

Central Business Improvement District

Meeting Minutes

August 25, 2011 10:00 a.m.

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

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

Absent: Bennie Westphal, Sam Sicard

Others in Attendance: Rick Griffin, David Kerr, David Harris, Wanda Freeman, Julie Moncrief, Kelly Wilson, Bill Black

Call to Order:

Mr. Griffin called the meeting to order at 10:05 am.

Approval of Minutes:

The minutes from July 2011 were presented. A motion to approve the minutes was made by White with a 2nd from Pryor.

The motion passed with a 5 for, 0 opposed vote.

Treasurer's Report:

The Treasurer's report for July 2011 was presented by Hughes. The motion to approve the treasurer's report was made by Hanna, second by White. The motion passed by a 5for, 0 against vote.

Commissioner's Forum:

Rick Griffin took the floor on behalf of Griffin Properties and the project at 5th & Garrison. He presented drawings showing the plans for the project and stated that they had had so many positive comments about the project and was very encouraged. They have decided they will need a drive through as a multi use on the alley going north to south. The drive through would be behind the building in the alley and the developers need the approval of the CBID to take to the Planning Commission. There will be plenty of circulation around the project. Rich said that the café will have seating for about 50 so this drive through will service the sandwiches, coffee and whatever else the owner is able to provide. The drive through for the liquor store will be separate and will go from east to west on the north side of the building. The commissioners made a motion to support this plan to the planning commission and voted unanimously to accept it. Griffin abstained; the motion passed with a 4, for support to the planning commission, 1 abstention.

Hughes presented the drawings for the corporate headquarters and an estimate of costs for the first project along Riverfront Parkway. She reminded the commissioners that this would be just how we would grab their interest. This is not the only choice but a beginning to show as an example to potential investors. The investors once attracted to the idea would be able to add their special touches and design ideas to Galen. White stated that he did not personally like it. Hughes stated that she and Harvel would be having a follow up meeting on this project. Ghan approved of the style and felt that this would be easy to attract a possible investor. Once we have an interested party then we will get more into the details that they may be interested in.

After much discussion the commissioners did agree that this was a great start and they would be interested to see the rest of the package. Griffin also stated that be sure to remember we may end up building this building for the investors or merely be advisors on the project. Richard also asked Rodney to chair a subcommittee to work on the final plans and marketing package. Then we will be working with the Chamber, AEDC and then private companies that the land owner has come in touch with as well as those which we have learned about. This is not a one person job...a team will be working on this. We will also be including the aerial shots that 5 Star has taken for us.

Ghan asked Griffin what was expected of him on leading this effort. Griffin asked him to look at the financing of the offering of the corporate headquarters. Ghan referred to the offerings we would allow if we to build and finance the project. Then the financial person would put that together. Hanna asked about the availability of the land. Griffin responded with saying the Westphal s are ready to get something started. Ghan asked if possibly the owner would wait until the building was paid off to pay the land owner? All these can be options and Ghan can use his expertise in putting together a package.

Griffin asked the commissioners to take a look at the sidewalks in the boundary for the city's program of sidewalk replacement. Griffin has completed most of Garrison and north so now we need to do Garrison and south. It is unclear as to the chain of response time or who is making the final decision.

White asked about the Railroad move and the splash park. Hughes stated that hopefully we would have something at the next meeting. Hughes explained that we will be using the locations where the Pioneer RR identified as possible areas they would move to. There was much discussion about the possibilities on this downtown improvement and more will be presented to the commission.

Julie Moncrief thanked the Commissioners for their involvement with the Clayton House. She stated that there was so much more the Clayton House can do and be involved in. She informed the commissioners that they would be seeing some repairs and renovations to the house.

Griffin also mentioned that the CBID might want to consider doing a show of support for the passing of the 1% to fund the Convention Center. He suggested to have this at the next meeting.

The meeting adjourned at 10:44 am.

Respectfully Submitted,

Jayne Hughes