

Central Business Improvement District

Special Meeting Minutes

April 30, 2010 10:00 a.m.

3rd Floor Planning Conference Room

Attendance: Chairman; Richard Griffin, Sec. /Treas.; Sam T. Sicard, Bill Hanna, Jeff Pryor and Phil White. Absent: Rodney Ghan, Bennie Westphal.

Others in Attendance: Kirk Dixon, Brenda Andrews, David Kerr, David Harris, Ben Boulden.

Call to Order:

Mr. Griffin called the meeting to order at 10:02 am.

Approval of Minutes:

No minutes were presented at this special meeting.

Treasurer's Report:

No treasurer's report was presented at this meeting.

Variance Presentation:

Mr. Griffin announced that since this was a project of Griffin Properties he would be abstaining from any voting. He presented the plans and discussed the overall project. Hughes reported that the variance was on the demolition. You will vote on demolishing a building that has been listed with the Arkansas Historic Preservation Program as a contributing structure to the overall integrity of the Garrison Avenue Historic District. Mr. White asked why Griffin wanted to demolish the structure. Hughes pointed out that the reasons were stated in the variance application and White asked the question of Mr. Griffin again adding the question of why did he need to come back with a two story. Griffin stated that it was because he wanted to and he felt like it would add to the block by keeping the two story theme similar to the neighboring buildings. The commissioners went on to discuss the front elevation of the new construction. Griffin stated that the look would be similar to the building which houses Creative Kitchen. Mr. Dixon, owner of the building to the west, asked about the masonry wall which will be constructed next to his building and mentioned that there was a vent that would need to be looked at on his building during this process. Hanna stated that the variance was only on the demolition; White responded that he needed to know what the build back would look like before he voted on the demo. Brenda Andrews stated that as always any demolition of a contributing structure should be taken very seriously so that the historic district is not compromised. She also asked that if they were to approve the demolition that the build back be in keeping with the character of the district. She added that it was in her and Ms. Hughes' opinion that the build back would be in good character and not compromise the integrity of the district.

Mr. White made the motion to approve the demolition of the structure in favor of the improvement of the district. Second was Sicard. Motion passed 4 -0 vote with 1 abstention.

Ms. Hughes asked that they go ahead and approve the build back at this time. The commission discussed the materials and no variance to the design guidelines for the build back was needed.

Ms. Hughes presented a rough draft drawing of the parking lot for the Meadows project. This will require two buildings which are listed as non contributing to the district, to be demolished. She explained that this has been part of the total project from the beginning as the commercial and residential spaces did not have adequate parking to support the project. The two buildings planned for demolition are located along north 9th. The draft of the parking lot does show adequate amounts of landscaping and will be comparable with other parking lots in the area. After further discussion by the commissioners it was decided that no action was needed at this time. A review of the final plans for the parking lot will be scheduled.

Ms. Hughes also reported that there was a pending transaction in the 400 block and that this would be renovation and some new construction.

The meeting adjourned at 10: 45 am.

Respectfully Submitted,

Jayne Hughes