

Central Business Improvement District

Meeting Minutes

July 21, 2011 10:00 a.m.

602 Garrison Avenue, 8th Floor Planning Board Room First National Bank

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

Others in Attendance: John McIntosh, David Kerr, David Harris, Wanda Freeman, Julie Moncrief, Linda Gurlen.

Call to Order:

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

Approval of Minutes:

The minutes from May 2011 were presented. A motion to approve the minutes was made by White with a 2nd from Westphal. The motion passed with a 5 for, 0 opposed vote.

Treasurer's Report:

The Treasurer's reports for May & June 2011 were presented by Sicard. The motion to approve the treasurer's reports was made by Pryor, second by White. The motion passed by a 5for, 0 against vote.

Commissioner's Forum:

Chairman Griffin introduced John McIntosh representing Second Street Live. McIntosh explained that the need for the new signage was due to basically not having any visibility from the street especially from Garrison. He provided drawings of what the proposed signage for the front façade of the building will look like. No real construction will be necessary. He explained that the color scheme will follow the theme of what they currently use on their programs as well as on the tickets for each performance. The goal is to have this installed by the first show date of August 23rd. They will also be using show marquees on the front which will feature the current performance. Griffin asked what the material would be. The actual material is a metal and the brown and red colors will be used however the red is preferred. Using this brighter color will really make Second Street Live visible to patrons in the area and people looking for the center. McIntosh made reference to the theater in Argenta and they have used back lighting in their awnings. White made the comment that this was more of signage and not construction and Hughes agreed. She stated that if the Commissioners interpreted this as signage no variance would be needed. This would just be advertising their business. If the commission chose to see this as construction and paint and materials change to the building it would be a variance to the design guidelines. The commissioners agreed that this was more in the area of signage and no variance would be needed. No change to the building would be made. All of the parts will be removable, not permanent. It was unanimous that this would be good for the visibility of Second Street Live.

McIntosh also reported that the Center has had good rentals and that he feels like Second Street Live has officially been discovered. They have a great line up for this upcoming season. They have also been successful in reaching out to the University and the Regional Art Museum will be displaying works of art in the gallery.

Hughes reported that the grant application from the Arkansas Highway Department had been approved and the City would receive \$270,000.00 for the beginning of the street scape on Towson at Garrison. She is hoping that it will go to South A but until engineering begins their survey it will be unknown if any complications are hidden. Griffin reminded the commissioners to be mindful of what takes place on Towson and that it is most important to be good stewards of our portion of Towson Avenue.

Griffin also recommended the commissioners check into the need for repairs on our sidewalks. He informed them that the City's engineering department has asked for people to turn in suggestions. He has driven parts of the district and will be making a list. He encouraged others to do the same.

White asked about new developments. Hughes reported that progress has been made on the old Sears building in taking it from a non contributing to a contributing building so they will be eligible for the 20% tax credit. A younger partner is trying to package this to a group of investors. We have also had him in contact with Mitch at the Housing Authority to be a part of the New Market tax Credit program. Otasco is still an ongoing project with interior demolition. Griffin gave an update on the C-Store project at 5th and Garrison. They have started digging out for the foundation. Hughes also reported that she would continue to look for private investors for the project at 2nd & garrison on the parking lot for the event shelters on the islands. She also told the commissioners that the AHPP Conference will be in Fort Smith for 2012. This is very exciting for Fort Smith and we want to be sure to make it a great conference informing them of how well we are doing at preservation both in residential and commercial.

Hughes also let the commissioners know the dates of the Air Show for October 1 & 2. Also The Festival on the Border and the Cox Communications Community Event will be in Downtown at the Riverpark and the Arkansas Best Performing Arts Center.

Griffin let the commissioners know that we are working on the white envelope corporate headquarters and that hopefully we will have something soon for you to look at. This is a combined effort with the City, CBID and Chamber.

Griffin also discussed the problem with random event notices being taped to the buildings. How do we stop this? They should always have permission but also should be responsible to remove them. We need to contact these event holders and let them know we don't want this to occur. Hughes said she would follow up on that with the P.D.

The meeting adjourned at 10:44 am.

Respectfully Submitted,

Jayne Hughes