

## Central Business Improvement District

### Meeting Minutes

August 2010 10:00 a.m.

602 Garrison, 8<sup>th</sup> Floor FNB

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

Others in Attendance: Mark Loibner, David Kerr, David Harris, Tony Elkins, Wanda Freeman, David Hendrickson, Bill Black.

#### **Call to Order:**

Mr. Griffin called the meeting to order at 10:06 am.

#### **Approval of Minutes:**

The minutes from July, 2010 were presented. A motion to approve the minutes was made by. Motion passed by a 6 for 0 opposed vote

#### **Treasurer's Report:**

The Treasurer's reports for June 2010 were presented by Sec. /Treasurer Sicard. Sicard mentioned the new tenant for 701 Rogers, the Regional Art Museum, which will be for a one year lease. Motion to approve the treasurer's report for July was made by Hanna and a second by Pryor. Motion passed with a 6 for 0 opposed vote.

#### **Commissioners Forum:**

Chairman Griffin introduced Mr. Mark Loibner who was present to discuss a new project for the existing location at 10<sup>th</sup> and North A Streets. Mark gave an overview of the project which is converting the previous Howard Johnson location into apartments. He suggested that Mr. Anderson will be trying to accomplish this task as frugally as possible while making the area a nice place for residential tenants. He will not be changing the exterior at all, keep the swimming pool and cater the amenities to attract a younger clientele of folks who work downtown. He also wants to offer secure parking which is the reason for the iron fence. Then he also wants to provide another amenity in covered parking for the tenants. This is the project we will be discussing. Basically the exterior will be the same. Mr. Anderson renovated the hotel about 5 years ago. Loibner introduced Mr. Tony Elkins who will be the project manager. Currently they have addressed all of the code issues and have submitted the plans to the city. They are taking it from a transient use as the hotel to a non – transient property with actual permanent tenants. Loibner showed the plans for the various lay outs on the individual apartments. There are two bedrooms, one bedroom but no efficiencies at this time. Rentals will be about 600.00. He is going to do the project in phases just to see if he can rent them. Then additional sections will be created. The topic today is the covered parking canopies. White commented he didn't need to see it because he didn't like it. Loibner continued with the explanation of the plan. White questioned the color and the fascia trim. The small tubing, "column" possibly could be a steel larger column to prevent it from looking so "cheap". The posts for the fence are 4 x 4 and they were trying to match that for the covered parking. Griffin asked that the fascia be dressed up and the posts be changed. The metal roof panels will not show that much so the fascia and the posts would be where you could improve the look. Westphal commented that he agreed that if the covered parking areas would be dressed up it would be more appealing for the district and would attract the tenants that we want for downtown. White suggested adding landscaping to also improve the look and feel of the residential project. That would give it a more residential look and less of a hotel look. Bottom line everyone wants it to be successful and provide downtown residential living spaces. Mr. Loibner said he would copy in via email, the commissioners, on some of the suggested changes and then at the next meeting have further discussion. Ms. Hughes brought up the Park at West End. White has agreed that the Park could be rented for 2 more years at the same rate of \$1 per year. She stated the Park was making head way on the insurance payment and current is just under \$5000.00 in the red. At the last meeting we were \$7400.00 in the red. She explained that the City had to buy insurance for the Park rides because the city does not own it, unlike the train which we own. She posed the question to the commissioners as to what the CBID wanted to do as far as subsidizing the park similar to what was offered by the CBID this year. White left the room in order for the other commissioners to feel comfortable in discussing the project. It was noted that this seems to be the only park that has to account for loss. There is a valid question on that. (The train at Creekmore does not earn revenue over the expenses but we have to account for this one.) In spite of the "nay sayers" the Park at West End has been successful. Sicard recommended that whatever is left from the initial 12,000.00 pledged for 2010 should remain in the account for reserve to cover a deficit of the Park and that we add to that another \$6000.00. For example: If the park has a deficit of 4000.00. The account would have a remaining 8000.00. We would then add another \$6000.00 to the reserve account for 2011.

Motion for this action was made by Sicard and a second was made by Hanna. Motion passed by a 6 for 0 opposed vote. Hughes stated that we will continue to work with A & P Commissions and that Downtown Development would continue to promote and market the Park.

Hughes gave the Arkansas Downtown Network report to the commissioners. She asked that they recall that this is the reporting system to Little Rock on the progress of Downtown's throughout Arkansas. She reported that the updates to the design guidelines would be handed out again next month for your review. A new version of the museum art collage was handed out in the commissioner's packets. The next step will be to get costs and determine the installation.

Ms. Hughes handed out a current map which shows recent projects and improvements as well as future projects in the district. She asked that all the commissioners keep this and become familiar with the information so that you can each share this information with others. Griffin asked that the commissioners go back and review the goals from the retreat. He also mentioned the project with the Alamo building in the warehouse district. He asked the commissioners if they were still interested. White asked that he set out some direction on the project then come back at the next meeting to discuss.

Mr. White reminded everyone that the Museum of History will be 100 years old in November. They are selling coins for 100.00 and your name if you purchase one will be listed on a plaque in the Museum.

Griffin presented a map of the area around the walking trail on Clayton Expressway near the P Street Treatment Plant. He explained that we had toured the area looking at what is a very beautiful area and could be a park facility. The map actually shows the area to be an island. It is owned by the Railroad and could be purchased and developed into a beautiful outdoor area.

The meeting adjourned at 11:10 am

Respectfully Submitted,

Jayne Hughes