

Central Business Improvement District

Meeting Minutes

December 16, 2010 10:00 a.m.

3rd Floor Planning Conference Room

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

Others in Attendance: David Kerr, David Harris, Wanda Freeman, James Reddick, Jimmie Deer.

Call to Order:

Mr. Griffin called the meeting to order at 10:03 am.

Approval of Minutes:

The minutes from November, 2010 were presented. A motion to approve the minutes was made by Pryor with a 2nd from White. Motion passed by a 5 for – 0 against vote.

Treasurer's Report:

The Treasurer's report for November 2010 was presented by Jayne Hughes in Mr. Sicard's absence. Motion to approve the treasurer's report was made by White, second by Ghan, Motion passed by a 5 for – 0 against vote.

Commissioners Forum:

Mr Reddick was introduced to discuss the project for the county on South 4th and Parker. Reddick stated that the reason he was presenting for such a very small project was that he wanted to use vinyl siding in several locations on the building. He said that the County currently does not do a good job on the maintenance of their buildings so he agreed that using the vinyl would be better. They will be bringing the building up to code and he also mentioned that vinyl siding would be allowed as far as the fire district codes are concerned. The new use of the building will be for the county's Coroner and the storage of bodies. Since they own the building it will be beneficial to the Coroner to have this building to use since he is currently using other locations within the county for this purpose. The Coroner will have some traffic mainly the medical examiners and people identifying bodies. The neighbors will not see the bodies loaded or unloaded as this will be done inside the building using a drive in garage type design. Reddick stated that the existing doors will be changed slightly but basically in the same location. They will also be adding a bathroom on the interior. The current brick color will remain. Reddick stated that the code allowed vinyl siding so he wanted the CBID Commissioners to know that is what they intended to use. White said he was not for the vinyl siding. He asked why they should allow a project to use unacceptable materials as stated in the design guidelines when Hughes had just completed an extensive presentation on the revised guidelines. Ghan mentioned that there are plenty of examples in downtown where areas have been improved and taken to new uses but still using the correct materials.

White made a motion and Ghan made the second to substitute a hardy plank type instead of the vinyl siding and then to paint the product an acceptable color for the district. There was continued discussion. White brought out that the county's request did not fit in with the design guidelines for the CBID and that the request is in a visible location. He suggested either use a masonry or a hardy plank material. Reddick said that if the county would not be allowed to use the vinyl they would want to use a hardy board material. Griffin stated that consistency with project requests is most important. Reddick commented that the rules really didn't mean much and didn't think they should be concerned about staying consistent on all projects. Ghan said that he would not approve vinyl siding for the district. Ghan also stated that he preferred the hardy plank and then painting it the brick color.

White made a motion to deny the vinyl siding. It was added to the motion to add the use of hardy plank and paint the color of the brick currently on the building. Ghan gave the second. The motion passed by 5 for, 0 against. Mr. Reddick left the meeting.

Hughes mentioned the possibility of the retreat and asked for possible dates. Westphal said that the first of February would be best for him. It was decided that February 3 will be the date of the retreat if Sam & Bill will be able to attend.

The renaming of Clayton Expressway was brought up by Chairman Griffin. He confirmed that he had spoken to the highway department about this and had determined that Clayton was a name of the current engineer at the time and not a historic connection to W.H.H. Clayton. White made the motion to work on the renaming of Clayton Expressway at the retreat and to create a request to the board of directors stating such. Ghan gave the second. It was approved 5 for, 0 opposed. Riverfront Drive seemed the favorite of names but all agreed to vote on this at the retreat.

Hughes told the commissioners that the ordinance for the Design Guidelines had changed slightly making it clear that it was a revision. This will be how it reads in the ad for the public meeting before the board of directors meeting in a few weeks. The change is in the first paragraph. Griffin reminded the group that Hughes presented the new Design Guidelines to the Board of Directors on Tuesday during their study session. Hughes also said that she was pleased that the directors seemed so interested and wanted additional information on a regular basis.

White asked for an update on projects which Hughes mentioned in the presentation last Tuesday. Hughes said that the ones she could speak about included completions such as: The Casbah, a new Mediterranean grill, 1000 Garrison; The Otasco building; Mr. Arthur's project has started and continues to move forward; A new business called Cinema Cuts; A business expansion for Belle Star Antiques is planned; Renovation at 305 Garrison; A demolition and expansion for MoJo's Ivory House complex is being discussed; An additional family entertainment area for a splash park at the Compass Park is being planned; A new construction project at 5th and Garrison; A renovation project on 10th for the original carriage entrance to the old Malco Theater; 8 blocks of additional street scape. She also stated that she was working with several businesses which are interested in moving into Downtown. These are already in business in the city and cannot be discussed openly. She also reported that OGE had replaced the crooked pole behind the Otasco building on Towson.

There was some discussion about what the expectations would be for topics at the retreat. Hughes requested that the commissioners think about doing a plan to use as a tool to go out and recruit businesses or corporate office to locate in the Downtown area. White asked that the tour be deleted. Several of the commissioners said they wanted to drive the area and hear the comments of the others. Westphal asked that we discuss the riverfront and what we can do to get things going. It was brought up from Mr. Kerr that yet another tattoo parlor was coming in. Hughes said that unfortunately she or the city could not really regulate the number of certain types of businesses which could open into the district. The only real regulation is against sexually oriented businesses. White said that it was the property owner's responsibility to not allow certain types of businesses in as tenants. Hughes concurred that it would help tremendously to have the property owners deny certain businesses up front. She said she was focusing on additional retail such as clothing and gifts and also residential.

The meeting adjourned at 11:20 am.

Respectfully Submitted,

Jayne Hughes