

**Downtown Development Authority
Board of Directors Meeting
August 28, 2019**

Present

Candice Battiste
Lloyd Brown
John Hubbard
Tim Huck
Terry Moore
Logan Schroeder
Stanley Varner

Absent

Staff

Liz Swaine
Janie Landry
E.D. Stewart
Lorenzo Lee

Others Present

Dr. Rick Brewer (*LA College*)
Christine Bailey
Cedric Glover (*State Representative*)
Sara Hebert
Jim Ingram (*Hertz Investment Group*)
Feico Kempf
Beth King (*Sealy & Co.*)

I. CALL TO ORDER

Chair Tim Huck called the meeting to order at 3:31 pm; a quorum was present.

II. ROLL CALL

E.D. Stewart called the roll. Members present were Candice Battiste, Lloyd Brown, John Hubbard, Tim Huck, Terry Moore (3:37 pm), Logan Schroeder & Stanley Varner.

III. APPROVAL OF ABSENCES

Mr. Huck asked for a motion regarding absences of board members who were not present when the meeting was called to order.

Tim Huck made a motion to excuse the absence of Terry Moore. Logan Schroeder seconded the motion. The motion passed unanimously.

IV. AMEND AGENDA

Mr. Huck asked if there was a need to amend the agenda. There was none.

V. WELCOME / INTRODUCTIONS/ PRESENTATIONS

Mr. Huck welcomed the board members, staff and guests. Members of the public attending were as follows: Dr. Rick Brewer (President of Louisiana College), Cedric Glover (State Representative), Sara Hebert, Jim Ingram (Hertz Investment Group), Christine Bailey, Feico Kempf, and Beth King (Sealy & Co.).

Terry Moore arrived at 3:37 pm.

Representative Glover updated the board regarding the State's potential move to a downtown office building and SUSLA Law School. A twenty-year bond issue that initially funded construction of the first state office building has matured and is now off the books, which would allow another bond issuance if needed and funds would help with the move and renovation of the Joe D. Waggoner building. The current building on Fairfield is tax-creditable and could be rehabbed for mixed use residential housing.

Re: a SUSLA Law curriculum in Shreveport--- Caddo Parish will help cover the cost of a feasibility study for the proposed SUSLA law school. Since Southern University already has a Law School, the Shreveport campus would be considered an expansion, and make the establishment in downtown Shreveport easier. The school is thought to be appealing to non-traditional students and will offer evening, weekend, and online classes. This would be the only law school in a 250 mile radius of Shreveport.

Sara Hebert presented an overview and update of the "I Am Downtown" Campaign, showing the board the newest video, virtual office tour, and photo contest submissions thus far. The campaign is progressing nicely garnering positive responses from those who see the posts on social media.

VI. PUBLIC COMMENTS

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 July 25, 2019 regular meeting minutes and for any amendments or revisions. There were none.

John Hubbard made a motion to approve the July 25, 2019 regular meeting minutes as submitted. Logan Schroeder seconded the motion. The motion passed unanimously.

B. Budgetary Comparison Financial Statement

Ms. Swaine asked the board to review the July 2019 Budgetary Comparison Financial Statement. Both Streetscape and Parking contract payments are paid and current. Insurance payout on the totaled parking truck and reimbursement from the city for curb painting were the sources for the increase in parking miscellaneous income. Ms. Swaine stated that nothing was out of the ordinary relative to financials at this time.

Tim Huck made a motion to accept the July 2019 Budgetary Comparison Financial Statement as presented. John Hubbard seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

- **Citywide Cleanup** – 27 Downtown Partners worked with DDA/more than 200 volunteers
- **US Senator Bill Cassidy** toured 600/700 blocks Texas yesterday/State HTC
- **DSDC 'window dressing'** ready for 516 Texas/Former Woolworth Bldg.
- **Shreveport Common Park** still on October timeline
- **Major Holiday Initiative in Planning** for Downtown starting with Rockets over the Red, Sat. Nov. 30
- **Spring Street Museum Announcement** scheduled for Sept. 25- ownership transferring to LSUS Foundation /enrollment this year topped 8,000/ interested in increased footprint downtown
- **Downtown Artwalk**- Wed., Sept. 4. Kicks off 365 Days of Art
- **Robinson Film Center/Abby Singer's Bistro**- kitchen repaired after fire, kitchen totally up & running.

Buildings

1. 717 Crockett – Former Andress Ford
 - To be called Andress Arts & Entrepreneur Center
 - Art Gallery Co-op & Studios- Ground Floor
 - Office Space- Second Floor (50% 'leased')
 - Work to begin early 2020
2. 700 Cotton – Arlington Hotel
 - Interior Structural Work Continuing

3. 408 Cotton – Adjacent Building to DDA
 - Under Contract, Closing Scheduled
 - Offices & residential
4. Lee Hardware and United Jewelers
 - Ongoing Improvements
 - \$7m reinvestment
5. 400 Texas Street – Former Chase building
 - Legal Issues
6. 420 Marshall Street – Retro Downtown Cafe
 - Open to good foot traffic
 - Daily Specials
 - Opening adjacent ‘corner bakery’
7. 431 Texas Street – Greenhouse Nutrition
 - Good foot traffic
 - Food replacement- ‘meal’ shakes and energy teas of various levels
8. 509 Market – The Standard
 - New property manager
 - Commercial space available
9. 800 block Texas Ave – Old Lewis Furniture Building
 - Owners have secured lease on adjacent ‘parklet’
 - Plans underway for building rehab
10. KICK: Kitchen Incubator and Community Kitchen – Milam @ Austin
 - Grand Opening Yesterday
 - Job training, technical assistance, commercial kitchen, culinary medicine
11. 830 Louisiana – Former KCS Café
 - Sept. 1- Big Pops Louisiana Seafood
 - Supplies alligator to all Bass Pro and Cabela’s & online
 - Will offer commercial kitchen to food truck use
12. Downtown Properties for Sale
 - Please see downtownshreveport.com/real-estate
 - Current interest in several buildings

B. Parking Report

Mr. Lee presented the parking report for July 2019. Ticket revenue is down. Two factors contributing to the decrease: the departure of one of the patrollers from ShrevePark and low traffic indicated by lower meter revenue. Parkmobile payments are still making up a considerable percentage of coinage revenue.

IX. OLD BUSINESS

A. Downtown Security Update

Only two of the downtown bar owners have been interested in hiring off-duty SPD officers for security. The Shreveport Police Department is uncomfortable with the practice of allowing bar owners to pay off-duty officers but is comfortable with DDA acting as an intermediary. No decisions have been made currently regarding moving forward with this.

X. PUBLIC HEARING – DDA 2020 Budget & Program of Work

A Public Hearing is required by state statute. Terry Moore made a motion to call the Public Hearing for the DDA 2020 Budget & Program of Work to order. Candice Battiste seconded the motion. The motion passed unanimously.

There were no public comments or requests regarding the 2020 DDA Budget &

Program of Work.

With no further comments or requests by the public, Terry Moore made a motion to adjourn the Public Hearing for the DDA 2020 Budget & Program of Work to order. Stanley Varner seconded the motion. The motion passed unanimously.

XI. NEW BUSINESS

A. 2020 DDA Budget & Program of Work

Ms. Swaine presented the 2020 DDA Budget and Program of Work to the board for review.

Tim Huck made a motion to accept the 2020 DDA Budget and Program of Work as presented. Lloyd Brown seconded the motion. The motion passed unanimously.

B. DDA Millage Reassessment

Ms. Swaine informed the board that the Caddo Assessor suggested increasing the DDA millage (currently at 8.64) since revenue for 2020 is anticipated to decrease due to the departure and downsizing of several downtown banks. Ms. Swaine expressed her opinion that since next year is a reassessment year, the DDA should not move to increase the millage this year.

XII. ANNOUNCEMENTS

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

XIII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Mr. Huck asked for non-agenda public comments. Ms. Bailey announced that her gallery (currently known as Norsworthy Gallery) will be opening the Louisiana Artists Fall Show in October, which will be up through November. Ms. Bailey also commented that there was a huge mob at 3 am outside the gallery with nine police cars, two mounted patrol officers, and three motorcycle officers. The SPD responded to a fight that started in Royalty and moved out onto the sidewalks.

XIV. ADJOURN

With no further business to address, the meeting adjourned at 5:15 pm.

Logan Schroeder, Secretary