

PROCEEDINGS OF THE DOWNTOWN DEVELOPMENT AUTHORITY TAKEN AT A
REGULAR MEETING ON THURSDAY, SEPTEMBER 6, 2018.

Those present: Miles Matt, Jim Keaty, Lisa Thomas, Gus Rezende, Mike Delcambre, Ross Fontenot and Greg Walls.

Those absent: None.

Staff present: Jolene Harris, Hunter Hebert and Brett Mellington.

Others present: Carlee AlmLabar, Bruce Conque, Andre Breaux, Blake Douet, Cindi Axtell, Deputy Chief Reginald Thomas, Lt. Dorian Brabham and Brad Ridge/Precinct 5.

The meeting was called to order by Matt.

Public comment cards were available on table in the back of room for anyone who wished to speak in regards to items on the agenda.

Welcome New Board Members

Miles welcomed the new board members and gave each the floor to share with the board. Keaty, owner of Keaty Realty, noted that he was excited to serve on the board, having lived in downtown for many years. Delcambre noted that he had begun several smaller businesses in the downtown about 16 years ago, was also in real estate, lived in downtown and had a great passion for the downtown. Fontenot, owner of Genterie Supply Co., the Juliet Hotel and part of the Teche Drug building, as a business and property owner, was excited to also be part of DDA.

Adoption of Millage Notice to the Public

Matt noted that the DDA Board would be voting on the millage at the October 11 meeting. Harris noted that it was customary to vote on the millage every year. With Capital One leaving last year, the revenues that would be generated for 2019 would be down and the board would have the option to either vote to keep the same mills and bring in less revenues or to adjust the millage rate in order to gain the same amount of revenues.

Administrative Approvals/Reports

August Minutes – The August Minutes were presented for approval. Walls motioned to approve the August Minutes as presented, Keaty seconded, all voted in favor.

July Financial Statements – The July Financials were presented for approval with Harris making note that the other miscellaneous revenues of \$8k were from other agencies that had agreed to help fund Bob Gibbs retail study. Thomas motioned to approve the July Financial Statements as presented, Rezende seconded, all voted in favor.

DDA Board Meeting October 11 – Harris noted due to the requirements for the millage, the regular meeting needed to be moved from October 4 to October 11. Keaty motioned to approve moving the DDA Board meeting from October 4 to October 11, Walls seconded, all voted in favor.

Downtown Management Committee – Harris noted that the committee had been filled and a handout was passed around which showed all the representatives of that committee along with

contact information. Hunter noted that currently the scope of the committee was to oversee the permits for the parklets and once that was established, the committee could expand to other areas of management for downtown. It was further noted that those who had applied for the permit to have a parklet were Central Pizza, Jefferson Street Pub, an attorney, an architectural firm and a retail shop. Parking Day would also be held once again toward the end of September in order to educate the community on exactly what a parklet was. Discussions followed.

Downtown Security

Deputy Chief Thomas and Lt. Brabham had met with Harris to work on getting the necessary agreements in order to begin moving forward on downtown security which had been agreed upon by the DDA Board sometime back. Deputy Chief Thomas noted that downtown was very important to PD where they were invested in downtown with a detail that worked every Friday and Saturday night from 10 p.m. to 3 a.m. being supervised by Captain Ridge. An officer was also assigned to downtown during daytime hours but from 4 p.m. to 10 p.m. there was no detail that patrolled downtown. PD had been working with DDA on providing a downtown detail to fill those hours of 4 p.m. to 10 p.m. which would be a community policing with officers assigned to go to the various businesses one on one. Deputy Chief Thomas further noted that PD had initially wanted the downtown precinct to kickoff but due to security changes within the public schools, PD had to reorganize and pull officers needed to fill those places which caused a delay in having officers for the downtown precinct. Since that time, over 30 officers were hired and were currently in training sessions which would take 9 to 10 months and would be looking at May or June to kick-off the downtown precinct. It was noted that the security detail up for approval by the board would fill the gap until the time that the downtown precinct could begin. Lt. Dorian Brabham would be the officer assigned to supervise the detail that would begin as soon as it could be set up with LCG for payments from DDA to PD. Lt Brabham noted that his office was at the Family Justice Center downtown and he would be assigning 3 to 4 officers to this detail to do pro-active patrolling to get to know all the business owners and many who live and work downtown. This detail would be on foot patrol and Segways. Lt. Brabham further noted that he had created a log and would be reporting all details on a daily basis to Harris. Discussions followed. Harris noted that the agreement that had been sent to the board was similar to past agreements when DDA had paid for supplemental security. Once the contract was approved by all parties to include the quarterly agreement on time and hourly pay, those agreements would then go to LCG to get into their system for processing payments. The contract was a onetime approval but the quarterly agreements would be brought before the board every quarter for approval until the downtown precinct could begin. Harris further noted that PD would send her an invoice after the services had been performed and the invoice would accompany the agreement to transfer funds from one department to another. Discussions continued. Keaty motioned to approve the Lafayette PD Downtown Detail Supplemental Service Agreement, Fontenot seconded, all voted in favor. Keaty motioned to approve the extension of the service agreement for services to begin in September of 2018 and go through December 31, 2018 for an average of 30 hours per week not to exceed \$4,750 per month, Delcambre seconded, all voted in favor.

Reports/Updates

CEO Update – Matt noted that the Search Committee which included himself, Lisa Thomas and Greg Walls from the DDA Board, had begun aggressively working towards filling the CEO position having gone through about 50 applicants and 10 very detailed interviews narrowing it down to the final interview sessions which were soon to begin. The committee was extremely excited about the qualifications of the final candidates realizing that Urban Development had

become more of a profession than it was 10 to 20 years ago. Matt further noted that the search was going very well and the intent was to call a special meeting very soon with the DDA Board in order to discuss details on the expectation of the board in the terms of a CEO to include salary and benefits. It was noted for the board to be on the lookout for an email because a quorum would be needed in order to get approvals for the choice candidate. Discussions followed.

Operations Brief – Hunter noted the following: the pressure washing job would be completed within a week or so, with the gum removal taking longer than had been anticipated; was working with Kate Durio on several revisions to the Central Parks Network that had been drafted with the building of the parks about 15 years prior, to include revising of the park hours to be 7 a.m. to 10 p.m. instead of open for 24 hours and to also require a permit for serving of food by individuals in order that these changes would assist officers on being able to enforce certain elements in the public parks, once the draft was completed it would go before the City Council; working with LUS on the Wi-Fi in the parks which had become a problem with people hanging out long hours, the Wi-Fi was turned off temporarily while trying to come up with a better solution such as the Wi-Fi being placed on a timer and also working on getting better lock boxes installed that were more durable on the poles/stages for the electrical. Discussions continued. Rezende noted that the Sunday Cleanup that had been taken over by LCG was not being finished by 8 a.m. on Sundays for the church crowd and suggested that Hunter contact them to see if they could make sure they were beginning earlier as had been done previously. It was further noted with the moratorium being lifted, there was a new way to apply for permitting and the board wished to receive notice of those applying to be classified as a bar. To date, it was noted that Artmosphere and the Wurst Biergarten were the only ones that had applied and that the Wurst Biergarten was on the City Council agenda for their next meeting. It was also suggested for Hebert to work on a maintenance program to bring before the board in the next few months. With many new board members, Hebert noted for his position, he was tasked with clean, maintained and safe downtown and under the CEO's discretion, projects that coincided with the Downtown Action Plan.

Business Development – Mellington noted that LCG's budget had \$5 million for a sewer upgrade that would include downtown, University and the Oil Center area. Mellington further noted that Andre Breaux from One Acadiana had taken the role on the Urban Redevelopment Committee in which Dyer attended regularly to give input for downtown and suggested that someone from the board might want to be there with Dyer's departure. Discussions followed. Breaux noted that the meetings were held on the 3rd Tuesday of the month at 8 a.m. with September's meeting scheduled for the 18th. Breaux further noted that One Acadiana would also be hiring a new staff person that would be the lead on that committee who would also be attending DDA Board meetings. This position's title would be the Manager of Lafayette Chamber Affairs which was Harry Weiss' old position and that position would be focused more on Lafayette's urban core. The board noted that once a new CEO was hired for the DDA, that person would sit on the Urban Development Committee but Rezende would temporarily attend those meetings until that timeframe.

Public Comment Card – Blake Douet with the Southwest Group was called upon to speak in which Douet inquired on where the DDA was towards funding the removal of the AT&T poles which had been submitted by Bryant Poche several months back. Miles noted that the board had approved to allocate the funding but due to a small technicality it would go back on next month's agenda for approval once again. The other issue that needed to be resolved if approved at the next meeting was LCG's policy to not release the funds until the job was completed and AT&T

not doing the job without payment. Hebert also noted that he had met with AT&T and identified the AT&T wires/poles versus the LUS poles where it came down to both sharing poles and it would be a very rare instance where you would be able to have any additional poles removed.

There was no further business and the meeting was adjourned.