

Pine Bluff Urban Renewal Agency
Called Meeting Minutes
June 13, 2019

The Pine Bluff Urban Renewal Agency (PBURA) held a called meeting on June 13, 2019 at The Baim Law Firm.

The following commissioners were in attendance:

Jimmy Dill, chair
Lloyd Franklin, Sr.
Travis Martin

Commissioners absent:

Rita Conley
Kirby Mouser

Also in attendance were:

Leigh Cockrum
Dee Herring Gatlin
Eligha Lacy
Maurice Taggart, Executive Director (ED), PBURA
Ryan Watley
Lori Walker

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

For audit purposes, the PBURA will need to retract the budget adjustment voted on during the May 20, 2019 meeting to authorize the transfer of funds to the General Fund for payment of \$7,500 for a feasibility study of the Plaza Hotel by The Pinnacle Group.

A letter was issued to the commissions to authorize ED Taggart to purchase certain properties on Main Street between Third and Fourth from Smiles, Inc. The commissioners previously authorized ED Taggart to begin negotiations for properties in that area. He has an agreed upon price now for three of those properties. The Resolution and contract are in the meeting packets in addition to a map and legal description.

Another item that requires action by the PBURA is a Request for Expression of Interest. ED Taggart would like to solicit interest from the investment community to find out what type of interest there is in the private market to develop a public-private housing component.

ED Taggart also has a Request for Qualifications for architectural and engineering services to develop construction documents for the building of downtown residential housing. In the Re-Live Downtown

Pine Bluff plan, there is a housing component and construction documents to give to potential builders are needed. The PBURA budgeted for this item in the 2019 budget. The PBURA initially thought Stephen Luoni would develop these documents. We need to solicit others to find out if we can get a better price from a comparable firm.

ED Taggart is also submitting a Request for Qualifications for a Historic Preservation Consultant to assess the properties on Main Street between Third and Fourth Avenue. We need to find out what will be required to stabilize the buildings, structural analysis to find out the cost to get the buildings up to code and to solidify the structure for purposes of safety.

ED Taggart is also submitting a Resolution to transfer equipment, related tools, and employee operators from the Pine Bluff Urban Renewal Agency to the City of Pine Bluff Department of Code Enforcement. A legal opinion was received from Althea Hadden-Scott, City Attorney, regarding the PBURA's ability to demo and not acquiring property first. The PBURA believes we are within our authority to demo without acquiring property, but we prefer to err on the side of caution to alleviate any other issues and questions. ED Taggart is asking the Mayor and City Council to accept the transfer of the items above to allow the demolition plan to continue. This will be contingent upon the city council accepting the proposal.

The PBURA has been asked to provide dumpsters and manpower to help the flood victims on Riverside Drive. FEMA will reimburse us for the compensation paid to the operators.

Commissioner Franklin made a MOTION to authorize the purchase of 316, 322 and 324 Main Street properties for \$70,000 from Smiles, Inc. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin made a MOTION to approve ED Taggart to publish the Request for Expressions of Interest in the newspaper for potentially creating a public-private partnership for development of the housing component of the Re-Live Downtown plan. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin made a MOTION to advertise for Request for Qualifications for architectural and engineering services to develop construction documents for the building of downtown residential housing. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin made a MOTION to approve a Resolution to authorize the transfer of equipment, related tools, and employee operators and associated expenses from the Pine Bluff Urban Renewal Agency to the City of Pine Bluff Department of Code Enforcement. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin made a MOTION to advertise for Request for Qualifications for a historic preservation consultant to conduct an on-site assessment of the structural integrity of the properties of interest between 4th and 3rd on Main Street. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin made a MOTION to retract the budget adjustment from PBURA to the General Fund in reference to the hotel evaluation for the Plaza Hotel. The motion was seconded by Commissioner Martin and was APPROVED. The PBURA will pay the invoice directly.

There is a building that sits on the land the PBURA has already purchased (corner of 4th and Walnut). Shirley Scallion is the current proprietor of a bingo hall that rents part of the building. She has had a verbal agreement with Mr. Elvin Moon for \$1,500 monthly rent and she pays the utilities. Does the PBURA want to maintain the lease with Mrs. Scallion or give her notice? More information needs to be gathered and ED Taggart will talk to Steve Miller. This will be addressed at the next meeting.

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