

Pine Bluff Urban Renewal Agency
Regular Monthly Meeting Minutes
October 17, 2023

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting on October 17, 2023, 5:30 p.m., at the Donald W. Reynolds Community Services Center.

The following commissioners were in attendance:

Kirby Mouser, Vice Chair
Lloyd Franklin, Sr., Treasurer
Lynn Guynn, Secretary
Travis Martin, via Zoom

Commissioners absent:

Jimmy Dill, Chair

Others in attendance:

Chandra Griffin, Executive Director
Eplunus Colvin, Pine Bluff Commercial
Joy Blankenship
Leigh Cockrum

Vice Chairman Mouser called the meeting to order. There was a quorum.

The regular board meeting minutes for September 23, 2023 were presented for approval.

Commissioner Franklin made a motion to approve the September 23, 2023 regular board meeting minutes as presented. Commissioner Guynn seconded. The motion passed unanimously.

The September 29, 2023 Special Called Meeting Minutes were not available. They will be available next month.

Commissioner Franklin presented the May, June, and July 2023 financial statements. The salary line item was not correct and, therefore, not approved.

Commissioner Franklin made a motion to approve the May, June and July 2023 financial statements. Commissioner Guynn seconded the motion, and it was approved unanimously.

Commissioner Franklin reviewed the August 2023 financial statements.

Commissioner Franklin made a motion to approve the August 2023 financial statements as presented. Commissioner Guynn seconded the motion, and it was approved unanimously.

Commissioner Frankin presented the Revised January, February, March and April Financial Statements. These statements reflect the correct salary amounts.

Commissioner Franklin made a motion to approve the Revised January, February, March and April financial statements as presented. Commissioner Guynn seconded the motion, and it was approved unanimously.

Executive Director Griffin reported she spoke to Attorney Cody Kees about calling a special meeting when she has more information on the obligations with vertical ready and the Sixth and Main Street multi-family housing complex. She will be more comfortable with the construction company overseeing the site preparation work.

Start of construction at 33rd and Plum started yesterday. Construction on all three houses will begin at the same time. The Street Department will be installing culverts tomorrow. Construction should take four months, provided the weather holds up.

ED Griffin has an invoice from the City of Pine Bluff for insurance on buildings the PBURA owns for \$5,600.83. She wants to be sure there is also enough money for group insurance coverage for the rest of the year. ED Griffin request a budget adjustment of \$7,000.00 from Reserve funds to Insurance be approved to cover the building insurance, monthly insurance premiums and any other miscellaneous fees that may come up.

Commissioner Mouser would like a line item amount for insurance deductibles included in the budget. ED Griffin will find out what that amount is and include it in next year's budget.

Commissioner Franklin made a motion to approve a Budget Adjustment for \$7,000.00 to be transferred from Reserves to Group Insurance. Commissioner Guynn seconded the motion and it was approved unanimously.

ED Griffin reported on the Legislative Audit this past Friday. Everything went well, and there were not a lot of questions about the findings. She will reach out next week to the state insurance department to recoup some of the alleged stolen funds. ED Griffin hopes this will be placed on their January agenda.

Demolition on 1714 S. Tennessee was completed today. One demo is scheduled for next Monday. Two demos are scheduled and approved through ADQ for the next two weeks.

The Topping Off Ceremony at 6th and Main Street was held on October 3rd. The vendors that will occupy the Food Hall were announced. Construction continues. The Generator and The Incubator did a great job with the vendor selection.

Grading at the go-kart track continues. ED Griffin reported the conference at Family Entertainment in Paducah, Kentucky, was very informative. There were people there with existing centers that she was able to network with, as well as vendors. She made some great contacts while there.

The groundbreaking for the multi-family housing complex at 6th and Georgia is at 10:00 tomorrow and will be a formal ceremony.

ED Griffin is working on the 2024 budget.

Commissioner Mouser attended a Railroad Committee meeting. There were pictures shown of some of the streets that were originally blocked by the Martha Mitchell Expressway and the railroad that were extremely ugly and had not been maintained. He asked ED Griffin to look at some of them to see if PBURA could do something to make them look more attractive. They are in the PBURA area.

The city council's tax is coming up for a vote on November 14. People may not realize that PBURA will not be able to continue to improve the area around the new high school or anywhere else if the tax does not pass.

Commissioner Mouser congratulated ED Griffin on the work she has done pulling projects together. He also stated he was not surprised the Legislative Audit was a non-event. PBURA did everything right, and the state recognized that. She appreciates the support of the commissioners.

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