

**Downtown Development Authority
Board of Directors Meeting
June 28, 2023**

Present

Michael Corbin
Drayden Dunn
Chelette Holden
Kathy Malone
Terry Moore
Kyle Southard

Absent

Tim Huck

Staff

Liz Swaine
Janie Landry
Stacie Leng
Peggy Hellyer

Others Present

A. CALL TO ORDER

The meeting was called to order at 3:39 pm by Chair Michael Corbin.

B. ROLL CALL

Peggy Hellyer called the roll. Tim Huck was absent.

C. APPROVAL OF ABSENCES

Terry Moore made a motion to accept the absence of Tim Huck. Kathy Malone seconded the motion, which passed unanimously.

D. AMEND AGENDA

The agenda was not amended.

E. WELCOME / INTRODUCTIONS/ PRESENTATIONS

There were no welcomes, introductions, or presentations.

F. PUBLIC COMMENTS

There were no public comments.

G. CONSENT AGENDA

Minutes

Ms. Swaine asked for a review of the May 24, 2023 regular meeting minutes and for any revisions.

A motion was made by Kathy Malone to approve the minutes of the May 24, 2023 meeting. Drayden Dunn seconded the motion, which passed unanimously.

May 2023 Budgetary Comparison Financial Statement

Ms. Swaine reviewed the May 2023 Budgetary Comparison Financial Statement. She said \$5800 was collected in property taxes for the month. The City is now depositing any property tax revenue owed to DDA on a monthly basis as funds are received.

Streetscape and Parking contracts are up-to-date. A dividend of \$12,000 was received from Workers Comp Ms. Swaine stated that the DDA auditors will present audit results at the July meeting and invoice for the audit afterwards. Insurance expense is up slightly. Ms. Swaine stated that other expenses are as anticipated at this time of year.

Michael Corbin asked if there was any indication from the tax assessor when DDA properties will be reevaluated. Ms. Swaine reported that reassessment will be in 2024. Kyle Southard asked if anyone had heard that

insurance rates are doubling downtown. It was reported that rates are increasing statewide.

Kathy Malone asked if the DDA bond has been paid in full . Ms. Swaine replied that the bond has been paid and that the auditors will remove it from the balance sheet.

A Motion was made by Terry Moore to approve the May 2023 Budgetary Comparison Financial Statement as presented. Chelette Holden seconded the motion, which passed unanimously.

VIII. REPORTS

A. Director's Report

1. The Glass Hat, 423 Crockett St.
Serving breakfast and lunch, Monday-Friday
2. Ashley's Tiers of Love, 420 Marshall St.
Monday-Friday, 9am-6pm. Saturday 9am- 2pm, owned by Ashley and Bobby Papion
3. The Grove, 107 Spring St.
One year anniversary celebration, Saturday, July 15, 10am-6 pm
4. Refine Design Boutiques, 616 Texas St.
New look and layout. First year Birthday Bash, Sat. Aug. 12
5. Dripp Donuts Happy Hour
Half price Tues.- Sat. 2-4 pm
6. Importance of ALL our small & local businesses!
Money stays in the local community and gives the community its personality.
7. Hilton Re-Grand Opening
Thursday, 4:30-6:30 pm. Significant update and repairs to the hotel.
8. Uneeda Lofts, 711 Milam St.
Countdown to Opening. 32 one-bedroom lofts. ½ market ½ affordable. Market Rate: \$857 - \$1,015;
From 592 sf – 743 sf. Affordable Rate - monthly rate averaging \$521.
9. State Historic Tax Credits
Changes to the existing program passed. Sunset is now 2029. Tax credit increased to 25% of
Qualified Costs
10. Petroleum Tower, 425 Edwards and former Centerpoint building, 525 Milam St. – Developers facing
\$1M funding gap. Working with the City to fill. Disparity came from increased costs in materials.
\$250K gap.
11. Revitalizing Downtowns Act, Senator Debbie Stabenow, D-MI.
Re-introducing proposed legislation this year to incentivize conversion of office towers to mixed
use. Proposed legislation is similar to Historic Tax Credits, 20% credit on qualified costs of office
buildings located in downtowns with proof of 25 years as an office tower. Possibly can be stacked
with historic tax credits. Senator Stabenow now has support from both sides of the aisle. Senator
Cassidy may co-author.

12. Juneteeth Events Review
Good turnout, some weather issues. Full slate of events. No reports of any issues.
13. JBJ Visitor Center now open on a regular basis, Tues.-Sat. 10am-4pm. Free admission
- 14.. UPCOMING EVENTS!
Freedom Fest/4th of July Glo Fest- Shreveport Riverfront
Downtown Artwalk, Wed. July 5, 5-8 pm – Texas Street

B. Parking Report

Lorenzo Lee reported that ticket revenue from both tickets and coinage bounced back from the previous month. Average ticket revenue for the year is \$27,000. One vehicle was booted with outstanding fines of \$450.

IX. OLD BUSINESS

A. Downtown Security Issues

Ms. Swaine reported that she met with Chief Smith and other top officials pre-Juneteenth. Several of the weekend officers were held over for a few hours in the evening. Drayden Dunn reported that vendors did well, and feedback is currently being received. Art-ish was successful, with artists coming from Dallas and other surrounding areas. Organizers hope to expand even farther next year.

B. Trees / Infrastructure

Ms. Swaine stated that another tree was hit by a car. Also, the metal stakes have disappeared from the trees. The stakes were stolen and then showed up on Facebook Marketplace. The woman who had them for sale was arrested on felony charges. The trees that have died will be replaced in the fall. Michael Corbin asked if DDA can recoup money for trees that are hit by vehicles. Ms. Swaine said that if an accident report is filed, it may be possible to file an insurance claim, but the incidents are often hit and run.

C. Vacant Property Ordinance

Ms. Swaine reported that the Mayor's office has finalized the Vacant Property Ordinance with the City Attorney's office, but she has not seen the ordinance yet. She also does not know what entity will provide enforcement.

D. Downtown Amenity Fund / Downtown Lighting Grants

Lindora Baker has installed lights on her building on Texas Ave. There are no other applicants yet. Ms. Swaine met with C & C Mercantile to organize a list of historically appropriate lighting to assist building owners in choosing lights.

E. DDA Sponsorship Guidelines

Ms. Swaine asked everyone to look at the sponsorship request from Clean Slate Botanicals for candle pouring events. Ben Whalen sells tickets before the event so he knows how many people will be attending. He is requesting \$250 per event for the next three events. Experiential events are great, but there are many other entities that are also offering experiential events. This could potentially be a mini grant used for one event only. It was stated that there needs to be some way to separate the experiences from the sponsorship events. Michael Corbin suggested giving him a mini grant to hold a candle-making experience for the first 20 people at an Artwalk or similar event, and then the

experience becomes part of an event. Mr. Corbin suggested \$150 for advertising for an Artwalk experience, and the board members agreed. This is a sponsorship, therefore, a motion is not required.

X. NEW BUSINESS - There was no new business to discuss.

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 4:41 pm

Kyle Southard, Secretary