

Pine Bluff Urban Renewal Agency
Special Called Meeting Minutes
August 28, 2023

The Pine Bluff Urban Renewal Agency (PBURA) held a special called meeting on August 28, 2023, 5:30 p.m., at the Pine Bluff Urban Renewal office.

The following commissioners were in attendance:

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

Commissioners absent:

Jimmy Dill, Chair

Others in attendance:

Chandra Griffin, Executive Director
Eplunus Colvin
Scott Solomon Deltaplex
Dr. Watley
Alderwoman LaTisha Brunson
Brandy Ratliff Weatherly, Ratliff Enterprises
Amy Parker, Business and Operations Manager, Ratliff Enterprises

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

A Letter of Intent was provided to the commissioners to approve the PBURA's intent to negotiate a public private partnership with Oasis Fresh Market to open a grocery store in Pine Bluff.

Alderwoman LaTisha Brunson has been instrumental in bringing them to our community and has made it her mission to get a grocery store back in Ward 1. Utilizing the public private partnership with the city, Ms. Brunson contacted the Oasis CEO, A. J. Johnson. She has been working with Mr. Johnson and they are now at the point to start the negotiations to move forward. Representatives from Oasis will be in Pine Bluff on September 13.

Brunson and Alderwoman Lanette Frazier visited the Tulsa Oasis Fresh Market store when the federal trade commissioner was there. Everyone was impressed with the store and the impact to the community.

Other cities in the United States are also interested in bringing in Oasis to their communities. Brunson is afraid that if we don't make a move now, they will not have the capacity to come to Pine Bluff.

Two locations are being considered for the store – the former Super One and the former Big Lots. Owners of the property have been contacted and are ready to help to get the store here.

Commissioner Franklin made a motion to move forward with the Letter of Intent with Oasis Fresh Market to go into negotiations to bring a grocery store to Pine Bluff, Arkansas. The motion was seconded by Commissioner Martin. The motion was approved unanimously.

A Letter of Intent was provided to the commissioners to approve the PBURA’s intent to award the public private partnership to Ratliff Enterprise, Inc. dba Big Banjo Pizza Parlor Inc. (Ratliff) as the operator for the Go Kart Track Food and Beverage Vending at 2100 E Harding St, Pine Bluff, AR.

Ratliff was the only respondent to the RFQ and is a locally established business in Pine Bluff. Documentation has been received from them on their qualifications and now a Letter of Intent is needed to be approved so that negotiations can proceed on leasing space in the metal building at the Track. Ratliff will be making their own investment in kitchen equipment.

Brandy Ratliff Weatherly from Ratliff spoke to the commissioners and stated they were excited about this project. Ratliff will be celebrating their 50th anniversary next May.

Commissioner Franklin made a motion to move forward with the Letter of Intent with Ratliff Enterprise, Inc. dba Big Banjo Pizza Parlor Inc. to enter into negotiations for concessions at the Go Kart Track. The motion was seconded by Commissioner Guynn. The motion was approved unanimously.

ED Griffin expressed her appreciation to all who have worked on these two projects.

There were no public comments.

There being no further business, the meeting was adjourned.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

/s/ Lynn Guynn
Lynn Guynn
Secretary