

**Downtown Development Authority
Board of Directors Meeting
October 27, 2021**

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

I. CALL TO ORDER

The meeting was called to order at 3:50 pm by Chair Tim Huck when a quorum was established.

II. ROLL CALL

Peggy Hellyer called the roll. Stanley Varner & Logan Schroeder were absent. Candice's position has not yet been filled by the City of Shreveport.

III. APPROVAL OF ABSENCES

A motion was made by Tim Huck to approve the absences of Mr. Schroeder and Mr. Varner. The motion was seconded by Lloyd Brown and passed unanimously.

IV. AMEND AGENDA

The agenda was not amended.

V. WELCOME / INTRODUCTIONS/ PRESENTATIONS

Welcome to new board member Kathy Malone (DSDC appointee).

VI. PUBLIC COMMENTS

There were no public comments.

VII. CONSENT AGENDA

A. Minutes

Ms. Swaine asked for a review of the August 25, 2021 regular meeting minutes and for any changes or revisions. Due to lack of a quorum, there was no September board meeting. There were no changes or revisions.

A motion was made by Lloyd Brown to approve the minutes of the August 25, 2021 meeting minutes. Terry Moore seconded the motion, which passed unanimously.

B. September 2021 Budgetary Comparison Financial Statement

Ms. Swaine reported that a small amount of additional tax revenue has been received from the City bringing the total received for the year to \$675,000. The Streetscapes and Parking contracts are both paid in full, and DSDC has paid its annual management fee of \$30,000. The miscellaneous income line item is the workman's compensation insurance and Mounted Patrol donations, which will be adjusted by the auditors.

Expenses are also in line. The bond principal will be paid in November. Terry Moore asked if Film Prize was successful this year. Ms. Swaine reported that it was very successful though Covid still

affected attendance which was down about one third from 2019 numbers. Mr. Moore also asked how the construction of a stage at Margaritaville might affect downtown festivals. Both Tim Huck and Ms. Swaine stated their opinions that they did not believe a stage at Margaritaville would be a disruption to the major festivals that likely would not be interested in moving. The competition could incentivize the City to make needed repairs to Festival Plaza. Tim Huck reported that the City needs to enforce property standards, including landscaping, etc. and gave his opinion that Festival Plaza looks in sad shape. Ms. Swaine also reported that assistance is needed from the state to clean the interstate ramps. The litter and debris on the ramps is excessive.

A motion was made by Tim Huck and seconded by Terry Moore to accept the September 2021 Budgetary Comparison Financial Statement as presented. The motion passed unanimously.

VIII. REPORTS

Director's Report

1. Louisiana Tower Auction – 401 Edwards
 - Opening Bid not same as Reserve
 - Local interest
 - 21 Stories, 343,543 SF, Class A, 453 parking spaces. 66% current occupancy
 - Lloyd Brown reported that it had sold earlier this date for \$7.5M to an unknown buyer.
2. Petroleum Tower, 425 Edwards St.
 - Gap in funding
 - Working with City to fill
3. Conversation Continuing, re: Louisiana State Building
 - Former JDW in contention
 - 90-day decision
 - DSDC contributed \$10,000 to the cost to update the previous structural analysis and architect's report which is now complete. The update found that the building is stable.
4. 1605 Marshall
 - Sold to Ryan Williams, owner of Seedlinks Behavioral Medicine
 - Uptown Bar & Lounge, upscale club
 - Football, live music, eventually a restaurant
 - Opening THIS WEEKEND
5. 400 Commerce St.
 - Former Bricktown and Kokopelli's
 - To become a club.
 - Tim Huck, owner
 - Opening late 2021
6. 114 Texas St.
 - Owned by Monroe judge
 - On Environmental Court's radar
 - The owner has been fined daily for six months until improvements begin.
7. 323 Market St.
 - Purchased by Remington owner Newt Dorsett
 - Hotel rooms, some extended stay
8. Uneeda Biscuit Lofts- 711 Milam
 - Work has resumed
 - 34 apartments, one-half will be market rate and one-half will be 'artist' residences
 - 2023

- 610 Crockett purchased for parking (former Selber Parking Garage)
9. 634 Milam Street - former Standard Brand Shoes/Saenger Building
 - Owners - Spencer Sinclair and Kyle Southard
 10. 427/429 Crockett
 - Work continuing
 - Restaurant to open early 2022
 - Center City Center Flats- 2022
 11. Work Progressing on HRI Properties, Lee Hardware and United Jewelers
 - Lee Hardware completion January 2022, United Jewelers afterwards.
 - \$7+M investment
 12. 'Cooper's Corner' - 700 Texas St.
 - Leasing now.
 13. Philadelphia Center Austin Place Grace Home Buildings Sold
 - Debbie Bryant, owner of Ogilvie-Weiner Mansion
 - Christian Hamel Building- B&B, 2022
 14. Bayou Grande- Choice Neighborhood Apts
 - Phase one complete Nov. 2021
 - Phase two second quarter 2022
 15. Southern University School of Law
 - 'Semester in Shreveport' to begin Jan 2022
 - 6-12 students
 - Hilton Shreveport will accommodate the students as there is no extended stay housing in downtown.
 16. Infrastructure Issues
 - Variety of issues exist downtown
 - Tree Situation- Caddo Commissioner John Paul Young trying to identify money for new trees
 17. Bakowski Bridge of Lights
 - Work underway
 - Four month estimated completion
 18. SporTran Bus Shelters
 - Thursday, Oct. 7 meeting
 - Work could start at any point
 - No one showed up for the public meeting. QR codes will be on the bus shelters to report litter, etc.
 19. Caddo Common Park
 - Artistrees installed
 - Work has begun on performance pavilion; est. completion July 2022
 20. Flu Clinic
 - DDA Office
 - Friday, Oct. 29, 9-11 am, \$20 or insurance

EVENTS!

Lots of Halloween events all over downtown. See downtownshreveport.com events, category: Halloween

November Downtown Artwalk- Thursday, Nov. 4, 5-8 pm

B. Parking Report

Mr. Lee reported that ticket revenue is above the monthly average, the highest that it has been all year. Park Mobile usage continues to grow. Five vehicles were booted in September.

IX. OLD BUSINESS

A. Downtown Security

Ms. Swaine reviewed downtown security issues for new board member Kathy Malone. The City has committed to installation of cameras downtown for some time now. The Real Time Crime Center is encouraging businesses that have cameras to register them. She also met with the new police chief. The Downtown unit has been reconstituted but there are still gaps as there is a shortage of officers. DSDC has funds to pay off-duty officers when they are available to be hired.

B. Artspace Building Update

Ms. Swaine reviewed the roof situation for Kathy Malone. Raley and Associates is handling the structural engineering and CC&D the actual construction repair work. SRAC's insurance should pay the total cost of repairs; the work should be completed in 3 to 4 weeks.

C. Covid 19 Downtown Update

Ms. Swaine reported the downtown occupancy rate is at 60 – 65% of pre-covid numbers. Parking revenues are going up; courts are back in session, and there is increased development as well.

D. Downtown Homeless Issue

Ms. Swaine reviewed the problems caused by Robert Johnson - a homeless man who lives in the Asian Garden in the 800 block of Texas Ave. and believes he owns the space. There have been multiple complaints filed against him and the City/SPD have been alerted.

X. NEW BUSINESS

A. 2022 Budget and Program of Work

Public Hearing, 2022 Budget and Program of Work

A motion was made by Tim Huck to open the Public Hearing for the 2022 Budget and Program of Work. A second was made by Lloyd Brown. The motion passed unanimously.

The public hearing opened at 4:20 pm.

No one from the public was present; therefore, here was no public input on the 2022 Budget and Program of Work.

A motion was made by Tim Huck to close the public hearing for the 2022 Budget and Program of Work. A second was made by Lloyd Brown. Motion carried unanimously.

The public hearing closed at 4:21 pm.

Tim Huck and Lloyd Brown had met earlier with Ms. Swaine and Ms. Landry to review the budget. Ms. Swaine reported that the budget can be amended as necessary. For 2021, the DDA will be receiving approximately \$690,000 in ad valorem taxes and there is no increase in the Streetscape or Parking contracts from the City. Ms. Swaine reviewed proposed expenses line by line. A general discussion ensued concerning ways to promote and support business downtown.

A motion was made by Tim Huck, seconded by Terry Moore, to accept the 2022 budget and program of work as presented. Motion carried unanimously.

B. Election of DDA Secretary

Ms. Swaine reported that due to the resignation of Candice Battiste, a new secretary needs to be appointed for the DDA board.

A motion was made by Lloyd Brown, seconded by Terry Moore, to appoint Lloyd Brown as secretary of the DDA Board of Directors. Motion carried unanimously.

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 5:10 pm

Lloyd Brown, Secretary