

**Downtown Development Authority
Board of Directors Meeting
April 24, 2019**

Present

Lloyd Brown
John Hubbard
Tim Huck
Terry Moore
Logan Schroeder

Absent

Candice Batiste
Stanley Varner

Staff

Liz Swaine
Janie Landry
E.D. Stewart
Lorenzo Lee

Others Present

Michael Corbin, *SWEPCO*
Feico Kempf
Bill Wiener

I. CALL TO ORDER

Chair Tim Huck called the meeting to order at 3:37 pm; A quorum was present.

II. ROLL CALL

E.D. Stewart called the roll. Members present for this meeting were Lloyd Brown, John Hubbard, Tim Huck, Terry Moore, and Logan Schroeder (3:42 pm). Members absent were Candice Batiste and Stanley Varner.

III. APPROVAL OF ABSENCES

Mr. Huck asked for a motion to approve absences of board members who were not present when the meeting was called to order and added that he wished to have a discussion later on regarding attendance and excused absences.

Terry Moore made a motion to excuse the absences of Candice Batiste and Stanley Varner. John Hubbard seconded the motion. The motion passed unanimously.

IV. AMEND AGENDA

Mr. Huck asked if there was a need to amend the agenda. Ms. Swaine informed the board that New Business needed to be added to the agenda regarding DDA Resolution #2 for Representative Glover that would support moving the state offices to the Joe D. Waggoner building in downtown.

John Hubbard made a motion to add "DDA Resolution #2: State Offices to Joe D. Waggoner Building Support" to New Business. Terry Moore seconded the motion. The motion passed unanimously.

V. WELCOME / INTRODUCTIONS/ PRESENTATIONS

Mr. Huck welcomed the board members, staff and guests. Members of the public attending were as follows: Michael Corbin, Feico Kempf, and Bill Wiener. Ms. Swaine introduced new board member, Lloyd Brown, to the DDA board members and guests.

Logan Schroeder arrived 3:42 pm.

Presentation: Bill Weiner, "Things to Think About, RE: Cross Bayou Development"

Mr. Wiener was given the floor to make his presentation regarding his thoughts and opinions on the Cross Bayou Development project. He provided an outline printout for the members and staff (included in meeting binder) that covered historical aspects of Cross Bayou as well as issues he has with the new plan for development.

VI. PUBLIC COMMENTS (Agenda Items)

Mr. Huck asked for public comments on agenda items. There were none.

VII. CONSENT AGENDA

A. Minutes

Mr. Huck asked for a review of the March 27, 2019 regular meeting minutes and for any amendments or revisions. There were none.

John Hubbard made a motion to approve the March 27, 2019 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 March 2019 Budgetary Comparison Financial Statement. 2019 ad valorem revenue is on track and being received as expected with additional income expected. Both Streetscape and Parking contract payments are paid and up to date. The miscellaneous income for Parking was due to the reimbursement for Parkmobile curb painting from the Parking Enterprise Fund. Only expense that is over is website due to the need for a new website host service and management. Everything else is as expected.

John Hubbard made a motion to accept the March 2019 Budgetary Comparison Financial Statement as presented. Logan Schroeder seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

1. 114 Texas St. – Former Humphree's
 - On CivicSource, April 3 auction postponed
2. 624/620/616 Texas St. – The Lofts @ 624 buildings & Tipitina's (700 Texas St.)
 - Lofts - \$14.5 mil/84K SF/ \$172 PSF
 - Tipitina's - \$995K/18K SF/\$55 PSF
3. 700 Cotton - Arlington Hotel & 717 Crocket – Address Ford
 - Arlington: Every Man A King Distillery – goal of Jan 2020 opening
 - Address Ford: Phase II Environmental
4. 509 Market – The Standard
 - By the end of the month, est. 17-25% occupied with apt tenants
 - No concrete plans for ground floor commercial space
 - No electrical vault installed
5. Red River District
 - Proud Mary's – status uncertain
 - Appli-K's – open again
 - Bon Temps – status uncertain
 - Nicky's – new manager, doing well
 - Fully Stacked – new owner
6. Commerce Street Properties
 - Old Koko's – 400 Commerce
 - LOL Comedy Club – 618 Commerce
7. Downtown Properties for Sale
 - Please see downtownshreveport.com/real_estate
8. Conversations at the State, re: downtown properties
 - Rep Glover meeting in Baton Rouge
9. Sci-Port Discovery Center
 - Weekend crowds up

- Launching a 4 week Thursday night "Top off the Port" series of events
- 10. Shreveport Aquarium**
 - Number strong
 - Jam on the Red (Hot Jazz revisited) in week 3
 - Making plans for holiday events
- 11. Entertainment Committee**
 - Open container – some form to be proposed
 - Additional talks of smoke-free
- 12. Grant Request – Public Service Commission**
 - Grant to PSC submitted, all downtown LED - \$217K requested
 - Unknown on timeline, application seems supported
- 13. New Rules for Opportunity Zones (Downtown is a zone)**
 - Second round Opportunity Zone regulations released
- 14. Federal Tax Liens – Three Key Properties**
 - 616 & 624 Milam, 516/518 Texas St.
 - Options for what's next
 - DDA meeting with Chamber
 - Michael Corbin has attempted contact with IRS as has DDA
- 15. Lake Street Train Crossing**
 - City council votes to keep street closed for one additional year
 - Quiet Zone process had never officially begun, cost of crossing arms has gone up to \$1.2 mil (3 crossings)
 - Crummy options, DDA researching all
- 16. Small Cell Towers**
 - Design guideline released by city on April 15
 - DDA working with city on downtown aesthetics, # of poles
- 17. Downtown Security Cameras/Crime**
 - 1200 Marshall/500 Spring/Beck Building break-in
 - NOLA "Safecam" project – city portal, real time crime center
 - Shreveport "Smart City" system
 - DDA/DSDC push to encourage private cameras
- 18. DSDC Downtown Initiatives**
 - Interest in security cameras
 - Graffiti abatement

B. Parking Report

Mr. Lee presented the parking report for March 2019. The report showed good numbers for both tickets and over all total revenue, however low numbers for coinage, which is most likely due to parking app payments as they make up a heave portion of additional meter revenue. Nothing unusual to report. Mr. Lee also explained how the parking department functions to new board member, Mr. Brown.

IX. OLD BUSINESS

A. Aquarium Sponsorship

Shreveport Aquarium put in a request for sponsorship for their weekly live music series running through April and May. The request was for \$2,000 which would cover half the cost of the total amount of the bands. Board members felt uncomfortable granting money to the aquarium as their documentation for their DSDC Façade grant had not been submitted yet. The aquarium had stated that Wieland still held documentation that they could not get until debts were paid. Ms. Landry was certain that the documentation could be sorted out without needing to fully pay off debt to Wieland.

John Hubbard made a motion to approve the sponsorship with the caveats that 1) the Shreveport Aquarium would release documentation pertaining to the DSDC Façade Grant requirements, and 2) the DDA would pay the bands directly rather than submit the funds to the aquarium. Terry Moore seconded the motion. The motion passed with 3 ayes and 2 nays.

B. DDA Board Members/Appointments

After a brief re-introduction, Ms. Swaine gave the floor to Lloyd Brown to tell the board a little more about himself. He has lived in Shreveport for over 10 years and currently works for Kinsey Asset Management. He looks forward to serving on the DDA board to the best of his ability. As the other new board member, Ms. Batiste, was not present, Liz also gave the board members a brief background on her as well.

X. NEW BUSINESS

A. DDA Resolution #1: Commercial Historic Tax Credits Support

Ms. Swaine presented the board with a resolution in support of Representative Jimmy Harris' House Bill No. 83 which would extend the sunset of the tax credit for rehabilitation of history structures to January 1, 2026.

Logan Schroeder made a motion to approve Resolution #1: Commercial Historic Tax Credits Support as presented. Terry Moore seconded the motion. The motion passed unanimously.

B. DDA Resolution #2: State Office Move to Joe D. Waggoner Building Support

Ms. Swaine also presented a resolution in support of moving the state offices from their current location on Fairfield outside of downtown to the Joe D. Waggoner building in downtown as it would strengthen the employee base, encourage development of ancillary business and increase pedestrian traffic in downtown.

Logan Schroeder made a motion to approve Resolution #2: State Office Move to Joe D. Waggoner Building Support as submitted. Terry Moore seconded the motion. The motion passed unanimously.

XI. ANNOUNCEMENTS

Mr. Huck asked if there were any announcements. There were none.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Mr. Huck asked for non-agenda public comments. There were none.

XIII. ADJOURN

With no further business to address, the meeting adjourned at 4:55 pm.

Logan Schroeder, Secretary