

**Downtown Development Authority
Board of Directors Meeting
October 23, 2019**

Present

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

Absent

Stanley Varner

Staff

Liz Swaine
E.D. Stewart
Stacie Leng
Lorenzo Lee

Others Present

Staci Kemp (*Greenhouse Nutrition*)

I. CALL TO ORDER

Chair Tim Huck called the meeting to order at 3:34 pm; a quorum was present.

II. ROLL CALL

E.D. Stewart called the roll. Members present were Lloyd Brown, Candice Battiste, John Hubbard, Tim Huck, Terry Moore, and Logan Schroeder. Stanley Varner was absent.

III. APPROVAL OF ABSENCES

Mr. Huck asked for a motion regarding the absence of Stan Varner.

Tim Huck made a motion to excuse the absence of 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. There was not.

V. WELCOME / INTRODUCTIONS/ PRESENTATIONS

Mr. Huck welcomed the board members, staff and guests. Members of the public attending: Staci Kemp of Greenhouse Nutrition. There were no presentations.

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

John Hubbard made a motion to approve the September 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 September 2019 Budgetary Comparison Financial Statement. Both Streetscape and Parking contract payments from the City are paid and current. The total revenue for Property Taxes is higher than anticipated and one more check could possibly still come in. An unexpected workman's comp rebate also was received and is reflected in Miscellaneous Income. Relative to expenses, the Bond Principal will be paid on November 1. A new maintenance company for the street sweeper should decrease Streetscape Maintenance expenses. Overages in the website line item are due to new hosting

services and in event sponsorship for Jam on the Red and Film Prize sponsorships. All other expenses were as anticipated.

Logan Schroeder made a motion to accept the September 2019 Budgetary Comparison Financial Statement as presented. Candice Battiste seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

Buildings

1. Spring Street Museum – 525 Spring
 - Officially transferred to LSU Foundation/LSUS
 - LSUS has taken over operations
 - University to begin offering academic programs through the museum including internships for history students and a digital arts class. Plans include creation of a certificate program in museum studies.
2. 700 Cotton – Arlington Hotel
 - Work Continuing
 - 2020 Completion
 - Stills being assembled
3. 400 Texas Street – Former Chase Tower
 - Sheriff's Sale Sept 18- did not sell at \$5,066,000 min bid
 - Appraised at \$7.6 mil
 - Second sale on Nov. 20, no min. bid
 - Boxer Properties is "keeper" of building
4. 420 Marshall & 500 Texas Street – Retro Downtown Café & Bakery
 - 500 Texas Street on corner becoming bakery
 - 3rd sidewalk café
5. 509 Market – The Standard
 - 68% occupied, only 26 units remaining
 - Letter of Intent signed with grocery market
 - Ground floor lease signed with video production company
6. 200 Travis St/Anthony's Sports Bar
 - Opening soon
7. 201 Spring St./ Vacant Building Shell
 - Interest in the building
8. Downtown Bike Racks and Wayfinding Signage
 - Money earmarked by Everson in 2018
 - Moving forward now on both
 - "Bollard-type" bike racks
 - Addressing out-of-date wayfinding downtown signage
9. DDA Application/Volkswagen Settlement
 - Three electric car charging stations
10. DDA Program of Work approved by City Council this week
11. Downtown Properties
 - Please see downtownshreveport.com/real-estate
 - Current interest in several buildings including:
 - 610 Market -ML Bath Building
 - Former Greyhound Terminal
 - 610 Crockett- former Selber Bros. Parking Garage

B. Parking Report

Mr. Lee presented the parking report for September 2019. Parkmobile payments

make up over 40% of coinage revenue which is why the coinage revenue is down, bringing overall totals down also. Plans are in place to purchase and install modular smart meters with a general housing to bridge the gap between old meters and new tech. While smart meters aren't currently necessary in Shreveport yet, this will help with the transition in the future.

IX. OLD BUSINESS

A. Downtown Security Update

Test run for security cameras is imminent. Locations for test cameras include the 200 block of Spring and the 200, 500, 600, & 700 blocks of Texas Street. City Council member John Nickelson has proposed a 9 pm closing time for liquor stores, which would drive more people downtown after hours, as well as a change of hours for clubs outside downtown, which will bring both positive and negative results, and higher needs for added security.

B. Vacant Property Inventory

Mayor Perkins is interested in moving forward, but direction is unclear. An inventory of vacant buildings in traditional downtown area shows 60 buildings that are either vacant or severely underutilized.

C. I Am Downtown Campaign

Responses to the campaign and the field guide challenge have been positive. A list of the perks for completing 3 items from the field guide were included in the board members books (as well as listed on the downtownshreveport.com website). A special "I Am Downtown" pin will be awarded for anyone completing at least 3 items on the field guide and submitting photographic proof through our website. Pin wearers will receive discounts and other perks at certain downtown locations participating in the campaign.

X. NEW BUSINESS

A. Common Park Opening

The park is scheduled to open at 9 am on November 1.

B. Friends With You/Rainbow City Events

In addition to the park opening, there will be several events at Shreveport Common for the Friends With You exhibit which includes "Rainbow City" an interactive inflatable exhibit that will be on display on the park grounds, as well as live music and other events.

C. Small Business Saturday Plans

Small Business Saturday will be on November 30 this year. Plans include having a passport for shopping/eating at participating downtown locations.

XI. ANNOUNCEMENTS

Mr. Huck asked if there were any announcements. Crystal Stairs has been evicted from its location at 601 Texas. Plans are already in the works to improve the space and get a new tenant as quickly as possible.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Ms. Swaine asked if there were any non-agenda public comments. There were none.

XIII. ADJOURN

With no further business to address, the meeting adjourned at 4:51 pm.

Logan Schroeder, Secretary