

## Central Business Improvement District

### Meeting Minutes

April 21, 2011 10:00 a.m.

602 Garrison Avenue, 8<sup>th</sup> Floor Board Room

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

Others in Attendance: David Kerr, David Harris, Wanda Freeman, Casey Hargrave, Chris Weeks, Shannon Reith, Scott Hathaway, Jenny Smith, William Black, Linda Gurlen, Brenda Andrews, Maggie Rice, Wally Bailey, John McIntosh, Terry Burruss, B.K. Thompson, Sam Sicard Sr., Jeff Cranferd, Peggy Weidman, Jana Jetton and Rick Griffin.

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

Mr. Griffin called the meeting to order at 10:04 am.

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

The minutes from March 2011 were presented. A motion to approve the minutes was made by Sicard with a 2<sup>nd</sup> from Pryor. The motion passed with a 6 for, 0 opposed vote.

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

The Treasurer's report for February and March 2011 were presented by Sicard. The motion to approve the treasurer's reports was made by White, second by Ghan. The motion passed by a 6 for, 0 against vote.

A conditional use application for a limousine service was presented for 410 Towson Avenue which is located in the C6 Zone. The building is currently owner occupied with a lamp repair business. Mr. B.K. Thompson will be occupying a portion of the building with his office and then storage of one limousine in the rear of the building. Brenda Andrews with the Planning Department was present to answer any questions. She explained that this use was not permitted in a C6 Zone. Therefore in order to allow this use, staff would have to take this to the planning commission and we would need approval from the CBID before it was presented to the planning commission. If the planning commission approved it then it would move on to the board of directors for approval. A motion to send a letter of support for this conditional use to the planning commission was made by Sicard and seconded by White. The motion passed with a 6 for, 0 opposed vote.

A request for a rezoning on property located at 1110 South A from an I1 zone to C6 zone has been made by Casey Hargrave a potential investor in the district. Mr. Hargrave is planning to renovate the building to an office and residential space. This will need to go to the planning commission and could be rezoned by extension because the building is on the border of the C6 zone. Mr. Hargrave did provide conceptual drawings for the commissioners. As an architect he is very interested in locating in an urban setting. He is not planning to do many changes to the exterior only replacing windows and doors. He is hoping his project will encourage other young professionals to move into the warehouse district. Hughes explained that this project currently fits with the live, work, play environment that was being created in downtown and this will further the progress into the warehouse district west of Towson. White asked Wally Bailey if we should go ahead and change the zoning for the rest of the CBID. Bailey explained that this would not be advisable due to the existing industrial businesses in the district because it would prevent them from expansion. He suggested taking it as the projects came in. A motion to support this rezoning for 1110 South A was made by Hanna and seconded by Sicard. Motion passed with a 6 for, 0 opposed vote.

Hughes discussed the need for a final recommendation to the board to rename Clayton Expressway to Riverfront Drive. The project has been publicized as needed and appropriate time has been given to allow for public comment to her office. Staff now needed the recommendation for the name change. Sicard made the motion in favor of the name change and White gave the second. The motion passed with a 6 for, 0 opposed vote.

Hughes introduced Terry Burruss the architect on file for the project at 1100 Garrison Avenue-The OTASCO building. Mr. Burruss reminded the commissioners that he had been involved with the renovation of the Davis Building and that the apartments there had been leased before their completion and that he was pleased to be a part of the growth in Downtown Fort Smith. Mr. Burruss presented the project with a set of plans for 1100 Garrison as a mixed use possibility with 14 residential units on the upper floors and street level parking and some commercial space. He explained that there were actually two buildings there. He stated that all that was really being done on the exterior would be window replacement and the installation of the parking garage on the street level. He has already been working with the City and engineering as well as the State on the entrances and exits for the parking areas. Street scape will also be coordinated during the construction period. Electric steel gates on the street level will be bronze as well as the window frames. 14 parking spaces

will be created in this area. The project has not been classified as a variance so no real action is required. Burruss stated that the windows will remain located in the same spaces and the frames will be bronze. White wanted to have examples of the windows and colors on the exteriors will remain the same except that the frames will be bronze.

Hughes introduced Rick Griffin for the 415 Garrison project. Hughes stated that we now had the employment and residential numbers which could support this project. Rick presented the project with a set of plans for the commissioners to review. He said that the project would be an upscale market with fuel service and a drive through liquor store which are all services that were essential to the downtown area and its continued growth. He showed the commissioners the panels that will be on the building and said they would be used to promote downtown's history. The plans call for a brick exterior. The name on the building will be the Garrison Pointe Market and Café. Rick said that the windows will be aluminum and a bronze finish. This project will begin soon and then to follow will be the renovation of the block of buildings to the west of this project. They actually bought the "Liquor Store" currently located on the other end of the block so that location will close when the new store opens. There were several questions from the audience concerning the design and the way the building is facing. Griffin explained that the land space dictated how it was designed. This project is not classified as a variance so no real action is needed.

Additional items on the agenda were the relocation of the Boomarang Diner to the Dining car at the Park at West End. They will reopen in a few weeks.

We will be having several demolitions in the district one due to growth and was not contributing to the district. This was a part of the project for the Ivory House Lofts. We will also now have two contributing structures demolished due to the fire at 913 and 915 Garrison.

Street Scape from North 9<sup>th</sup> to North 13<sup>th</sup> should begin in the next few months.

The Central Business Improvement District was nominated and won the Frontier Achievement Award; this award is given to people or organizations that devote their time to preserving our history.

Everyone was given a copy of the schedule for the Park at West End.

The numbers at the parking lot at 2<sup>nd</sup> & Garrison will be painted next week for the use of the Farmer's Market and assignment of spaces to the vendors. We are growing rapidly and we hope this will reduce some of the confusion on Saturday mornings.

Commissioner Griffin stated that the Alamo Foundation building has now been acquired by the County. So as a goal from the retreat this has been accomplished.

The meeting adjourned at 11:16 am.

Respectfully Submitted,

Jayne Hughes