

Central Business Improvement District

Meeting Minutes

December 17, 2008 10:00 a.m.

First National Bank Board Room

Attendance: Sam Sicard, Chairman; Richard Griffin, Vice Chairman; Birnie Pryor, Rodney Ghan, Bennie Westphal, Phil White. Staff: Jayne Hughes. Absent: Bill Hanna.

Others in Attendance: Ben Boulden, Michael Tilley, David Overton, Corp. Bird, Sam T Sicard, David Kerr, David Harris, Dr. Beran, UAFS, Dr. Breaux, UAFS.

Call to Order:

Mr. Sicard called the meeting to order at 10:05 am.

Approval of Minutes:

The minutes from the November 19th, 2008 minutes were presented. The motion to approve the minutes as written was made by White and seconded by Griffin. Motion passed by a 6 for, 0 opposed vote.

Treasurer's Report:

The Treasurer's report was presented by Mr. Sicard. There was discussion concerning the expenses expected for the repairs to the building from the spring storms. Hughes stated the roof should be completed in the next 30 days. Griffin made the motion to approve and Westphal seconded. The motion was approved by 6 for, 0 opposed vote.

Director's Forum/Commissioners Comments:

Design guidelines have been emailed to the commissioners. We have the guidelines now in electronic form and are just now able to make the necessary changes. Mr. White commented that these guidelines are only for Historic Structures. It was agreed that we need additional guidelines for the new construction, Towson, Riverfront and then around the new Courts Building. An amendment will be needed to adopt the existing guidelines for the expanded boundary of the CBID. It was suggested that staff bring the first draft to the CBID Commissioners in 60 days for a first review. Mr. Griffin stated that there are really 3 new areas in addition to the existing Garrison Avenue Historic District. It was suggested that a questionnaire be prepared. Mr. Sicard suggested that the Commissioners make some notes for the next meeting to give to staff as direction on the changes needed to address the new areas which will fall under the Design Guidelines.

Dr. Beran and Dr. Breaux arrived and the meeting was turned over to Mr. Ghan to discuss the residential possibilities for the University. Mr. Ghan presented the maps which identified possible sites as well as a site plan and possible lay out for the use of a city block for the purpose of building residential units for the University. The architectural lay out was donated by Mark Loibner. The plan provides for 48 townhomes which would give the project 96 beds. The location has not yet been determined. This could be a gated area inclusive of parking which adds to the security. Dr. Beran stated that all of this project as it continues will need to have the approval of the University Board and legal representatives. He stated that he had just left a meeting with his board which discussed the housing needs of the University as well as the bond which housing creates within the city. He sees the next stage as showing actual locations available then projecting costs both for construction and then costs to the students. With financing the CBID would play a significant role, the University would manage the property for the students. Mr. Sicard explained the powers for the CBID were similar to a City with regard to buying, leasing, loaning of monies, eminent domain, etc. Mr. Sicard also stated that the CBID would not want the managing responsibilities of the property. Mr. Griffin stated that off Garrison seemed more suitable and that wherever the location would be public transit would need to be partners. Dr. Beran stated that units for the purpose of housing for married students who may or may not have children would be a different layout than that of units for single students over 21. There is not at this time any housing provided for married students. He said after the holidays they would begin a student survey to determine the needs by the students. He wants an assurance of interest. Griffin suggested the survey and research be completed first and the CBID will work on the cost analysis. However the interest by the students will determine much of the requirements for the design which will drive the costs. Mr. Westphal mentioned the need to talk with the contactors and possibly have a community project similar to the NHS indoor athletic facility. The commissioners agreed that they were willing to serve the project in any capacity needed. Dr. Beran will have the student life group at the University create the survey which will be statistically sound to the project. He will have something for the commissioners at the March CBID meeting. Then the CBID will develop the plan and do a cost analysis. Laundry

rooms, furnished apartments and the general lay out will be determined. There is already a current waiting list for the on campus housing, now he will determine the need for offsite housing. Dr. Beran and Dr. Breaux left the meeting and the Commissioners returned to the regular meeting.

Bennie suggested we look at Chattanooga and Mr. Griffin suggested looking at the National Standards for design guidelines.

Zoning was brought up for the Riverfront. Hughes reminded the commissioners that the UDO, (Unified Development Ordinance), would be adopted which creates better zoning suited for the Riverfront.

Griffin brought up the idea of bringing up the need of a Riverfront development plan again to the administration. The commission would need to be involved only if the development plan would be for the Riverfront located in Downtown.

Mr. Westphal stated that his family will need a public-private partnership in order to develop the land more efficiently in a shorter time frame. A development firm needs to be hired.

Mr. Griffin gave an overview of the failed attempt to hire a riverfront development firm by the riverfront task force. It was suggested that the CBID become a partner to help fund the development plan. Then the Chamber and City would be partners in the effort. Griffin mentioned to take the firm recommended by the task force and redefine the area to be developed to only include the area in Downtown. It was agreed that this was an appropriate time to redefine and hire a development firm. Westphal stated that the design and development firm which he has wanted to hire, (a different firm than that chosen by the Riverfront Task Force), was now frustrated with the Chamber and may not be willing to come in.

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A joint meeting in late January will be planned if the City does not respond when Mr. Westphal meets with Mr. Kelly.

Maps were handed out for reference showing the Belle Grove and Garrison Avenue Historic Districts and the expanded CBID.

A map showing the trails and greenways was also distributed.

Mr. Griffin gave an update on the property at 301 South 10th as it relates to the Sebastian County Courts Building. He reported that there was interest with Judge Hudson and the Quorum Court. However until we are able to communicate with the owner of the property additional work could be done in the way of cost analysis for demolition. His discussions with Judge Hudson will continue.

Mr. Sicard did confirm that he was retiring from the CBID since his requirement was to see the State Office Building through to the end of the note on the project. He recommended that his son, Sam T Sicard, be nominated by the CBID to the Board of Directors for his replacement. A motion to send a letter of recommendation to Mr. Kelly for Sam T Sicard to be appointed by the Board to the CBID was made by Griffin, seconded by Pryor, and passed by a unanimous vote.

The meeting adjourned at 11:40 am.

Following the meeting lunch was served catered by Leoncia's.

Respectfully Submitted,

Jayne Hughes