

**Downtown Development Authority
Board of Directors Meeting
November 20, 2019**

Present

Candice Battiste
John Hubbard
Tim Huck
Terry Moore
Logan Schroeder

Absent

Lloyd Brown
Stanley Varner

Staff

Liz Swaine
E.D. Stewart
Stacie Leng
Lorenzo Lee

Others Present

Michael Corbin (*SWEPCO*)
Tony Hudson (*Boxer Properties,
Property Manager*)
Feico Kempf

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, John Hubbard, Tim Huck, Terry Moore, and Logan Schroeder. Lloyd Brown and Stanley Varner were absent.

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.

Terry Moore made a motion to excuse the absences of Lloyd Brown 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. There was not.

V. WELCOME / INTRODUCTIONS/ PRESENTATIONS

Mr. Huck welcomed the board members, staff and guests. Members of the public attending were as follows: Michael Corbin of SWEPCO, Tony Hudson of Boxer Properties, and Feico Kempf.

Presentation: Video conference with Larry English regarding Cross Bayou Project.

Mr. English and other members of the GDC gave a presentation on their Cross Bayou Project proposal regarding the scope of the project, funding and the support and leases needed from the City, Parish and State to make it viable.

Stanley Varner arrived at 3:40 pm.

Mr. English also talked about a multi-sports facility that would be funded by the city with the U.S. Soccer League as a tenant. Afterwards there were several questions from the board to Mr. English and the others participating in the video conference.

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 October 23, 2019 regular meeting minutes and

for any amendments or revisions. There were none.

John Hubbard made a motion to approve the October 23, 2019 regular meeting minutes as submitted. Stanley Varner seconded the motion. The motion passed unanimously.

B. Budgetary Comparison Financial Statement

Ms. Swaine asked the board to review the October 2019 Budgetary Comparison Financial Statement. Streetscape and Parking contract payments from the City are paid and current. Everything else related to financials is as expected.

Terry Moore made a motion to accept the October 2019 Budgetary Comparison Financial Statement as presented. Logan Schroeder seconded the motion which passed unanimously.

VIII. REPORTS

A. Director's Report

Buildings

1. 711 Milam – Uneeda Biscuits Lofts
 - New Roof & other improvements
 - 32 one-bedroom apartments
 - 16 affordable, 16 market-rate
 - Completion estimated to be late 2020
2. United Jewelers & Lee Hardware
 - Work to begin on upgrades soon, letters sent to tenants
3. Shreveport Hilton Hotel
 - Dec. 4 grand reveal – time TBD
4. 700 Cotton – Every Man a King Distillery
 - New roof and third floor completed
5. 400 Texas St. – Former Chase Tower
 - Sheriff's sale this date; sold for \$2.1M to Boxer Properties
6. 420 Marshall & 500 Texas Street – Retro Downtown Café & Bakery
 - Bakery opening soon
 - Café doing well
7. 200 Travis St.
 - Anthony's Sports Bar open
8. Other Business Changes
 - Greenhouse Nutrition changed name to 318 Nutrition
 - Crystal Stairs Restaurant is now closed
9. 509 Market – The Standard
 - 72% occupied, only 20 units remaining
 - Letter of Intent signed with video production company for commercial space
 - Working on grocery market for ground floor
 - 4,000SF still available
10. Revamped Riverview Theatre open for business
11. Downtown Properties
 - Please see [downtownshreveport.com/real estate](http://downtownshreveport.com/real-estate)

B. Parking Report

Mr. Lee presented the parking report for October 2019. Parkmobile payments make up a large percentage of coinage revenue, therefore, coinage revenue is down. No issues at budget hearing with the city.

IX. OLD BUSINESS

A. Cross Bayou Project Discussion

Board members discussed various issues regarding the Cross Bayou Project and questions still unanswered by the presentation. Concerns included whether the city would be liable for bond repayment if the .TIF did not cover, and that GDC was basing the model of the multi-sports facility on Memphis which is three times larger than Shreveport. A question was also raised relative to what the projections were for Memphis and how close those projections are to the actual results. The board discussed their role as organization created to not only seek development for downtown, but to protect downtown from development that is not appropriate or otherwise harmful to existing properties and businesses.

Logan Schroeder made a motion to allow Ms. Swaine as Executive Director to send to the Mayor and City Council a letter stating the DDA's concerns and opposition as well as approving public comments of the same nature. The motion passed unanimously.

B. Downtown Security

Ms. Swaine told the board that city Chief Technology Officer Keith Hanson has found it challenging to get projects such as security cameras approved and moved forward. She also briefed the board on Councilman Nicholson's plans to roll back closing times for bars outside downtown to 2 am. This will still have to be approved by a majority of the City Council if it moves forward.

C. 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. Ms. Swaine told the board that at the very least, there should be a vacant building registry so that the city could determine quickly the number of vacant buildings available for development. She stated DDA is gathering that information in-house for downtown.

D. I Am Downtown Campaign

Responses to the campaign continue to be very positive. The video interview with Niema Longstratt and the Magee Resources virtual office tour were shown to the board members.

X. NEW BUSINESS

A. Appointment of Nominating Committee

Two members on the board have expired terms: John Hubbard and Logan Schroeder. Mr. Hubbard will serve until a new member is selected from DSDC. Mr. Schroeder will serve until a new member is selected by the Greater Shreveport Chamber of Commerce.

Stanley Varner made a motion to assign 2020 Officers as follows: Chair- Tim Huck, Vice Chair- Logan Schroeder, and Secretary- Candace Battiste. John Hubbard 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 if there were any non-agenda public comments. Michael Corbin stated that SWEPCO is beginning work on replacing the large number of burned out light fixtures downtown. It was also stated that careless drivers are frequently causing the loss of light poles in downtown.

XIII. ADJOURN

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

Logan Schroeder, Secretary