

PROCEEDINGS OF THE DOWNTOWN DEVELOPMENT AUTHORITY TAKEN AT A
REGULAR MEETING ON THURSDAY, JANUARY 10, 2019

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

Those absent: Jim Keaty and Lisa Thomas.

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

Others present: Corey Jack, Bruce Conque, Danielle Breaux/LCG Interim Director
Development & Planning, Cathie Gilbert/LCG Planning Manager, Ben Myers/The Advocate,
Carlee Alm-LaBar, Blake Douet, Pat Lewis, Kate Durio and Brad Ridge.

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.

Administrative Approvals/Reports

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

November Financial Statements – The November Financials were presented for approval with
Harris making note that the \$4k under miscellaneous revenue was the final payment received
from various organizations that assisted in funding the Bob Gibbs Retail Market Study. There
being no further comments or questions, Delcambre motioned to approve the November
Financial Statements as presented, Fontenot seconded, all voted in favor.

CEO Report

Conditional Use Permit Policy – Begnaud noted that the large binders in front of all board
members were compiled with all information that would be relevant for the year to include
research studies as well as information for current meetings. In section 2, Begnaud presented to
the board for approval the final version of the conditional use permit policy and reviewed the
various parts to the document in its final form. Walls, chairman of the committee who worked
on formulating the policy, noted that there were several on the committee to include board
members, architects, etc. The committee did extensive research to include the Seattle nightlife
handbook. In their findings, the policy was developed with the main focus being to assist those
in succeeding where the policy would be a tool to help the applicant have a better plan and be a
good business operator. Begnaud further noted that the process was officially through
Development & Planning but DDA would be notified when they had a potential applicant. The
idea was for DDA to be in the loop early on where there could be a pre-development planning
meeting with all parties where DDA could get more details, go through the process with the
applicant and share the policy. With DDA getting involved early on, in the event there were
concerns, there would be time to address those concerns with all parties prior to the official
application being turned in. It was further noted that the policy would be the actual evaluation
process that would be used when Planning & Development asked for DDA to weigh in on an
applicant. Discussions followed. Fontenot motioned to adopt the proposed Lafayette Downtown
Development Authority Cup Tool Kit as presented, Delcambre seconded, all voted in favor.

Committee Structure – Matt noted there was a handout to review the committee structure which ultimately would be the standing committee that would review the cup applications, the committee chair would be a DDA board member, the vice-chair would be the sitting CEO and the committee members would consist of 2 seats designated for DDA board members, 2 seats designated to employees or residents that were downtown stakeholders and one ex-officio member which would be an open-slot to be filled dependent upon application and proposed business location. Once that was determined, there would be a property holder or stakeholder in the affected zoning area that would be appointed as the ex-officio member. Discussions followed. Matt further noted that once the board approved the committee structure, the DDA Chair would appoint a committee chair where that person would select the committee which would be reviewed and voted on annually. Discussions followed. Fontenot motioned to approve the Committee Structure for 2019 as noted, Delcambre seconded, all voted in favor. Matt as Chair of the Board nominated Walls as the current standing committee chair of the Conditional Use Permit Policy.

AT&T Contract – Begnaud noted in the back of the binder there were two AT&T contracts, the one dated in July being the original which required payment in advance before work could begin and the amended contract where AT&T would accept a mile-stone payment which would allow for a partial payment for the work to begin and the final payment once work was completed which was in alignment with LCG's policies. In looking over the new contract, it was noticed that AT&T had not removed on the second page that payment was due in full prior to the work beginning. Begnaud was currently working with AT&T to correct the statement on page two where it would be in agreement with the mile-stone payment in order to begin the project. It was further noted in the amended contract that AT&T's cost of materials and labor had increased since July. The amended contract reflected the increases where the total cost was \$8,703.35 compared to the original of \$7,096.44. It was noted that this was about an 18% increase and DDA had tried to negotiate the cost, but AT&T would not negotiate. Discussions followed. Matt further noted that he was in support of approving this with the increase and entertained a motion to adopt the contract to include the reimbursement of \$500 that Poche had paid in 2018. The motion would be subject to editing the conflicting provision on the second page. Fontenot motioned to adopt the AT&T Contract subject to editing the conflicting provision on the second page and to include the \$500 reimbursement to Poche, Walls seconded, all voted in favor.

Maintenance & Improvement Budget – Begnaud noted that she had been meeting with Rezende and Hebert to discuss a downtown maintenance & improvement budget which would be presented as a 5 year plan. This plan would include items that needed to be improved and repaired as well as new ideas to bring to the table to improve the downtown district. It was noted that they would continue to meet in order that they could dive deeper to present a plan to the board for review on what each year would look like over the 5 year period. Begnaud further noted that prior to presenting this plan to the board there would be scheduled walk-throughs with various downtown stakeholders to be part of the conversation as well as part of the plan. It was further noted that they would also be looking at the relationship between DLU and DDA and where those responsibilities, duties, resources were split in working on initiatives downtown.

Opportunity Zones – Begnaud noted that One Acadiana and Corey Jack were preparing to bring to the community a discussion regarding opportunity zones throughout Lafayette Parish and the entire region. One Acadiana would also be discussing opportunity zones at their Urban Revitalization & Development Committee meeting the following Tuesday where several other entities in Lafayette would be in attendance. It was further noted that One Acadiana and

Acadiana Planning Commission would be doing a joint event in February on opportunity zones as well. More information would be shared as it was received with the board. Discussions followed.

Main Street Redevelopment Project – Begnaud noted that Dyer had applied for a grant through the NPO for a Main Street Redevelopment project which had been approved in 2015, being a little less than a \$7 million project. Recently, had received a letter from the NPO about a new dormant project policy that the NPO was instituting. Matt and Begnaud were doing research in order to see how to move this project forward. Begnaud would be working on a letter of support with Matt to bring a draft version before the board to review in hopes that the board would sign-on in support asking that the project move forward in some capacity, more information would be available at the next board meeting.

Scooters – An update was given on the current situation with the scooters. Begnaud stated that there was no state law set to build an ordinance around at a local level so there were conversations about the scooters being discussed at a state level during the legislative session that would not begin until late March and go through June. In the interim, Mayor President Robideaux was in discussion with his legal department. As of recent, Durio noted that Bird and Lime Scooters were no longer in other cities in Louisiana only in Lafayette and the Administration was currently exploring the reasons they were no longer in New Orleans. It was further noted that the scooter companies had hired local lobbyist to work with LCG and hopefully would have some options soon to be able to move forward. Conque noted from the legislative side, the soonest that this could be implemented into an ordinance would possibly be in March. Discussions followed.

Other items Begnaud noted were as follows: Begnaud was currently doing research to gather information regarding the Ambassador Program which had been a topic of conversation mid-year of 2018 and would be bringing that information back to the board in the coming months; having attended a meeting on the I-49 South Lafayette Connector and the CSS process, Begnaud noted that she would be attending those meetings and bringing reports back to the board as there were updates; P.D. had added a 2nd fulltime officer to patrol downtown during the work day until the inner-governmental agreement for off-duty security downtown could be approved which was currently at the mayor's office waiting approval.

Reports/Updates

Operations Brief – Hunter noted the following: Phase 1 on façade improvements had begun with assisting Kathy Adley on repainting her façade at 311 & 313 Jefferson and would include awnings at those locations as well, other locations that would receive awnings for Phase 1 were Cloves Indian Café and Central Pizza, installation on awnings were scheduled to begin mid-January; the graffiti removal to include stickers on the more obvious locations were also included in Phase 1 of façade improvements which had been completed; there were discussions on Phase 2 being included in the maintenance and improvement budget to be able to continue façade improvements of these types on a quarterly basis; the Downtown Lafayette metal signs were all taken down due to fading and the artist, Andre Juneau would be cleaning and repainting those for free because they were not clear-coated to protect them from fading; have been working with Triple A Signs to replace the various lighting which was out on the Gateway Sign.

Business Development – Mellington noted that there were maintenance issues on many of the abandoned properties in the downtown district that the board needed to be aware of as many of those could still be put into commerce. Discussions followed.

Councilman Update – Conque noted that effective next year at the same timeframe, there were two major changes in government as the whole process would change as the city would be putting into play a Zoning and Planning Commission that would be exclusive for the city of Lafayette which meant it would be 5 members of the Zoning Commission who reside in the city of Lafayette as opposed to now having people on the outside of the city making decisions for the city; the other significant change, the City Council who reviews all zoning requests would also be composed of only city of Lafayette residents making those decisions.

P.D. Security Downtown – Captain Ridge noted that PD was looking at having 2 sergeants and 6 officers by April downtown with the main focus to handle the bars late-night crowds. Discussions followed.

Rezende noted that the Southwest Group had just signed a purchase agreement for the Karma Bldg.

There was no further business and the meeting was adjourned.