

**Downtown Development Authority
Board of Directors Meeting
June 28, 2017**

Present

Christine Bailey
John Hubbard
Lydia Jackson
Terry Moore
Logan Schroeder
Keith Todaro
Stanley Varner

Absent

Staff

Liz Swaine
Janie Landry
E.D. Stewart

Others Present

Travis Morehart,
Cook & Morehart
Bill Wiener

I. CALL TO ORDER

Chair Christine Bailey called the meeting to order at 3:33 pm, as a quorum was present.

II. ROLL CALL

E.D. Stewart called the roll. Members present were: Christine Bailey, John Hubbard (3:38 pm), Lydia Jackson, Terry Moore, Logan Schroeder, Keith Todaro, and Stanley Varner.

III. APPROVAL OF ABSENCES

No requests for absence approvals were made.

IV. AMEND AGENDA

Ms. Bailey asked if there was a need to amend the agenda; there was not.

V. WELCOME / PRESENTATIONS / INTRODUCTIONS

Ms. Bailey welcomed the board members, staff, and guests. Mr. Bill Wiener was present as a member of the public. Ms. Bailey then asked Mr. Travis Morehart of Cook and Morehart to present the 2016 DDA Audit Report.

John Hubbard arrived at 3:38 pm.

Mr. Morehart noted that there were no significant findings and congratulated the board and staff on the clean audit. He commented that changes are being made for better tracking of parking revenue collection. Mr. Morehart guided the board members through the audit information (copy of report in DDA Board Meeting binder). He also informed the board that the statewide "Agreed-Upon Procedures" will be implemented for 2017 on June 20, 2017. The new requirements will make the audit more time consuming and expensive, but the state has mandated the new regulations. Mr. Morehart told board members to contact him directly if they have any questions regarding the 2016 audit report. There were no major questions or concerns.

VI. PUBLIC COMMENTS (Agenda Items)

Ms. Bailey asked if there were any public comments for agenda items. Mr. Wiener commented that it was difficult for him to make public comments on agenda items when he had not seen the agenda.

VII. CONSENT AGENDA

A. Minutes

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

John Hubbard made a motion to approve the May 2017 minutes as submitted. Terry Moore seconded the motion. The motion passed unanimously.

B. Financials

Ms. Swaine asked the board to review the May 2017 financials. She noted that while no additional property taxes from the City have been received, it is possible that one additional revenue check may be received before the end of the year. The contract for Streetscape has been signed, and payments are up to date. It was noted that the surplus income in the Streetscape Miscellaneous Income line item was from the sale of the old Streetscape truck and DSDC maintenance fees for cleaning the FUMC lot. The contract for ShrevePark Parking Services has reportedly been signed though staff has not received a copy. However, payments are up to date. Ms. Swaine also noted that the balance of the DSDC Management Contract amount, which is generally paid quarterly, has been paid in full to clear the receivable line item. It was pointed out that the Revenue line item - Tax Credits/708 Texas- reflects revenue received from the sale of the state tax credit for the work done at Parish Taceaux. She called the board's attention to an expense line item (General Equipment Purchase) which is for the purchase of the new Streetscape truck. There are also plans to purchase a new sweeper. Mr. Moore inquired if there would be a surplus after purchasing the street sweeper. Ms. Swaine responded that there would not be a surplus. She concluded the report by stating that nothing is out of ordinary relative to the financials overall.

Logan Schroeder made a motion to accept the May 2017 Financials as presented. Stanley Varner seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

1. Multimodal/Intermodal Move
 - Still projected end of summer, early fall
 - Greyhound Bus Terminal (408 Fannin St.) sale price listed at \$649,000
 - SporTran Bus Terminal- will be deemed "surplus" by City and put up for sale by September; appraised at \$1.2 million
 - City Ownership complicates the issue
 - Fate of buildings nearby is of concern
2. Sci-Port Discovery Center
 - Director Ann Fumarolo leaving at end of June, most top staff now gone
 - Aquarium's Jon Whitehead has ideas on making Sci-Port more viable
3. Old Blue Goose Area/Near Fertitta's Deli
 - Section 8 housing developer looking to acquire significant property
 - Much of the property is adjudicated to the city
 - Property owners being approached and offered pennies on the dollar
4. Homeless Issues/Graffiti Problems – Ongoing Issues
 - Increased number of complaints of aggressive behavior

- Increased number of taggings
 - DSDC considering "Graffiti Removal Unit"
5. 401 Spring Street
 - Under Contract
 - Apartments planned
 - Historic Tax Credits must be approved for the development to move forward
 6. 104 Texas Street – Former Ogilvie Grocery property (coming into downtown from Texas St. Bridge)
 - Adjudicated & available
 - Structural Report surprisingly positive
 - Possible interested party
 7. Hutchinson Building – 504 Texas St.
 - Construction ongoing
 - Restaurant on ground floor, residential on penthouse level
 - 4th floor office tenants requesting more space
 - Historic Tax Credit Project
 8. 509 Market – The Standard
 - Bids from subcontractors in; subs selected
 - Developer aiming for end-of-year completion
 - Restoration Tax Abatement approved
 - Historic Tax Credit Project
 9. Sears Buildings – 600 block of Texas
 - Interest in basement club – completion unknown
 - 5th & 6th floor apartments – completion unknown
 - Penthouse apartments – completion unknown
 - 2nd story of the 3-story building has been leased/December occupancy – completion unknown
 - Historic Tax Credit Project
 10. The Office Hub – 331 Milam (downtown P.O. building)
 - Conducting tours now
 - 8,000 sq. ft. for co-working space
 - Parking for tenants and bike sharing
 - Officehub.net
 11. KCS Café – 830 Louisiana
 - Property for sale - \$250,000 or lease - \$2,500/mo.
 - Close to completion
 - Interest is being generated
 - Historic Tax Credit Project
 12. Ridgeway Square
 - Phase 1 Condos – could be completed and for sale by August
 - Phase 1 will fund Phase 2
 - Historic Tax Credit Project
 13. UNEEDA Biscuit – 711/715 Milam
 - Under contract, NPS has approved plan for rehab
 - Awaiting word on Affordable Housing Credits; both must be approved for project to move forward
 - Mixed use/Mixed affordability
 14. Shreveport Aquarium
 - August 21 Opening/Event
 - SALT Restaurant to open several weeks prior to main aquarium opening

15. No News on the following:
 - 511 Milam – Centerpoint Energy
 - Arlington Hotel
 - Joe D. Waggoner Building
 - Petroleum Tower
16. New Business
 - Louisiana Specialty Gifts in former Hippie Baby location – Red River District
 - Definition Industries – 411 Lake St.
 - Lofts@624: Donnie Bell Design, Kathryn Gaiennie Photography, Sweet Tees, Total Package Advertising, Soccer Shots – 624 Texas St
17. Downtown Infrastructure
 - Multiple broadband companies tearing up recently-overlaid streets and sidewalks
18. State (Commercial) Historic Tax Credits
 - Several legislative challenges to HTC; all have been overcome so far but all bets are off if state goes over “fiscal cliff”
19. \$25m Pelicans’ G-League Facility
 - Shreveport contingent made presentation; several cities still in the running
 - Funding still unknown
 - Cross Bayou developers/connection?

B. Parking Report

Lorenzo Lee presented the parking report for May 2017. The Parkmobile parking app is working as hoped. Education process ongoing to inform the public about the app and how to avoid being ticketed. Ticket revenue is up from last month and on a low average with previous years. Coinage revenue is down, this is believed due to street overlay work and missing meters. Mr. Lee noted that the app accounted for 6% of coinage, and the 300-400 block of Edwards had the highest revenue from the app. Boot revenue decreased; seemingly due to the removal of vehicles belonging to a single repeat offender.

IX. OLD BUSINESS

A. DDA Sponsorships

Ms. Swaine noted that because of recent funding requests for DDA sponsorship, some adjustments could be made to improve the request process and maximize efficient use of funds. Some of the suggested changes were as follows:

- Requests must be received at least two-weeks prior to the board meeting at which the request would be presented.
- Presentation must be made in person by the applicant.
- Request must be made for the organization itself - not on behalf of any other organization.

Lydia Jackson suggested that the timeframe for requests be quarterly or bi-annually instead of the suggested two-week period, as this would indicate a well-planned and organized event that the DDA could easily support. Ms. Swaine noted that a vote was not necessary and the board could simply come to an agreement regarding the process to make the application process easier. No changes were made.

X. NEW BUSINESS

A. 2016 Audit

Ms. Bailey requested a motion be made regarding the 2016 Audit.

Terry Moore made a motion to approve the 2016 Audit Report as presented by Mr. Travis Morehart of Cook & Morehart. Logan Schroeder seconded the motion. The motion passed unanimously.

XI. ANNOUNCEMENTS

Ms. Bailey asked if there were any announcements. She also announced that the opening reception for abstract artist, Stefan George, would be held on July 8, from 4:30-6:30 pm at Norsworthy Gallery. Ms. Swaine announced that there were several July 4th events happening downtown. Ms. Landry announced James Burton and Gunner Nelson would be performing on the riverfront at 7 pm, for the July 4th Independence Day festivities.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Ms. Bailey asked if there were any public comments on non-agenda items.

Mr. Bill Wiener expressed concern regarding restoration tax abatements for 509 Market. Ms. Swaine clarified that the tax liability is frozen at pre-construction value for five years. He suggested that vacant property be leased and have parking meters installed to generate revenue. Regarding the basketball arena/facility, he would like more public input on the arena decision. Relative to the SporTran station, he asked why the bus station was moving away from downtown. Ms. Swaine responded that the city desired to have a multi-use facility shared by SporTran, Greyhound, charter buses, and taxis. She also stated there are plans to have a circulator that will connect downtown with the new multimodal facility.

Mr. Wiener suggested providing a space for Graffiti Art competitions to alleviate vandalism issues. He suggested DDA team up with the City Council and Metropolitan Planning Commission to encourage development for the Blue Goose neighborhood.

Mr. Wiener also announced his involvement in efforts to bring the Robert Moses/Jane Jacobs documentary about urban design and activism to RFC in August and said he will be requesting sponsorship for the event.

XIII. ADJOURN

With no further business to address, the meeting adjourned at 4:54 pm.

Stanley Varner, Secretary