



# Go Forward Pine Bluff

Project Initiative Update  
February 2022

## Mission:

The mission of Go Forward Pine Bluff is to increase the revenues of the city government, enabling it to provide the level of services expected by our citizens.

## Values:

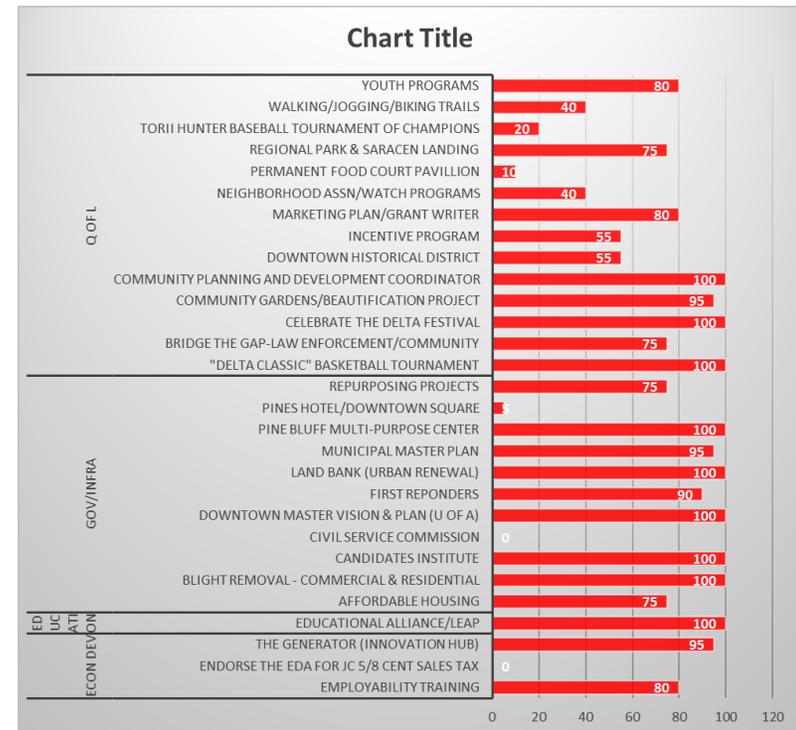
Go Forward Pine Bluff is guided by three main values:

1. Retain population
2. Relocate population, and
3. Attract tourism and consumers throughout the region

## Goal:

The goal of Go Forward Pine Bluff is to serve as a bridge between the public and private sector that establishes the necessary working relationships to move Pine Bluff forward.

**Promises Made,  
Promises Kept**



**Initiative**

*Projected Phase for Implementation*

**Update**

**LAND BANK (Urban Renewal Agency) COMPLETE – THE PINE BLUFF URBAN RENEWAL AGENCY CONTINUES ITS WORK**

*Phase 1: Jan 2017 – Sept 2018*

GFPB and the City worked together to resurrect the Urban Renewal Agency, first established as a Local Public Agency in 1962. The Urban Renewal Agency is an effective, responsible way for Pine Bluff to reduce blight, encourage business growth and generate economic progress. Five commissioners were appointed to the Agency and have been meeting since October 2017.

After public meetings held in each ward, the city council approved the PBURA’s Central City Urban Renewal Plan in June 2018. The PBURA adopted the Downtown Master Vision and Plan as a guide. Work to eliminate blight and other components of the Plan is ongoing. Condemned properties in the urban renewal area are being razed with the intent of backfilling with tax producing properties. A goal of 60 structures to be demolished for 2022 has been established.

The PBURA has rehabilitated three buildings in the Four Hundred block of Main Street to entice retail and restaurant activity in the downtown area. Property has been purchased for downtown housing and a go-kart track. Currently, the Plaza Hotel is being renovated and other improvements are being made in the designated urban renewal area.

Work to abate and demolish the Regency Inn, formerly known as Admiral Benbow Inn, is underway. The 2022 city budget has been approved that included the go kart track. Architecture work has started and possibly break ground by fourth quarter.

With the passage of the 2022 budget, the PBURA will focus on housing development and expanding the Sixth and Main Street square.

**L. E. A. P. / Educational Alliance COMPLETE – EDUCATIONAL ALLIANCE CONTINUES ITS WORK**

*Phase 1: Jan 2017 – Sept 2018*

Leadership, Education, Accountability & Pipeline (LEAP) is a strategy to focus on attracting and retaining qualified teachers in the three Pine Bluff school districts. We will work with the schools through the Educational Alliance, who will focus on improving student success through the coordination, communication and alignment of educational resources and providing incentives to the city’s public schools.

The initial meeting of the Educational Alliance was on November 28, 2017. This group is focused on developing priorities to ensure the LEAP strategy is successful.

The TEACH Pine Bluff incentive was announced on May 8, 2019. The program was developed to recruit new and retain certified teachers by offering full tuition fellowships towards obtaining a master’s degree, inspiring current students through the Teacher Cadet program, or providing a grant to cover the cost of the initial National Board Certification exam. Nine Fellows were awarded a scholarship in 2019. Seven Fellows were awarded a scholarship in 2020. We currently have seven Fellows pursuing their master’s degree.

After seeing the need, we revamped the TEACH Pine Bluff program to assist teachers with passing the PRAXIS exam to become licensed.

A Visiting Professor position was funded for nine months in the 2020-2021 school year. The incumbent made systemic improvement suggestions to the current Educator Preparatory Program (EPP) curriculum and how that content is delivered to EPP candidates. Focus was given specifically on the Praxis exam, the primary qualifying mechanism needed to receive an Arkansas Standard Teacher License.

The Walton Family Foundation funded a grant to assist uncertified teachers and UAPB students with studying for the PRAXIS exam. Tutors, access to Study.com and 240 Tutoring, accountability check-ins are utilized to ensure participants are successful in passing the Praxis exams.

A Teaching Excellence Coordinator has been hired through a grant obtained by the Arkansas River Education Service Cooperative (ARESC), who is focused on teacher recruitment, retention, and rewards.

### **Employability Training    IN PROCESS**

*Phase 1: Jan 2017 – Sept 2018*

Our current workforce lacks soft skills. To make job prospects attractive to employers, we will propose a training curriculum that will include accountability, customer service, reliability, and other skills needed. GFPB will also work with the local manufacturing alliance to develop needed workplace skills and training needed for our local industries.

A Workforce Development Taskforce was formed and worked to develop and identify training needs and solutions. Employability training was addressed during this process. The taskforce has enhanced the corporate relationship with educational institutions to increase the number of internships offered to local students. The Generator's Executive Director is working with SEARK to deploy a training program at SEARK.

A summer internship pilot program was launched in 2019 with eight local employers. 15 students from UAPB were offered jobs. Due to the COVID-19 pandemic, the program was suspended in 2020.

The Generator is offering classes and workshops to increase employability skills to the local workforce. Eight students are working on an IT Specialist certificate and will be ready to work for local employers by the end of this year.

Two AmeriCorps VISTA members have been in Pine Bluff since mid-July 2021 for a one-year term to map digital training pathways in the area and to develop an employer stakeholder map to identify digital employment pathways.

Seven students graduated from the IT Support Specialist program offered in partnership with Generation USA and the Center for Rural Innovation. These students earned an IT Support Specialist Google Certificate and are studying for the CompTIA A+ certification.

A grant was received by Rural LISC to provide digital case management assistance and to build digital skills through the NorthStar platform. Call The Generator for enrollment in this program.

### **Neighborhood Associations    IN PROCESS**

*Phase 1: Jan 2017 – Sept 2018*

Neighborhood Associations are formed to improve public safety, increase property value, and provide cleaner streets. We will work with existing associations and help to form new associations to accomplish this goal.

As part of the Re-Live Pine Bluff program, the Pine Bluff Homeowners' Association (PBHOA) was formed and will provide a secondary loan for closing cost assistance and mortgage down payment up to 3% of the mortgage costs. Relyance Bank will originate and service the loans in partnership with GFPB. Loan recipients must join the (PBHOA).

**Community Planner & Grant Writer**

**COMPLETE – THE CITY’S GRANT WRITER CONTINUES TO EXPLORE GRANT FUNDING**

*Phase 1: Jan 2017 – Sept 2018*

**OPPORTUNITIES FOR THE CITY**

Communication is key to the success of our city. We will work to encourage a marketing plan and coordinate established efforts to publicize our city and its efforts to improve relations, economic development, and our quality of life. A partnership with the Advertising and Promotion Commission is being developed.

A Grant Writer has been hired and is working to identify, write and submit grants for the city. To date, the grant writer has raised over \$2,500,000.00. She has paid for her salary 10 times over. The Grant writer has been an excellent investment.

**Community Gardens/Beautification**

**IN PROCESS**

*Phase 1: Jan 2017 – Sept 2018*

Under the leadership of Mayor Washington, a partnership with the Agricultural Extension Office was made for funding of the initial phases for a garden to be located on the grounds of the former Davis Hospital (Cherry Street & 11<sup>th</sup> Avenue). Equipment was purchased and Liberty Utilities provided water to an installed irrigation system.

During the 2019 MLK Day of Service, citizens put together many more raised beds. The Mayor’s office hosted a work day and opening of the garden on March 30, 2019. Citizens can adopt a bed for planting. A pavilion, playground equipment and fence enhance the area.

Other community gardens are being developed around the city by other organizations that provide fresh fruits and vegetables as well as beautifying the area.

The Mayor’s office and other groups hold community and garden cleanup days throughout the year.

**Candidate’s Development Institute**

**COMPLETE**

*Phase 1: Jan 2017 – Sept 2018*

GFPB partnered with the Pine Bluff Chamber of Commerce to re-establish the **Candidate Development Institute**, a source of education for citizens interested in public office. This is a 6-week program, which meets once a week for 3 hours. The Institute held its first session on Sept 19, 2017 with 28 participants.

Eleven people attended a second 6-week Candidate Development Institute course that began on September 23, 2021.

In anticipation of the upcoming elections, a crash Candidate Development Institute course was held on February 3 with over 20 in attendance.

**Youth Programs**

**IN PROCESS**

*Phase 1: Jan 2017 – Sept 2018*

Keeping our youth involved in positive experiences will keep them active and help them become good citizens. First class youth programs will be introduced and in conjunction with existing youth programs, will help form interests in areas such as sports, arts, STEM, nature, and more.

A \$25,000 grant from State Farm’s Neighborhood Assist Program was received in September 2018 for the kitchen renovation at the Merrill Community Center. The renovated kitchen will allow healthy meals to be prepared on-site as well as cooking classes for the youth and their families.

Groundbreaking for a renovated Merrill Center (now Pine Bluff Community Center) was held on February 21, 2020, and the official Ribbon Cutting was held on March 28, 2021. The Center officially opened in June, providing programming and activities for our youth. Between the State Farm Grant, other public and private contributions by and through GFPB, \$1,232,670 was invested in this project. Other funding through the City and grants were also received.

Property has been purchased on Harding Street, a blighted building (Regency Inn, formerly Admiral Benbow Inn), which will be razed and replaced with a go-kart and family-friendly entertainment in 2021.

The Pine Bluff Aquatics Center was completed with \$4M from the GFPB sales tax. Children and adults alike enjoy the state-of-the-art facility. In 2021, the Aquatic Center hosted the AAU swim tournament featuring 144 swimmers. This proves that the Aquatics Center can be an economic engine for Pine Bluff.

Other support for youth programs is being evaluated with one program emphasizing both sports participation and literacy.

### **Municipal Master Plan    COMPLETE – PLAN SHOULD BE FINALIZED IN 2021**

*Phase 1: Jan 2017 – Sept 2018*

Requests for Qualifications were advertised and submitted for a new municipal master plan. A committee, led by Larry Reynolds of Southeast Arkansas Regional Planning Commission, reviewed the RFQs and selected Crafton Tull to prepare a new Plan. The Planning Commission also endorsed a new Plan. The city council approved the RFQ in December 2018. Compilation of the Plan will take approximately one year and six months.

A steering committee was formed to start the process of developing the Plan. Community meetings were held for input and education on what Crafton Tull was contemplating.

The Plan has been finalized and was submitted to the Planning Commission for approval. The first reading of the Plan for approval (needs three readings) will be on the city council's March 22, 2022 agenda.

### **Downtown Master Vision & Plan (U of A)    COMPLETE**

*Phase 1: Jan 2017 – Sept 2018*

The University of Arkansas Community Design Center (ACDC), under the direction of Steve Luoni, completed the Downtown Master Vision and Plan. Mr. Luoni presented the final document to the community on December 20, 2018. The Pine Bluff Urban Renewal Agency adopted the plan as a guide for the implementation of their Central City Urban Renewal Plan.

The Arkansas Economic Development Institute (AEDI) compiled comments of the three listening sessions held in August 2017. We were pleased to see that the recurring comments of the citizens who attended the sessions are aligned with the vision, mission, and values of GFPB. It is a validation that the work we are doing is what the residents want for Pine Bluff.

GFPB, PBURA and others are working together to implement the Plan.

The ACDC won the 2019 WAN Gold Medal award in London, beating out New York City, Toronto, and China for its design of the Re-Live Pine Bluff plan. WAN Awards are given to "...individuals and groups to show their incredible work to an international audience." [www.wanawards.com](http://www.wanawards.com)

### **Delta Festival    COMPLETE AND CONTINUING**

*Phase 1: Jan 2017 – Sept 2018*

Beginning as one big festival, GFPB worked in 2018 to energize some of the current festivals and quality of life events already in place. The plan is to have a schedule of events which will engage all segments of the community throughout the year.

Festivals in 2018 were:

- GFPB partnered with the Arts and Science Center for Southeast Arkansas on their Crossroad Festival: Exploring Jefferson County's Cultural Heritage in February 2018.
- We partnered with the Pine Bluff Convention Center and M.K. Distributors to host the highly successful ForwardFEST: Beer, Batter and Blues on June 9.
- Pop Up in the Bluff, in partnership with Downtown Development, was held on September 29 and featured live music, vendors, children's games and more.
- A Homecoming Comedy Showcase was held on Friday, November 2, at the Pine Bluff Convention Center and featured four well-known comedians.
- Mistletoe Magic: Believe in Miracles was highly successful despite the weather. The Christmas Parade at 5:30 on December 6 on Main Street kicked off the weekend with 24 floats. There were bands, characters, and firetrucks in the parade as well. Saracen Landing was the site for an ice-skating rink, a 32-foot-tall snowman bounce house and a life-size snow globe. Food trucks were there throughout the weekend. Due to rain and freezing temperatures, retail vendors were not able to set up.
- The return of the King Cotton Holiday Classic was held in Pine Bluff from December 27 through 29 at the Pine Bluff Convention Center.

2019 Festival Schedule:

- Forward Fest-Beer, Batter & Brew-Volume 2 – June 22, 2019
- Pop-Up in the Bluff – September 21, 2019
- Smoke on the Water, not held
- Homecoming Comedy Showcase – October 5, 2019
- Mistletoe Magic – December 5-8, 2019
- King Cotton Classic – December 27-29, 2019

Forward Fest was originally scheduled to be held in Regional Park at the Amphitheater. Due to record flooding, the festival was moved to Hestand Stadium's fairgrounds.

The 2020 Festival Schedule included a two-day Forward Fest. Due to the Coronavirus pandemic, Forward Fest, UAPB Homecoming Show, Pop-Up in the Bluff, Mistletoe Magic, and King Cotton were cancelled.

2021 Festivals included: Forward Fest (June), Homecoming Concert (October), Mistletoe Magic (December), and King Cotton (December). Pop Up in the Bluff has been postponed for 2021.

2022 Festivals include: Pop Up in the Bluff, Forward Fest, Homecoming Concert, Mistletoe Magic and King Cotton!

**Food Court IN PROCESS – ON HOLD**

*Phase 2: Oct 2018 – Sept 2019*

A permanent food court in the downtown area will provide a venue for local food trucks to gather in a safe and attractive area. Local musicians can entertain, groups can meet, and a choice of diverse foods can be accessible to downtown employees and visitors.

We are exploring sites for a food court in the downtown area.

**First Responders/Bridge the Gap IN PROCESS AND CONTINUING**

*Phase 2: Oct 2018 – Sept 2019*

Our first responders are extremely important as they protect our assets – people, property, and community. GFPB will partner with the mayor, city council, police and fire chief to explore issues such as increased wages, training, and retention. GFPB will also explore other means available to attract and retain our first responders.

A housing loan program for first responders was announced and the first housing fair was held on December 10, 2018. Other housing fairs will be held, and the loan program will continue throughout the life of the sales tax. The Homebuyer Assistance Program was expanded in 2020. The program assists uniformed employees with down payment and/or closings costs for a home purchased or built within the city limits. Assistance for home improvement can also be obtained, with several taking advantage of this program already. Almost \$115,000 has been loaned to our police and fire fighters to date.

Although more is needed, first responders received raises and additional salary increases. After the pandemic subsides and a levelized economy is seen, the mayor and city council will consider additional salary funding.

An internship program was developed to employ SEARK and UAPB students who are focused on public safety as a career. One student interned with the police department in 2019. Due to the pandemic in 2020, the internship program was suspended.

The Bridge the Gap initiative is to provide a mechanism to improve relations between our first responders and the community.

**Blight Removal - Commercial & Residential**    **COMPLETE – PBURA CONTINUING ITS WORK**

*Phase 2: Oct 2018 – Sept 2019*

The Pine Bluff Urban Renewal Agency's (PBURA) Central City Urban Renewal Plan and the updated Municipal Master Plan provides mechanisms to encourage and enforce existing blight. Our city will become a cleaner, more appealing place for residents and visitors.

The PBURA began demolition in September 2018 with three houses. Equipment was purchased and employees were hired to enable the PBURA to perform demolition work in-house at a lower expense than outsourcing the work. Demolition work aggressively continues today. 60 houses are on tap to be demolished in 2022.

The PBURA purchased three buildings on Main Street to rehabilitate. Work began in July 2020 and was completed March 2021. Only the façade and exterior were rehabilitated and is ready for a retail establishment, bar, or restaurant to purchase and complete the interior. We have received interest in those properties.

Other Main Street properties have been purchased and will be rehabilitated to entice interest in downtown as well as beautify the area.

**Multi-Purpose Center**    **COMPLETE**

*Phase 2: Oct 2018 – Sept 2019*

GFPB pledged \$4M towards a Multi-Purpose/Aquatic Center that houses meeting rooms, classrooms, recreational areas, and a state-of-the-art aquatic center. The Center attracts out-of-town visitors to swim meets (when appropriate after the pandemic) and provides a local outlet to our citizens for additional recreational activities.

Ground was broken in May 2018 and the grand opening was held on June 29, 2019. Pine Bluff's swim team, the Sharks, practices there and hosts swim meets. Locals utilize the facility daily.

**Downtown District - Cultural & Historic**    **IN PROCESS**

*Phase 2: Oct 2018 – Sept 2019*

The University of Arkansas Community Design Center (ACDC), under the direction of Steve Luoni, worked with Pine Bluff Downtown Development and Bayou Rhythm & Blues and other groups to ensure we have a viable cultural and historic district to attract visitors when developing the Downtown Master Vision and Plan.

GFPB continues to meet with various groups about the cultural and historic district.

The PBURA supports our efforts with rehabilitating commercial building stock. They have also purchased property for downtown housing and is working on other projects within the downtown area.

**Town Square (Pines Hotel, etc.)**    **IN PROCESS**

*Phase 2: Oct 2018 – Sept 2019*

Pine Bluff Collaborative, formerly Pine Bluff Rising, is working to attract investors to renovate and repurpose the iconic Pines Hotel. They have also purchased other property in the downtown area with plans to renovate for a restaurant, blues venue, bar, and brewery.

The Community Theatre hosted a re-opening in November 2017 after a facelift. Local investors purchased the theatre in March 2020 and are developing their plans.

Businesses have opened downtown and plans to renovate have been announced. Downtown is becoming a place of destination. The excitement continues to grow especially with the recently rehabilitated buildings on Main Street.

These additions to downtown will complement the new Pine Bluff/Jefferson County Library that opened in November 2020, as well as Southeast Arkansas Arts and Science Center's ARTSpace and ARTWORKS projects completed in 2021.

The new Pine Bluff Plaza at 6<sup>th</sup> and Main was completed and a Ribbon Cutting was held on May 1, 2019. This is a perfect venue for photos, music events, lunch on the grounds, etc. Landscaping and picnic tables make this an attractive place for downtowners' lunch breaks and other events. A presentation was made to the public on April 27, 2021, to expand the square east to Texas Street. Renderings reflect the addition of a water feature, retail pods, food vendors, bar, and amphitheater. Partnerships are being developed for funding of the expansion. A copy of the rendering can be found on GFPB's website at [www.goforwardpinebluff.org](http://www.goforwardpinebluff.org). Working with the PBURA, architects will finalize plans and construction will begin in 2022.

A 23-foot lighted tree was purchased in 2020 with funds from the cancelled Mistletoe Magic festival. During a trying pandemic time, an evening was dedicated to holiday music, hot chocolate, a visit from the Pine Bluff Fire Department's decorated truck and Santa, providing a nice break to our residents. Many family photographs and enjoyment of the tree throughout the Christmas season was experienced by many. The 2021 tree lighting event was a success. 2022 will be even better.

Light poles in Phase 1 of the newly finished Streetscape area donned Christmas decorations that were also purchased with Mistletoe Magic funds not used in 2020 to add to the spirit of the season in downtown.

Streetscape compliments the efforts of GFPB, Pine Bluff Downtown Development, Pine Bluff/Jefferson County Library, Southeast Arkansas Arts and Science Center, not to mention the investments and efforts of other downtown investors and small businesses.

## **Hub – The Generator IN PROCESS**

*Phase 2: Oct 2018 – Sept 2019*

**The Generator** is a part of the Economic Development Pillar. It seeks to create a collaborative entrepreneurial ecosystem – through programs and partnerships to drive innovation, entrepreneurship and economic empowerment in Pine Bluff and Southeast Arkansas.

The Arkansas Economic Development Commission awarded \$250,000 towards an EAST lab in March 2020. Other grants are being explored.

The Generator was selected to be part of a national cohort, Rural Innovation Network (RIN), and received technical assistance to prepare the EDA i6 Challenge grant. Although we were unsuccessful in securing this grant, we have received recognition with the work we are doing and have been able to apply for other grants. The Generator continues to receive technical assistance as a member of RIN. In partnership with CORI and Udacity, The Generator launched "The Future is Digital" Challenge in September 2020, digital skills upskilling programs in Digital Marketing, Front End Development and Business Analytics. In the second half of April 2021, four more upskilling programs were launched: IT Support Specialist, UX Design, Digital Marketing and Business Analytics in partnership with CORI, Generation USA and Udacity.

The Generator is participating in the Digital Navigator program which enables the team at The Generator to provide support in broadband, devices, and digital skills training to the community.

Workshops focusing on small business issues began in August 2018 through partnerships with the U.S. Small Business Association, Communities Unlimited and the Arkansas Small Business and Technology Development Center. Workshops continued throughout 2019 and even virtually in 2020. The Generator formed a partnership with Google and WIX Studio that allows The Generator to deploy digital skills training for youth, adults, small businesses, job seekers, and those seeking to upskill.

The idea is to enhance and to leverage assets already in the community. We are working to partner with Southeast Arkansas College as well as other public and private entities in the city and the region. The Generator is working with UAPB's Economic Research and Development Center Incubator to establish a MOU.

GFPB signed a Professional Service Agreement (PSA) with the City of Pine Bluff to operate the innovation hub. This PSA will provide part of the funding needed.

GFPB has been selected to join the Rural Local Initiatives Support Corporation (LISC) network of partner organizations. Rural LISC is a national program created by Local Initiatives Support Corporation to expand its reach to include rural communities. LISC is a community development support organization working in metropolitan areas across the country. Currently, Rural LISC partners with 87 rural community-based organizations across 44 states, helping them identify challenges and opportunities, and delivering the most appropriate support to meet local needs. Rural LISC has offered technical assistance on grants for capacity buildup. Through the partnership with Rural LISC, GFPB is now a KIVA trustee. The Generator has applied for LISC's Digital Navigator Program.

The opening of The Generator was scheduled for April 27, 2020, but COVID-19 has put this opening on hold.

Although the grand opening was put on hold, Makerspace classes, entrepreneurship classes, education classes, and various workshops, have been held and more are in the planning stages. Each day, more is added to the list of available offerings. A summer program for middle school and high school students was held this summer. Fall programs are being formed.

### **Baseball Tournament of Champions**

*Phase 3: Oct 2019 – Sept 2020*

Pine Bluff has long been known for outstanding baseball. We want to work to provide a place to showcase our local teams and attract teams from other areas, and what better way than to involve Pine Bluff's own Torii Hunter and his friends. Our nationally known Taylor Field and Torii Hunter Field at UAPB will offer baseball fans a place to compete and attract visitors to our community.

### **Delta Classic – Basketball COMPLETE**

*Phase 3: Oct 2019 – Sept 2020*

The King Cotton Basketball Tournament, once known as the attraction for local and nationwide teams, has been revived. December 27 through 29, 2018, Pine Bluff hosted seven teams including Columbus High School (Columbus, Mississippi), Houston Math, Science and Technology Center (Houston, Texas), Landry Walker High School (New Orleans, Louisiana), Gulliver Preparatory School (Pinecrest, Florida), Park School of Buffalo (Snyder, New York), Polytechnic High School (Long Beach, California), Jacksonville High School (Jacksonville, Arkansas), and Pine Bluff High School.

2019's tournament expanded to 11 teams. Although COVID restrictions and concerns cancelled the 2020 tournament, officials are planning a bigger and better experience for 2021.

2021's tournament included the addition of a girls bracket with four teams, Watson Chapel, Memphis Hutchinson, Sylvan Hills, and Shreveport Huntington. 16 boys teams competed, including Arkansas teams from Pine Bluff, White Hall, Little Rock, Magnolia and North Little Rock.

**Civil Service Commission**

*Phase 3: Oct 2019 – Sept 2020*

GFPB and other groups will explore the possible reinstatement of the Civil Service Commission that will provide an independent body to hear complaints and make personnel decisions. Protection for police and fire personnel from undue influence by elected officials, and accountability to the Mayor by the fire and police chiefs will be discussed.

**Repurposing Projects** **IN PROCESS**

*Phase 3: Oct 2019 – Sept 2020*

The updated Municipal Master Plan and the Downtown Master and Vision Plan will encourage repurposing structures that are salvageable. The Pine Bluff Urban Renewal Agency also plays an important role with repurposing structures.

**Affordable Housing** **IN PROCESS**

*Phase 3: Oct 2019 – Sept 2020*

The Pine Bluff Urban Renewal Agency has secured real estate in the downtown area for housing. After delays, it is anticipated construction will start in 2022.

In January 2022, we announced a partnership with two local banking institutions, Simmons Bank and Relyance Bank, to provide loans for ALICE families. ALICE is an abbreviation that describes a subset of our nation’s population: Asset Limited, Income Constrained, yet Employed. ALICE households earn more than the Federal Poverty Level but less than the basic cost of living for their particular state. ALICE households are everyday people, working two or more jobs, contributing to the economy as taxpayers.

Simmons Bank has lowered their qualifying credit rating on two loan products. Relyance Bank will originate and service loans in partnership with GFPB to provide a secondary loan for closing cost and mortgage loan down payment assistance. Those receiving the closing costs and down payment assistance will be required to join the Pine Bluff Homeowners’ Association.

Those homeowners who live in a targeted area can receive assistance with new construction/rehabilitation costs under the Neighborhood Enhancement Act.

**Walking, Bridge, Jogging & Biking Trails** **IN PROCESS**

*Phase 3: Oct 2019 – Sept 2020*

Statistics prove that walkability is key to satisfaction among residents. GFPB will work to connect our existing walking trails, provide biking trails and other outdoor facilities. A way to connect Saracen Landing to downtown is being explored, which will connect downtown to the trail around Lake Saracen and the pavilion. The City’s grant writer is applying for funds to generate bike paths.

A Trails Committee was formed and has been exploring options for trails in and around Pine Bluff/Jefferson County.

**Incentive Programs** **IN PROCESS**

*Phase 3: Oct 2019 – Sept 2020*

GFPB will work with local financial institutions, Pine Bluff Downtown Development, and city government to create an incentive relocation program to attract restaurants, young professionals, and commercial vendors to the renovated downtown district.

We are working to reinstate a small business loan program and exploring other programs. The Pine Bluff Urban Renewal Agency purchased three buildings on Main Street that have been rehabilitated to attract businesses. Other buildings have also been purchased with plans to rehabilitate.

## **Regional Park & Saracen Landing** IN PROCESS

*Phase 3: Oct 2019 – Sept 2020*

Saracen Landing has the infrastructure to support better amenities that will meet the demands for increasing the quality of life and activities for families and youth.

Regional Park's softball complex fields will be reworked using FEMA funds from the June 2019 flooding. Other improvements to the concession stand, fencing, seating, and other amenities are being worked on now.

The Parks and Recreation Department announced updates to their strategic plan to renovate and upgrade various parks and provide programming for all ages of the community in 2022.

In addition to Go Forward Pine Bluff, other organizations are working to improve Pine Bluff:

- The Saracen Casino opened its Annex in October 2019. The Casino complex for gambling and restaurants opened Phase 1 in October 2020, the hotel and entertainment facilities were scheduled to open in December 2020, but those plans have been delayed.
- The Arts and Science Center for Southeast Arkansas opened a renovated ARTSpace and ARTWorks on Main Street in 2021.
- The Pine Bluff/Jefferson County Library new downtown location has opened and the remodeling of Watson Chapel and Alzheimer branches completed.
- SEARK opened Seabrook to the community for intramural and youth sports.
- UAPB partnered with the Bowen School of Law.
- UAPB and SEARK partnered to offer an "A to B" program (associate to bachelor's degree program).
- GTL plant development progresses.
- Jefferson Regional begins demolition work.
- Southeast Arkansas Economic Development District received a grant to build a new headquarters facility.
- CARTI Cancer Center is building a new location in Pine Bluff.
- Arkansas Children's Hospital is building a new clinic and partnering with Jefferson Regional.
- Jefferson County Health Department, Coroner's Office, and Veterans Service Office each builds a new site.
- Central Arkansas Veterans Healthcare System opens a new clinic.
- Jones-Dunklin Cancer Center at Jefferson Regional
- A military clothing company, a disabled workforce employer, begins operations at the Pine Bluff Arsenal.
- Good Day Farm Arkansas locates in Pine Bluff.
- Streetscape Phase 1 complete, Phase 2 is beginning.

GFPB and other entities continue to work to stimulate economic growth, improve our educational system, and provide an attractive quality of life. We are working FOR you and BECAUSE of you. **Promises Made, Promises Kept.**

To download the full plan, go to our website [www.goforwardpinebluff.org](http://www.goforwardpinebluff.org). Check the website often to keep updated on the happenings of GFPB. Also, "Like" us on Facebook and email us if you have any questions and/or suggestions. We would love to hear from you.

Go Forward Pine Bluff  
P. O. Box 6316  
Pine Bluff, AR 71611-6316



870.939.6900  
[www.goforwardpinebluff.org](http://www.goforwardpinebluff.org)  
[info@goforwardpb.org](mailto:info@goforwardpb.org)  
Facebook: Go Forward Pine Bluff  
LinkedIn: Go Forward Pine Bluff

Ryan L. Watley, Ph.D.  
Chief Executive Officer  
[watleyryan@gofowardpb.org](mailto:watleyryan@gofowardpb.org)

Leigh A. Cockrum  
Office Manager/HR Advisor  
[cockrumleigh@goforwardpb.org](mailto:cockrumleigh@goforwardpb.org)

Owen Mouser  
Grant Writer and Keeper of Records  
[mouserowen@goforwardpb.org](mailto:mouserowen@goforwardpb.org)

The Generator  
435 Main Street (physical address)  
P. O. Box 6316 (mailing address)  
Pine Bluff, AR 71611-6316



870.663.0200  
[www.goforwardpinebluff.org/the-generator/](http://www.goforwardpinebluff.org/the-generator/)  
Facebook: The Generator  
Twitter: @thegeneratorpb

Mildred J. Franco  
Executive Director  
[francomildred@goforwardpb.org](mailto:francomildred@goforwardpb.org)

Deborah Brown  
Education Programs Coordinator  
[browndeborah@goforwardpb.org](mailto:browndeborah@goforwardpb.org)

Tracy Coyle  
Front Desk Associate  
[coyletracy@goforwardpb.org](mailto:coyletracy@goforwardpb.org)