

Pine Bluff Urban Renewal Agency
Called Meeting Minutes
November 6, 2019

The Pine Bluff Urban Renewal Agency (PBURA) held a called meeting on November 6, 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

Others in attendance:

Leigh Cockrum
Dee Herring Gatlin
Jan Robinson
Maurice Taggart, Executive Director (ED), PBURA, via conference call
Ryan Watley

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

ED Taggart reviewed cost quotations he obtained for the assessment and appraisal of the Plaza Hotel and Suites property. The commissioners authorized ED Taggart to contract with a firm and needs to be ratified.

Ferstl Evaluation Services submitted the lowest quote in the amount of \$3,500. They began the appraisal process Monday. There were minor issues accessing the hotel.

ED Taggart has been negotiating with the owner of the hotel and hopes to have a contract signed by the end of next week.

Commissioner Mouser made a MOTION to ratify the approval of the contract with Ferstl Evaluation Services for \$3,500. The motion was seconded by Commissioner Franklin and was APPROVED.

WER Architects was chosen to complete Phase 1 and 2 of the building stabilization assessments for the three recently acquired buildings in the 300 block of Main Street. They have provided the assessments for the PBURA's review.

ED Taggart reviewed an estimate from WER Architects to provide contractor services for those buildings. It is cheaper to include all three buildings versus one building at a time. They will use local subcontractors. The quoted amount is included in the budget. ED Taggart will request matching funds for the roof replacement from the Community and Economic Development Department (CED).

The estimated project cost is \$1,051,064.67 without the matching funds from CED. \$1.645M is in the budget. The buildings will have a new roof, walls stabilized, and other mechanical and plumbing work performed. Anyone who leases the building(s) will have to finish the buildout.

Commissioner Martin made a MOTION to approve the selection of WER Architects and to contract to move forward with the roof and structural stabilization project for 316, 322, and 324 Main Street. The motion was seconded by Commissioner Franklin and was APPROVED.

ED Taggart requested approval to contract with a firm to perform a housing assessment for the downtown market. He has obtained two proposals.

The PBURA will not be subsidizing the housing. We are just a facilitator for the developer at this point in time and not spending taxpayer money for the housing project.

Commissioner Franklin made a MOTION to table ED Taggart's request to contract with a firm to perform a housing assessment for the downtown market. The motion was SECONDED by Commissioner Franklin and was APPROVED.

Commissioner Dill recognized the International World Architecture News award that was recently received by Stephen Luoni in London, England for his Re-Live Downtown plan.

ED Taggart asked the PBURA to ratify authorization to engage outside counsel on our ability to provide incentives to potential economic development projects.

A legal opinion from the Friday Firm can be obtained through the city.

A MOTION was made to table this request until more information was received by Commissioner Martin. The motion was seconded by Commissioner Mouser and was APPROVED.

We are still waiting on the Attorney General's opinion.

There being no further business, the meeting was adjourned.

No one had public comments to make.

/s/ Leigh Cockrum
Leigh Cockrum
Recorder

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