

**Downtown Development Authority
Board of Directors Meeting
October 28, 2020, 3:30 pm**

Present	Absent	Staff	Others Present
Candice Battiste	John Hubbard	Liz Swaine	None
Lloyd Brown	Terry Moore	Janie Landry	
Tim Huck	Stanley Varner	Stacie Leng	
Logan Schroeder		Lorenzo Lee	
		Peggy Hellyer	

I. CALL TO ORDER

The meeting was called to order at 3:36 pm. There was a quorum present.

II. ROLL CALL

Peggy Hellyer called the roll. Candice Battiste, Lloyd Brown, Tim Huck and Logan Schroeder were present.

III. APPROVAL OF ABSENCES

Tim Huck made a motion to accept the absences of John Hubbard, Terry Moore, and Stanley Varner. Lloyd Brown seconded the motion, which passed unanimously.

IV. AMEND AGENDA

There were no amendments to the agenda.

V. WELCOME / INTRODUCTIONS/ PRESENTATIONS

There were no presentations.

VI. PUBLIC COMMENTS

There were no public comments.

VII. CONSENT AGENDA

A. Minutes

Mr. Huck asked for a review of the September 23, 2020 regular meeting minutes and for any changes or revisions. There were none.

A motion was made by Tim Huck to approve the minutes of the September 23, 2020 meeting. Lloyd Brown seconded. The motion was unanimously approved.

B. September 2020 Budgetary Comparison Financial Statement

Ms. Swaine asked the board to review the September 2020 Budgetary Comparison Financial Statement. She reported that city payments for Streetscape and Parking are current. Property tax revenue is more than anticipated, and there may be one more check received prior to the end of the year. All expenses are as expected.

October's financials will include a payment of \$25,000 to the city for the LED bridge lights. The Bossier Council may reconsider their previous "no" vote to assist in the bridge maintenance. Council members have now been fully briefed on the project, and there is a belief that a vote will be favorable. A ten-year warranty is included in the original proposal and there is income potential relative to the project if groups or individuals are allowed to use the lighting to convey messages via light themes for holidays, etc. Ms. Battiste asked if the timeline for completion would be changed because of the Bossier Council's vote. Ms. Swaine responded that the project should not be delayed.

Ms. Battiste also asked who would be responsible for promoting use of the bridge relative to changing colors for holidays, promotions, etc. Ms. Swaine replied that SRAC would be responsible and added that funds received would possibly be placed in a special fund overseen by an advisory committee made up of representatives from DDA, SRAC, Dr. George Bakowski, and the city among others.

There was a group discussion about prepaying the bond amount without penalty. No action was taken on this topic which may be discussed further in early 2021 after tax revenue is received.

A motion was made by Tim Huck to accept the September 2020 Budgetary Comparison Financial Statement and seconded by Logan Schroeder. The motion passed unanimously.

VIII. REPORTS

A. Director's Report

1. 513-515 Spring St. - Harrison Building
 - SOLD
 - Offices, ground floor. Airbnb, second & third floors
2. 717 Crockett- Address Artist and Entrepreneur Building
 - 80% complete. Should have COO soon
 - All second-floor offices rented -\$24PSF
 - Downstairs artist spaces and 2500SF retail store
3. 700 Cotton- Every Man a King Distillery
 - Social media ads have resumed
 - Touting 2021 opening for Revenir French restaurant and Speakeasy
4. 1110 Texas Ave.- C & C Mercantile and Lighting
 - Approved to lease adjacent lot and old Nolen's building
 - Work has started on both
 - Nolan's to become Texas Avenue Social
 - Hundreds of people attended the inaugural Downtown Mercantile event. Every single artist that had a booth made over \$1,000 each; more than they made over nine days at the Red River Revel.
5. 400 Crockett St.- Former Sportran Terminal
 - To premier Nov. 21 as The Lot
 - 4-5 events to determine viability of concept
 - If successful, long-term lease, commissary and commercial kitchen, etc.
6. 708 Texas St.- Parish Taceaux closed
 - Another restaurant likely soon to reopen
7. 711 Texas- Former Joseph Guin Salon
 - Reopening soon as Standard Barbering Academy
 - Classes and cutting
 - Terri Pugh, owner
8. 1533 Marshall St.- former PumpMaster Services
 - Seedlinks Behavior Management
 - Open House Friday, Oct. 23
 - Ryan Williams, owner
 - Interested in other buildings and potential of bringing grocery and deli to downtown.

9. 517-519 Milam Centerpoint Building
 - Was under contract but has fallen through
10. 425 Edwards St., Petroleum Tower
 - Under contract, but there are issues with the title regarding money owed to an insurance company
 - DDA has secured commitments for needed parking
 - Market Rate Apartments
11. 700 Texas St.- Tipitina's
 - Was under contract/deal fell through due to lack of capital
 - New interest recently
12. 719-721 Marshall – Ridgeway Square
 - Work progressing on 721 Marshall
 - Two apartments and John Cush residence upstairs (2021)
 - Retail/restaurant downstairs- space currently for lease, buildout to suit
13. 408 Cotton Street- old garage adjacent to DDA building
 - Jeff Spikes, owner
 - Will build to suit
14. Red River District
 - Only three renters remain- Cohab, Fatty Arbuckles' Pub, and Artipsy
 - No updates on interest
15. 1200 Marshall St.- Red River Brewpub
 - New property owner
 - Events doing well
 - Sanctuary Glass popular
16. 617 Texas St. - Robinson Film Center
 - Theater and restaurant open
 - Safe and socially-distanced
 - Weekly specials and family takeout options
 - Not sustainable yet/utilizing Line of Credit
17. Sci Port Discovery Center
 - Open Fri., Sat., Sun.
 - \$15 all in one ticket (IMAX, POP, Gallery of Intrigue)
 - Uptick in business and things looking much better
 - Not yet sustainable on entry/using up reserves
18. Shreveport Aquarium
 - Doing well
 - Red River Treasure Mine a success
 - Special events for Halloween and holidays
19. Shreveport Water Works Museum
 - Giant water leak; now repaired
 - In the red for year to date
20. Milam & Commerce
 - Sewer line now repaired

21. Louisiana Film, Food, Fashion and Music Prizes

- Virtual in 2020
- Good response, unknown on proceeds

22. Events Downtown

- C&C Mercantile and Lighting Downtown Market a Hit
- Mini Markets each Saturday through Dec. 19
- Death and Donuts Thursday night at ShreveTowne Studio 512
- Logan Mansion LABYRINTH event Saturday night
- Robinson Film Center Week of Scary Movies
- Sci-Port Spooktacular free event on Saturday
- Regular events- music on the patio, drive in movies, trivia, etc. @ Red River BrewPub
- Fall Shreveport Farmers' Market

B. Parking Report

Lorenzo Lee reported that income is currently 66% of last year. He expects the total ticket revenue to be about the same. There was one boot in September. Credit card revenue is up. Reserved meters and permitted park mobile also at about 66 – 67% of last year's revenue. Free parking was offered on two blocks of metered spaces and a surface lot during early voting.

IX. OLD BUSINESS

A. LPSC / AEP SWEPCO – Downtown Lighting Grant

Rimmer Electric has installed 394 LED lights as of October 27th and received payment for the first installment of \$50,940.00. Project should be complete no later than January 31st. Rimmer anticipates completion before that date. The total bid was for \$169,800.

B. Downtown Security

No new updates. City's Technology Chief Keith Hansen is currently working on citywide internet for virtual learning.

C. I am Downtown Campaign / Downtown Marketing

Efforts are continuing, DDA markets downtown businesses daily.

Downtown Re-opening – Covid 19

There was a brief discussion of the lawsuit filed by the state legislature over the Governor's Covid 19 mandates, and the conflicting governmental orders.

X. NEW BUSINESS

A. Assisting City with Holiday Events

The city called and requested financial assistance with Christmas lights this year (approximately \$60,000 short). The DDA is working to find a way to light up downtown for the holidays. The Krewes of Centaur and Gemini have been contacted about using some of their floats, lit up, to display. Sci Port and the Aquarium will be having big events also this year.

B. USA Boxing

USA Boxing will be in town December 5 – 12 hosting their Team USA Nationals. There are over 1200 entrants, and they had the highest number of one-day entries ever. There will be badge specials at downtown restaurants, etc. This event was relocated from Lake Charles due to the hurricane damage. It may not be a one-time event, however, as they are already interested in hosting another event in Shreveport in early 2021. Ms. Battiste mentioned that December 5th is run-off election day.

XI. ANNOUNCEMENTS

There were no announcements.

XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)

There were no public comments.

XIII. ADJOURN

With no further business to address, the meeting adjourned at 4:35 pm.

Candice Battiste, Secretary