

PROCEEDINGS OF THE DOWNTOWN DEVELOPMENT AUTHORITY TAKEN AT A  
REGULAR MEETING ON THURSDAY, MAY 16, 2019

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

Those absent: Jim Keaty.

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

Others present: Corey Jack, Eric Crozier, Brett Mellington, Ben Myers, Andre Breaux, Phyllis Mouton, Tim Skinner, Cassidy Bellard/LEA, Danielle Breaux, Pat Lewis 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

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

March Financial Statements – The March Financials were presented for approval. It was noted that the (919.65) credit under Capital Projects was due to the auditors moving funds back into 2018 that were paid in 2019. There being no further comments or questions, Thomas motioned to approve the March Financial Statements as presented, Rezende seconded, all voted in favor.

Downtown Maintenance & Operations Budget

Delcambre, Begnaud and Hebert had met to discuss and create a downtown maintenance/operations budget. Begnaud noted this budget was to be able to take care of smaller items without having to bring to the board monthly for approval. Handouts were passed around which gave various categories/estimates for board to review. The budget outlined an amount of \$55k for the remainder of 2019. Begnaud further noted that they had looked at best practices from other communities to determine the various categories and that funds would be moved around based on needs downtown. Once approved, Hebert would be obtaining quotes in order to begin leveraging the funds for improvements downtown. Discussions followed. Begnaud further noted if any board members knew of any improvements needed downtown to be sure and contact staff so it could be put on the list. Delcambre motioned to approve adding the \$55k to this current year's budget for maintenance and operations downtown, Walls seconded, all voted in favor.

CEO Update

Begnaud noted the following:

Buchanan Redevelopment Site – Begnaud noted that it was less than one month away from the deadline on the RFP. In discussions with Breaux there were 8 to 10 teams that had expressed interest in the RFP which had brought about the TIF conversations where hotels were of interest with the RFP. Breaux noted that LCG would be vetting the proposals once they were received

and would be vetted against the 4 criteria that went out with the RFP, 1) Qualifications; 2) Financial Capabilities; 3) Actual Financial Offer; and 4) Actual Redevelopment Approach.

Main Street Project – Begnaud noted that the Acadiana Planning Commission Technical Policy Committee had met and approved the transfer that LCG proposed of the \$1m for environmental and design of Main Street. The next steps for DDA would be to come up along Development & Planning/Public Works to find the matching funds needed for the 80/20 match. Discussions followed with Matt making further note that Lewis and Conque should be issuing an ordinance for the 1<sup>st</sup> City Council meeting in June in order to move the \$165k that had been earmarked for Parc Sans Souci bathrooms towards the matching dollars and to request the remaining \$35k. It was further noted that an email would be sent to all board members once the ordinance was sent to the city council in order to make a conservative effort to approach the council members prior to the actual meeting. Discussions continued.

Greenville Leadership Exchange Takeaways continued – Begnaud noted that conversations continued with all those that had attended the Greenville Leadership Exchange to discuss next steps to move forward, with all entities looking towards how they could play a part. Eric Lafleur was present to speak on the options and to assist with moving forward for downtown Lafayette.

Lafleur, with Mahtook & Lafleur Law Firm, was introduced as he noted that he had met with Begnaud to discuss the options for DDA in order to incentivize companies and developers to invest in downtown Lafayette. Lafleur noted various cities in Louisiana had brought substantial development into their cities through creating TIFs which gave companies/developers an incentive to build. TIFs were created in order to pay for the required state/local infrastructure and could be categorized as either hotel/motel tax, advalorem property tax, or sales tax. Discussions followed on the various types of tax incentives, the procedures to create a TIF either for a district or specific project, and about pilot programs that DDA could not use since the charter had other provisions. Matt noted that DDA would put a committee together of the board and ex-board members in order to meet with Breaux and Lafleur moving forward to look at what DDA could do to move these efforts forward. Matt further noted that a committee would be formed at the next DDA board meeting. Discussions continued.

Choice Neighborhoods Grant – Shanea Nelson, Director of Community Development/LCG, spoke on behalf of the grant, making note that the grant initiative was through HUD at the federal level and it focused on neighborhood revitalization strategies and transforming neighborhoods that surround public housing developments. There were several cities in Louisiana that had received millions in grant dollars. Research established the target area as University Ave. from Willow to Simcoe with neighborhoods in between. The Planning and Action grant application deadline was June 10 and they were working closely with other departments to establish the application. The award ceiling was \$1.3 million over the course of 3 ½ years to establish a transformation plan for the neighborhood. Nelson further noted that she would like to see DDA engaged and also in support as she would have support letters for entities to sign. Discussions followed. Fontenot motioned to generally support the Choice Neighborhoods Grant and to authorize Begnaud to make the decision based on the overall discussion by the board to sign the letter of support once received, Thomas seconded, all voted in favor.

General Updates – Begnaud noted other updates were as follows: grocery store to open by end year at 444 Jefferson Street; continued to have conversations with developers on sites for hotels

downtown; Evangeline Hotel building tour scheduled today; partnering with One Acadiana for Plan Lafayette the following week; Buchanan Heights groundbreaking and tour next Thursday; Carpe Diem grand opening/DDA's first ribbon cutting next Friday.

It was further noted that Begnaud was having conversations with Public Works and Development and Planning on various items to benefit downtown in their current 2018/2019 budget and proposed for their 2019/2020 budget. Discussions followed.

#### Reports/Updates

Business Development – There were no business developments at this time.

Operations – Hebert noted would be beginning phase 2 of the awnings for New Scratch Kitchen, The Refinery, Pop's Po-boy on Convent side, and Legends on Jefferson. Hebert further noted they would be installing self-watering planters at various locations, but there were also opportunities for businesses to sponsor this beautification projects.

Councilman Update – There were no further updates.

P.D Security Downtown – Captain Ridge noted that he was being transferred out of downtown and there would be two sergeants that would be working downtown as well as a supervisor. Ridge further noted that he would still be involved working with downtown through DLU.

There was no further business and the meeting was adjourned.