

**Downtown Development Authority
Board of Directors Meeting
September 27, 2017**

Present

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

Absent

John Hubbard

Staff

Liz Swaine
Janie Landry
Stacie Leng
E.D. Stewart

Others Present

I. CALL TO ORDER

Chair Christine Bailey called the meeting to order at 3:30 pm; a quorum was present.

II. ROLL CALL

E.D. Stewart called the roll. Members present were: Christine Bailey, Lydia Jackson (3:38 pm), Terry Moore, Logan Schroeder (3:36 pm), Keith Todaro, and Stanley Varner. John Hubbard was absent.

III. APPROVAL OF ABSENCES

Ms. Bailey asked for a motion to approve absences.

Terry Moore made a motion to excuse the absence of John Hubbard. Stanley Varner 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. PUBLIC COMMENTS (Agenda Items)

Ms. Bailey asked if there were any public comments. There were none.

VI. PUBLIC HEARING – 2018 Budget

Keith Todaro made a motion to open the public hearing for the 2018 DDA Budget. Terry Moore seconded the motion. The motion passed unanimously.

There were no members of the public present.

Keith Todaro made a motion to close the public hearing for the 2018 DDA Budget. Terry Moore seconded the motion. The motion passed unanimously.

VII. CONSENT AGENDA

A. Minutes

Ms. Bailey asked for a review of the minutes for August 2017, September 7 Special Call, and September 12 Special Call Meetings and for any amendments or revisions. There were none.

Terry Moore made a motion to approve minutes for August 2017, September 7 Special Call, and September 12 Special Call as submitted. Stanley Varner seconded the motion. The motion passed unanimously.

B. Financials

Ms. Swaine asked the board to review the August 2017 financials. She noted that a check for additional property taxes collected has been received from the City. Both Streetscape and Parking Contract payments are up to date. A new street sweeper was purchased for Streetscape. Ms. Swaine stated that there was nothing unusual in the financials to note as of this date.

Logan Schroeder arrived at 3:36 pm.

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

Lydia Jackson arrived at 3:38 pm.

VIII. REPORTS

A. Director's Report

1. 509 Market 'The Standard'
 - Work ongoing
 - RTA application approved
 - Spring 2019 target opening
2. 711/715 Milam- 'UNEEDA Biscuit Building'
 - Under contract
 - 16 market rate units & 16 affordable
 - Ed Taylor/Doug Brown – developers
3. 401 Spring Street 'Holly Hollenshead's Building'
 - Historic Tax Credits approved
 - Mike Sievers hired as architect of record
 - Sale pending
4. 719 Marshall Street 'Ridgeway Square'
 - Water/Sprinkler lines installed
 - Work ongoing
 - No opening date set yet
5. 800 Texas Avenue Apartments
 - Rob Cochran-owner
 - Three apartments, ranging from 1,000-1,600 SF
 - Final apartment to be completed soon
6. 500 Texas St.- 'Hutchinson Building'
 - Remodeling ongoing
 - 'Missing Link' restaurant to open 1st quarter of 2018
7. 624 Texas Street- 'Lofts at 624'
 - Construction ongoing
 - Project foreman is leaving
8. Cross Bayou
 - City officials indicate they will continue to acquire properties & remediate
 - Status of Pelicans/Corporate Realty project unknown
9. 628 Commerce Street- 'Kokopelli's'
 - Owner considering options including possible closure, repositioning, and rebranding the business
10. Sci-Port Discovery Center

- New management contract with Planet Aqua
 - Due to reopen beginning of 2018
11. Murphy Street- 'Multimodal/Intermodal Sportran Facility'
 - Potential October opening
 - Circulator route has been set
 - Council approved selling existing terminal
 - al/public bid required
 12. Caddo Street/Area near Millennium Studio- "Choice Neighborhoods'
 - City contracting with ITEX (Houston) to development apartments
 - Awarded Louisiana Affordable Housing Credits
 - 'Affordable' & Market Rate. Affordable for disabled, elderly, working poor
 - Have asked them to consider purchasing the Fairmont
 - Multiple phases to include up to 204 units
 13. Caddo Parish Commission/Fence around Courthouse
 - Tabled for three months
 - \$200,000 estimated cost
 14. Property Manager/HOPE/SPD Meeting on Homeless
 - Recent meeting at DDA office had good attendance
 - HOPE/SPD/citizen participation is key to homeless issue
 - Christian Service Soup Kitchen grand opening today- Levy Street
 15. McNeill/ Louisiana Street KCS 'Quieter Zone'
 - Requested by surrounding property owners
 - Not a legal crosswalk; pedestrians cross illegally
 - Very dangerous

Discussion on Chapter 10 Ordinance amendments included: possibility of making existing downtown bars "non-conforming" but allowing them to stay open to 6 am, while new bars would be required to close at 4 am.

B. Parking Report

Ms. Swaine discussed recent statistics on the ParkMobile App. A downward trend of tickets is expected with the increase in usage of the app and issuing of permits. Mr. Lee noted that if smart meters are acquired, it would be possible to collect even more data relative to parking statistics. Boot revenue has fallen but will likely increase again when delinquent notices are sent out.

IX. OLD BUSINESS

A. City of Shreveport – Sports Complex/Cross Bayou Development

Ms. Swaine asked if there was any more conversation needed regarding the Cross Bayou Development. Signs requesting a zoning change are posted along the area, but the type of zoning request is unknown. Multiple property owners, needed environmental cleanup, and other issues have made potential developers hesitant, and it is hoped that the city will take steps to resolve these issues.

B. DDA 2018 Budget & Program of Work

Ms. Swaine asked the board to review the 2018 Program of Work and Budget. The budget subcommittee estimated that 2018's revenue (2017 taxes) will be approximately \$734,000.00. Ms. Landry stated that the total anticipated revenue is less than last year because revenue from Bossier for Eldorado and Sam's Town has decreased. Ms. Swaine reviewed the budget in detail with the board.

Logan Schroeder made a motion to approve the 2018 DDA Program of Work and Budget as presented. Stanley Varner seconded the motion. The motion passed unanimously.

C. Sportran Terminal -Proposed Sale

Ms. Swaine expressed concern regarding the possibility of the terminal not selling and being unsecured and subject to vandalism. The board discussed various potential uses for the terminal.

X. NEW BUSINESS

There was no New Business to address.

XI. ANNOUNCEMENTS

Ms. Bailey announced that the open reception for Mark Charleville will be Sunday, October 8, 2-4 pm at Norsworthy Gallery.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

There were no public comments

XIII. ADJOURN

With no further business to address, the meeting adjourned at 4:38 pm.

Stanley Varner, Secretary