

Pine Bluff Urban Renewal Agency
Regular Meeting Minutes
March 21, 2023

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting on March 21, 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
Lloyd Franklin, Sr., Treasurer
Travis Martin via Zoom

Commissioners absent:

None

Others in attendance:

Chandra Griffin, Executive Director
Leigh Cockrum, Recorder
Deseray McKinzy, Reporter

Chairman Dill called the meeting to order.

Commissioner Franklin made a motion to approve the February 28, 2023 Regular Board Minutes as presented. The motion was seconded by Commissioner Guynn and was approved unanimously.

Commissioner Guynn made a motion to approve the December 2022 Financial Statements as presented. The motion was seconded by Commissioner Franklin and was approved unanimously.

Executive Director Griffin presented a draft copy of the Development Agreement between the Urban Renewal Agency of the City of Pine Bluff and Pines 1 Development, LLC. This is for the downtown housing from 6th & Georgia to Convention Center Drive.

A correction needs to be made to Item 3. Attorney Cody Kees will need to provide the correct verbiage. A called meeting will be held when the document is finalized.

Commissioner Franklin made a motion to approve the Development Agreement between the Urban Renewal Agency of the City of Pine Bluff and Pines 1 Development, LLC with the necessary corrections to Item 3 as provided by Attorney Kees and a called meeting next week. The motion was seconded by Mouser and was approved unanimously.

A copy of the Guaranteed Maximum Price document by Nabholz on the 6th Avenue District project was provided to the commissioners. Their preliminary plans are to move on-site next week.

Commissioner Mouser made a motion to approve the Guaranteed Maximum Price as presented by Nabholz with the amount not to exceed \$6,713,416. The motion was seconded by Commissioner Franklin and was approved.

Executive Director Griffin presented the Executive Director's report:

- The PBURA approved an agreement to work under the jurisdiction of Code Enforcement, Fire and Police in an emergency. Griffin, Attorney Scott and Councilmember Lockett visited and determined this agreement was not doable. PBURA will continue to work as we have done in the past. We were hoping to partner with Code Enforcement and the Police and Fire Departments to assist them when needed.
- The city council approved a resolution Consenting to the Pine Bluff Urban Renewal Agency Painting Murals on city-owned structures in the Urban Renewal Area of the City yesterday. All council members approved this and all asked to be sponsors.

ED Griffin has been working in partnership with the UAPB art department on this project.

A group of people toured the downtown area to determine where murals should be located. ED Griffin, Jimmy Cunningham, Alderman Lockett, Lori Walker, Dr. Karen DeJarnette and her staff, and Joy Blakenship walked the area for possible mural locations. The group decided on the Third and State mural that has faded and chipped to replace first.

Dr. DeJarnette has proposed to paint the entire wall white and have piano keys painted throughout with removable art installed on the wall. A grant has been submitted for preservation and if/when that grant is received, it will be easy to tuck point, paint and reinstall the art easily.

There is \$30,000 in the PBURA budget set aside for this partnership. ED Griffin would like to compensate the art students with a stipend. Dr. DeJarnette would bill the PBURA for each art piece and then UAPB will pay the student's stipend. The amount paid will be under the threshold for having to obtain bids.

A portfolio packet will be provided by the students that will include the artwork. This will need to be approved by a group, ED Griffin is not certain who that group will be.

Alderman Lockett told ED Griffin he will obtain the Pine Bluff Historical District Commission's approval for the mural.

Commissioner Franklin made a motion to approve artwork to be done by UAPB to be placed on the Third and Main Street wall for a fee. Commissioner Guynn seconded the motion and it was approved unanimously.

- ED Griffin received a proposal from a long-time resident, Katherine O. Williams, to purchase city-owned properties at 1101 West 17th Street, 1103 West 17th, and 1105 West 17th Street. She will build her primary residence on this property.
- The demo team has been struck with COVID. They will be starting on 703 E Short 24th tomorrow.

- The PBURA will demo the remainder of the Admiral Benbow motel. After several meetings with East Harding, it has been determined the best route to take is to demo the building and begin anew. They are looking at new designs for the go-kart track building.
- A bid package will be issued for the 33rd and Plum property to try to get a better price on the building. All three homes will be advertised for one contract.
- ED Griffin met with Kelly Taylor, surveyor, on the property the Corvette Club wants to lease.

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