

Pine Bluff Urban Renewal Agency
Monthly Meeting Minutes
April 16, 2019

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting on April 16, 2019 at The Baim Law Firm.

The following commissioners were in attendance:

Jimmy Dill, chair
Lloyd Franklin, Sr.
Travis Martin
Kirby Mouser

Commissioners absent:

Rita Conley

Also in attendance were:

Leigh Cockrum
Eligha Lacy
Randy Light
Jean Painton
Maurice Taggart, Executive Director (ED), PBURA
Ryan Watley

The meeting was called to order at 5:29 p.m. by Commissioner Dill.

Commissioner Mouser made a MOTION to approve the March 19, 2019 minutes as presented. The motion was seconded by Commissioner Franklin and was APPROVED.

Commissioner Mouser made a MOTION to approve the April 2, 2019 minutes as presented. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin reviewed the March 31, 2019 financial statements reflecting the month's revenue of \$974.49, expenses of \$280,770.05, net income of (\$279,795.56).

Commissioner Franklin made a MOTION to approve the March 31, 2019 financial statements. The motion was seconded by Commissioner Martin and was APPROVED.

ED Taggart reviewed an offer to purchase property with Amalisa Services for 421 Barraque Street. Taggart was authorized to spend up to \$46,000 for the property. He offered \$37,000 and was countered and accepted at \$41,500. This sale will go through Jefferson Title.

Commissioner Franklin made a MOTION to enter into a contract to purchase property from Amalisa Services at 421 West Barraque for \$41,500. Commissioner Martin seconded the motion and was APPROVED.

ED Taggart presented a listing of 100 structures within the area of 16th to 25th, East Georgia, South Main, Harding, Old Main, and Ohio. Will begin to start working on these properties to demo on Phase 2.

We need to be sure people have the resources available to them to rehabilitate their homes.

ED Taggart reviewed the budget for potential land acquisitions. He would like to begin negotiations with the owners in Neighborhood 2 and the movie theatre areas.

There is \$1.645K in the budget for capital purchases. If he received approval for \$1,432K, there would be \$213K left for the rest of the year.

If all of the properties are acquired, Phase I and II would be complete. Developers are being sought.

These purchases are helping to move the Re-Live Pine Bluff Plan forward. The City will receive funds back through redevelopment in the areas, property taxes, etc. over time.

Commissioner Martin made a MOTION to authorize ED Taggart to begin negotiations and stay within the parameters to acquire properties for the movie theatre and Phase II areas within the \$1.432K budget. The motion was seconded by Commissioner Mouser and was APPROVED.

The purchase of these properties will complete 85% or more of Phase I and II.

ED Taggart presented a map of properties on Harding and E 17th Avenue/Vermont and Kentucky. Go Sue Ling owns two properties and wants to give them to the PBURA. Two properties owned by Katie J Pierre are up for auction through the State Land Commissioner for approximately \$1,700. The property at 1100 Harding has less than 30 days to respond to Taggart's clean up lien. There will be one more property in that block that would need to be acquired (Corine G Mixon) before Taggart could talk to investors to put in duplexes.

Commissioner Mouser made a MOTION to accept the two Go Sue Ling properties as a gift, negotiate the purchase of the two Katie J. Pierre properties up to \$2K (total), and if offered, accept the Corine G. Mixon property as a gift without further authorization from the PBURA. The motion was seconded by Commissioner Martin and APPROVED.

ED Taggart presented a map of properties on Convention Center Drive/Texas Street and East 6th Avenue area. The house owned by Joey Armster at 5th and Convention Center is a burn-out and will be coming down soon. This house is on the batch set for condemnation next month.

There is a property at East 6th and Convention Center Drive owned by Mozell Gipson. Mr. Gipson wants the PBURA to tear the house down (502). The only way the PBURA can tear the house down without going through the notification and lien process, Mr. Gipson will have to gift us the property.

Commissioner Mouser made a MOTION to accept the property located at 502 East 6th Avenue as a gift from Mozell Gipson if he so inclined to gift, and we tear the house down. Commissioner Martin seconded the motion and was APPROVED.

Public comments were made.

There being no further business, the meeting was adjourned.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

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