

Pine Bluff Urban Renewal Agency

Regular Meeting Minutes

September 15, 2020

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting on September 15, 2020, 5:30 p.m., at the Donald W. Reynolds Community Services Center.

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
Mason Ellis, WER
Maurice Taggart, Executive Director (ED)

Conley called the meeting to order in the absence of Dill.

Mouser made a MOTION to approve the addition of "Request to Approve Change Order" to the Agenda. Martin seconded the motion and was APPROVED unanimously.

Franklin made a MOTION to approve the August 18, 2020, minutes as presented. Martin seconded the motion and was APPROVED unanimously.

Franklin reviewed the August Budget Performance Report.

Mouser made a MOTION to approve the August 2020 Budget Performance Report as presented. Martin seconded the motion and was APPROVED unanimously.

Dill joined the meeting.

Taggart presented a change order for approval from WER Architects to remove remaining wall furring and ceiling panels, as stated in the work order. There is a price listed for \$5,318.09, but we will be receiving a credit for façade work that did not need to be done; therefore, there will be no extra expense.

Mouser made a MOTION to approve the change order from WER Architect to remove wall furring and ceiling panels for \$5,318.09. Franklin seconded the motion and was APPROVED unanimously.

A change order for elevator and equipment removal, and roofing repairs was approved via email on August 27, 2020, for \$67,284.50 and needs to be ratified.

Martin made a MOTION to ratify the approval of the Change Order for elevator and equipment removal, and roofing repairs for \$67,284.50. Conley seconded the motion and was APPROVED unanimously.

State statute requires the PBURA to make a recommendation to the city council to approve the reappointment of commissioners.

Martin made a MOTION to recommend to the Pine Bluff City Council the reappointment of Jimmy Dill and Lloyd Franklin, Sr. to the Pine Bluff City Council. Conley seconded the motion and was approved by Conley, Martin and Mouser. Dill and Franklin abstained.

Martin made a MOTION to recommend to the Pine Bluff City Council the reappointment of W. Kirby Mouser to the Pine Bluff City Council. Conley seconded the motion and was approved by Dill, Conley, Franklin, and Martin. Mouser abstained.

Taggart made his Executive Director's report:

- A Request for Proposals was issued two weeks ago for Restaurants and/or Retail tenants for 316, 322 and 324 Main Street. Taggart wants to make sure the tenants have a proven track record for being successful. He has had a lot of inquiries.
- Taggart has signed a contract with Economic and Community Development for their portion of repairs for the three buildings.

Mason Ellis, project manager, WER Architects, made a presentation on the progress of the renovation of 316, 322 and 324 Main Street.

Ellis stated Wagner is doing a great job keeping him updated with what they have found with the building renovation. He is very pleased. No major surprises.

Ellis showed several pictures of before and after, and progress. Due to rain delays, they may not finish until December instead of November.

Ellis stated the storefronts will look amazing when they get put in. The plate glass windows are expensive. In order to keep the glass from getting broken, put a panel that fits into the masonry opening with a screen print of a storefront picture on it. Then when a tenant goes in, the panel is replaced with glass.

The building structures of the three buildings is in good shape.

Ellis is president of Preserve Arkansas and is submitting this project for an award. He has enjoyed working on this project.

Taggart received a call from a developer who is interested in the Saenger Theatre.

An updated demolition list was distributed. Pending weather, 52 structures should be razed from April through December 22 versus 14 in 2019.

Taggart has been working with Code Enforcement to create a position in Code Enforcement. The position will serve as a liaison between Code Enforcement and PBURA. The person will be working within the URA area and staying within an intentional plan for demolitions.

The Administration Committee will consider the position at their next meeting and then, if approved, will go to the city council for approval.

There have been six ADEQ inspections. All inspections have passed.

Taggart provided a Google map showing demolitions by PBURA and private demolitions in the URA area.

Negotiations for property in the downtown area are still ongoing.

April 25 was the tentative deadline for the preliminary downtown housing partner to submit proper financial paperwork that we have still yet received.

Taggart has been contacted by a local investor and the Pine Bluff Housing Authority to work on a 50 unit 2 to 3 bedroom housing complex.

We have another potential housing development being put together by interested parties. We are seeking legal counsel.

Taggart distributed a copy of the Employee Handbook to the commissioners.

Working on legislation with an alderman, the mayor, and code enforcement to reduce the amount of time for condemnation. Right now, from inspection to demo, it takes about 90 days. Also want to look at legislation that is specifically related to burnouts.

A structural engineer is assessing the Plaza Hotel building before proceeding with their plans. This is now in the hands of the Pine Bluff Civic and Auditorium Commission.

No 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