

**Downtown Development Authority  
Board of Directors Meeting  
September 28, 2022**

| <b>Present</b>                | <b>Absent</b> | <b>Staff</b>  | <b>Others Present</b> |
|-------------------------------|---------------|---------------|-----------------------|
| Lloyd Brown                   |               | Liz Swaine    | Ethan Addison         |
| Michael Corbin                |               | Stacie Leng   |                       |
| Drayden Dunn - arrived 3:42pm |               | Peggy Hellyer |                       |
| Tim Huck                      |               |               |                       |
| Kathy Malone                  |               |               |                       |
| Terry Moore                   |               |               |                       |
| Kyle Southard                 |               |               |                       |

**I. CALL TO ORDER**

The meeting was called to order at 3:31 pm by Chairman Tim Huck

**II. ROLL CALL**

Peggy Hellyer called the roll. Drayden Dunn was not present at roll call, but arrived at 3:42pm

**III. APPROVAL OF ABSENCES**

**A motion was made by Tim Huck, seconded by Terry Moore to approve the absence of Mr. Dunn. Motion carried unanimously.**

**IV. AMEND AGENDA**

The agenda was not amended.

**V. WELCOME / INTRODUCTIONS/ PRESENTATIONS**

Ms. Swaine welcomed Kyle Southard as the new board member. He came to Shreveport with the Airforce in 2012 and then returned in 2020. He and his partners purchased the former Standard Brand Shoes building on Milam and are planning to renovate the property.

**VI. PUBLIC COMMENTS**

There were no public comments.

**VII. CONSENT AGENDA**

**Minutes**

Ms. Swaine asked for a review of the September 28, 2022, regular meeting minutes and for any changes or revisions.

**A motion was made by Michael Corbin to approve the minutes of the September 28, 2022, meeting. Kathy Malone seconded the motion, which passed unanimously.**

**August 24, 2022, Budgetary Comparison Financial Statement**

Ms. Swaine reviewed the September 28, 2022, Financial Statement. Tax revenue received is slightly more than budgeted. The ShrevePark and Streetscape contracts with the City are current. It was noted that \$200 received from Pepito XO for a sidewalk café is included in Miscellaneous Income. The City Maintenance line item shows \$175,000 relative to the allocation from the City for tree replacements, wayfinding signage, and UV coating for the Mega Mural. Expenses are as expected. The workers' comp amount will be adjusted by the auditors. Ms. Swaine stated that the accounting line item will be

over the budgeted amount. Requirements of the audit are mandated by the state Legislative Auditor's Office, and costs increased because of the requirements. Event sponsorships are for downtown security and the Film Prize. Artspace support will also be over the budgeted amount due to some needed maintenance/repairs at Artspace.

**A Motion was made by Tim Huck to approve the August 24, 2022 Budgetary Comparison Financial Statement as presented. Terry Moore seconded the motion, which passed unanimously.**

## **VIII. REPORTS**

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

1. 114 Texas Fire
  - Area to be 'secured'
  - Concern over remains of back walls
  - No historic tax credits now available
  - Future use unknown

A discussion ensued concerning the fire. Drayden Dunn asked if staff had spoken with the property owner. Ms. Swaine reported that she has been in contact with the owner since he purchased the building. Because of the blighted condition of the building, it was scheduled for an administrative adjudication hearing through the City's Environmental Court. The concern now is the leaning wall. Tim Huck reported that the crack on the Chicago wall is getting larger. The last demo quote years ago was \$250K because of the interconnectedness of the buildings. A question was asked if the historic tax credits could be preserved if a building is rebuilt using historic brick. Ms. Swaine confirmed with the state Historic Preservation office that it would not qualify. Tim Huck reported that the cause of the fire may not be known. Kathy Malone asked if the owner will be required to clean up the building remains and site. Tim Huck reported that there was no insurance on the building and the owner has been given 72 hours to clean it up. All agreed that it will be expensive to remediate the space even before any rebuilding could commence.

2. 400 Texas Street- Former Chase Tower
  - Auction 10/31- 11/2- starting bid \$800,000
3. 427/429 Crockett Street
  - SWEPCO Vault, additional infrastructure
  - Work Continuing on buildings
  - Restaurant, retail/commercial & apartments
4. 719 Marshall Street
  - Work Continuing/ apartments ready Sept.
  - \*Interest in commercial space
5. 417 Texas Street- The Noble Savage
  - Open to good crowds
  - Wed-Sat. Music
  - Lunch and dinner service
6. 708 Texas St.- Pepito XO at Artspace
  - Brisk business
  - Lunch specials
7. 717 Crockett Street- Address Artist and Entrepreneur Center
  - Clean Slate Botanicals/Ben's Body Basics

- Martin Welch Art
  - Artists at Address
8. 619 Edwards St., Big Sun Studios is Back!
    - Group ‘management’- Julian Tizian & three others.
    - Same general use; minicine? type programming
  9. 620 Texas Street
    - Urban Proper
    - Grocery market concept
    - October opening?
  10. 800 Block Texas Ave.-Caddo Common Park
    - Mister station going in
    - Pavilion construction –Friday, Nov. 11 opening w/The Seratones
  11. 400 Crockett St., The Lot
    - Fate uncertain
    - Successful Food Truck Night Event
    - Some Concerts Scheduled
  12. Downtown Trees/Lighting/infrastructure
    - Six trees have been taken down. Cannot get stumps out because there are some metal bars around them.
  13. Revel+ Downtown Push
  14. DDA/SWEPCO Energy Efficiency Breakfast
  15. PrizeFest schedule & tickets

## **B. Parking Report**

Lorenzo Lee that there was nothing out of the ordinary. Revenue is back up a bit in all areas this month. Southern University is back in session. There were four boots. Ms. Swaine gave a review of event parking for Film Prize through ParkMobile.

## **IX. OLD BUSINESS**

### **A. Downtown Security, Homeless Issues**

Ms. Swaine reported that she continues to get good feedback about the downtown patrol officers DDA is hiring. SPD is looking to deploy a downtown unit of 2-3 officers. Ms. Swaine is trying to get an office in the Lee Hardware building for SPD to use.

### **B. State Offices – Move to Downtown**

The deal has been completed, and the final selling price was \$1.75 million.

### **C. 2022 City Elections**

The Shreveport Chamber of Commerce has recorded Decision 2022 which is videos of opposed candidates for Mayor and City Council. Only two candidates for district B recorded videos. DSDC would like to sponsor a candidates’ forum, if possible.

## **X. NEW BUSINESS**

### **A. Appointment of Budget Committee (2023 Budget & Program of Work)**

The board appointed Tim Huck, Drayden Dunn, and Michael Corbin to the 2023 Budget Committee.

### **B. Vice Chair Selection (Logan Schroeder was Vice Chair)**

Terry Moore agreed to serve as Vice Chair.

**A motion was made by Lloyd Brown to approve Terry Moore as Vice Chair of the DDA Board. The motion was seconded by Michael Corbin and passed unanimously.**

**C. Artspace AC Replacement Assistance**

Ms. Swaine gave a review of the Artspace building for new board member Kyle Southard. Artspace was created through a partnership with SRAC. The building is an older property and is supported through a budget line item primarily for utilities. The lease states that SRAC is to maintain the building. Three of the 20-year-old air conditioning units went out just prior to the opening of the Batman exhibit. Replacement units cost \$25,785 and were out-of-pocket expense for SRAC. She reported that DDA has the money and is available to help with the cost of the units. Ms. Swaine would like to split the cost with SRAC. Mr. Southard stated that as the landlord it is a fair deal to split the cost with SRAC. It was agreed that replacing the HVAC units was an improvement to a DDA-owned building and as such was appropriate for DDA to share in the expense.

**A motion was made by Drayden Dunn for the DDA to pay one-half of the cost to repair the HVAC units at Artspace. Kathy Malone seconded the motion, which passed unanimously.**

**XI. ANNOUNCEMENTS**

Ms. Swaine reported that she has not forgotten about the vacancy ordinance. She said that the proposed ordinance was mentioned at the last city council meeting. Lloyd Brown asked if the ordinance would be deployed citywide. Drayden Dunn would like for downtown to be the pilot program for the vacancy ordinance and said it could potentially be utilized throughout the city. Ms. Swaine mentioned that there has to be a registry of buildings, and DDA already has that. The rest of the city does not have a comprehensive list. Michael Corbin suggested working with Council members Boucher, Fuller, and Taylor to see if the ordinance can be sponsored and voted on before the end of the year

Michael Corbin stated that the gallery lighting at Artspace likely uses a lot of energy and asked if the board would be interested in including Artspace in the Swepco grants? He also stated that the city should be prodded to totally upgrade the downtown streetlights. He would like to see this on DDA's agenda in 2023.

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

There were no public comments.

**XIII. ADJOURN**

With no further business to address, the meeting adjourned at 4:54 pm

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Lloyd Brown, Secretary