

**Downtown Development Authority  
Board of Directors Meeting  
March 23, 2022**

| <b>Present</b> | <b>Absent</b>    | <b>Staff</b>  | <b>Others Present</b> |
|----------------|------------------|---------------|-----------------------|
| Drayden Dunn   | Candice Battiste | Liz Swaine    |                       |
| Tim Huck       | Lloyd Brown      | Janie Landry  |                       |
| Kathy Malone   | Logan Schroeder  | Stacie Leng   |                       |
| Terry Moore    |                  | Peggy Hellyer |                       |

**A. CALL TO ORDER**

The meeting was called to order at 3:40 pm by Chairman Tim Huck

**B. ROLL CALL**

Peggy Hellyer called the roll. Lloyd Brown, Logan Schroeder, and Candice Battiste were absent. Ms. Battiste has resigned, but her replacement has not been appointed.

**C. APPROVAL OF ABSENCES**

A motion was made by Terry Moore, seconded by Drayden Dunn to approve the absences. Motion carried unanimously.

**D. AMEND AGENDA**

The agenda was amended to correct the month of the Budgetary Comparison Financial Statement to February.

**A motion was made by Terry Moore and seconded by Tim Huck to amend the Consent Agenda to show the month of the Budgetary Comparison Financial Statement as February. Motion carried unanimously.**

**E. WELCOME / INTRODUCTIONS/ PRESENTATIONS**

There were no welcomes or introductions.

**F. PUBLIC COMMENTS**

There were no public comments.

**G. CONSENT AGENDA**

**A. Minutes**

Ms. Swaine asked for a review of the February 23, 2022 regular meeting minutes and for any changes or revisions.

**A motion was made by Kathy Malone to approve the minutes of the February 23, 2021 meeting. Drayden Dunn seconded the motion, which passed unanimously.**

**B. February 2022 Budgetary Comparison Financial Statement**

Ms. Swaine reported that the total of ad valorem taxes received by the City to date is \$726,000. DDA tax revenue is now received from the City on a quarterly basis. Normally one or two more smaller checks will be received during the year.

DSDC has paid its management fee to DDA in full for the year. Ms. Swaine reported that expenses are as expected at this time, but rising fuel costs and other inflationary pressure may increase expense for Streetscape. She made brief remarks regarding the 2021 audit for the board and reported the Auditors shared there were no significant findings. Ms. Swaine thanked Stacie Leng and Janie Landry for their hours of hard work preparing for the audit. The auditors will make a formal presentation to the board at a later date.

**A motion was made by Terry Moore and seconded by Tim Huck to accept the February 2022 Budgetary Comparison Financial Statement as presented. The motion passed unanimously.**

## **H. REPORTS**

### **Director's Report**

March 23, 2022

1. Downtown Infrastructure
  - Awaiting money from City (Trees, Wayfinding Signage, Mural UV Coating)
  - Provided report to Public Works on sidewalk issues, ranked
  - Bollards at Texas Street Bridge/Spring Street
2. 1200 Marshall Street
  - Waddell Gallery of Distinction
  - High Gravity Glassworks
  - Ceramics/Soap making/ Reupholstery- Furniture making
  - New business - Gator Ceramics Dental Lab (50-100 employees)
3. 427/429 Crockett Street
  - Work Continuing
4. 719 Marshall Street
  - Work Continuing
5. 408 Cotton Street
  - Work Continuing
6. 700 Cotton Street, former Arlington Hotel
  - Every Man a King
  - Windows being installed
7. 717 Crockett Street- Address Artist and Entrepreneur Center
  - New Gallery, The Gallery at Address
  - Martin Welch Art
8. Red River District Activity
  - Interest in former Nicky's and Proud Mary spaces
9. 504 Texas Street
  - Space Available, Jeri Little
10. UPCOMING EVENTS
  - March 26- The Robbys: Fashion through Film @ RFC
  - April 9- Downtown Plant Swap
  - April 22-23- Downtown Mercantile Market
  - May 14- ASEANA Spring Festival
  - May 15- Train Day at the Museum

## **B. Parking Report**

Due to the absence of Lorenzo Lee, the parking report was delayed until next month.

## **I. OLD BUSINESS**

### **A. Downtown Security**

Ms. Swaine stated that she met recently with SPD Chief and Assistant Chief. She reported on the ongoing homeless issue in downtown and stated that a homeless woman recently urinated on the sidewalk in front of Councilwoman Levette Fuller. Other complaints were received the same day and pictures were sent to the police. Ms. Swaine said SPD is now amenable to DDA requesting and compensating off-duty officers to work varied shifts downtown if there are officers available for overtime. A work schedule and other details are being finalized. Having off-duty officers and an increased police presence will be a positive for downtown.

Terry Moore asked about the Segway vehicles that were once used downtown. Ms. Swaine reported the vehicles are no longer used, but the bicycles are still available for use.

Ms. Swaine also informed the board that a window was broken in a vehicle in the parking lot behind the DDA office. The DDA security camera captured the vandalism, but the quality was not high enough to identify the perpetrator. Also, a door at Robinson Film Center was smashed but acting Executive Director Rich Hansel did not believe anything was missing. Ms. Swaine noted that Robinson's major fundraiser, The Robbys, is scheduled for the upcoming weekend.

### **B. Artspace Building Update**

Ms. Swaine said that the awning and other necessary repairs to Artspace are completed. Attorney Havard Scott, who assists SRAC on a variety of legal issues, is working to have the expense of the repairs reimbursed by SRAC's insurance carrier. Drayden Dunn asked about the future of Parish Taceaux. Ms. Swaine responded that Parish Taceaux is closing but that SRAC has several interested parties in the space.

### **C. State Offices – Downtown Location**

Ms. Swaine stated there is good news relative to the State offices consolidation and relocation to downtown. Several recent meetings with Representative Cedric Glover, including one with the Highland Restoration Authority and DDA, have been promising. A meeting, held recently in Baton Rouge, with Representative Glover, local legislators, and state building officials went well. At the meeting, a presentation was made regarding the Joe D. Waggoner building. The cost to take 500 Fannin (Joe D. Waggoner building) down to concrete and steel would be about half the cost of new construction. Glover reported that only four legislators are firmly in the "no" camp. Everyone else is a yes or potential yes. He believes there is an 80 - 90% chance that the Waggoner building will be selected. Two of the legislators who are "no" votes on the Waggoner building will be out of office in November. Drayden Dunn inquired as to what the Governor wanted related to a consensus to move forward. Ms. Swaine replied that the consensus issue has not been clarified. A move by the State to downtown would bring approximately 500 people to the district. Drayden Dunn will lobby for the move in mid-April when he attends the Black Chamber of Commerce meeting in Baton Rouge.

### **D. Vacancy Ordinance**

A vacancy ordinance was previously discussed at the February meeting. Ms. Landry is compiling a list of vacant or underutilized downtown buildings. Lloyd Brown, who could not attend today's meeting, has suggested a meeting with Mr. Hakim. Ms. Swaine will arrange a meeting with Mr. Hakim and asked Mr. Dunn if he would like to participate.

The Centerpoint building is now sold. The Rubinstein/Lanford buildings are also sold. Ms. Swaine noted that Hakim's larger properties - Johnson & Slattery - are totally or mostly vacant.

A discussion followed regarding minimum standards for buildings downtown including securing and insuring buildings. Ms. Swaine suggested that a test ordinance could begin in the Downtown area. Drayden Dunn said that he has spoken with the Mayor and several Council members, and they have indicated they agree in principle with a vacancy ordinance. Ms. Swaine said that while such an ordinance could be beneficial, it can also be considered negative as well and generate push back from Realtors, owners, and potential buyers. As an owner, buyer Tim Huck agreed. Drayden Dunn suggested there could be a longer compliance timetable to counter Realtors' concerns.

Tim Huck suggested the hardest part is getting a council person to present such an ordinance before council. Mr. Dunn would like to send something to Council soon. Ms. Swaine replied that she would like to have a document created by the board in hand before she shares details with Council.

Terry Moore suggested that if this ordinance were enacted, the city would essentially be telling people how to allocate their money. He stated his belief that there will be major pushback. Janie Landry reported that in the mid-1990s, before the current Historic Preservation Ordinance was in place, the DDA worked with MPC to develop an overlay district as a pilot program to promote downtown historic preservation. She told the board that DDA was highly criticized at that time by property owners and Realtors because owners did not want to be told what they could or could not do with their buildings.

Ms. Swaine reported that she will have a document for the board to review at the April meeting. A resolution of support from the board is the first step. Councilwoman Levette Fuller (downtown council representative) will need to be contacted first to determine if she would take the proposed ordinance to the Council.

Tim Huck suggested that the proposed resolution be prepared and presented to the board for discussion and a vote.

## **NEW BUSINESS**

### **A. Rollover Vacation Hours**

The DDA auditors requested that rollover vacation hours be approved for the Executive Director. Ms. Swaine reported that she has about 600 hours – or 4 months of earned vacation that have been accumulated.

**A motion was made by Drayden Dunn and seconded by Tim Huck to allow Ms. Swaine's vacation hours to continue to roll over. The motion was unanimously approved.**

### **B. #LoveShreveport Cleanup Day – April 23.**

Ms. Swaine reported that the cleanup day is April 23rd this year. All groups are welcome to participate.

### **C. Downtown Art Explore**

Ms. Swaine reported that downtown Shreveport has finally reached a critical mass of art businesses. She stated her belief that the time is now to start promoting downtown's art industry but also said openings and hours between the galleries are not coordinated. She would like to meet with gallery managers / owners etc. to discuss coordinating hours. DDA can provide advertising, promotion etc. Artwalk will continue. Drayden Dunn suggested that perhaps the restaurants can be open on the same day or hours that galleries are open. A meeting date has not yet been set.

## **ANNOUNCEMENTS**

**A.** Drayden Dunn asked the board for support of his company's upcoming event at the Lot, Artish, to

be held on Saturday, June 18<sup>th</sup>. He hopes to raise \$18,000 for a mural to be painted by KaDavien Baylor. Ms. Swaine said she is working with Baylor on another mural on the side of an attorney's office at the corner of Edwards and Crockett.

**XII. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

There were no public comments.

**XIII. ADJOURN**

With no further business to address, the meeting adjourned at 5:07 pm

---

Lloyd Brown, Secretary