

**Downtown Development Authority
Board of Directors Meeting
March 29, 2017**

Present

Christine Bailey
John Hubbard
Terry Moore
Logan Schroeder
Keith Todaro

Absent

Lydia Jackson
Stanley Varner

Staff

Liz Swaine
Janie Landry
E.D. Stewart
Lorenzo Lee
Stacie Leng

Others Present

Carlos Prudhomme
Prudhomme Law Firm
Bill Wiener, Jr.
Retired architect

I. CALL TO ORDER

Chair Christine Bailey called the meeting to order at 3:30 pm.

II. ROLL CALL

E.D. Stewart called the roll. Members present were: Christine Bailey, John Hubbard, Terry Moore, Logan Schroeder, and Keith Todaro. Lydia Jackson and Stanley Varner were absent. There was a quorum present.

III. APPROVAL OF ABSENCES

Lydia Jackson and Stanley Varner had requested to be excused.

Terry Moore made a motion to approve the absences of Lydia Jackson and Stanley Varner. Logan Schroeder seconded the motion. The motion passed unanimously.

IV. AMEND AGENDA

Ms. Bailey informed the board of a need to amend the agenda. Resolution No. 6 needs to be added to New Business as Item "E." Under New Business item "C", Resolution No. 4 needs to be changed to ShrevePark Parking Services instead of Streetscape Professional Services.

Logan Schroeder made a motion to amend the agenda to add Resolution No. 6 under New Business Item "E" and to correct Resolution No. 4 under New Business Item "C" to state ShrevePark Parking Services. Terry Moore seconded the motion. The motion passed unanimously.

V. WELCOME / PRESENTATIONS / INTRODUCTIONS

Mr. Schroeder welcomed the board members, staff, and public guests. Members of the public in attendance were as follows: Carlos Prudhomme of Prudhomme Law Firm, and Bill Wiener, Jr. retired architect.

John Hubbard arrived at 3:37 pm.

VI. PUBLIC COMMENTS (Agenda Items)

Ms. Bailey asked if there were any public comments for agenda items.

Mr. Wiener commented that, while there may be plenty of available parking, the parking may not particularly be where people would like and added that lots located in prime areas are privately owned. He suggested putting meters in private lots leased to or managed by the City and splitting the profit between the owner and City. He would also like to see vacant and unused lots on weekends addressed.

VII. CONSENT AGENDA

A. Minutes

Ms. Bailey asked for a review of the February 2017 minutes and for any amendments or revisions.

John Hubbard made a motion to approve the February 2017 minutes as presented. Logan Schroeder seconded the motion. The motion passed unanimously.

B. Financials

Ms. Swaine asked the board to review the February 2017 financials. She noted that while property taxes from the City have been received, the DDA is still expecting additional funds to later in the year. The contracts for Streetscape and ShrevePark Parking have not yet been signed, however, payments have been received. Due to mandated changes from the state relative to annual audits, the accounting expense is anticipated to increase between \$3,000 and \$5,000 for the next audit. Nothing else in the financials was out of the ordinary.

Logan Schroeder made a motion to accept the February 2017 Financials as presented. John Hubbard seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

CHALLENGED PROPERTIES

1. Eugene's Guitar/Standard Brand Shoes – 616 & 634 Milam

- Federal Tax Liens of \$946,769
- Trying to unwind
- Property is owned by Eugene Robertson

2. 401 Spring (Holly Hollenshead) & 517/519 Milam (Roland Toups)

- Roofs on both properties are caving in
- Letters from HPC asking owners to respond with plans to prevent demolition by neglect.
- Other impaired buildings include: Ogilvie Grocery, B'Nai Zion Temple, Uneeda Biscuit, Johnson Furniture, Arlington Hotel
- John Hubbard suggested to provide City Council with a creative solution for Property Standards to constructively enforce standards on neglected buildings.

3. Arlington Hotel – 700 Cotton (City owned)

- Walked developer and team through
- Some limited interest

- 4. UNEEDA Biscuit Building – 711/715 Milam**
- Sale price and terms agreed upon
 - Closing end of year; still on market until then

OTHER PROPERTY MOVEMENT

- 5. Greyhound Bus Terminal – 408 Fannin**
- To be listed soon
 - \$649,000
- 6. Former Hamilton Apartments (Creswell Hotel) – 727 Milam**
- Interested parties
 - Due diligence ongoing
- 7. Old KCS Café – Louisiana & Lake**
- Soon to be completed
 - Building out for restaurant use
- 8. The Standard – 509 Market**
- Construction continues
- 9. Allen Building – 600 Texas St.**
- Construction continues
 - SUSLA owns
- 10. Centerpoint Building – 525 Milam**
- Contract to purchase was not exercised
 - Realtor has another interested party
- 11. 719 Marshall**
- Awaiting State Fire Marshal approval
 - John Cush, owner
- 12. 411 Block of Lake Street**
- Definition Industries moving in; likely May
 - Jeff Spikes, owner
- 13. Sears Buildings – 600 block of Texas Street**
- Awaiting life/safety signoff for Certificates of Occupancy
 - Interest in the three-story building; would bring new businesses with strong growth potential to downtown
- 14. Red River District**
- New business coming to old Hippie Baby Location: Louisiana Specialty Gifts
 - Interest in old MacArthur's
- 15. Continued interest in Downtown**
- Two large businesses that would be new to downtown are looking for locations.

OTHER KEY PROJECTS/ISSUES:

- **AKA Convention**
 - Largest convention to come to Convention Center
 - DDA test with shuttles and maps more successful for restaurants than retail and entertainment
- **Downtown Museums**
 - Repatriation complete; back to original owners
 - SSHM to Colonial Dames; SWWM to City of Shreveport
 - Riverfront Development Fund Grants \$40K to SWWM, \$17K SSHM
 - Continued needs for grants, sponsors, donors, friends
 - Give for Good Day is May 2
 - Hours at SSHM extended: Tue.-Sat., 10-4

- **A-Truss Bridge Committee**
 - Bridge is one of only two remaining in US
 - Likely the oldest one remaining, built roughly in 1895; other in Mississippi built in 1898
 - Small group looking for grants to create pedestrian walkway
- **Downtown Shreveport Artwalk**
 - Wednesday, April 5, 5-8 pm
 - Central ARTSTATION, Fairmont Hotel, Korner Lounge, Minicine, AIA Sketch Event and History Walk
- **Heliopolis Story on Sprawl/Downtown**
 - Handout included in board meeting binder
 - Re-Form Shreveport Sponsorship: Joe Minicozzi has been invited to speak by Re-Form on Thursday, June 22, 2017.

Terry Moore made a motion to approve a sponsorship for the Joe Minicozzi Forum for up to \$2,000.00 provided DSDC matches amount. John Hubbard seconded the motion. The motion passed unanimously.

B. Parking Report

Lorenzo Lee presented the parking report for February 2017. Highest totals for the past 2-1/2 years. Credit card revenue made up 50% of all revenue. Boot numbers were down this month at only 5 vehicles.

IX. OLD BUSINESS

A. UDC Update

Ms. Swaine informed the board that the UDC has been approved by the City, however, it was amended by the Parish Commission and will go back to the MPC to approve Parish amendments. There are still some fears as to how easily amendments will be able to be made and resulting unintended consequences.

B. Parking App/Permit Parking

Park Mobile (DFW/Houston/NOLA) will be ready to roll out by the end of April. DDA will be educating parking patrons on how the app works through social media and flyers left on parked vehicles.

C. Downtown Museums

Ms. Swaine informed the board that the museums needs as much support as possible. Give For Good, May 2, will help some with donations and support.

X. NEW BUSINESS

A. 708/710 Texas Street – Address Consolidation

Due to the new strict requirements on alcoholic beverages sales and new regulations requiring special even permits for every event that serves alcohol, SRAC, with permission from DDA, decided to combine 710 and 708 addresses to utilize the current alcohol permit at 708 Texas Street. DDA contract with SRAC/Artspace relative to 710 Texas will need to be amended.

B. Resolution No. 3 of 2017 – Authorizing the Executive Director to Sign the 2017 Streetscape Professional Services Contract with the City of Shreveport

Ms. Swaine asked the board to review Resolution No. 3.

Logan Schroeder made a motion to approve Resolution No. 3, authorizing the Executive Director to sign the 2017 Streetscape Professional Services contract with the City of Shreveport. John Hubbard seconded the motion. The motion passed unanimously.

C. Resolution No. 4 of 2017 – Authorizing the Executive Director to Sign the 2017 ShrevePark Parking Services Contract with the City of Shreveport

Ms. Swaine asked the board to review Resolution No. 4.

Logan Schroeder made a motion to approve Resolution No. 4, authorizing the Executive Director to sign the 2017 ShrevePark Parking Services contract with the City of Shreveport. Terry Moore seconded the motion. The motion passed unanimously.

D. Resolution No. 5 of 2017 – Authorizing the Executive Director to Declare Two Trucks Surplus Property for Disposal

Ms. Swaine asked the board to review Resolution No. 5.

John Hubbard made a motion to approve Resolution No. 5, authorizing the Executive Director to declare two trucks surplus property for disposal. Logan Schroeder seconded the motion. The motion passed unanimously.

E. Resolution No. 6 of 2017 – Objecting to the accepting of outside explosive and industrial waste for disposal at Camp Minden

City Council recently passed a similar resolution in opposition to the burning of outside waste at Camp Minden. What Resolution No. 6 addresses is that many of the materials that would be burned at Camp Minden would be transported directly through downtown Shreveport, causing potential hazards for downtown. Mr. Moore expressed some concern regarding the DDA taking a stance on this issue when other equally important and influential entities were taking a stance on the opposite side of the issue.

John Hubbard made a motion to approve Resolution No. 5, objecting to the accepting of the outside explosive and industrial waste for disposal at Camp Minden. Keith Todaro seconded the motion. The motion passed unanimously.

F. Streetscape Sweeper Unit

Ms. Swaine informed the board that the lease on the current Streetscape street sweeper is up, and the unit is worn out. Staff is currently comparing machines on the market. Machines being considered are Tennant and Kuboda.

Terry Moore made a motion to authorize Executive Director to proceed in obtaining a new street sweeper machine for Streetscape per vetted, legal terms. John Hubbard seconded the motion. The motion passed unanimously.

XI. ANNOUNCEMENTS

Ms. Bailey asked if there were any announcements. Keith Todaro inquired as to when the last time a representative from the Downtown Mounted Police division attended a DDA meeting. Mr. Todaro requested asking a representative to attend the April meeting.

Terry Moore suggested hearing more from Bill Wiener about historical events that have affected downtown and its development.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Ms. Bailey asked if there were any public comments on non-agenda items. Mr. Wiener noted that the SporTran building would be perfect for a year-round Farmers' Market. Downtown has missing and/or "illegal" signage that needs correction or replacement. Caddo Lake institute had similar issues with Camp Minden; they may be able to provide information. Mr. Wiener also suggested that DDA may want to invite to an upcoming DDA meeting representatives of groups that oppose I-49 ICC and support a loop or boulevard approach.

XIII. ADJOURN

With no further business to address, Terry Moore made a motion to adjourn the meeting. John Hubbard seconded the motion. The motion passed unanimously.

Ms. Bailey adjourned the meeting at 5:14 pm.

Stanley Varner, Secretary