

**Downtown Development Authority  
Board of Directors Meeting  
January 27, 2016**

<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Staff</u></b>	<b><u>Others Present</u></b>
Christine Bailey John Hubbard Terry Moore Logan Schroeder Keith Todaro Stanley Varner	Lydia Jackson	Liz Swaine Janie Landry E.D. Stewart Stacie Leng Lorenzo Lee	

**I. CALL TO ORDER**

Chairman Terry Moore called the meeting to order at 3:30 pm.

**II. ROLL CALL**

E.D. Stewart called the roll. Those present were: Christine Bailey, John Hubbard, Terry Moore, Logan Schroeder, Keith Todaro. Lydia Jackson, and Stanley Varner (arrived 3:35 pm) were absent.

**III. APPROVAL OF ABSENCES**

**John Hubbard made a motion to excuse all absences. Logan Schroeder seconded the motion. The motion passed unanimously.**

**IV. AMEND AGENDA**

Mr. Moore asked if there was a need to amend the agenda. No amendments were needed.

**V. WELCOME / PRESENTATIONS / INTRODUCTIONS**

Mr. Moore asked if there were any presentations or introductions. There were none.

**VI. PUBLIC COMMENTS (Agenda Items)**

Mr. Moore asked if there were any public comments. There were no public comments.

**VII. CONSENT AGENDA**

**A. Minutes**

Mr. Moore asked for a review of the December 2015 minutes and for any amendments or revisions.

**John Hubbard made a motion to approve the December 2015 minutes as presented. Christine Bailey seconded the motion. The motion passed unanimously.**

**Stanley Varner arrived, 3:35 pm.**

**B. Financials**

Ms. Swaine asked the board to review the December 2015 financials. She noted that nothing was out of the ordinary. Streetscape & Parking contact payments from the City are not current but no problems are anticipated. DDA staff has become more aggressive relative to the filing of insurance claims, when possible, to recoup the cost of city property damaged or destroyed as a result of traffic

accidents. Any claim funds received are held by DDA until the administration decides whether or not to replace the damaged property. Ms. Swaine stated that nothing was out of the ordinary relative to the financials.

**Christine Bailey made a motion to accept the December 2015 Financials as presented. Logan Schroeder seconded the motion. The motion passed unanimously.**

## **VIII. REPORTS**

### **A. Director's Report**

Ms. Swaine presented the director's report. She directed the board's attention to the summary of downtown projects and events. (Report on file in DDA binder.)

#### **1. Petroleum Tower Lofts (415 Edwards)**

- Caddo Commission voted to delay action on funding for the Petroleum Tower lofts; City will vote to proceed. The developer has decided to shrink the parking development part of the project so that money from the Caddo Parish Commission will not be needed. (The project will provide 147 parking spaces.)
- Downtown architect Jeff Spikes will be working on this project.

#### **2. 600-700 blocks Texas**

- Sears + 2 Buildings (624, 620 and 616 Texas) - Work is progressing on this project. Model apartment taking shape. Some Historic Tax Credits already obtained and sold.
- 708 Texas (artspace) - Construction on the café expansion is underway with March 2016 slated as the anticipated completion date to accommodate the new restaurant, Parish Tacaeaux.
- 605 Texas – Second floor construction at 4J's Java & More for a fine dining area is underway.
- 701 Texas – The former Purtle Engineering building is under contract.
- 617 Texas – Robinson Film Center marquee – Kevin Bryan, architect.
- 710 Texas – artspace Food Truck Thursdays begins.

#### **3. 509 Market (Old United Mercantile Bank)**

- This deal has been off- and -on for more than a year, but it appears dead. Staff will monitor non-payment of taxes by owner Charles Darwish.

#### **4. Selber Building (601 Milam)- Venyu Solutions & other digital**

- Construction is ongoing. No holdups evident.

#### **5. Shreveport Common**

- The Caddo Commission has backed out of its promise to fully fund Common greenspace. Shreveport Common management team is equally split between continuing the ask or moving on.
- National Endowment for the Arts grant to fund a market survey of artists live/work/studio/gallery and Makerspace in Shreveport Common.

**6. Red River Brewing Co., 1200 Marshall**

- Construction has started on the parking lot.
- Parking lot must be completed in order to get the Certificate of Occupancy.

**OTHER KEY PROJECTS/ISSUES:**

**7. Monitoring Special Session(s) of Louisiana Legislature**

**8. 400 Block of Cotton Beautification Project**

**9. Working with Shape of Shreveport on downtown project – April 23, 10 am – noon.**

**10. Assisting YPI on Alive After 5 RRD Music Series.**

**IMPORTANT EVENTS NOT TO MISS:**

- Thu 1/28:** Shape of Shreveport documentaries at Strand Theatre  
**Sat 2/13:** Receptions for Jerry Wray Paintings at Norsworthy Gallery  
**Thu 2/18:** Annie at Strand Theatre  
**Fri 2/19:** Diana Ross at Municipal  
**Thu 3/10:** History on Tap  
**Wed 3/20:** Nick Cave AS IS performance at Municipal

**B. Parking Report**

Lorenzo Lee presented the parking report for December 2015. Revenue has dropped significantly in the last two months due to several reasons. One of the prime causes for the decrease is because there are numerous spaces with missing or outdated meters. Potential options are being vetted, and the search for other options continues. Both coinage and ticketing are down, as they are correlated.

The Passport Parking App program is expected to be rolled out in late spring. Additionally, permitted parking for the edges and outer perimeter of the DDD will be introduced this year.

**IX. OLD BUSINESS**

**A. UDC Update**

Ms. Swaine updated the board regarding the Unified Development Code Draft and its effect on downtown. Three of the items the DDA brought to the MPC's attention were not allowed even under the Special Permit (S): drive-throughs, gas stations, and surface parking lots (in the Commercial Business District only). Ms. Swaine encouraged the board to provide comments in person or online with the MPC regarding these and other issues with the proposed Use Matrix.

**(Mr. Moore stepped out of the meeting at this point though a quorum remained.)**

**B. Parking App/Council Ordinance Change**

Mr. Lee covered most of the information regarding the Passport Parking App and the changed ordinances regarding the program in his earlier report.

**C. Robinson Film Center – March Event Budget**

RFC's Free Movie March event will feature 24 nights of programming, 13 unique programs, 18 different films, and special programming every Tuesday and Wednesday and most Saturdays and Sundays. The Free Movie Event begins on March 1 with "The Graduate." RFC will be presenting older "bucket list" movies (that should draw a crowd) as well as newer releases. The budget for this entire program (in 2016 DDA board meeting binder) totals approximately \$40,000.00. The hope is that the free movies will encourage patrons to return and to purchase concessions.

**Logan Schroeder made a motion to re-approve the initial motion approved on December 16, 2015 to provide Robinson Film Center's request of \$20,000.00 (that was contingent upon Robinson providing a budget for the proposed program). Stanley Varner seconded the motion. The motion passed unanimously.**

**D. I-49 Route Update**

The debate regarding the location of the inner-city connector has become even more complicated with misinformation and confusing statistics being circulated. Ms. Swaine presented information regarding the four proposed routes (handout in DDA Board Meeting binder). One proposed route comes very close to the CBD and boxes in downtown. Of the four proposed paths, the one that is farthest west is preferable because it gives downtown room to grow. There is also a fifth option of a no-build or an alternative boulevard. Comments can be submitted to Providence Engineering via email by February 8.

**(Stanley Varner left the meeting at this point though a quorum remained.)**

**E. Downtown Is Cool Because... Campaign**

Ms. Swaine encouraged the board to read more about the Downtown Is Cool Because Campaign, a Deepwater Grant that will be used to encourage tourism and local interaction with downtown events, businesses and locations (handout in DDA Board Meeting binder).

**X. NEW BUSINESS**

**A. DDA/DSDC Management Agreement**

Ms. Swaine and Ms. Landry reviewed the DDA/DSDC Management Agreement. The only change made to the 2016 agreement relates to the impending sale of DSDC's ShrevePark Garage and the fact that Streetscape would no longer be contracted to provide cleaning services for the garage.

**Christine Bailey made a motion to accept the DDA/DSDC Management agreement as presented. Logan Schroeder seconded the motion. The motion passed unanimously.**

**XI. ANNOUNCEMENTS**

Christine Bailey announced Jerry Wray's gallery exhibit at Norsworthy and noted that it may be Ms. Wray's last show.

**XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

In Mr. Moore's absence, Ms. Swaine asked for any public comments. There were none.

**XIII. ADJOURN**

**With no further DDA business to conduct, John Hubbard made a motion to adjourn the meeting. Logan Schroeder seconded the motion. The motion passed unanimously.**

Ms. Swaine adjourned the meeting at 4:54 pm.

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John Hubbard, Secretary