

**Downtown Development Authority
Board of Directors Meeting
November 16, 2016**

<u>Present</u>	<u>Absent</u>	<u>Staff</u>	<u>Others Present</u>
Christine Bailey John Hubbard Terry Moore Logan Schroeder Keith Todaro Stanley Varner	Lydia Jackson	Liz Swaine Janie Landry E.D. Stewart Lorenzo Lee Stacie Leng	Tena Hines, <i>Coldwell Banker</i> Amanda Morgan, <i>Graybar Electrical Supply</i>

I. CALL TO ORDER

Chairman Terry Moore called the meeting to order at 3:30 pm.

II. ROLL CALL

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

III. APPROVAL OF ABSENCES

Lydia Jackson had requested to be excused.

Christine Bailey made a motion to approve the absence of Lydia Jackson. John Hubbard seconded the motion. The motion passed unanimously.

IV. AMEND AGENDA

Mr. Moore asked if there was a need to amend the agenda. There was not.

V. WELCOME / PRESENTATIONS / INTRODUCTIONS

Mr. Moore welcomed the board members and staff. Two members of the public were present: Ms. Tena Hines, realtor at Coldwell Banker, and Ms. Amanda Morgan, sales representative for Graybar Electrical Supply.

VI. PUBLIC COMMENTS (Agenda Items)

Mr. Moore asked if there were any public comments for agenda items. There were no public comments.

Logan Schroeder arrived at 3:33 pm.

VII. CONSENT AGENDA

A. Minutes

Mr. Moore asked for a review of the October 2016 minutes and for any amendments or revisions.

John Hubbard made a motion to approve the September 2016 minutes as presented. Christine Bailey seconded the motion. The motion passed unanimously.

B. Financials

Ms. Swaine asked the board to review the October 2016 financials. The 2016 Streetscape and 2016 Parking payments for the contracts with the city are up to date. DSDC management agreement fee will be paid this month. Ms. Swaine noted nothing was out of the ordinary in the month's financials. Mr. Schroeder asked about an article that had been published regarding the Parking fund and lost revenue. Ms. Swaine clarified that there was an error in the reporting and it is *expected* 2017 revenue that is anticipated to be lower rather than *actual* revenue.

Logan Schroeder made a motion to accept the October 2016 Financials as presented. Christine Bailey seconded the motion. The motion passed unanimously.

VIII. REPORTS

A. Director's Report

1. "The Standard" – 509 Market Street

- Interior demolition has started
- Meeting with 200 block property owners/managers
- Expected to be complete in 3rd or 4th quarter 2017

2. 200 Block of Texas Street

- Havana Live is now open at 211 Texas (formerly "The Boot")
- Aura Ultra Lounge is under new ownership, 205 Texas
- Style Bar also under same new ownership, 203 Texas (formerly "Mojo's")

3. 719 Marshall

- Plans for 6 condos & restaurant space
- Construction underway

4. Hutchinson Building – 504 Texas Street

- Working with MPC on parking lot, to be gated & landscaped
- Residential, office, and apartment space planned.

5. Selber Building – 601 Milam

- Grand opening party planned, Tuesday, Nov. 29, 4:30-6:30 pm

6. Sears Buildings – 600 block of Texas Street

- Rhino open – 7 days a week, Mon. - Sat. 7am-9pm
- Large artwork being hung in lobby
- Apartments possibly ready in 2017, unconfirmed

7. Johnson Building – 419 Milam

- Potential movement

8. Jefferson Apartments – 907 Louisiana

- Owner - Mike Alexander – in town; also owns Fairmont

9. Old KCS Café – 900 Block of Louisiana

- Greg Solomon, owner
- Event space planned

10. Arlington Hotel – 700 Cotton

- No movement

11. Santa Maria Produce Building – 528 Commerce

- Weiland Company work progressing
- DSDC approved \$10,000 Façade Grant for improvements

12. Petroleum Tower Lofts – 415 Edwards

- No update
- Developer still working on project in Baton Rouge

13. Old Schindler Elevator/Bayou Some Junque – 415 Lake

- On hold

14. Bon Temps Coffee Bar – Red River District

- 5-year lease extension request for coffee shop, adding full kitchen for food service - awaiting lease from city before starting build-out
- Expanding into former Funny Bone space: ArtTipsy, 3-year lease
- DSDC Do Business Downtown Grant Recipient

15. Short Line Food Court- 910 Marshall

- Greg Solomon, owner
- C of O held up by MPC

16. Properties Recently Available

- Former Hippie Baby – Red River District
 - 688 SF
 - Lease rate is \$424 per month

OTHER KEY PROJECTS/ISSUES:

- Artists' & Creative Individuals' Space Needs and Preferences Study-SRAC
 - Developer interested in UNEEDA Biscuit Building because of study findings.
- SSHM/SWWM
 - Louisiana Secretary of State Tom Schedler informed both boards of his plans to close both as of Dec. 31, 2016.
 - Still talking to Lt. Governor's Office
- Downtown Shreveport Artwalks - Huge Success
 - First Wednesday of each month
 - Next: December 7, 5-8 pm, Holiday version
- 318 Restaurant Week
 - Metrics show increased downtown restaurant traffic
- Re-Form Shreveport
 - Looking to bring in Joe Minicozzi (Urban3; Asheville, NC)
 - Public speech
 - Meetings with Rotary, Chamber and other decision makers

B. Parking Report

Lorenzo Lee presented the parking report for September 2016. Mr. Lee noted ticket and coinage are above average and consistent. Credit Card averages are still high for ticket payments most likely due to website payment system. High amount for boot revenue with only 2 boots for the month, from a repeat offender. Bagged meters may affect next month's numbers. Nothing out of the ordinary to report.

IX. OLD BUSINESS

A. UDC Update

Ms. Swaine updated the board on the final public hearing. There were a number of public comments, but the UDC was approved unanimously and will now move on to City Council. City Council anticipates voting on UDC in 2017.

B. Parking App

Ms. Swaine and Mr. Lee are continuing to work with Passport, negotiating fees. As soon as fees are settled, training and implementation of the Passport Parking App can proceed.

X. NEW BUSINESS

A. 708 Texas Street – Tax Credit Sale – SRAC/DDA Split

DDA & SRAC will split proceeds when the tax credits are sold for 708 Texas (Parish Taceaux). Split is \$.70 SRAC and \$.30 DDA.

B. Downtown Infrastructure Book

Ms. Swaine directed the board's attention to the Downtown Infrastructure report compiled for the city. It includes, but is not limited to, buckled pavers on sidewalks, cracked and/or broken light poles and parking meters, broken curbs, dead trees, sidewalk trip hazards and more. These issues were presented to the Riverfront Committee (overseers for the Riverfront Development Fund) to provide irrefutable proof for the need of Riverfront Development Funds to repair downtown's damaged infrastructure. All but \$141,000.00 of the RDF goes into the city's General Fund.

C. Small Business Saturday – Holiday Events

Ms. Swaine briefed the board regarding Small Business Saturday (November 26) and upcoming Holiday Events in the Red River District and on the Riverfront. The DDA is creating a digital social media ad campaign in the form of a "Holiday Shopping Guide" with the help of Sara Hebert for all downtown retail businesses to help market their stores for not only Small Business Saturday but the remaining holidays as well.

XI. ANNOUNCEMENTS

Mr. Moore asked if there were any announcements. Christine Bailey announced that the Ernestine Schram exhibit will open on Saturday, December 10.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Mr. Moore asked for any public comments. There were none.

XIII. ADJOURN

With no further DDA business to conduct, John Hubbard made a motion to adjourn. Stanley Varner seconded the motion. The motion passed unanimously.

Mr. Moore adjourned the meeting at 4:38 pm.

John Hubbard, Secretary