

Pine Bluff Urban Renewal Agency
Monthly Meeting Minutes
February 20, 2018

The Pine Bluff Urban Renewal Agency's (URA) regular monthly meeting was held on February 20, 2018 at The Baim Law Firm.

The following commissioners were in attendance:

Jimmy Dill, chair
Rita Conley
Lloyd Franklin, Sr.
Kirby Mouser

Commissioner Travis Martin was absent.

Also in attendance were:

Leigh Cockrum
Lori Walker
Ryan Watley

The meeting was called to order at 5:30 p.m.

Chairman Dill stated the URA was in Executive Session this afternoon beginning at 1:00 to interview four Executive Director applicants. The Executive Session ended at 5:15 p.m.

The URA will need to hold a public meeting in each of the four wards when the commissioners approve the Plan for comments. After the public meetings, comments will need to be added to the Plan and then sent to the city council for approval.

If the Executive Director is hired prior to the public meetings, the commissioners would like that person to be a part of the meetings.

Ms. Walker volunteered to record comments at one or two of the meetings.

Commissioner Mouser made a MOTION to provide an updated draft plan to the interview candidates we are planning to call back, tentatively next Tuesday. The motion was seconded by Commissioner Conley. The motion CARRIED with Commissioners Conley, Dill, and Mouser voting For and Commissioner Franklin voting Against.

Ms. Walker presented a draft of the URA plan proposed by the Economic and Community Development Department. She will e-mail an electronic copy. Ms. Walker stated the plan didn't have any projects in it. She compared the plan to the various city plans and added those into the URA's plan. Other changes made were mostly editorial.

Chairman Dill thanked Ms. Walker for her input and the URA looks forward to working with her and Larry Mathews. Priorities may not always match, but the two organizations will work together.

The Community Development committee meets on the 4th Tuesday in city council chambers.

Dr. Watley stated the sole purpose of the URA's plan was to eliminate blight and repurpose/renovate.

In other business, Ms. Cockrum distributed a copy of the Historic District Commission's (HDC) by-laws for the commissioners to review. The URA and HDC will need to work together on projects located in the historic district. The HDC's monthly meeting will be held on Friday at 3:00.

Chairman Dill has been approached by a retail business that is interested in the 216 S. Main Street building.

The URA's goal is to repurpose the building and get it back on the tax rolls. Parameters need to be developed for new owners of URA-held property, keeping in mind historic district guidelines, and then publicize bidding. The URA should also take into consideration some delays related to streetscape for downtown properties. The URA also may want to adopt some of The Alliance's tax incentives.

Guidelines will need to be established for donated property, as well as for property acquired by other means.

Commissioner Mouser volunteered to work on the guidelines that would include the following: structural integrity, historic district, type of establishment, time period to occupy premises, and will also design a reverter clause.

There being no further business or public comments, the meeting adjourned at 7:09 p.m.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

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