

Central Business Improvement District
Meeting Minutes
April 25, 2013
10:00 a.m. First National Bank
602 Garrison Avenue 8th Floor Board Room

Attendance:

Richard Griffin, Phil White, Sam Sicard, Jeff Pryor, Rodney Ghan and staff: Jayne Hughes, Mike Alsup and Mayor Sanders

Absent: Bill Hanna and Benny Westphal

Others in attendance: Ret Taylor, Gary Moore, David Kerr, David Harris, Rick Griffin, Tony Russell, Ryan Saylor, Jim Webb, Bobby Aldridge, Scott Branton, and Captain Kirk Redwine.

Call to Order:

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

Approval of Minutes:

The minutes from the March meeting were presented. A Motion to approve the minutes was made by Mr. White and a 2nd by Mr. Ghan. The motion was approved by (5) for and (0) opposed vote.

Treasurer's Report:

Mr. Sicard presented the treasurer's report, he did some reversals from the RAM deposit due to overpayment on their rental fees. A motion to approve the treasurer's report was made by Mr. Pryor and a 2nd by Mr. Ghan. The motion passed by a (5) for and (0) oppose vote.

Commissioner's Forum

Rick Griffin gave a presentation about Garrison Point West. This will be a complete renovation of six buildings on Garrison Avenue (401, 403, 405, 407, 409 and 411). These buildings will be used for commercial/retail, adding the "Breezeway" and Breezeway apartments. The 407 Garrison building will be removed and converted to an open air breezeway area. To enhance use of this space, Griffin Construction will construct a large pavilion at the north end of the breezeway, which will contain a wood burning fireplace, gas grill for cooking, and counter area with a sink. The breezeway will be gated to make it more secure and it will be used by Garrison Pointe West occupants. Mr. Griffin also spoke about wanting some history in the breezeway and maybe putting signs on the buildings. (Examples would be U.S. Marshall Stars, historical signs of Bass Reeves and Judge Isaac Parker). Mr. Griffin mentioned this would blend in with the Marshall Museum and the history of Fort Smith. Griffin Construction Company will commence construction of the entire project upon design completion and permitting. Space preleasing will be offered during the expected nine month construction phase. A motion to approve the project recommendations as presented by Rick Griffin was made by Mr. Sicard and a 2nd by Mr. Ghan. The motion passed by a (4) for and (0) oppose vote. (Richard Griffin recused himself from voting.)

Scott Branton gave a presentation regarding the "Splash Park" project. He had mentioned that the state department is going to retire a bridge around the Lee Creek and Natural Dam area. The state will pay to take it down and move it up to the cost of demolition. There are two sections to the bridge. One idea was to have it as part of the arriving point along with the Ferris wheel down to the pavilion. Phil White stated that Mike Alsup, Parks Director, sent a letter to the state to let them know that Fort Smith is interested in the bridge. Richard Griffin also mentioned that the bridge could be used for different purposes such as the walking trail, etc... Mr. Griffin recommended that the CBID members look up Rain Drop Products which has a five minute video on splash parks. Mr. White spoke about moving forward on the splash pad and water features. Meanwhile, he will wait and see what the state says regarding the bridge.

Mayor Sanders spoke about an upcoming meeting regarding the update to the comprehensive plan kick off next Tuesday from 4:00 p.m. to 7:00 p.m. at the glass pavilion. He encouraged everyone to come out and to invite others to attend.

Jim Webb owner of Bravo Italian on 5th and Garrison has plans for an outdoor dining area to sit 40 or 50 people outside. Mr. Taylor explained to the CBID members that due to budget costs they were not going to have a brick wall, instead they are going to have a cast iron black fence which will be strictly located on the 5th Street side. A motion to approve the fence was made by Mr. Sicard and a 2nd by Mr. Ghan. The motion was approved (5) for and (0) opposed vote.

New Business:

Jayne Hughes revealed the new logo that features city icons that will be used for presentations and marketing projects. She also expressed the importance for the CBID members to go to the update to the comprehensive plan steering committee meeting. There will be discussions on the riverfront during these meetings and the commission will receive updates of the progress by attending.

Next Meeting:

May 16, 2013

The meeting adjourned at 11:08

Respectfully Submitted,

Wendy Beshears

Jayne Hughes

Central Business Improvement District
Meeting Minutes
May 16, 2013
10:00 a.m. First National Bank
602 Garrison Avenue 8th Floor Board Room

Attendance:

Richard Griffin, Phil White, Sam Sicard, Jeff Pryor, Rodney Ghan and staff: Jayne Hughes

Absent: Bill Hanna and Benny Westphal

Others in attendance: David Harris, Rusty Garret, Jeff Gosey and Amanda Teague

Call to Order:

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

Approval of Minutes:

April 2013 minutes will be approved during the June, 2013 meeting.

Treasurer's Report:

Mr. Sicard presented the treasurer's report. The CBID paid architectural fees to Scott Branton for several projects and there were repairs on the building at 701 Rogers along with paying utilities for the month. CBID has \$84,001.04 in unrestricted funds and the rest of the cash is in savings that is restricted. A motion to approved the treasurer's report was made by Mr. White and 2nd by Mr. Ghan. The motion passed by a (5) for and (0) oppose vote.

Commissioner's Forum:

Jeff Gosey gave a presentation on an outdoor dining area for AJ's Oyster House. (Previously the old Landry's building in Brunswick Place). They have changed the trim from black to white, they will have a rod iron fence and tables out front, a new awning, plus a new "neon" sign. A motion to approve the rod iron fence and signage was made by Mr. Sicard and 2nd by Mr. White. The motion passed by a (5) for and (0) oppose vote.

Jayne Hughes updated the commissioners regarding the signage for Nolan, Caddell and Reynolds. The new sign is at B & 11th Street and it has Nolan, Cadell, Reynolds Injury Law Basically the only change is they are adding the "Injury Law".

Old Business:

Phil White gave an update on the bridge lighting; the city will not be able to help with this on engineering needs according to Stan Snodgrass. However, an engineer is needed to design a bracket, and then we need to find out how to attach it to the light pole on the bridge. White said the highway department is not willing or able to help at this point. He asked that Sam contact the district commission as Sam said that he knew him. The next step is to contact our District Commissioner Dick Trammel since the state owns the bridge to see if he can offer any suggestions on how the highway department could be involved financially.

Mr. White was expecting to have a proposal from Scott Branton regarding the splash pad. Unfortunately he did not have the proposal yet. However, White stated that a basic foundation is needed first, then we would have a Rain Drop Company representative be involved in the design, then the parks department and after that we should be able to get a cost. Right now Mr. White wants formal but playful items for the splash pad. Phil said that Scott Branton did have about \$800 left in architectural work that he owed the CBID so Phil wants him to work on the splash pad area. Phil also stated that he needed some size calculations of the spaces he is trying to fill with the splash pad. He wants to see how much concrete might be needed, etc. There was some discussion

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on when the Parks Department should be included. Griffin and Sicard suggested bringing them in soon since we want them as partners on the project and this will fall under their department. White just said that he wanted to have things in order before he presented it to Alsup.

Richard Griffin spoke to the commission about The Varsity Sports Grill possibly opening an outdoor dining area that will have iron fencing, tables with umbrellas and chairs. In respect of timing and having the CBID meeting today he wanted to present this project in order to not cause the business owner a loss of time in having to wait a month or two for another meeting. Griffin explained that there is a door on the Garrison side that she can use as an entrance and exit for the outdoor area. Hughes stated they would need to apply for a Temporary Revocable License for the fencing out on the sidewalk .White took action (as the Vice Chair) by making a motion for approval on behalf of Varsity for their outdoor dining area. He stated that the area is just west of the building and the fence and materials are very similar to the outdoor area just approved for Bravo Italian. Sicard gave the 2nd. The motion passed with a (4) for and (0) opposed vote. Griffin recused himself from the vote as he is the owner of the building.

New Business:

Ms. Hughes announced the new winery retail location going in next to Papa's at 502 Garrison Avenue. The name of the winery is Rebel Creek Winery. It will have a tasting room for their wines that they will be selling, plus they will be setting up a retail store.

The new Gourmet Hot Dog place has now opened at 1000 Garrison. He also has a cart for the sidewalk in addition to the store front.

A. J's Oyster House, whose owner's presented earlier, will be having fresh seafood brought in daily.

The Clock in Cisterna Park, which was donated by the Hardscrabble Garden Club, will be dedicated at 1:30 at Cisterna Park.

Next Meeting:

June 20th at First National Bank.

The meeting adjourned at 11:05

Respectfully Submitted,

Wendy Beshears
Jayne Hughes