

**Downtown Development Authority
Board of Directors Meeting
August 30, 2017**

Present

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

Absent

Lydia Jackson

Staff

Liz Swaine
Janie Landry
Stacie Leng
E.D. Stewart

Others Present

Bill Wiener

I. CALL TO ORDER

Chair Christine Bailey called the meeting to order at 3:39 pm; a quorum was present.

II. ROLL CALL

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

III. APPROVAL OF ABSENCES

Ms. Bailey asked for a motion to approve absences.

Logan Schroeder made a motion to excuse the absence of Lydia Jackson. Terry Moore seconded the motion. The motion passed unanimously.

IV. AMEND AGENDA

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

V. WELCOME / PRESENTATIONS / INTRODUCTIONS

Ms. Bailey welcomed the board members and staff. There were no presentations and the City Administration was not present to present details and answer questions regarding the Cross Bayou Sports Complex and mixed-use development. Mr. Bill Wiener was in attendance as a member of the public.

VI. PUBLIC COMMENTS (Agenda Items)

Mr. Bill Wiener presented the board with a handout about the proposed Cross Bayou development. The handout was shared Mr. Wiener's concerns about the development as it had been presented by the city. That handout is included in the DDA board meeting binder. His concerns focused on: appropriateness of the site, financing, and public transparency. Board members discussed the development further in New Business item "B".

VII. CONSENT AGENDA

A. Minutes

Ms. Bailey asked for a review of the July 2017 minutes and for any amendments or revisions. There were none.

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

B. Financials

Ms. Swaine asked the board to review the July 2017 financials. She noted that no additional property tax revenue from the City has been received. Both Streetscape and Parking Contract payments are up to date. A new street sweeper was purchased for Streetscape. The 2018 budget presentation is set for the next DDA board meeting. There will be a public hearing for the 2018 Budget and Program of Work. There was nothing unusual in the financials to note as of this date.

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

VIII. REPORTS

A. Director's Report

Since it was anticipated that there would be the need for additional time to devote to an extended discussion on the Cross Bayou development, Ms. Swaine did not present a Director's Report.

B. Parking Report

Parking report for July 2017 as well as statistics on the ParkMobile App usage were distributed to board members and included in the 2017 DDA board meeting binder. To save time for the Cross Bayou Development discussion, the report was not verbally reviewed.

IX. OLD BUSINESS

A. Shreveport Aquarium Donation Request

Ms. Swaine informed the board that Downtown Shreveport Development Corporation approved a \$40,000 façade grant for Shreveport Aquarium. She gave a detailed explanation of the current management agreement between Sci-Port and Planet Aqua Group and stated her belief that the arrangement is a positive turn for Sci-Port's transparency, board policies, and its future in general.

X. NEW BUSINESS

A. DDA Budget Committee – Draft 2018 Budget & Program of Work

Logan Schroeder gave a brief overview of the budget committee's meeting and recommendations. It was confirmed that DDA's 2018 revenue for 2017 taxes will be approximately \$30,000 less than the previous year. Before the board can vote on the proposed budget, a public hearing notice must be posted and advertised, and a public hearing held at the next meeting.

Sports Complex/Cross Bayou Development

Board members engaged in a lengthy discussion of the Cross Bayou Sports Complex and development. Discussion began with reference to the Convention Center and its inability to be self-sustainable. Board members wondered if a tourism market could be created to make such a development sustainable. The Riverfront Development Fund (RDF) was brought up. Ms. Swaine explained that it has been folded in to help support the city's General Fund for a number of years. The board expressed concern that the fund seemed not to be used in the manner intended and that the General Fund would suffer if some of the RDF money was utilized to pay off revenue bonds. Mr. Varner stated that the casinos are losing money and their contributions to the RFD are trending downward.

Ms. Swaine directed the boards' attention to the following text that will be inserted into the minutes verbatim:

"Read into DDA Minutes
August 30, 2017 DDA Board Meeting

We had requested a representative of the City of Shreveport make a presentation about the proposed sports complex and development and answer questions at today's meeting. Unfortunately, we were not able to get that presentation or information in time for this meeting.

The proposed sports complex project is significant in size, cost and impact to downtown. It will change the physical face of downtown, will impact every building and property owner, business and facility downtown; it will affect downtown infrastructure and traffic patterns and will increase the need for police, fire and other first responders. There are likely many other impacts that will come over time. It is important that this project be thoughtfully considered for the good of all.

The Downtown Development Authority, set up by an act of the Louisiana Legislature in 1975, was created to stop property value deterioration in the Central Business District, which is the center of commercial, civic and cultural activities of the metropolitan area. Our function and duty, laid out in that legislation, is to implement various development plans with the responsibility of aiding and encouraging private development and coordinating public development. Our Mission Statement reiterates this mandate.

Mission Statement

'To actively pursue, support, facilitate and welcome initiatives that aid and encourage private development and promote and coordinate public development within the Downtown Development District of Shreveport, La.'

Everything that we do and the decisions we make must be weighed in the context of what is in the best interests of downtown and our constituents- the building & property owners, businesses and partners that work on behalf of downtown each day.

We asked the city to answer a list of questions that directly relate to those constituents. The answers are important in downtown's sustainability. At present, more than 50% of the Downtown Development District is not on the tax rolls, what is the tipping point? How will this project affect other projects and properties downtown? What are the true costs and will that money be moved from other downtown initiatives? These are important questions to answer.

1. Will the city or Corporate Realty (or another entity) own the property on which the sports complex and mixed-use developments sit? Will those properties be on the tax rolls paying full property taxes, or pay via a PILOT or some other taxing mechanism? If a PILOT or other taxing mechanism, what rate will they pay?

2. What incentives does the city intend to provide to Corporate Realty or other entities involved in the venture? This should include free or reduced-lease rate property, tax abatements, TIF or other funding mechanism capture, in-kind services or anything that could be considered a subsidy.
3. The city states the current TIF District will be expanded to include the sports complex/development. How does the city intend to split the funds so that the Red River District, Commerce Street and other areas that pay into it continue to receive maintenance dollars?
4. As the majority of the Riverfront Development Fund (RDF) is now swept into the General Fund, how does the city intend to fill the \$2m hole left when RDF money is moved (at least temporarily) to pay the Revenue Bond Debt? Please be as specific as possible.
5. Will there continue to be any discretionary RDF funds available to go into other downtown or riverfront projects? If yes, please provide the possible amount.
6. The City of Bossier City currently spends 1/2 of its police overtime budget on officers for the Louisiana Boardwalk. They consider this a necessary expense to keep the facility safe. What does the city intend to spend on police officers for the new complex and development?
7. How does the city plan to handle the traffic generated by events at the sports complex, and is a parking garage included in the development? If yes, how many cars will it hold, if no, where will those persons park?
8. If SPAR or another city department will be in charge of maintenance of the sports complex or other structures, will they be given additional maintenance dollars for that purpose?
9. Downtown Infrastructure has suffered greatly over the years. Our Downtown Infrastructure Report shows areas throughout downtown that need significant repair. How will monies be allocated to make certain the needs of 'greater' downtown are addressed?
10. Please give specifics on how the city plans to address the issue of connecting the sports complex/development with greater downtown? Include plans for lighted walking/biking trails, downtown circulator buses and other methods to encourage back-and-forth flow. This is a significant concern for downtown so that the new development does not become an enclave that people visit but never leave.
11. What are the city's specific plans in using- or encouraging the use of- local building and construction professionals for these projects?

(We understand that private developers can use whomever they wish, but if the city is incentivizing in any way, perhaps it can stipulate a percentage of local work.)

12. What are the city's specific plans in encouraging the use of local business services and including local businesses in the tenant mix?
13. We understand that there is only so much time, money, and effort that can be expended, and there is concern that downtown's other 'fronts'- the riverfront with the Aquarium and Sci-Port, Shreveport Common in the west and the greater Central Business District- will lose focus. Does the city have any specific plans to continue to enhance these valuable assets?
14. The current Cross Bayou property is zoned a park, to which zoning would it be converted?
15. The Shreveport-Caddo Master Plan calls developing a detailed plan for Cross Bayou as a residential district with publicly accessible natural green space along the water. It says to 'Take steps to prepare the area for development— correct zoning, design guidelines, park planning, brownfields cleanup...' It says specifically to 'Focus public efforts on creating a publicly accessible waterfront along Cross Bayou.' How will this project create that publicly accessible waterfront?
16. The Shreveport Water Works Museum and a 'Visitor Center' was pointed out in the City Council presentation. The non-profit McNeil Street Pumping Station Preservation Society (MSPSPS) has stepped up to manage and pay much of the bills to keep the museum open. What does the city intend for the museum and the MSPSP? Is the 'visitor center' to be built by the developers, and where?

There will be other questions, but answers to these would be a good first step. It is important for the DDA, the downtown organization created by the city and legislature to advocate for downtown, to take a stand. We look forward to a free flow of information."

While support from the DDA has not been directly requested by the City of Shreveport, it is assumed that the Administration would like the support.

Logan Schroeder made a motion to defer the DDA's official position regarding the Cross Bayou Development and Sports Complex until the city can answer the above questions submitted by the board. Stanley Varner seconded the motion. The motion passed unanimously.

XI. ANNOUNCEMENTS

Ms. Bailey announced that the closing reception for Monroe artist, Frank Kelley, Jr. will be Sunday, September 3, at Norsworthy Gallery. Ms. Swaine announced the September Artwalk is set for Wednesday, September 6, 5-8 pm.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Mr. Wiener informed the board that there was art available on permanent loan for the DDA as well as patchwork quilts.

XIII. ADJOURN

With no further business to address, the meeting adjourned at 4:33 pm.

Stanley Varner, Secretary