

**Downtown Development Authority  
Board of Directors Meeting  
March 21, 2018**

**Present**

Christine Bailey  
John Hubbard  
Tim Huck  
Lydia Jackson

**Absent**

Logan Schroeder  
Terry Moore  
Stanley Varner

**Staff**

Liz Swaine  
Janie Landry  
E.D. Stewart  
Lorenzo Lee

**Others Present**

Bill Wiener  
Cody Wommack

**I. CALL TO ORDER**

In the Chair's absence, Past Chair Christine Bailey called the meeting to order at 3:37 pm; a quorum was not present at this time.

**II. ROLL CALL**

E.D. Stewart called the roll. Members present were: Christine Bailey, John Hubbard, Tim Huck, Lydia Jackson (arrived at 3:39 pm). Logan Schroeder, Terry Moore, and Stanley Varner were absent.

**III. APPROVAL OF ABSENCES**

Absences were approved after Lydia Jackson's arrival at 3:39 pm. At her arrival, there was a quorum.

**John Hubbard made a motion to excuse the absence of Logan Schroeder, Terry Moore, and Stanley Varner. Tim Huck seconded the motion. The motion passed unanimously.**

**IV. AMEND AGENDA**

No amendments to agenda were needed.

**V. WELCOME/PRESENTATIONS/INTRODUCTIONS**

Ms. Bailey welcomed the board and guests. There were no presentations. Members of the public included Mr. Bill Wiener and Mr. Cody Wommack. Mr. Wommack is a resident of Longview, Texas and is interested in downtown projects. A current project he is exploring includes the use of 2 airstream trailers to make a juice bar and/or food truck establishment in downtown.

**VI. PUBLIC COMMENTS (Agenda Items)**

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

**VII. CONSENT AGENDA**

**A. Minutes**

Minutes were not voted on until a quorum was present after Ms. Jackson's arrival at 3:39 pm. Ms. Bailey then asked for a review of the minutes for the February 28 meeting and for any amendments or revisions. There were none.

**John Hubbard made a motion to approve minutes for the February 28 meeting as submitted. Lydia Jackson seconded the motion. The motion passed unanimously.**

## **B. Financials**

Financials were not voted on until a quorum was present after Ms. Jackson's arrival at 3:39 pm. Ms. Swaine asked the board to review the February 2018 Budgetary Comparison Financial Statement (BCFS).

Ad valorem amount as of February is \$736,000.00. Both Streetscape and Parking Contract payments from the City are current, even though contracts have not been returned with signatures. Payments for the DSDC Management Contract and FUMC Lot Management have been paid in full by DSDC for the year. Under expenses, the 416 Cotton line item is slightly over due to necessary A/C upgrades; a few other repairs are also needed including water sealant on part of outer wall, and concrete repair/paint front parking spaces.

**John Hubbard made a motion to accept the February 2018 Budgetary Comparison Financial Statement as presented. Tim Huck seconded the motion which passed unanimously.**

## **VIII. REPORTS**

### **A. Director's Report**

**Lydia Jackson arrived at 3:39 pm. A quorum was present.**

1. 401 Spring Street (Corner of Spring and Travis)
  - Engineer on site this date
  - Plan to begin structural work ASAP
  - Market Rate Apartments/2019
2. 509 Market – The Standard
  - Owner was in town last week, tour of building
  - 70-80 units: efficiency, 1 BR/2 BR
  - Still on target for later summer applications; Oct./Nov. Opening
  - Call for submittals: artwork for garage banner
3. 711/715 Milam – UNEEDA Biscuit Building
  - Hoped for closing in 60 days
  - Artist Live/Work spaces
4. 719 Marshall Street – Ridgeway Square
  - Tours scheduled during artwalk, Wed. April 4, 5-8 pm
  - Condos, various sizes
5. 500 Texas St. – Hutchinson Building
  - Remodeling Ongoing
  - 'Missing Link' restaurant to open March/April
6. 516 Texas Street – Old Woolworth/516 Soundstage
  - Interest in the building
  - Staggering Federal Tax liens
7. 624 Texas Street- 'Lofts at 624' & Two Adjacent Buildings
  - Floral shop moving into Lofts building adjacent to Rhino Coffee
  - Work is continuing on upper floor apartments and penthouse units

8. Crockett Street – Former SporTran Facility
  - No updates from owners
  - Lights back on, vines trimmed
  - Greyhound due to move within the month
9. Sci-Port
  - First month re-open a “success”
  - Seeing good numbers: 15% membership, remainder are paying guests
10. Shreveport Aquarium
  - Large crowds last week; Spring break in Bossier Parish
  - Spillover into Red River District
  - Also, large numbers at Shreveport Water Works Museum

**OTHER ITEMS OF INTEREST**

- City-wide crime stats – the downtown area reported lowest numbers
- City may have found money for Shreveport Common greenspace; Parish, however, may not consider the funding source a match

**B. Parking Report**

Mr. Lee presented the parking report. Consistent amounts with tickets & meters, including additional meter revenue. Credit Card revenue is over 50%. New smart meters (without credit card feature) are being considered to replace missing/broken meters in high volume areas.

**IX. OLD BUSINESS**

**A. 2017 Audit – Update on just-completed 2017 audit by Cook, Morehart & Assoc.**

Ms. Swaine informed the board that there were no findings in the audit performed by Cook, Morehart, & Associates. The new statewide procedures that were agreed upon were done correctly, but also added 100+ hours of work for auditors and a considerable extra load on staff.

**B. DDA Ethics Policy – DDA Counsel, Jerry Jones’ feedback on proposed policy**

Ms. Swaine informed the board that the ethics policy was reviewed by Jerry Jones.

**X. NEW BUSINESS**

**A. Riverboat Gaming Legislation – Vote requested on SB 316/318 relative to Riverboat Licensing Laws**

Copies of both SB 316 and 318 digests included in DDA Board Meeting binder. There are currently approximately 15 proposed gaming bills in the legislature. In a meeting with Tim Magner (Greater Shreveport Chamber of Commerce), Lisa Johnson (Bossier Chamber of Commerce), and David Rockett (Greater Bossier Economic Development), both bills were specifically covered. There have been very few changes since the casinos entered the Shreveport-Bossier market in tax revenue for the DDA. SB 316 increases positions/seats at gaming tables and machines and will also allow expansion at current locations only with capital improvement and reinvestment. Bossier and Shreveport both support SB 316; Ms. Swaine suggested support for SB 316.

**Tim Huck made a motion to support both SB 316 and 318 with a preference for SB 316. If SB 318 passes, DDA would advocate to include capital improvements. John Hubbard seconded the motion. The motion passed unanimously.**

**B. Public Safety Committee of the Shreveport City Council – Two issues related to downtown Shreveport**

Upcoming meeting of Safety Committee with Councilman James Flurry will address a few issues that are directly related to downtown:

- Allow individuals 18-20 years old to enter establishments that serve alcohol that are normally ages 21 and up; alcohol drinking age remains the same.
  - Puts burden on the bar for extra enforcement and liability.
  - Tim Huck, who has years of experience with 18 & up clubs outside Shreveport, stated that he does not see an economic benefit by allowing this. He gave his opinion that the proposed change would only work for bar owners if the drinking age is lowered to 18.
- Open container in downtown only.
  - State law supersedes city law.
  - Bossier City has received permission from ATF for 2 establishments in their East Bank District.
  - Special event permit allows open container but is problematic.
- No smoking anywhere other than casinos.
  - Would financially harm local businesses

**XI. ANNOUNCEMENTS**

Ms. Bailey asked if there were any announcements. Ms. Swaine called the board's attention to four paintings provided by Bill Wiener for use at the DDA office.

**XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

Mr. Wiener asked to address some concerns, including the following:

- Improving/Adding Lighting: Ms. Swaine mentioned it was easier to work with property owners regarding adding extra light sources, rather than change the relationship and protocol between the city and SWEPCO.
- Putting Old Meters in Vacant Parking Lots • Sidewalk Patios: Ms. Swaine informed Mr. Wiener that the permit for sidewalk patios in downtown now exists and applications are available to downtown restaurant/bar owners.

**Tim Huck left meeting at 4:59 pm. NO QUORUM.**

- Strategic Criteria for Development: City should never acquire land for developers. Excavations & rehab of scrap yard for marina is necessary. Casino business will drop off and a development/contingency plan is needed to be prepared for that.
- Beautification: Program for art cafes, more plantings in downtown, encourage businesses to add plants/features.

**John Hubbard left meeting at 5:02 pm.**

- MPC should be bigger and independent, and board should be qualified.
- Vision Statement: Currently there is no vision statement for longer than three

years (each mayoral term). A long-term vision statement, 50 years that renews every 10 years, needs to be created.

- Patchwork Quilts: Would like to donate/loan quilts to DDA or city to decorate walls.
- Cross Bayou: very important issue and should be developed as soon as possible.

**XIII. ADJOURN**

With no further business to address, and quorum lost at 4:59 pm, the meeting adjourned at 5:19 pm.

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Lydia Jackson, Secretary