Day Parade in November, ground was broken for a veterans memorial, a significant element of the Master Plan that will complement the museums. Orders are increasing for engraved bricks that will line the walkway and create a lasting tribute to veterans of Chaffee and all wars.

CCHD received its first significant grant in 2015—a $37,266 grant from the Arkansas Historic Preservation Program (a division of the Arkansas Department of Heritage) to restore Barrack 823. This renovated barrack where Elvis Presley stayed in 1958 will provide space for expanded museum exhibits. The CCHD also received several significant artifact donations throughout the year. It would not be possible to operate the rapidly expanding Chaffee Barbershop Museum and the Museum of Chaffee History without twenty-plus dedicated volunteers, several of whom received awards for long service at the annual Volunteer Appreciation Dinner.

A Time For Healing And Remembering

Forty years ago, in May 1975, the first Vietnamese refugees came to Fort Chaffee. A number of those refugees commemorated their arrival in the U.S. by visiting Fort Chaffee and the Museum of Chaffee History. One of those visitors, Hue Tran Berger, came to Fort Chaffee at age seven with her parents and eleven brothers and sisters. Lt. Col. Dwight Ikenberry and Fort Chaffee staff hosted a special tour for her. Local television station KFSM TV 5 produced a documentary of her visit.

This year also marked the 35th anniversary of the arrival of Cuban refugees at Fort Chaffee. Gorge Sosa, an 18-year U.S. military veteran whose family came to Fort Chaffee during the Cuban Resettlement Operation in 1980, returned to Chaffee this summer. He was four years old when his family left Cuba in search of freedom in America. He is the first known Cuban refugee to visit the historic district.

The 509th JRTC unit held a reunion in the Chaffee Crossing Historic District in May. The unit was assigned to the barracks in the historic district area for 10 years during the 80s and 90s. The members plan to return in a couple of years for their 30th reunion.
Summer Block Party Fundraiser

The 2015 Chaffee Crossing Summer Block Party provided a lot of fun and entertainment with an important purpose. The first fundraiser for the Historic District featured delicious BBQ and a rocking good time with musical guests Wanda Watson and Mark Albertson, Goodluck Slim and Gavel Town. Several hundred guests came out to enjoy the fun and generously donated to the CCHD in spite of steamy July temperatures.

Veterans Day Parade – Making Time To Honor Vietnam Vets

The fourth annual Veterans Day Parade in the Chaffee Crossing Historic District was a spectacular display of honor and patriotism. The theme was “Welcome Home, Vietnam Veterans!” with a firm focus on giving these veterans the welcome home they deserved but had not received. U.S. Senator John Boozman and his staff started the celebration with presentations of medals of honor to four veterans and their families. Sen. Boozman was joined on stage by U.S. Congressman Steve Womack during the ceremony.

Parade Grand Marshal Arkansas National Guard Adjutant General Mark Berry led over 800 registered participants that included floats, marching bands, cheerleaders, trucks, tractors and walkers in a parade that lasted over an hour. After the parade, Vietnam Veterans assembled on Terry St. in a second parade formation led by the Fort Smith Fire Department Pipe and Drum Corps and the 188th Wing Color Guard. Approximately 50 Vietnam veterans marched between columns of Fort Smith Northside High School JROTC members onto the main venue under the command of Sgt. Maj. Adna Romanza “Chad” Chaffee IV. Once on the venue in front of the stage, more Vietnam Vets joined the formation. The men performed a brief ceremony before the public was invited to “rush the formation” and properly welcome them home.

Special guests in a brief program that followed included Col. Bobbi Doorenbos (188th Wing Commander), Col. Tom Smith (ANG/188th Wing Chaplain), Lt. Col. David Gibbons (Fort Chaffee Commander), LaTonya Towns, Trinity Junior High Choir, Christ The King Elementary Choir, Mike Lenzini and Daren Bobb (Emcee).
A Recognized Tourism Destination

FCRA was selected to receive the GRIT Award for Attraction Partner of the Year by the Fort Smith Advertising & Promotion Commission and the Fort Smith Convention & Visitors Bureau. GRIT stands for Giving Recognition In Tourism. This was a great honor for the Chaffee Crossing Historic District which welcomed over 13,000 visitors this year.

The Chaffee Crossing Historic District welcomed guests from around the United States, a tour group from Great Britain, a visitor from Japan, and two antique car clubs in addition to Vietnamese families who made the pilgrimage back to Fort Chaffee to commemorate the 40th anniversary of their arrival in the U.S. These visitors were greeted by more than 25 well-trained museum volunteers who shared Chaffee’s unique story.

There were also a number of festivals, parties, parades, reunions and business meetings held in the Historic District in 2015. People from all walks of life enjoyed visiting the museums and the quiet natural beauty surrounding the area. Online articles about the unique Chaffee Barbershop Museum were published by MSNBC Travel and a Japanese Travel magazine.

Ready…Set…Go!

Sporting and recreational activities are a natural fit at Chaffee Crossing. The inaugural Fort Smith Marathon challenged runners with Chaffee’s hills in February. The True Grit 100-mile cycling ride rolled through in June. The annual Marine Corps League half marathon attracted over 150 runners in March. Army National Guard members and law enforcement groups frequently came to the Historic District to conduct training and fitness evaluations. Throughout the year, 5k runs, cycling events, Women Run Arkansas clinics, soccer tournaments, golf tournaments, mountain biking events and more attract people to Chaffee Crossing.

Deer Trails Country Club, a non-profit organization, celebrated its first anniversary by reporting a profit. Congratulations to the dedicated group of staff and member volunteers who have worked hard to maintain the golf course and keep it open for business. This is a great amenity for Chaffee Crossing—the FCRA board and staff wish them continued success!
Marketable Acreage Map / Land Available for Sale (Approx. 2,800 acres)
The final beam of the Arkansas College of Osteopathic Medicine was adorned with autographs of board members, faculty, staff, community leaders and supporters before being hoisted into place on June 12, 2015.