

Pine Bluff Urban Renewal Agency
Regular Meeting Minutes
August 20, 2019

The Pine Bluff Urban Renewal Agency held its regular meeting on August 20, 2019 at The Baim Law Firm.

The following commissioners were in attendance:

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

Commissioners absent:

None

Others in attendance:

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

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

Commissioner Franklin made a MOTION to approve the July 16, 2019 minutes as presented. The motion was seconded by Commissioner Conley and was APPROVED.

Commissioner Franklin made a MOTION to approve the August 7, 2019 minutes as presented. The motion was seconded by Commissioner Martin and was APPROVED.

Commissioner Franklin reviewed the May 31, 2019 Budget Performance Report.

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

Commissioner Franklin reviewed the July 31, 2019 Budget Performance Report. July revenue was \$5,358.48 and total expenses were \$138,271.34.

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

ED Taggart reported three qualified responses were received to the Request for Approval of Historical Preservation Consultant Assessment Proposal for Downtown Properties. ED Taggart had three commissioners score each of the three entities, each were interviewed, and WER Architects was chosen. They have been involved with assessments of the east side of the block and are familiar with the fabric on Main Street between Fourth and Third.

The Assessment Proposal was provided in two phases. ED Taggart asked for approval of both phases. Once the reports are received from them a determination will be made on how the PBURA would like to proceed going forward. A Calculation of Compensation for the assessments was also provided that included five phases.

Commissioner Franklin made a MOTION to approve WER Architects to perform Phases One and Two as provided on the three properties on Main Street – 316, 322, 324. The motion was seconded by Commissioner Mouser and was APPROVED.

ED Taggart presented a budget adjustment for \$3,263.81 for property taxes that have already been paid.

Commissioner Mouser asked why we were taking tax money to pay property taxes. The City is exempt from property taxes so the PBURA should be exempt as well. Leigh will get the tax collector's phone number to Commissioner Mouser so that he can get more information.

Commissioner Conley made a MOTION to table the budget adjustment on property taxes. Commissioner Martin seconded the motion and was APPROVED.

ED Taggart reminded the commissioners about the budget adjustment made in July for \$290,000 to move \$103,000 from Demolition Reserve to Downtown Improvements and \$187,000 from Demolition to Downtown Improvements. Steve Miller, Finance Director, stated the PBURA's budget isn't aligned with the City's budget and this motion needed to be retracted. The PBURA can still use the line items this year but they will change for next year.

Commissioner Conley made a MOTION to retract the Budget Adjustment to move \$103,000 from Demolition Reserve to Downtown Improvements and \$187,000 from Demolition to Downtown Improvements that was approved on July 16, 2019. Commissioner Martin seconded the motion and was APPROVED.

ED Taggart reported Modus Studio was the only response received to the Request for Proposal for Architectural Services Proposal for the Rhythm and Bayou Neighborhood. Steve Luoni is a partner in this company. Other investors may have their own renderings, and to save money ED Taggart requested the commissioners table this Request for Proposal.

Commissioner Franklin made a MOTION to table the Request for Proposal for Architectural Services Proposal for the Rhythm and Bayou Neighborhood. The motion was seconded by Commissioner Martin and was APPROVED.

ED Taggart presented a copy of an Ordinance that was read for the second time yesterday at the City Council meeting to close a portion of State, Alabama and Pine Streets located in the 400 block within the railroad right-of-way. ED Taggart felt it was a good idea to write a Letter of Support from the PBURA of this Ordinance. The locations of the railroad closings are in proximity to the housing area and ArtWalk.

Commissioner Mouser made a MOTION for the PBURA submit a Letter of Support of the proposed Ordinance to close a portion of State, Alabama and Pine Streets. Commissioner Martin seconded the motion and was APPROVED.

ED Taggart reported Senator Trent Garner requested an Attorney General opinion on the PBURA and ability to demolish property on July 11. It normally takes sixteen weeks before opinions are issued. Taggart has contacted the AG's office numerous times about the status; it is likely to come out on Friday, August 27. The Mayor wants to move forward with the City Council by August 27 whether the Opinion has been issued or not.

Commissioner Mouser made a MOTION to withdraw the offer to transfer equipment and funding for personnel to the City and to reconsider the offer when the Attorney General's opinion is received. Commissioner Martin seconded the motion and was APPROVED with Commissioners Dill, Martin and Mouser voting For and Commissioners Conley and Franklin Against.

In Other Business, ED Taggart reported/updated:

- No responses were received to the RFQ for the Historical Preservation Consultant for the Old Post Office.
- RFQ for the Movie Theatre, one submission was received. The respondent wants to open a theatre at the mall that will also include a trampoline park and a fun zone. This operator has a lot of experience with this type of set up.
- Lease agreement on the Bingo Hall: we have a month-to-month verbal lease. There is no need for insurance as we have tort immunity.
- A Press Release will be sent around September 6 indicating what the PBURA has done to-date in terms of acquisition of properties downtown and what we hope to do with them thereafter.

There being no further business, the meeting was adjourned.

Public comments were heard.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

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