



**PREMIER  
HIGH SCHOOL<sup>SM</sup>**

**Of Fort Smith**

**Amendment  
Request**

**December 13, 2021**

CHARTER AMENDMENT  
REQUEST FORM



# Charter Amendment Request From

The Charter Amendment Request Form and all required documentation must be received via email ([ade.charterschools@arkansas.gov](mailto:ade.charterschools@arkansas.gov)) at the Arkansas Department of Education at least 35 days prior to the Charter Authorizing Panel meeting.

**Charter Name:** Premier High School of Fort Smith **LEA:** N/A

**Superintendent or Director:** Rhonda Bradford

**Email:** rbradford@responsiveedar.com **Phone:** 501-472-0539

## Type of Amendment(s) Requested

**Add a New Campus** (Must also submit the Facilities Utilization Agreement)

Address: \_\_\_\_\_

School District: \_\_\_\_\_

**Relocate Existing Campus** (Must also submit the Facilities Utilization Agreement)

Campus Name: Premier High School of Fort Smith

Current Address: N/A

Proposed Address: 3400 Rogers Avenue Fort Smith, AR 72903

School District: Fort Smith School District

**Increase Enrollment Cap**

Current Cap: \_\_\_\_\_

Proposed Cap: \_\_\_\_\_

**Change Grade Levels Served**

Current Grade Levels Served: \_\_\_\_\_

Proposed Grade Levels Served: \_\_\_\_\_

**Waiver(s)**

Statute/Standard/Rule to be Waived: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Rationale for Waiver:

Statute/Standard/Rule to be Waived: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Rationale for Waiver:

Statute/Standard/Rule to be Waived: \_\_\_\_\_

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Rationale for Waiver:

Statute/Standard/Rule to be Waived: \_\_\_\_\_

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Rationale for Waiver:

## CHARTER AMENDMENT NARRATIVE

## Premier Fort Smith Facility Amendment Narrative

**Amendment:** Location of School Facility

**\*\*Premier High School of Fort Smith seeking to obtain a facility that is located within 1,000 feet of alcohol sales.**

### Overview

Responsive Education Solutions, Inc (School) submitted an open-enrollment public charter school application for Premier High School of Fort Smith to the Arkansas Division of Elementary and Secondary Education earlier this year. The application was approved by the Charter Authorizing Panel on August 17, 2021. On September 9, 2021, the State Board of Education moved to not review the CAP's decision. In the facility portion of the application, the applicant indicated that "*the school facility would not be located within a 1,000 feet radius of any business that sells alcohol*". After diligent research and reviewing several facilities, the best viable facility is located within 1,000 feet of a Dollar General store that sells beer. The beer sales represent less than ten percent (10%) of the sales of the business. The School is seeking approval to amend its charter to reflect that its school facility will be located within 1,000 feet of the Dollar General store. The School has also received documentation from the Arkansas Alcohol Beverage Commission, which includes proof of the store's compliance with state alcoholic beverage laws and regulations. Additionally, the School has obtained a statement of permissible uses for the facility from the local zoning authority; the operation of a school is a permitted use.

## **Rationale**

The School has a portfolio of over thirty (30) properties that have been reviewed. Several factors are taken into consideration when looking for an adequate facility. These factors include, but are not limited to: safety, health, location, proximity to local schools, costs, and accessibility. After reviewing several facilities 3400 Rogers Avenue is the best location that the School has identified. The School will be opening in August of 2022. Due to the supply-chain delays and limited supplies and materials, the School is seeking to sign a lease so that the necessary renovations can be done to meet all state, federal, and local safety and health requirements.

## **Impact**

The local business store will ensure customers are twenty-one (21) years of age or older to purchase alcohol. Premier High School of Fort Smith will serve grades 9-12; the typical age range of the School's students is 14-20 years old. The School leadership will establish an ongoing dialogue with local business owners to ensure they have policies and procedures that prohibit any impact on day to day school operations. Historically, the School has a resource officer and/or contracted security services who will also be essential in providing adequate support and monitoring of students and visitors.



## **FACILITIES UTILIZATION AGREEMENT**

# Facilities Utilization Agreement

To be completed and submitted with an amendment request to add a new campus or relocate an existing campus

Lessor (Owner): Park Plaza Properties, LLC.

Lessee (Tenant): Responsive Education Solutions, LLC.

Information regarding affiliation, family ties or other relationships between the Lessor and Lessee:  
None

Address of Premises: 3400 Rogers Avenue Suite 126 Fort Smith, AR

Describe the present use of the facility: Vacant

Square Footage: 11,323 Rental Amount: \$9,530 plus taxes + insurance

Terms of Lease: 5 years

**Contingency:** The terms of this agreement are contingent upon Premier High School of Fort Smith Charter School receiving approval by the Authorizer to operate an open-enrollment public charter school at the premises identified.

No indebtedness of any kind incurred or created by the open-enrollment public charter school shall constitute an indebtedness of the State of Arkansas or its political subdivisions and no indebtedness of the open-enrollment public charter school shall involve or be secured by the faith, credit or taxing power for the state or its political subdivisions. An open-enrollment public charter school shall not incur any debt, including lease, without the prior review and approval of the Commissioner of Education.

We affirm that the facility is, or will be prior to charter occupancy, compliant with ADE/IDEA accessibility regulations and will remain so while the charter occupies the location.

Lessee: Responsive Education Solutions

By: Jennis Feltman Signature Jp. Date: 12/13/21

Lessor: Park Plaza Properties, LLC.

By: [Signature] Signature Date: 12/13/2021

## **Exterior Pictures of the Facility**









**LIST OF PROPERTIES  
REVIEWED**



**PHS Fort Smith  
List of Properties Reviewed**

	<b>Address</b>	<b>Contact</b>	<b>Phone number</b>
1	5609 Rogers Ave	Stuart Ghan	479-478-6161
2	6201 Rogers Ave	Eric Nelson	479-271-6118
3	7601 Rogers Ave	Damon Wright	479-785-4343
4	1200 S Waldron	Jeff Warwick	713-819-8082
5	4618 Wheeler Ave	David Tyler	479-478-6161
6	5408 Wheeler Ave	Damon Wright	479-785-4343
7	900 N 32nd street	Stuart Ghan	479-478-6161
8	4900 Rogers Ave	Damon Wright	479-785-4343
9	5300 Rogers Ave	Eric Nelson	479-271-6118
10	8409 Hwy 271	Josh Karsten	479-478-6161
11	6500 Hwy 71	Josh Karsten	479-478-6161
12	3325 S 74th street	Damon Wright	479-785-4343
13	3400 Rogers Ave	Keith Lau	479-242-4001
14	5609 Rogers Ave	Stuart Ghan	479-478-6161
15	7601 Rogers Ave	Damon Wright	479-785-4343
16	4600 Towson Ave	Keith Lau	479-242-4001
17	1415 S Zero	Damon Wright	479-785-4343
18	1801 Zero Street	Tyler Teague	479-478-6161
19	1214 Hwy Bus 71	Lorie	479-783-8880
20	5704 S 14th street	Darren Smith	479-763-8909
21	1820 N B Street	Debra	479-783-6711
22	3000 Rogers Ave	Damon Wright	479-785-6161
23	5119 Wheeler Ave	Kitty Calvert	479-646-8716
24	4831 Armour	Greg Woody	972-532-7619
25	7607 Rogers Ave	Damon Wright	479-785-4343
26	6604 Rogers Ave	P/s Partners, Inc	918-582-1112

PREPARED FOR:

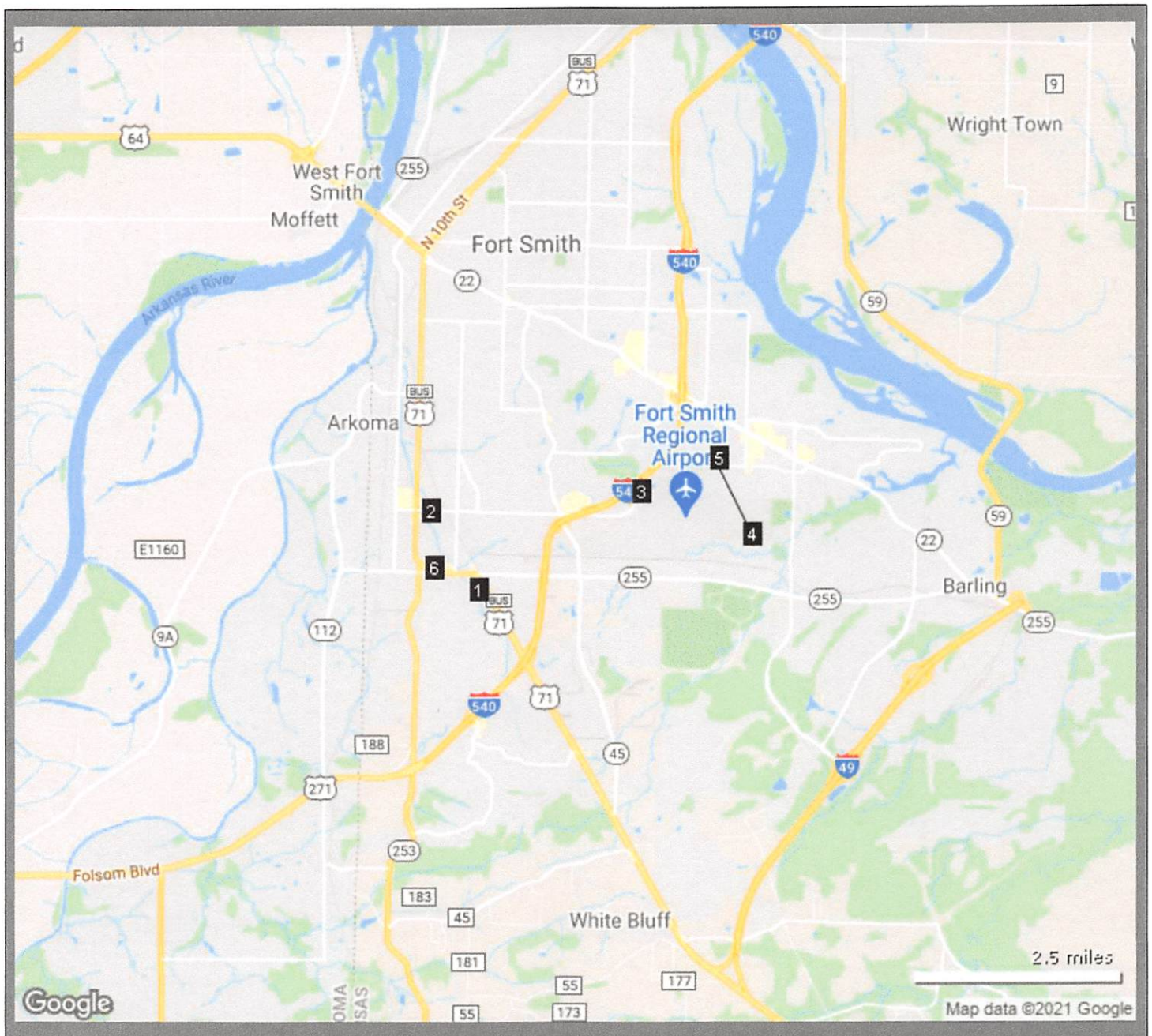
**Dennis Felton, Jr.**

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**Ft Smith, AR-Premier, AR**

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# Ft Smith-Premier



1



**2319 Ingersoll Cir**  
**Fort Smith, AR 72908**  
**Sebastian County**  
**Greater Ft Smith Submarket**

Building Type: **Class C Warehouse**  
 Status: **Existing**  
 Building Size: **15,000 SF**  
 Land Area: -  
 Stories: 1  
 Expenses: **2020 Tax @ \$0.22/sf**  
 For Sale: **Not For Sale**

Space Avail: **3,000 SF**  
 Max Contig: **3,000 SF**  
 Smallest Space: **3,000 SF**  
 Rent/SF/Yr: **\$5.80**  
 % Leased: **80.0%**

Landlord Rep: Nunnelee & Wright Commercial Properties / Damon Wright (479) 785-4343 – 3,000 SF (3,000 SF)

Building with 4,200 square feet, approximately 820 square feet of office and 3,380 square feet of warehouse space. Suite contains one dock high roll up door and grade level roll up door. Landlord is seeking a 2 year lease at \$1,575.00 per month plus utilities.

Excellent location in cul-de-sac off Highway 71 South, just south of Zero Street and 1.1 mile from Interstate 540.

## Ft Smith-Premier

2		<p><b>1417 Phoenix Ave</b>  <b>Fort Smith, AR 72901</b>  <b>Sebastian County</b>  <b>Greater Ft Smith Submarket</b></p>	<p>Building Type: <b>Industrial</b>            Status: <b>Built 1994</b>            Building Size: <b>14,500 SF</b>            Land Area: -            Stories: <b>1</b>            For Sale: <b>For Sale at \$450,000 (\$31.03/SF) - Active</b></p>	<p>Space Avail: <b>14,500 SF</b>            Max Contig: <b>14,500 SF</b>            Smallest Space: <b>14,500 SF</b>            Rent/SF/Yr: <b>\$3.73</b>            % Leased: <b>0%</b></p>
<p>Sales Company: John Hartnack: John Hartnack (214) 914-3377            Landlord Rep: John Hartnack / John Hartnack (214) 914-3377 -- 14,500 SF (14,500 SF)</p>				
3		<p><b>5400 Phoenix Ave</b>  <b>Fort Smith, AR 72903</b>  <b>Sebastian County</b>  <b>Greater Ft Smith Submarket</b></p>	<p>Building Type: <b>Retail/Department Store</b>            Status: <b>Built Dec 2015</b>            Building Size: <b>13,500 SF</b>            Land Area: <b>2.54 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$1.37/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>3,750 SF</b>            Max Contig: <b>2,500 SF</b>            Smallest Space: <b>1,250 SF</b>            Rent/SF/Yr: <b>\$16.00</b>            % Leased: <b>72.2%</b></p>
<p>Landlord Rep: Mathias Properties, Inc. / Sean Casey (479) 750-9100 -- 3,750 SF (1,250-2,500 SF)</p>				
4		<p><b>6707 Phoenix Ave</b>  <b>Fort Smith, AR 72903</b>  <b>Sebastian County</b>  <b>Greater Ft Smith Submarket</b></p>	<p>Building Type: <b>Retail</b>            Status: <b>Built 2019</b>            Building Size: <b>12,000 SF</b>            Land Area: <b>1.71 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$1.35/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>8,450 SF</b>            Max Contig: <b>1,750 SF</b>            Smallest Space: <b>1,650 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>29.6%</b></p>
<p>Landlord Rep: JR Young Construction / JR Young (479) 474-2381 -- 8,450 SF (1,650-1,750 SF)</p>				
5		<p><b>6801 Phoenix Ave</b>  <b>Fort Smith, AR 72903</b>  <b>Sebastian County</b>  <b>Greater Ft Smith Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>            Status: <b>Built 1980</b>            Building Size: <b>15,000 SF</b>            Land Area: <b>1.54 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$0.67/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>7,500 SF</b>            Max Contig: <b>2,500 SF</b>            Smallest Space: <b>2,500 SF</b>            Rent/SF/Yr: <b>\$18.00</b>            % Leased: <b>50.0%</b></p>
<p>Landlord Rep: Mockingbird Real Estate Group / Kezie Odunukwe (479) 200-7569 -- 7,500 SF (2,500 SF)</p>				
6		<p><b>1415 S Zero St</b>  <b>Fort Smith, AR 72901</b>  <b>Sebastian County</b>  <b>Greater Ft Smith Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>            Status: <b>Built 1990</b>            Building Size: <b>13,740 SF</b>            Land Area: <b>0.94 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$0.65/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>13,740 SF</b>            Max Contig: <b>8,000 SF</b>            Smallest Space: <b>5,740 SF</b>            Rent/SF/Yr: <b>\$8.00</b>            % Leased: <b>0%</b></p>
<p>Landlord Rep: Nunnelee &amp; Wright Commercial Properties / Damon Wright (479) 785-4343 -- 13,740 SF (5,740-8,000 SF)</p>				

# Report Criteria

## location

City **Fort Smith, AR**

## property

Type of Property **Industrial, Retail, Flex, Specialty, Sports & Entertainment**

Building Status **Existing, Under Renovation**

Property Size **12,000 - 15,000 SF**

## office

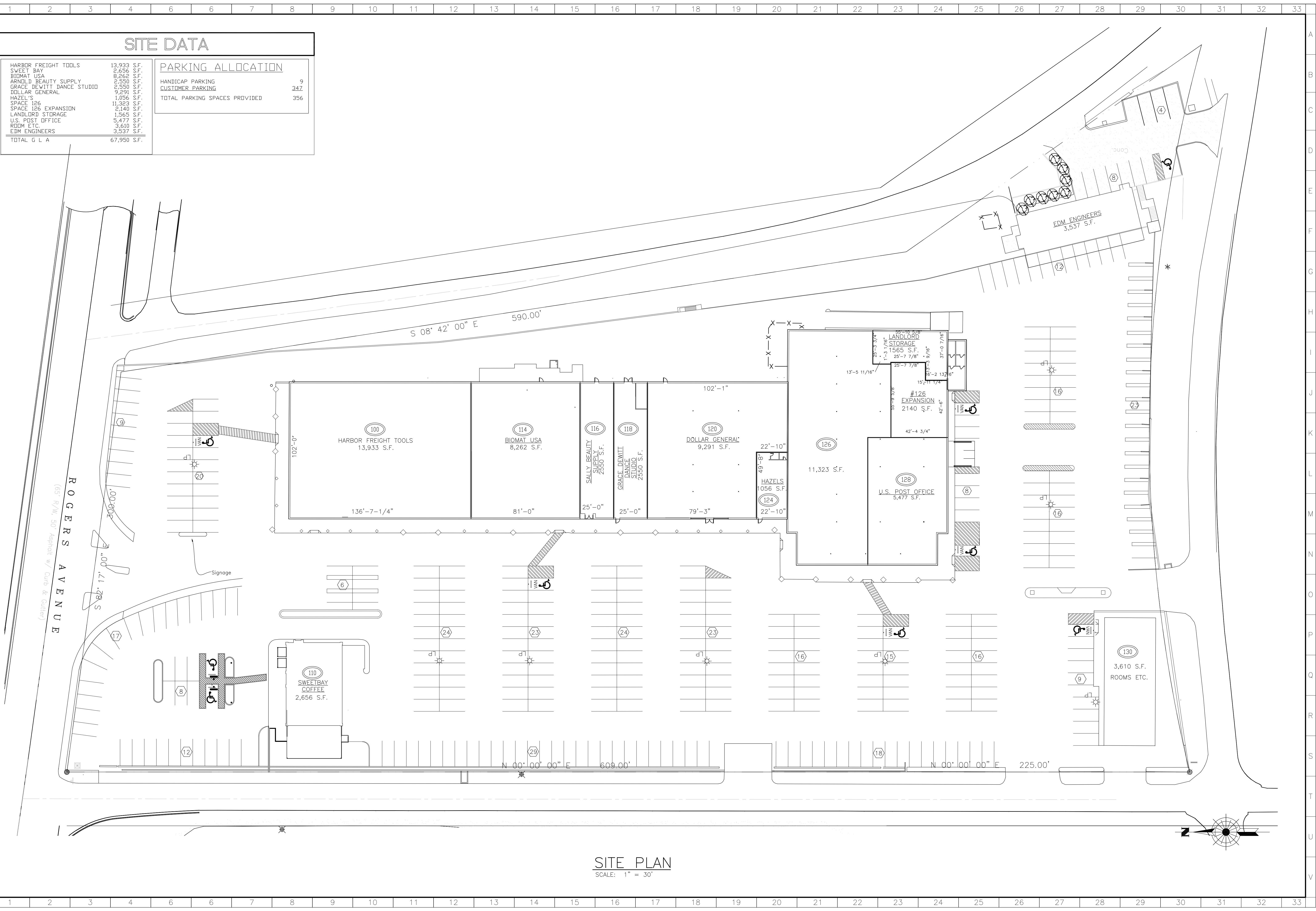
Include Demolished Buildings **No**

**SITE DATA**

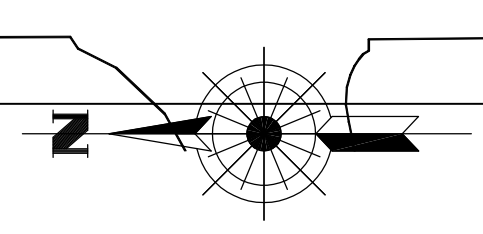
HARBOR FREIGHT TOOLS	13,933 S.F.
SWEET BAY	2,656 S.F.
BIOMAT USA	8,262 S.F.
ARNOLD BEAUTY SUPPLY	2,550 S.F.
GRACE DEWITT DANCE STUDIO	2,550 S.F.
DOLLAR GENERAL	9,291 S.F.
HAZEL'S	1,056 S.F.
SPACE 126	11,323 S.F.
SPACE 126 EXPANSION	2,140 S.F.
LANDLORD STORAGE	1,565 S.F.
U.S. POST OFFICE	5,477 S.F.
ROOM ETC.	3,610 S.F.
EDM ENGINEERS	3,537 S.F.
<b>TOTAL G L A</b>	<b>67,950 S.F.</b>

**PARKING ALLOCATION**

HANDICAP PARKING	9
CUSTOMER PARKING	347
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>356</b>



**SITE PLAN**  
SCALE: 1" = 30'



BY APP'D. BY:	
DATE:	
REVISIONS:	
FILE NAME:	WARMACK & COMPANY, LLC
PROJECT:	30 MORRIS LANE
LOCATION:	TEXARKANA, TEXAS 75503
PHONE:	903-838-4000
FAX:	903-223-6229
EMAIL:	ADMINISTRATION@WARMACKLLC.COM
SITE PLAN:	PARK PLAZA CNTR
ISSUE DATE:	3400 ROGERS AVENUE
REVISION:	FORT SMITH, AR 72903
REV. DATE:	
DRAWN BY:	
SECTION:	SHEET NO.
<b>SP</b>	<b>01</b>