DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
March 4, 2026 3:30 PM

PRESENT	ABSENT	STAFF	OTHERS PRESENT
Drayden Dunn	Kathy Malone	Cedric Glover	Tommy Coward (Robertson)
William Bradford		Janie Landry	
Mario Chavez		Stacie Leng	
Chelette Holden		Lauren Davidson	
Terry Moore		Lorenzo Lee	
Ed Taylor		Kathleen Robertson	

I. CALL TO ORDER

The meeting was called to order by Chair Drayden Dunn at 3:35 pm. A quorum was present.

II. ROLL CALL

Kathleen Robertson called the roll. Kathy Malone was absent.

III. AMEND AGENDA

It was requested that several items be added under new business: Pipeline and City Planning, Infrastructure & Infrastructure Planning.

Terry Moore made a motion to amend the agenda to add Pipeline, City Planning, Infrastructure & Infrastructure Planning. Chelette Holden seconded the motion, which passed unanimously.

IV. WELCOME/INTRODUCTIONS/PRESENTATONS

Chair Drayden Dunn welcomed the board members and guest. There were no presentations.

V. PUBLIC COMMENTS (Agenda Items)

There were no public comments.

VI. CONSENT AGENDA

A. Minutes

Drayden Dunn asked for approval of the December 17 , 2025, regular meeting minutes. It was noted that the January meeting was not held due to inclement weather. The February 25, 2026 meeting was cancelled due to a lack of a quorum and rescheduled for March 4, 2026.

A motion was made by William Bradford to approve the minutes of the December 17, 2025, regular meeting. Chelette Holden seconded the motion, which passed unanimously.

B. Financials Budgetary Comparison Financial Statement

Ms. Landry gave a brief review of the financials. Anticipated income from the 2025 property tax revenue to be received in 2026 is $684,815.19. She stated that the city has not received approximately $16,000 for taxes owed to DDA. That amount will be submitted to DDA once the city has received. The first deposit from the city is expected soon.

The Streetscape contract had some minor adjustments suggested by DDA legal counsel. The changes were approved by the Administration and City Council. The Streetscape Contract is

for one year, and has been approved. DDA should receive payments from the city soon for January – March. The parking contract should be approved soon.

Drayden Dunn mad a motion to approve the Financial Budgetary Comparison Financial Statement as submitted. The motion was seconded by Mario Chavez second and passed unanimously.

VII. REPORTS

A. Director's Report

- A meeting with SPD Real Time Crime Center, Public Works, Traffic Engineering, SPAR, and SWEPCO has been scheduled for March 5th to look at the security camera locations downtown to understand why numerous cameras are not working.
- Lighting and infrastructure downtown is starting to fail. Funding for infrastructure improvements has yet to be determined. SWEPCO is working to improve lighting in the area between Clyde Fant and Spring Street.
- Sidewalks and pavers are problematic throughout downtown.
- A number of cameras downtown need to be serviced, and a determination made as to why they are not working properly. Businesses that have cameras downtown do not need to connect to the RTCC.
- Mr. Glover has been asked to chair the SRAC AI committee.
- Mr. Glover has an upcoming meeting with the gaming commission at Bally's regarding their acquisition of Sams Town Casino.
- 90 Market Street – Due to the recommendation that 90 Market Street be demolished, plans for the Robertson redevelopment have been halted.

B. Parking Report

Lorenzo Lee gave the parking report. Revenue has been about the same as this time in 2025. One vehicle was booted in January. The G-Dome lot is privately owned and does not presently affect parking. Parking on Commerce Street adjacent to the Red River District is free for a portion of the day.

VIII. OLD BUSINESS

A. Downtown Security and Homeless -This item was discussed in the Director's Report. Improving the areas around the Fairmont, Arlington, Lovewell/Hub, and Porter's Garage has become a focus.

B. DDA 25-Yer Tax Renewal Election – Ms. Landry has researched the necessary requirements for the renewal to be on a ballot in the fall. DDA legal counsel, Jerry Jones, has assigned Josh Chevalier of his office to assist with the election process.

C. SRAC-Artspace Elevator Repairs – The elevator company is waiting on parts to be able to make the repairs.

IX. NEW BUSINESS

A. Resolution #1 of 2026 – The resolution would authorize the Executive Director to sign and execute all contracts on behalf of DDA and would extend into perpetuity.

Mario Chavez made a motion to pass Resolution #1 of 2026. Ed Taylor seconded the motion which passed unanimously.

B. **DDA/DSDC 2026 Management Agreement** – Ms. Landry gave a brief summary of the proposed DDA/DSDC Management Agreement.

William Bradford motioned to approve the agreement, and Chelette Holden seconded the motion. The motion passed unanimously.

C. **2025 Audit Engagement Letter- Morehart & Associates** - Terry Moore suggested getting quotes for the 2026 audit since the cost keeps increasing

William Bradford made a motion to approve the engagement letter. Mario Chavez seconded the motion, which passed unanimously.

D. **RTC Cameras on Cotton and Other Streets** – This item was discussed during the Director's Report.

E. **Proposed Parking Changes -** Mr. Glover stated he would like to have a new parking study completed to assess on-street parking, need, and availability. The parking study will be part of the new 2030 strategy plan being developed. It was suggested that the maximum time allowed to park be increased from 3 hours to 4 hours when using the Parkmobile app and that a price increase also. The time increase allowed at the meters would benefit events like the Robinson Film Center's program for seniors. Also, it was noted that a developer is interested in converting the Standard Brand building into 20 AirBnB units and will require parking for their customers. Ms. Landry explained that the contract between DSDC and FMC only allows for parking Monday – Friday from 8 am – 5 pm. She has asked the church to consider revising the contract to allow the developer to have 24/7 access to 20 spaces in the reserved lot. It was suggested that there could be something done with Parkmobile to allow patrons to park on the street and pay a flat rate for a certain number of days. This could also be applied to other businesses downtown.

F. **Spring 2026 Rhythm on the Red -** The event will be held in the spring. Mr. Glover requested that DDA sponsor 6 events paying the bands up to $1000.00 for the entertainment portion of the event. Mr. Dunn requested that the removal of the old sign above the stage in the Red River District and replace with a DDA sign or another co-sponsor of the events.

G. **Relocation of the Rose and Wine Festival to Downtown** - The event is being presented by the Social Circle in April 26th. Organizers are considering moving from the American Rose Center to downtown and want to make it a weekend long festival. The American Rose Center has requested that it be linked to the DDA website as a local attraction. The Center may also be putting roses downtown in conjunction with the Festival. They will also place downtown events, etc. at the Rose Center.

H. **Krewe of Harambee - $1500 Sponsorship for MLK Day Event** – Ms. Landry reminded the board members that there had been previous discussion of the event and board members were in favor but that the sponsorship request needed to be formally approved.

A motion was made by William Bradford to approve the $1500 sponsorship request from the Krewe of Harambee for the MLK Day Event. Mario Chavez seconded the motion which passed unanimously.

I. **Development Pipeline & Tracker** – Chair Drayden Dunn and Vice Chair Edward Taylor requested this item be added to the agenda. A brief discussion followed relative to the concept which would be an ongoing opportunity to publicize current and planned projects programs, etc. This would tie into the tax millage renewal and beyond and would consist of educating the public about ongoing developments downtown. A priority list would be developed. Occupancy of downtown buildings, etc. could be tracked and maintained. It was suggested that a monthly meeting be held regarding ongoing and planned projects. The tracker would show how money is being invested in downtown. Mr. Dunn asked that this item be kept on the agenda. Ms. Landry informed the board that staff maintains an occupancy report of downtown properties.

Mr. Taylor and Mr. Dunn discussed the need to develop a "dollar" tracker for downtown projects, etc. and make available on social media. Mr. Glover indicated that this was a good idea and would be possible.

Mr. Glover informed the board that he is planning to hold a regular residential managers meeting that will likely be a mid-month quarterly meeting. He also mentioned that he is working to convene a Developers/Owners Council that he anticipates will also meet quarterly.

J. **City Planning, Infrastructure & Infrastructure Planning** – Mr. Dunn and Mr. Taylor briefly discussed the need for infrastructure improvements. Mr. Glover also addressed this issue in the director's report. Mr. Dunn asked that this item be kept on the agenda.

XI. ANNOUNCEMENTS

There were no announcements.

XII. PUBLIC COMMENTS

There were no public comments.

XIII. ADJOURN

With no further business to discuss the meeting adjourned 5:00 PM.

Chelette Holden, secretary Drayden Dunn, President