

**Downtown Development Authority
Board of Directors Meeting
April 20, 2016**

Present

Christine Bailey
John Hubbard
Lydia Jackson
Terry Moore

Absent

Logan Schroeder
Keith Todaro
Stanley Varner

Staff

Liz Swaine
Janie Landry
E.D. Stewart
Lorenzo Lee

Others Present

Tina Worms, Brown Builders

I. CALL TO ORDER

Vice-Chair Christine Bailey called the meeting to order at 3:38 pm.

II. ROLL CALL

E.D. Stewart called the roll. Those present were: Christine Bailey, John Hubbard, Lydia Jackson and Terry Moore (arrived 4:08 pm). Logan Schroeder, Keith Todaro, and Stanley Varner were absent. A quorum was not present.

III. APPROVAL OF ABSENCES

There was not a quorum present to vote on absence approval at the beginning of the meeting. Absence approval was not voted on before the end of the meeting after a quorum was met.

IV. AMEND AGENDA

Ms. Bailey asked if there was a need to amend the agenda. No amendments were needed.

V. WELCOME / PRESENTATIONS / INTRODUCTIONS

After welcoming the board and guests, Ms. Bailey asked if there were any presentations or introductions. Ms. Tina Worms of Brown Builders introduced herself to the board and staff.

VI. PUBLIC COMMENTS (Agenda Items)

Ms. Bailey asked if there were any public comments. There were no public comments.

VII. CONSENT AGENDA

A. Minutes

Ms. Bailey asked for a review of the March 2016 minutes and for any amendments or revisions.

John Hubbard made a motion to approve the March 2016 minutes as presented. Terry Moore seconded the motion. The motion passed unanimously.

B. Financials

Ms. Swaine asked the board to review the March 2016 financials. She stated that an additional check for DDD property taxes has been received but was not noted on the financials since it was received after the report was made. Regarding this extra income, Ms. Swaine asked the board to consider needs for Streetscape: a replacement for the 20-year-old boomlift, as well as a replacement for a 1995 truck. The 2016 Streetscape contract has not yet been signed yet, however, no

problems are anticipated with the contract. The City is taking longer to sign and execute contracts. The Parking contract has been signed but the City is not current on payments. Ms. Swaine stated that nothing was out of the ordinary relative to the financials, and any discrepancies will be adjusted by the auditors.

John Hubbard made a motion to accept the March 2016 Financials as presented. Lydia Jackson seconded the motion. The motion passed unanimously.

VIII. REPORTS

A. Director's Report

1. Significant developer interest in various properties

- Two out-of-town groups toured various properties last week.

2. Allen Building (NW corner of McNeill and Texas)

- Construction is scheduled to start June 1 or June 15
- This will be the site of the new SUSLA School of Nursing.

3. Petro Tower Lofts (415 Edwards)- Purchase

- New developer has signed letter of intent with 60-day due diligence period.

4. Old Dee's Building (420 Market)

- Build out for new tenant – office use.
- The new tenant will use the first floor only.
- Would like to be open May 1, but will likely be later.

5. 509 Market (Old United Mercantile Bank)- PURCHASED

- ViaNova Development of Chattanooga, TN. www.vianovadevelopment.com

6. Red River Brewing Co., 1200 Marshall

- Open and doing well.

7. Times' Building- 222 Lake Street

- UHaul set to purchase; closing may have happened.
- Times' staffers will remain in the building until at least August.
- 70-80 press and printing people will move to the metal building in 400 block of Lake Street.

8. 600-700 blocks Texas

- 624, 620 and 616 Texas- Sears + 2- work progressing. 75% pre-leased.
- 708 Texas- Parish Taceaux opening soon. Jason Brady has been catering some events already from Wine Country, but using the Parish Taceaux menu.
- 605 Texas- Second floor construction at 4J's Java and More for a fine dining area.
- 701 Texas- Under construction for new owner, Par Minerals.
- 710 Texas – artspace. Food Truck Thursdays going well.

9. Selber Building (601 Milam)- Venyu Solutions & other digital

- Possible late spring finish; Tour for Caddo Commission next week.
- Everything redundant- power/fiber/security.
- Venyu is a Tier 3 Data Center, which is second only to the highest level,

- Tier 4, which would be a facility such as Bank of America.
- \$16-\$18m final cost- federal and state HTC may be utilized.

10. 716-18 Edwards Apartments – Greg Solomon

- Open House held on Monday, April 18th.
- Times' Memo re: gallery – There were 36,000 hits in less than 24 hours on "Downtown Lofts" gallery featuring the 720 Edwards Lofts.
- The lofts are 2 BD/2.5 BA/ \$1500 per/ security system/inside parking/stainless steel appliances.

OTHER KEY PROJECTS/ISSUES:

- Danger to Downtown Museums (Shreveport Water Works Museum and Spring Street Historic Museum)- A bill filed in the Legislature, SB248, would return most of the museums in the state to their original owner. That likely means the newly-refurbished Spring Street Historical Museum would close (the Colonial Dames of New Orleans are the original owner; they do not wish to have it again) and the Shreveport Water Works Museum (SWWM) would return to the City of Shreveport. Options are to push to have the Lt. Governor's office take ALL museums. This makes sense as he is the tourism chief AND while on the stump, Lt. Gov. Nungesser said he wanted the museums.
- Rep. Glover authored and filed HB 1114 to move SSHM and SWWM under the Lt. Governor's office.
- Food Trucks at the Museum – May 7, 11:00 am to 3:00 pm.

B. Parking Report

Lorenzo Lee presented the parking report for March 2016. Ticket and coinage revenue is up. Credit card revenue received was 40% less in office, but online payments increased most likely due to the ease of the new payment processor.

IX. OLD BUSINESS

A. Robinson Film Center Report – March Free For All

Results were very positive on all fronts for this promotion except in the area of membership. Attendance was up 83%, Concessions up 95%, and Bistro business was up 50%. Since this was a month of "free" movies the staff did not hard sell memberships and saw a 12% decline. A relatively new audience was both targeted and acquired. With the departure of executive director, Alex Kent, RFC is presented with a challenge.

B. UDC Update

MPC is still requesting and accepting public review and comments. MPC anticipates a vote on the UDC in late fall.

Terry Moore arrived at 4:08 pm. A quorum was now present. Voting for Minutes and Financials proceeded.

C. Parking Updates/Council Ordinance Changes

Parking Permits for areas on the perimeter of downtown have been approved and will be available for use Monday through Friday, 8 am to 5 pm. The City will need to put up signage before DDA can sell permits.

D. Downtown Is Cool Because... Campaign Update

Ms. Swaine presented the board with the latest examples of the “#cooldowntown” campaign, including billboards, special bandanas, print ads in the Times, Forum News, and Biz Magazine.

X. NEW BUSINESS

A. Shreveport Common Update

Artspace Minneapolis, a leading developer of arts facilities, will be conducting a market study/feasibility analysis of live-work-mixed use space and Makers’ spaces in Shreveport Common. Need at least 100 artists to take the survey.

The Economic Development Committee of the Caddo Parish Commission has forwarded SRAC’s request for \$1.5 million for the Caddo Common Park to the full Commission.

Shreveport Common is now a 501(c)3 organization and can accept donations. SRAC has won several grants from the NEA and others. Several events are planned for the upcoming year.

B. May Meeting Date Change

Ms. Swaine will be out of town for a meeting relative to the State Historic Tax Credit Program on May 25th, which is the DDA May meeting date. As a result, it was requested that the May board meeting be rescheduled to May 18.

Terry Moore made a motion to approve rescheduling of May board meeting to Wednesday, May 18, 2016. John Hubbard seconded the motion. The motion passed unanimously.

XI. ANNOUNCEMENTS

Ms. Swaine announced that Saturday, April 23, 10 am to 2 pm, will be the DDA cleanup/landscaping day at Cotton and Marshall.

Ms. Bailey announced the Gwen Norsworthy exhibit opening at Norsworthy Art Gallery on Sunday, May 8, 2-4 pm.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Ms. Bailey asked for any public comments. There were none.

XIII. ADJOURN

With no further DDA business to conduct, the meeting was adjourned.

Ms. Bailey adjourned the meeting at 4:28 pm.

John Hubbard, Secretary