

Central Business Improvement District

Meeting Minutes

September 2010 10:00 a.m.

602 Garrison, 8th Floor FNB

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

Others in Attendance: David Kerr, David Harris, Wanda Freeman, Bill Black, Pam Weber, Brandon Bird, Linda Gurlen, Kevin Moran, Aric Mitchell.

Call to Order:

Mr. Griffin called the meeting to order at 10:08 am.

Approval of Minutes:

The minutes from August 2010 were presented. A change to the minutes was requested. Mr. White abstained from the vote on the Park at West End during the August meeting and the minutes did not reflect that. The correct vote was 5 for, 1 abstention, 0 opposed. A motion to approve the minutes with this correction was made by Sicard, 2nd by Hanna. Motion passed by a 5 for, 0 opposed vote.

Treasurer's Report:

The Treasurer's reports for August 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. At the last meeting the Commissioners voted that the 12,000.00 in restricted funds will have an added 6000.00 for going forward in 2011. The balance will be the remaining from the original 12,000.00 once the payment is made to the City of Fort Smith for the deficit on the Park expenses for 2010 then an additional 6000.00. Motion to approve the treasurer's report for August was made by White and a second by Ghan. Motion passed with a 5 for, 0 opposed vote.

Commissioners Forum:

Mr. Griffin began the presentation for the renovation for 305 Garrison. He noted that the project has changed from adding the second story to staying with the one story and a small outdoor patio in the back. The current plans were presented to the commissioners. He also mentioned that he will be applying for a state and federal tax credit for the project. They discussed the design materials and colors. He explained that the materials would be a little masonry and also some wood. Staff did not identify this project as a variance to the design guidelines so this did not call for any action by the commissioners. This was an information only presentation. White said he liked the current plans verses the original of adding an additional floor. Hughes pointed out that the project will improve the area also by allowing access through the alley in the back. There has not been access in years.

Hughes sent by email the final draft of the revision for the Design Guidelines. She asked the commissioners to review this and send any revisions they may have to her. She asked for input concerning the requirement that less than 20% of total square footage be some form of an EFIS product. If the developer wanted to use more than the 20% it would be a variance and it would come to the Commissioners for vote. Hughes also stated that a copy of the variance application will now be included in the design guidelines. The commissioners decided to allow for more usage of the EFIS product and also of the metal buildings. The commissioners decided to redline the final draft and send it back to Hughes with their comments. She said she will wait to hear from the commissioners.

Hughes gave the commissioners a final draft of the art work for the west side of the building at 701 Rogers. She displayed 2 banner materials to choose from for the 17' x 10' banner to be displayed. She also mentioned the possibility of lighting the artwork which will also provide lighting for a dark walk and pedestrian area. The commissioners discussed the project and decided to move forward before we had the lighting installed.

Griffin inquired about the project for the apartments to be located in the previous Howard Johnson location. Hughes said that they were not ready to come back before the group.

White inquired about the building which was the previous location for the restaurant supply on Towson. White stated that the building was in really bad shape and needed to be repaired.

Hughes also brought before the group the idea of a splash pad being installed at the Compass Park just west of the Ferris wheel and the Park at West End. Commissioner White has also seen something similar when he was traveling and has suggested this idea in the past. The commissioners agreed this would add to the family atmosphere along 2nd Street. With the Park, Farmers Market, National Historic Site, Apartments, locations for family events and additional parking this new amenity would be a nice fit.

Griffin brought to the commissioners' attention the plaque which was installed on the façade which was preserved from the original Reynolds-Davis Building. The façade plaque is the only information we have for our tourists to understand about the 1996 tornado.

Linda Gurlen requested we look into adding trash receptacles in the area along North 2nd. Hughes stated that they are researching to find a local vendor who can supply these when needed at a reasonable cost.

The meeting adjourned at 10:55 am

Respectfully Submitted,

Jayne Hughes