

Pine Bluff Urban Renewal Agency
Regular Board Meeting Minutes
April 20, 2021

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting April 20, 2021, 5:30pm at the Donald W. Reynolds Community Services Center.

The following Commissioners were in attendance:

Jimmy Dill, Chair
Rita Conley, Vice Chair
Lloyd Franklin Sr. Treasurer
Kirby Mouser, Secretary
Travis Martin

Others in attendance:

Chandra Griffin-Recorder
Eplunus Colvin-PC News
Leigh Cockrum
Deseray McKinzey -Delta Plex News
Karla Williams
Lloyd A. Holcomb Jr.
Cooter Failla

Chairman Dill call the meeting to order at 5:33pm.

Commissioner Mouser made a MOTION to approve the February 23, 2021 Regular Board Meeting minutes as presented. The motion was seconded by Commissioner Martin and APPROVED.

Commissioner Franklin reported February 2021 financial statements. March and April financial statements were unavailable.

Commissioner Franklin made a MOTION to approve February 2021 financial statement as presented. The motion was seconded by Commissioner Martin and was APPROVED.

ED Taggart requested approval of land development agreement. This agreement was included in the board packets. This agreement will make the land available to the city for the building of market rate housing. May 3rd the city council has an agenda item for the P3Group to build market rate housing and hotel. If approved the land will be made available with this agreement.

Commissioner Martin made a MOTION to agree to the section identified in the development agreement for making the land available to the city for market rate housing. The motion was seconded by Commissioner Franklin and was APPROVED.

ED Taggart corrected the action item for request for approval to enter in contracts to information only.

*216 Main st. RFP responses were not great but since then made aware of community development funds that are available and in the process of applying for those funds.

*2001 Ohio demo is on hold; city is taking a new direction with affordable housing project.

*Saenger Theater RFP responses were lacking because of unsafe condition to inspect the building. The 2020 estimate and approval of \$16,500 may not be sufficient due to extent of damage. Saenger task force committee will be contacted to advise next steps.

ED Taggart request to amend UR By-Laws. The amended change was presented at the last board meeting pursuant to 7-day notice to amend By-Laws. Article 5 of By-laws adds the option for remote meetings in cases where in person meetings are not possible.

Commissioner Conley made a MOTION to approve to amend the UR By-Laws to add the option for remote meeting when deemed necessary by the Chairman. The motion was seconded by Commissioner Mouser and was APPROVED.

ED Taggart yielded the floor to Attorney Kees for section 700 and 900 acquisition of land by way of eminent domain. Section 700 and 900 amendment would be in congruence with the law by removing the requirement for approval by the Pine Bluff City Council. According to the law, the URA board can approve acquisition of land by way of eminent domain.

Commission Mouser made a MOTION to amend section 700 and 900 according to the law. The motion was seconded by Commissioner Martin and was APPROVED. (Chairman Dill recused)

Commissioner Mouser made a MOTION to rescind the Resolution sent to the city council counsel for consideration that was made at March board meeting. (Chairman Dill recused)

Commissioner Mouser made a MOTION to exercise the eminent domain for the properties identified in March meeting. The motion was seconded by Martin and was APPROVED. (Chairman Dill recused)

ED Taggart will prepare Resolution for the appropriate signatures.

ED Taggart request for approval of merit base salary for URA employee. Board packets included the yearly evaluation and letter of support from ED Taggart.

Commissioner Franklin made the MOTION to approve the merit base salary increase. The motion was seconded by Commissioner Conley and was APPROVED.

ED Taggart presented ED report:

- 2100 Harding asbestos RFQ complete.
- 2001 Ohio; City moving in different direction with affordable housing.
- Old bus station closing Friday, May 23rd.
- Masonic Building; In negotiations with PH Mason on ways URA can partner with them.
- Quarterly assessment presented.

No other business

Public Comment: Chairman Dill thank all the attendees. Director Karla Williams of Code Enforcement gave comments.

Meeting adjourned at 6:44pm

/s/Chandra Griffin
Chandra Griffin
Recorder

/s/ Wm. Kirby Mouser
W. Kirby Mouser
Secretary