

**Downtown Development Authority  
Board of Directors Meeting  
February 24, 2021**

<b>Present</b>	<b>Absent</b>	<b>Staff</b>	<b>Others Present</b>
Lloyd Brown	Candice Battiste	Liz Swaine	
Tim Huck	John Hubbard	Janie Landry	
Terry Moore	Stanley Varner	Stacie Leng	
Logan Schroeder (arrived 3:50)		Lorenzo Lee	
		Peggy Hellyer	

**I. CALL TO ORDER**

The meeting was called to order at 3:45 pm without a quorum. Logan Schroeder arrived at 3:50 pm, and the quorum was met.

**II. ROLL CALL**

Peggy Hellyer called the roll. Candice Battiste and Stanley Varner were absent.

**III. APPROVAL OF ABSENCES**

**A motion was made by Tim Huck, seconded by Logan Schroeder, to approve the absences. The motion passed unanimously.**

**IV. AMEND AGENDA**

The agenda was not amended.

**V. WELCOME / INTRODUCTIONS/ PRESENTATIONS**

There were no introductions or presentations.

**VI. PUBLIC COMMENTS**

There were no public comments.

**VII. CONSENT AGENDA**

**A. Minutes**

Mr. Huck asked for a review of the January 27, 2021 regular meeting minutes and for any changes or revisions. There were no changes or revisions.

**A motion was made by Terry Moore to approve the minutes of the January 27, 2021 meeting minutes. Tim Huck seconded the motion, which passed unanimously.**

**B. January 2021 Budgetary Comparison Financial Statement**

Ms. Swaine asked the board members to review the January 2021 Budgetary Comparison Financial Statement. She reported that the Streetscape contract has been paid for January, but the Parking contract has not been paid to date. The DSDC management fee for 2021 has also not been received. Ms. Swaine stated that Stacie Leng and staff are currently working to prepare for the 2020 audit.

All expenses are as expected for the month. The LED grant final payment to Rimmer Electric has been made and will be reimbursed when the grant funds are received. Property taxes received to date are lower than estimated by approximately \$60,000. The next payment from the city for property tax received should be made in April.

Lloyd Brown brought up the pending sale of the Petroleum Tower and commented that the building is off the tax roll for at least five years but will eventually be back on the roll. He asked if DDA

should incentivize new developers. Ms. Swaine commented that the DDA cannot legally do that, but DSDC can. DDA can encourage the city to improve streets, drainage, beautification, etc. Terry Moore commented that the snow/ice event was a drain on the city budget. Ms. Swaine believes the city will push a bond issue again as there was much damage to the streets from the snow removal, in addition to the water main issues. Some money may be available from FEMA also.

**A motion was made by Terry Moore and seconded by Logan Schroeder to accept the January 2021 Budgetary Comparison Financial Statement as presented. The motion passed unanimously.**

## **VIII. REPORTS**

### **A. Director's Report**

1. 425 Edwards Street - Petroleum Tower
  - Building has been sold
  - Developer Dubin Guru Group- Northbrook, Ill
  - Market Rate Apartments
  - Parking 'Secured'
  - Awaiting more word on incentive requests
  - Jeff Spikes, Architect
  - Duluth Trading Co. conversion
2. 312 Texas Street, 'Baci' Building
  - Under contract
  - Proposed grocery/deli
3. 408 Fannin, old Greyhound Building
  - Holy Trinity
  - Properties off tax rolls
  - Ms. Swaine commented that there are 1959 properties on the tax rolls. 640 are tax exempt, which equates to 33% not paying taxes.
4. 429 Crockett Street
  - Group moving forward, under contract
  - Variety of possible used
5. 621 Edwards Street
  - Under Contract
  - Several expressed uses
6. 711 Milam- Uneeda Biscuit Building
  - DSDC securing parking/ FUMC
  - Last requirement of bank
  - Construction will resume, 12 months for completion
7. TFG Financial locating at Lofts at 624
  - Tim Fitzgerald Group
  - Moved to downtown from Ashley Ridge
8. 519-521 Spring Street
  - Working with owner on securing architect
  - Planned Airbnb/boutique hotel concept
9. Fat's Oyster House, Red River District
  - Open now for lunch and dinner

There was discussion regarding the Southern University School of Law holding classes on the third and fourth floors of Shreve Memorial Library. There will be 20 to 30 students, and it is being billed as a “semester in Shreveport”. It will be 2029 before the school becomes a four-year law school with approximately 150 students. The board would like to organize downtown living for the students. New developers Downtown might be able to set aside some floors for student housing if certain guarantees are made.

### **B. Parking Report**

Mr. Lee reported that revenue was down in meter and ticketing. The Parking Patrol was out of the office for the week of the snow storm, which added to the decline in revenues. Non coin-related revenue is at 70%, consistent with growth.

## **IX. OLD BUSINESS**

### **A. LPSC / AEP SWEPCO – Downtown Lighting Grant**

Ms. Swaine reported that the LED Lighting grant total is \$188,160, which includes reimbursement expenses. The grant amount has been approved but not yet received.

### **B. Downtown Security**

Ms. Swaine reported that DDA was set to move forward to compensate a daytime patrol officer, however, Chief Raymond decided that it was necessary for DDA hire two officers. She spoke to CAO Whitehorn and explained that the one officer DDA planned to hire was for visibility and to show a police presence. Chief Raymond had previously said the city would be hiring officers for overtime for the downtown patrol. Ms. Swaine will reach out to Raymond again and pursue the matter. Terry Moore commented that he would like her to update the board as this develops.

### **C. DSDC Nominee Recommendations for the DDA Board**

Ms. Swaine reminded the board members that John Hubbard is retiring from both DDA and DSDC, and that DSDC has to submit three names to the Mayor for consideration as the DSDC representative on the DDA board. DSDC will submit Kathy Malone, Jeff Little and Greg Lott to the Mayor. The nominee must work, live, or own property downtown. Greg Lott would not qualify.

## **X. NEW BUSINESS**

### **A. Resolution #1 of 2021 Encouraging Capital One Bank and Regions Bank to Maintain a Downtown Location**

There was board discussion regarding the decision by Capital One and Regions Bank to move out of downtown. Customers are very unhappy with Capital One, and the Regions closure came as a complete surprise to tenants and building management. Terry Moore said that the push in the industry is to go completely digital, although CPA firms and some others cannot use online banking. The resolution needed a correction which was made before the vote.

**A motion was made by Logan Schroeder and seconded by Lloyd Brown, to authorize Tim Huck to sign Resolution #1, with the correction. The motion was approved unanimously.**

### **B. Business Update / Covid 19 / Snowmageddon**

Ms. Swaine showed photos of the snow in the downtown area and detailed some of the numerous problems that occurred. Sci-port and the Aquarium were without water which threatened the fish and aquatic life. Thanks to the Aquarium staff, all the animals survived. The downtown restaurants continue to struggle, and some have not re-opened. Shababy’s Cajun Cooking, which opened during Covid restrictions, is still struggling as is Retro Downtown Café. Some community stars arose from the snow event. C & C Mercantile helped provide food and water to elderly and bed-

bound residents of an apartment complex that was without water or management for more than four days. The Giving Back Foundation, C & C, along with other volunteers created and distributed more than 1200 meals to those in need on Saturday and 700 on Sunday. Some elected officials also assisted. Councilman John Nickelson volunteered and was very upset by what he witnessed. On Sunday, Agatha Fertitta of Fertitta's Deli stepped in when needed and donated 50 additional meals to officials and volunteers.

A discussion ensued regarding the best way to assist downtown restaurants. Ms. Swaine reported that DSDC has the ability to provide financial assistance where DDA cannot. Tim Huck stated his opinion that it is difficult to hand out money randomly, but perhaps DSDC could provide meals or coupons/discounts for meals that could be given out in some fashion. Ms. Swaine commented that DSDC might help the restaurants by sponsoring events such as "law firm day" where businesses sign up for meals from downtown restaurants. Tim Huck suggested that there could be tickets for employees to patronize downtown restaurants. It was suggested that this idea might be something like "office of the week" or rolled into the "I am Downtown" campaign. Terry Moore asked to be certain that C & C Mercantile is recognized, as well as the others who helped, when the Community Heroes Award is presented in the Fall. Logan Schroeder and Tim Huck agreed that there is a need to provide some sort of assistance to the downtown restaurants, but the DDA has to be cautious in determining the best way to do so.

### **C. Artspace Update**

The canopy at Artspace has pulled away from the wall. Steve Culp installed columns as an emergency measure to stabilize the building. A structural engineer has been engaged to determine how to make repairs.

## **XI. ANNOUNCEMENTS**

Tim Huck reported that B1 Bank has an opening for a commercial loan officer.

## **PUBLIC COMMENTS (NON-AGENDA ITEMS)**

There were no public comments.

## **XII. ADJOURN**

With no further business to address, the meeting adjourned at 5:01 pm.

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Candice Battiste, Secretary