

Pine Bluff Urban Renewal Agency
Called Meeting Minutes
January 24, 2023

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting on January 24, 2023, at 5:30 p.m., at the Donald W. Reynolds Community Services Center.

The following Commissioners were in attendance:

Jimmy Dill, Chair
Kirby Mouser, Vice Chair
Lloyd Franklin, Sr., Treasurer
Lynn Guynn, Secretary

Commissioners absent:

Travis Martin

Others in attendance:

Chandra Griffin, Executive Director
Leigh Cockrum, Recorder
Cody Keys, Attorney

Chairman Dill called the meeting to order.

Chairman Dill called for nominations for 2023 officers of the Pine Bluff Urban Renewal Agency. ED Griffin reported Commissioner Martin was approved for reappointment to the PBURA board in December 2022 by the Pine Bluff City Council.

Commissioner Franklin made a MOTION to keep the current slate of officers for 2023, Jimmy Dill, Chairman, Kirby Mouser, Vice Chair, Lloyd Franklin, Sr., Treasurer, and Lynn Guynn, Secretary. The motion was seconded by Commissioner Mouser and was APPROVED unanimously.

Commissioner Mouser made a MOTION to approve the December 8, 2022 minutes as presented. The motion was seconded by Commissioner Franklin and was APPROVED unanimously.

Commissioner Franklin reviewed the November 30, 2022 financial statements.

Commissioner Franklin made a MOTION to approve the November Financial Statements as presented. The motion was seconded by Commissioner Guynn and was APPROVED unanimously.

Executive Director Griffin reviewed the 2023 budget as approved by the city council.

Commissioner Franklin made a MOTION to approve the 2023 Pine Bluff Urban Renewal Agency budget as presented and approved by the Pine Bluff City Council. The motion was seconded by Commissioner Guynn and was APPROVED unanimously.

ED Griffin reported she had met with Taggart Architectures who is working on the 6th and Main Street plans. They are also working on the plans for the housing complex. Renderings have been sent, a development agreement is being worked on by Attorney Cody Kees. A special called meeting may be called to approve the development agreement.

The 6th and Main Street project is slated to be a 26-unit complex with one and two bedrooms. ED Griffin hopes to have the renderings at the called meeting. The investors hope to build the same complex across the street.

A meeting is scheduled with the Faye Jones School of Architecture to get the material costs down for the housing at 33rd and Plum. They are showing a \$40,000 cost for the windows.

It is important for the PBURA to show some rebuilding and not just demolition in the community.

ED Griffin presented the Memorandum of Agreement between the Board of Trustees of the University of Arkansas Acting on Behalf of The University of Arkansas at Pine Bluff and GFPB, Inc. Acting on Behalf of its Innovation Hub (The Generator) and The Pine Bluff Urban Renewal Agency, that she has already signed. The U of A Trustees meet next week to approve. A Lease Agreement for the parking lot that has been put into the design was also presented.

Concern was raised about making improvements to the property with taxpayer funds. The University System will not make those improvements, so for the 6th and Main Street project to be successful, improvements made by the PBURA will have to be made.

Commissioner Franklin made a MOTION to approve the Memorandum of Agreement between the Board of Trustees of the University of Arkansas Acting on Behalf of The University of Arkansas at Pine Bluff and GFPB, Inc. Acting on Behalf of its Innovation Hub (The Generator) and The Pine Bluff Urban Renewal Agency, and the Lease between the Board of Trustees of the University of Arkansas and Pine Bluff Urban Renewal Agency for the parking lot. The motion was seconded by Commissioner Guynn and was APPROVED unanimously.

ED Griffin gave her report. Housing projects have already been reported on.

A meeting with the architects and East Harding on the go kart track was held. Another meeting has been scheduled for the building's interior. Level 5 has given a six to eight-week turnaround time for the construction documents. Workers are removing the bamboo and scraping the top layer of soil now.

Demolitions will start back up the first week of February. A new asbestos consultant is being used now – PAAC. Goal for demolitions this year is 50 (60 was the goal for last year).

Griffin has addressed the need for demolitions in the area of Pine Bluff High School with city officials. There have been reported 36 properties, but there are not that many. She will review again and give it to Code Enforcement for them to address. She has offered to assist Code Enforcement with demolitions in this area.

Conversations with Code Enforcement and the fire and police departments have been held to assist with removing burnouts that are a nuisance to society and a health hazard. Those agencies have the authority to move on a demo immediately whereas the PBURA has to go through other channels. The costs will be very minimal.

During the discussions with the chiefs, the concern was that the PBURA could only assist with properties in the Urban Renewal area.

Commissioner Mouser made a MOTION for the PBURA to extend an offer to the Chief of Police, Chief of Fire Department, and Code Enforcement that we are willing to use our equipment and personnel to do the removal of burnouts and other properties that are a nuisance to society and a health hazard if they will exercise their authority, whether it is inside or outside the urban renewal area, and would propose we would have some kind of joint resolution that they will be asked to sign off on acknowledging this program. The motion was seconded by Commissioner Guynn and was APPROVED unanimously.

Scheduling demolitions with private contractors poses a problem when there is asbestos involved. Private contractors can be used when asbestos is not involved in.

No Public Comments were made.

There being no further business, the meeting was adjourned.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

/s/ Lynn Guynn
Lynn Guynn
Secretary