

Pine Bluff Urban Renewal Agency
Regular Board Meeting Minutes
May 18, 2021

The Pine Bluff Urban Renewal Agency (PBURA) held its regular monthly meeting May 18, 2021, 5:30pm at the Donald W. Reynolds Community Services Center.

The following Commissioners were in attendance:

Jimmy Dill, Chair
Rita Conley, Vice Chair (via ZOOM)
Lloyd Franklin Sr. Treasurer
Kirby Mouser, Secretary
Travis Martin (via ZOOM)

Others in attendance:

Chandra Griffin-Recorder
Eplunus Colvin-PC News
Deseray McKinzey -Delta Plex News
Ivan Whitfield

Chairman Dill call the meeting to order at 5:35pm.

Commissioner Mouser made a MOTION to approve the April 20, 2021 Regular Board Meeting minutes as presented. The motion was seconded by Commissioner Martin and APPROVED.

Commissioner Franklin reported March 2021 financial statement.

Commissioner Mouser made a MOTION to approve March 2021 financial statement as presented. The motion was seconded by Commissioner Franklin and was APPROVED.

ED Taggart report for housing. The city is exploring market rate housing, the city council moved forward with a development agreement. No report for affordable housing at this time.

ED Taggart requested approval to bid out demo during upcoming dry season to increase capacity of demos.

Commissioner Franklin made a MOTION to approve demo bid out during “good weather days” as requested with monitoring of dumping. The motion was seconded by Commissioner Martin and APPROVED.

ED Taggart requested the purchase of certain properties as identified in board packets. These properties have been discussed before and the seller has finally agreed. Properties are in between 3rd and 4th on Main st.

Commissioner Mouser made a MOTION to approve the purchase of properties. The motion was seconded by Commissioner Franklin and APPROVED. Chairman Dill recused.

Commission Franklin requested it be noted why URA is acquiring these properties. URA has a commitment to revitalize downtown and to continue with the investment URA has already made in the downtown area.

ED Taggart requested the approval of "use value" for Apex Cinema. There is limited guidance in the law as to how to determine "use value". URA is allowed to make land available to the public or private entities per state statutes according to redevelopment of properties. Attorney Kees summarized the "use value" is needed for the investor Mr. Waller to seek financing. A total approximate of \$1.4 investment from URA to be paid back over 10 years. There was much discussion and questions from Commissioners. Commissioner Martin suggested a commercial appraisal be done and Commissioner Franklin suggested splitting the cost of the appraisal with the seller. This agenda item was tabled.

ED Taggart ED report.

- Eminent domain filed today for properties on Main st.
- Demo list is scheduled through October 26, 2021.
- Discussion with an investor from Colorado about the Crown Motel property, may have an update at the next board meeting.
- 2001 Ohio and 2100 Harding cost to abate expected in June.
- 324 Main had a ceiling issue; this issue has been taken care of.
- Meeting with Saenger Theater Committee last week about issues. A solid approach to tackle the problem is under way. Electricity is needed at the property.
- 324 is behind schedule but restoration should be installed soon.

Other Business: Commission Franklin acknowledge ED Taggart accomplishment of passing the bar and made fellow commissioners aware of the need of the HR committee to put a plan in place in light of ED Taggart's accomplishments.

Public comments: Deseray McKinzey -Delta Plex News ask for clarification of a vote.

Chairman Dill thanked all visitors.

Meeting adjourned at 6:47pm

/s/Chandra Griffin
Chandra Griffin
Recorder

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