

PROCEEDINGS OF THE DOWNTOWN DEVELOPMENT AUTHORITY TAKEN AT A SPECIAL MEETING ON TUESDAY, NOVEMBER 13, 2018.

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

Those absent: Lisa Thomas.

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

Others present: Andre Breaux, Corey Jack/One Acadiana/Lafayette Chamber Affairs, Pat Lewis, Steve Oats, Jason Matt, Bruce Conque 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.

Federal Courthouse Development

Matt noted that the Federal Courthouse Development project would be coming up for a hearing and vote on November 20 before the City Council and this special meeting had been called to bring the DDA Board together prior to that vote since the board had not been involved initially from the beginning and it was his belief that DDA needed to publicize their position on this project. A proposed statement had been emailed out to all board members to review prior to this special meeting with extra copies passed around for those who did not receive one. Steve Oats was introduced as the Co-Council for the city and the point man for the promotion of the project on behalf of the administration. Oats was given the floor to discuss the project with the board.

Oats stated on behalf of Mayor President Joel Robideaux, he thanked the board for the time and attention given to this issue which was the center piece to the city's master plan. Oats, a downtown resident with his business for 32 years, noted that this was a catalyst event that could bring downtown development to a new level which included the old Federal Courthouse, the AOC building and the old police station. Oats reviewed the history of the buildings to include the proposition which had gone before the voters to fund that site as a new Federal Courthouse which had failed. In June of 2017, Urban Land Institute had come to Lafayette with a study team and noted that the property needed to be redeveloped as a catalyst for residential downtown. Through that process there were many participants with the focus on downtown's live, work, play environment with the old Federal Courthouse as the obvious location and in February of 2018 an RFQ was submitted with copies advertised nationally where the administration received 5 respondents. All respondents were short-listed and interviewed by a team led by Alm-Labar and Robideaux with the team of Place de Lafayette and Weinstein Nelson Developers presumptively selected for negotiations. This team consisted of Jimmy Poche and E.J. Krampe with Place de Lafayette and Weinstein Nelson was a group out of Baton Rouge, Marcel Weinstein and Dyke Nelson. This team was selected due to their local connection with projects downtown as well as projects of similar kind to include the quality of their team, past performance, financial strength and they requested no financial concessions from local government. Their plan was for 68 market rent apartments and 25,000 sq. ft. of commercial mix retail and office space. The benefits for downtown would revitalize residential living, commercial space and the major factor for Alm-LaBar and Robideaux was the need on the parish

level for additional revenues. Based on Conrad Comeaux's current millage rates, a conservative estimate of \$12 million once the project was completed would generate on an annual basis \$115k of revenue to parish through ad-valorem taxes, \$24k to the city and \$17.5k to DDA. The next step was to build into the purchasing agreement terms to make sure that the team would do what they said they would do and once signed, they would go through a due diligence period. The selected team had committed to start by July 1, 2019 and if not commenced by that date there would be a \$25k a month penalty. Completion date was by December 31, 2020 and if not completed, \$10k per month penalty. It was further noted that the city would retain the approval on the façade. A minimum price was set at \$1.4 million which was the appraisal value. The asbestos abatement would be at the amount of \$75k and during the due diligence period, the first draft noted that the developer could absorb it or come back to the city and the city could make the difference up out of the \$1.4 million. If the \$75k went to \$150k, the appraisal would go down by \$75k which made some of the councilmen uncomfortable, so this was removed in the current draft. In the event the developer found something in the due diligence that was much more expensive, they could either absorb it or go back to the city and it would then go before the city council. The other concerns were in regards to the sewer capacity. The storm water intrusion was the biggest problem downtown with regard to the capacity with Public Works stating that this project when it was at 100% would get the sewer up to 95% of the capacity. At the last council meeting, it had been agreed that the \$1.4 million would be put in an escrow to be used for future sewer upgrades for the downtown area. There were some concerns that the funds would be used to subsidize this project but the developers were responsible for all their own utility connections. The administration's idea was that other developers would begin to develop other spaces downtown where there would be a need for additional sewer capacity. Robideaux had agreed that if need be to get this passed by the council, the \$1.4 million being put in an escrow for downtown could be taken out of the agreement. There had also been talk of the developer paying for a lift station which was a large container under-ground to hold sewer until an off peak time to pump to one of the treatment plants which would be a public/private partnership that made people uncomfortable and it was also agreed to take that out of the agreement. Discussions followed. Matt noted that the courthouse project for several years had been in discussion with the DDA Board and he opened up the floor for all board members to speak and give their perspective on either favoring the project or not favoring. Various comments were made with all board members in favor of the project. Matt entertained a motion in support of the Federal Courthouse Development project as presented to the City Council. Keaty motioned to support the Federal Courthouse Development project, Fontenot seconded, all voted in favor. Begnaud noted that the statement on DDA's position with the redevelopment of the old Federal Courthouse site was in line with the mission of the organization and there were 3 major reasons in the statement for DDA's support – 1) to stimulate more development, 2) attract more professionals, 3) put the property back into commerce which would have financial benefits for both the parish and the city. Matt entertained a motion to accept the statement. Fontenot motioned to accept the statement as the official statement from the DDA in support of the Federal Courthouse Development project and to be given to the City Council on November 20 as well as sent to all council members once approved this day, Rezende seconded, all voted in favor.

There was no further business and the meeting was adjourned.