



APRIL 2017 UPDATE

Fort Smith City Directors Study Session
Tuesday, April 11, 2017

Summary

April 2017 Update

Resolution

Agreements reached with **ALL** property owners in the well-ban area whose properties were devalued by the tax assessor.

Remediation

Supplemental remediation activities continuing when necessary to mitigate plume migration with ADEQ oversight.

Validation

Ongoing extensive testing continues to confirm the absence of health risks.

Redevelopment

Collective efforts have resulted in sale of the property for re-use to benefit the entire community.

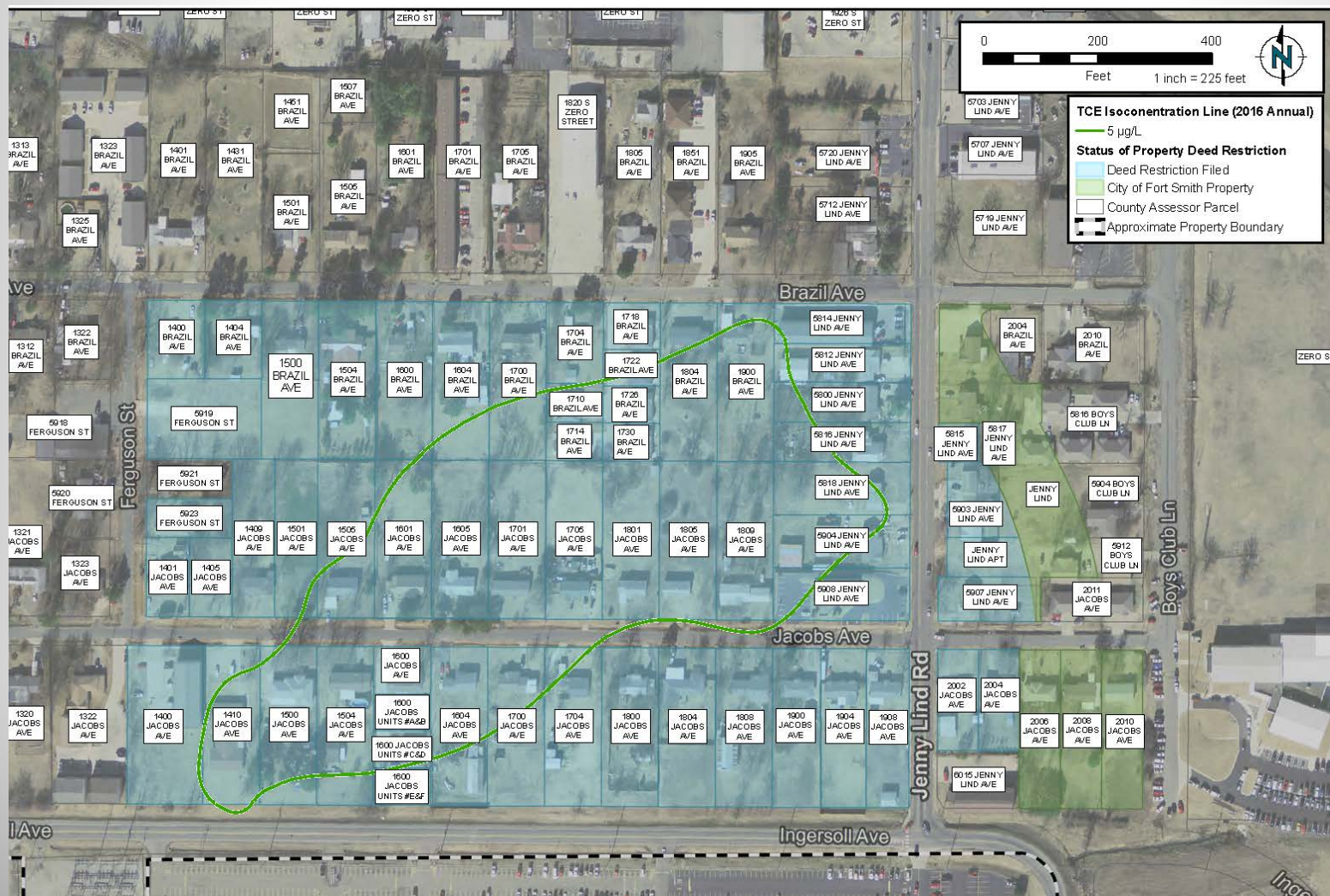


Looking Forward

Semi-annual groundwater monitoring events each year in March/April and October/November.

Continued Annual Reports

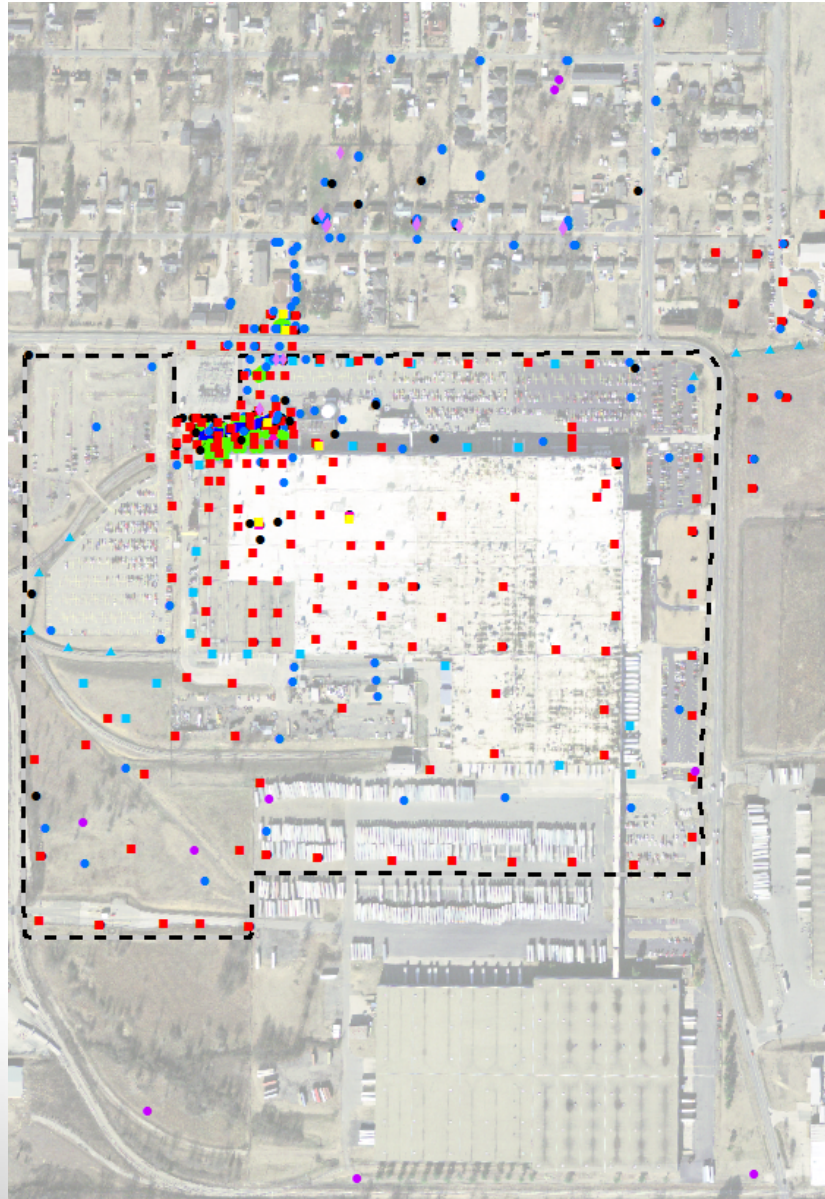
Settlement Agreements Reached With All Residents



Validation

Historical and Continuing Monitoring

- 169 Membrane Interface Probes to screen soil and groundwater
- 88 Soil Probes for soil and groundwater sampling
- 116 Monitoring Wells
- 5 Temporary Boundary Wells & 2 Temporary ISCR Wells

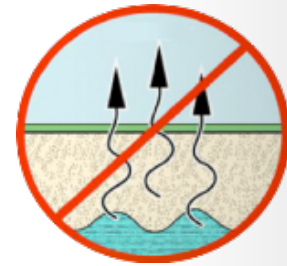


Key

- MIPs
- Monitoring Wells
- Soil Probes
- Temporary Wells
- Injection Wells
- Soil Borings

Validation

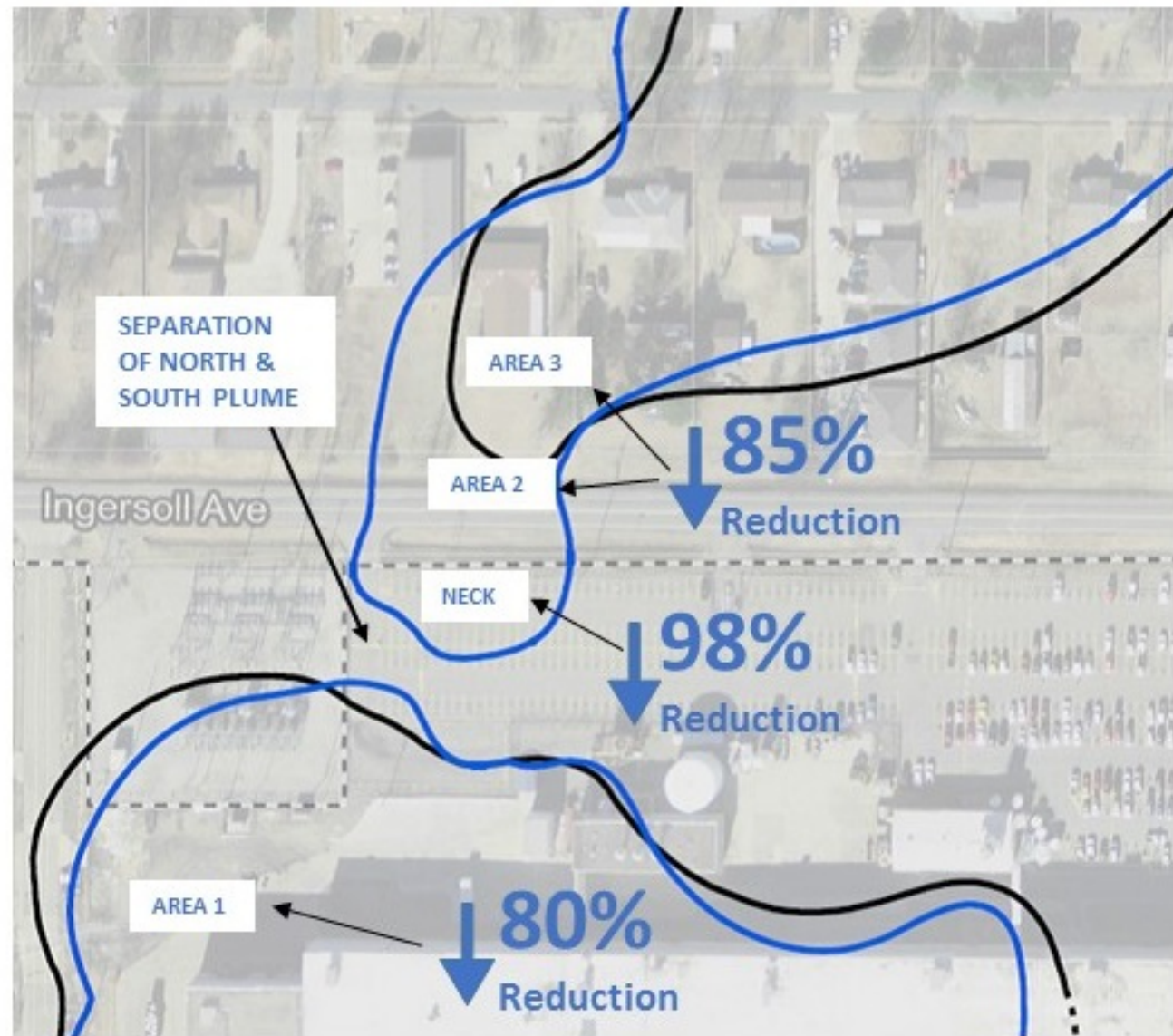
Results Show Continued Progress



- **No exposure pathways to cause health risk** to residents, workers, employees or visitors at the former manufacturing property, residential properties or the Boys and Girls Club
- **Continued reductions in TCE** from active remediation activities
- **Semi-annual groundwater monitoring** and reporting to ADEQ to continue to monitor site and off-site conditions.

Continued Progress

AVERAGE DECREASE OF TCE IN TARGETED AREAS



Q1 2015 Plume Boundary

Nov 2016 Plume Boundary

Warehouse Sale Completed

- Sale closed on 9/26/14
- Included 53-acres and nearly 620,000 sq. ft. warehouse
- Fort Smith city leaders helped facilitate sale
- Already investment and economic activity at the site



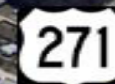
Redevelopment

Land donations on Jenny Lind and Ingersoll completed

Whirlpool maintains responsibility for historic contamination

Manufacturing Site Sale Completed

- Sale closed on 2/17/17
- 95 acres and 1.1M sq. ft. of space available for reuse
- Equipment removal underway and exterior and interior renovations are planned
- Significant interest in space



Jenny Lind Road

Ingersoll Avenue



Phoenix Investors, LLC

Arkansas Democrat Gazette: February 22, 2017

...plans are to renovate the building with the intent to lease it to multiple tenants who are likely in the distribution or manufacturing sectors.

... the Fort Smith property was attractive, in part, because it is in a good industrial market, has high ceilings and 70 loading docks.

**David Marks, Managing Director
Phoenix Investors**

Looking
Forward

Next Steps



Continued Monitoring with ADEQ Oversight

- **Spring Groundwater Monitoring:** Week of April 24, 2017
- **Spring Groundwater Monitoring Report:** July 14, 2017
- **Fall Groundwater Monitoring:** October/November 2017
- **2017 Annual Report:** February 15, 2018
- **Future Semi-Annual Groundwater Monitoring and Reporting:** 2018, 2019, 2020+

We have completed real work,
made real progress and look
forward to the successful re-use of
the former Whirlpool property.

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Whirlpool *remains committed* to
staying in Fort Smith until this
issue is resolved.