

# Pine Bluff Urban Renewal Agency

## Meeting Minutes

### February 25, 2020

The Pine Bluff Urban Renewal Agency (PBURA) held its monthly meeting on February 25, 2020 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, via conference call  
Ryan Watley  
Sam Whitfield

The meeting was called to order by Commissioner Jimmy Dill.

The January 22, 2020 minutes were tabled until the next meeting.

The December 2019 and January 2020 financial statements were reviewed by Commissioner Lloyd Franklin, Sr. The December 2019 year to date revenue was \$2,486,000.00 and expenses \$4,497,730.00.

Commissioner Kirby Mouser made a MOTION to approve the December 2019 financial statements as presented. The motion was seconded by Commissioner Rita Conley and was APPROVED.

January 2019 month's revenue was \$896.48 and expenses were \$19,873.07.

Commissioner Kirby Mouser made a MOTION to approve the January 2020 financial statements as presented. The motion was seconded by Commissioner Rita Conley and was APPROVED.

ED Taggart reported the interviews with potential partners for a downtown housing development had been completed. The committee made their selection via secret ballot and Metis Legacy Partners LLC was selected. It is now time to begin contract negotiations.

If negotiations fail with this group, then ED Taggart would have moved to the company that received the second highest score but that company removed themselves from consideration, so he will go to the third company.

Commissioner Franklin made a MOTION to approve Metis Legacy Partners LLC (Metis) as a preliminary housing development partner in downtown Pine Bluff. The motion was seconded by Commissioner Mouser and was APPROVED.

ED Taggart will engage in negotiations with Metis. He doesn't have a proposed document but hopes to have next month for the PBURA to review.

ED Taggart will be the primary contact but will solicit advice from Commissioners Dill, Martin and Mouser as well as the city attorney.

It was suggested we ask Metis for their proposal to understand what they believe is the scope of work, details of the project, what they are asking, etc. to determine if it matches with what we want. The PBURA will have to approve the agreement with Metis.

Commissioner Mouser made a MOTION to authorize ED Taggart to enter into negotiations with the proposed partner and suggest we solicit from them a first proposal. Commission Franklin seconded the proposal and it was APPROVED.

ED Taggart presented a written Executive Director's report that includes a synopsis on the status of each project.

The Downtown Historic Commission has to approve any work done in the downtown historic district. That commission approved the Certificate of Appropriateness for the proposed work on the three downtown Main Street buildings we just purchased.

W.E.R. and ED Taggart will work on drawings. W.E.R. is aware we want to use local contractors. Ryan Watley stated he had obtained a grant and can use the funds to hire a bid administrator to help local contractors with bidding on the jobs. Watley and ED Taggart will work on a MOU.

ED Taggart asked the Commissioners to approve the PBURA Employee Handbook. Due to the handbook not being available or previously reviewed by the commissioners, ED Taggart will send the handbook to the commissioners for their consideration at the next meeting.

No public comments were made.

There being no further business, the meeting was adjourned to Executive Session.

/s/ Leigh Cockrum  
Leigh Cockrum  
Recorder

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