

**Downtown Development Authority
Board of Directors Meeting
November 28, 2018**

Present

John Hubbard
Tim Huck
Lydia Jackson
Terry Moore

Absent

Christine Bailey
Logan Schroeder
Stanley Varner

Staff

Liz Swaine
Janie Landry
Stacie Leng
E.D. Stewart
Lorenzo Lee

Others Present

Michael Corbin, *SWEPCO*
Feico Kempf
Bill Wiener

I. CALL TO ORDER

In the absence of both the Chair and Vice Chair, Secretary Lydia Jackson called the meeting to order at 3:42 pm; A quorum was present.

II. ROLL CALL

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

III. APPROVAL OF ABSENCES

Ms. Jackson asked for a motion to approve absences.

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

IV. AMEND AGENDA

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

V. WELCOME / PRESENTATIONS / INTRODUCTIONS

Ms. Jackson welcomed the board members and staff. There were no presentations. Mr. Michael Corbin of SWEPCO, Mr. Feico Kempf, and Mr. Bill Wiener were present as members of the public.

VI. PUBLIC COMMENTS (Agenda Items)

Ms. Jackson asked for public comments on agenda items. There were none.

VII. CONSENT AGENDA

A. Minutes

Ms. Jackson asked for a review of the October 24, 2018 regular meeting minutes and for any amendments or revisions. There were none.

John Hubbard made a motion to approve the October 24, 2018 regular meeting minutes as submitted. Terry Moore seconded the motion. The motion passed unanimously.

B. Budgetary Comparison Financial Statement

Ms. Swaine asked the board to review the October 2018 Budgetary Comparison Financial Statement. Ms. Swaine noted that an additional \$6,000.00 in property tax revenue from the City is expected to come in. The surplus from ad valorem this year will be utilized for the Artspace Support expense line item to cover plumbing repairs to Artspace. Both Streetscape and Parking Contract payments are up to date. Miscellaneous income was more than expected for the year. 416 Cotton expense line item was a slightly over due to A/C and duct work that was completed in 2017 but not invoiced until 2018. This issue will be worked out by auditors. There was nothing unusual in the financial statement.

Terry Moore made a motion to accept the October 2018 Budgetary Comparison Financial Statement as presented. Tim Huck seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

- 1. 509 Market – The Standard**
 - Electrical vault needed, will cost \$400K & take at least 3 mos.
 - 2019 Move-in
- 2. 500 Texas Street**
 - All retail spaces tentatively leased
 - Gina Marie's Antiques, Oddities, & Curiosities
 - Smoke Shop
 - Restaurant on Marshall St., possibly Delish location
- 3. 504 Texas Street – The Missing Link**
 - Sidewalk Café Approved
- 4. 624 Texas – Lofts at 624**
 - New Management: Joan Hooper, RiverLake Properties
 - Owner is being sued for allegedly defrauding investors
- 5. Louisiana & Cotton – Arlington Hotel**
 - Meetings with interior demolition & structural companies this date
 - Developers are moving forward with investors
- 6. Red River District**
 - 100% occupancy (9 spaces)
 - Fully Stacked for sale
 - Appli-K's closed due to water leak, equipment damage
- 7. 420 Commerce – Former Kokopelli's**
 - Bank Sale – 6 weeks back to auction
 - Power and water turned off
- 8. Lake Street Railroad Crossing**
 - Reopening crossing tabled until Dec. 11
 - Union Pacific movement
- 9. 400 Texas Street – Chase Tower**
 - Bank has moved, name removed from building
- 10. Downtown Small Business Saturday**
 - 19 downtown partners
 - Rockets over the Red well-attended

- 11. Shreveport Aquarium**
 - Manager quit
 - Final demand letter sent on November 1 by Bossier Parish for \$29,130 in taxes and penalties owed
 - Court date Jan. 10, 2019
- 12. Downtown IRS Lien Properties**
 - Standard Shoes (630 Milam), Eugene’s Guitars, and Woolworth Building (516 Texas St.)
 - Working with Congressman Johnson, Senator Kennedy on a resolution
- 13. GDG Cross Bayou Proposal**
 - Design and build a new Caddo Parish Courthouse
 - Design and build a new state office building
 - 20-year project
 - Says RRWC has agreed to Cross Bayou Hard Banking

B. Parking Report

Mr. Lorenzo Lee presented the parking report for October 2018. A rash of meter vandalism and break-ins have occurred recently, and the perpetrator is being arrested and charged with more than 20 felony counts. It costs over \$1,000.00 per meter to replace parts that have been broken or damaged beyond repair. Ticket revenue was up, coinage revenue was lower than average, but the total of income was as expected in comparison to previous years. Parking app payments continue to rise and make up almost half of the additional meter revenue. Boot averages were also up.

IX. OLD BUSINESS

A. Downtown Cameras & Security

Ms. Swaine noted that she was currently pricing cameras and discussing options with the Shreveport Police Department to further aid in security and swift apprehension of criminals and prolonged prevention of crime with the use of security cameras throughout downtown. It was suggested that perhaps Chase Bank would donate its cameras since the bank has moved out of downtown.

B. The Common Park

No updates at this time, but work is ongoing on the park grounds.

X. NEW BUSINESS

A. 2019 Streetscape Contract

The 2019 Streetscape contract has been sent into the city. The contract does not include anything substantially different from the previous year’s contract though a CPI (Consumer Price Index) was included. Ms. Swaine reminded the board that the streetscape contract is on an annual “at-will” status for the city to approve.

B. 2019 Parking Contract

The 2019 ShrevePark Parking Contract has also been sent into the city and does not include anything different comparatively to the previous year’s contract.

C. Pedestrian Safety Bollards

Safety bollards are being considered at the corner of Spring and Texas Street in front of Blind Tiger as accidents have been especially bad this year and have always been an issue for that particular corner due to the flow of traffic.

XI. ANNOUNCEMENTS

Ms. Jackson asked if there were any announcements. There were none.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Ms. Jackson asked for non-agenda public comments. Mr. Bill Wiener distributed his notes on specific concerns for downtown (copy available in DDA board meeting binder), addressing the future of downtown, impact of short-sighted decisions on the central business district, supporting creative ways to address decay, balance of control on the DDA board, and climate change concerns.

Mr. Feico Kempf noted his concerns regarding appointment the Metropolitan Planning Commission Director and the lack of input allowed from the DDA.

XIII. ADJOURN

Tim Huck made a motion to adjourn. John Hubbard seconded the motion. The motion passed unanimously.

With no further business to address, the meeting adjourned at 4:48 pm.

Lydia Jackson, Secretary