

Pine Bluff Urban Renewal Agency
Regular Meeting Minutes
February 28, 2023

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting on February 28, 2023, 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
Lynn Guynn, Secretary
Travis Martin

Commissioners absent:

Lloyd Franklin, Sr., Treasurer

Others in attendance:

Chandra Griffin, Executive Director
Cody Kees, Attorney
Leigh Cockrum, Recorder
Deseray McKinzy, Reporter

Chairman Dill called the meeting to order.

Commissioner Martin made a motion to approve the January 24, 2023 Regular Board Minutes as presented. The motion was seconded by Commissioner Guynn and was approved unanimously.

Commissioner Martin made a motion to approve the February 7, 2023 Special Called Minutes as presented. The motion was seconded by Commissioner Guynn and was approved unanimously.

The December 2022 Financial Statements were not reviewed due to the absence of Commissioner Franklin.

ED Griffin presented a lease agreement between the PBURA and The Corvette Brothers of Pine Bluff that has been reviewed by Attorney Kees. The agreement is for two years for \$1.00 per year for a parcel to be used for parking. The PBURA is not obligated to renew after two years.

Commissioners would like the addition of two items to the lease: The Corvette Brothers to provide insurance, and a legal description of the parcel to be included in the document.

Commissioner Martin made a motion to approve the Lease Agreement between the Urban Renewal Agency of the City of Pine Bluff, Arkansas and The Corvette Brothers of Pine Bluff as presented with the

additional of the legal description added by a licensed surveyor. The motion was seconded by Commissioner Mouser and was approved unanimously.

On Saturday, February 18, ED Griffin and Ryan Watley met with 18 students with the U of A and their instructor at the site of 33rd and Plum for the proposed single family house. They were here to tour the city and the site. These are the students who are working on the design and materials for the house being proposed to be built at that site.

These students toured the city approximately a year and a half ago and could see the improvements made in the Urban Renewal Area since that time.

We are still waiting on the cost to build. Commercial grade windows were changed out and now changes are being made with the metal roof.

The development agreement with the investors of the multi-family housing at 6th & Main is taking longer than ED Griffin expected but should be finalized soon. Renderings are in the packet. The developer's timeframe is 12 months. We are responsible for soft costs, they are responsible for building costs.

ED Griffin reported:

- The demo team is at 700 West 25th. The property has been razed but due to mud a wrecker has had to be called to pull the truck out.
- Waiting on Entergy to disconnect power to some properties before ADEQ filings can be made.
- Getting some maintenance duties done now, i.e., mowing, removing extra bushes from properties, etc.
- Final bids on the 6th & Main Street project were due in on the 23rd. Nabholtz said they had a great response and are now evaluating the bids. Tree and debris removal on the property has been completed. Have had some calls about trees being cut but there will be trees replanted when the property is landscaped.
- Working to be put on the Development and Planning Committee's agenda to address allowing the PBURA to perform work outside of the URA area, under the authority of fire, police and code enforcement, to address nuisances that pose an immediate threat to residents. The PBURA approved this last month. A Resolution needs to be approved by the city council for this action to materialize.
- There will be a special election on May 9th to vote for renewal of the 5/8th cent GFPB sales tax and a no sunset 3/8th cent sales tax for public safety. Eight meetings will be held throughout the city to inform residents of the special vote.
- The first year anniversary of Green Sweep is April 6. A clean up has been scheduled on April 1st between 28th and 23rd, and Poplar to Hazel Street. The set up site will be at Family Church, 23rd and Poplar. City and state departments/offices will be there to provide information, the employment office will be there, and PPE supplies will be available. Volunteers and groups will be on tap. The City of Joneboro's Code Enforcement department will also be here to assist us.

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