

Pine Bluff Urban Renewal Agency

Regular Meeting Minutes

January 21, 2025

The Pine Bluff Urban Renewal Agency (PBURA) held its regular meeting on January 21, 2025, 5:30 p.m., in the Pine Bluff Urban Renewal Offices.

The following commissioners were in attendance:

Jimmy Dill, Chair
Lloyd Franklin, Sr., Treasurer
Travis Martin, Secretary, via Zoom
Kirby Mouser, Vice Chair

Commissioners absent:

Nancy McNew

Others in attendance:

Leigh Cockrum
Chandra Griffin, Executive Director
Ryan Watley, GFPB CEO

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

The Regular Monthly Meeting Minutes for December 17, 2024 were presented for approval. Commissioner Franklin made a motion to approve the December 17, 2024 minutes as presented. Commissioner Martin seconded the motion and it was approved unanimously.

Commissioner Franklin reviewed the November 2024 financial statements for the PBURA. Commissioner Martin made a motion to approve the November 2024 financial statements as presented. Commissioner Franklin seconded the motion and it was approved unanimously.

A change order was approved via email and needs to be ratified for \$21,960.00. According to the geo-tech we had done at the go-kart site, it was recommended to do an undercut because of the dirt consistency as gumbo dirt. This change order will address the dirt issue and the water issue at that site.

Commissioner Franklin Sr. made a motion to approve retroactively the change order, approved in the email vote. Commissioner Martin seconded the motion, and it was approved unanimously.

ED Griffin is requesting approval for a contingency amount of \$103,000 for the Go Kart Track. This approval will keep the project moving when unexpected issues and cost arise at the site. ED Griffin hopes there will not be any additional change orders, but with construction there is always a probability.

ED Griffin keeps an in-house budget that has a 10% contingency of the contract amount; the GC advised the going rate was 6%. The Beebe Commercial Contract Amount is \$1,715,980.00.

ED Griffin also request the board give her authorization to approve change order request less than \$30,000.00 for the Go Kart Project moving forward.

Commissioner Martin made a motion to ratify the approval of a contingency amount of \$103,000.00 and giving Executive Director Griffin authorization to approve change orders less than \$30,000.00. Commissioner Franklin Sr. seconded the motion, and it was approved unanimously.

Updates on the 6th and Main Street project was given. Internet has been ordered and alarm/cameras are being installed, ordering furniture soon, tenants need access to start-up capital; contractor is working on the punch lists from the architect and the city.

Everyone was encouraged to complete the survey about revamping Olive Street. GFPB and PBURA are working with the U of A on this DOT grant.

No public comments were made.

There being no further business, the meeting adjourned.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

/s/ Travis Martin
Travis Martin
Secretary