

COUNCIL PROCEEDINGS OF THE CITY OF SHREVEPORT, LOUISIANA  
MAY 11, 2004

The Regular Meeting of the City Council of the City of Shreveport, State of Louisiana, was called to order by Chairman Thomas Carmody at 3:00 p.m., Tuesday, May 11, 2004, in the Government Chambers at Government Plaza (505 Travis Street).

Invocation was given by Councilman Jackson.

On Roll Call, the following members were present: Councilmen Lester, Walford, Carmody, Gibson, Hogan(3:05), Green and Jackson. 7. Absent: None.

**Approve Minutes:** Motion by Councilman Green, seconded by Councilman Gibson to approve the Administrative Conference Summary Minutes of April 26, 2004 and the Council Meeting Minutes of April 27, 2004. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan, Green, and Jackson. 7. Nays. None.

**Awards, Recognition of Distinguished Guests, and Communications of the Mayor which are required by law.**

Councilman Carmody: Mr. Dark, how are you sir.

Mr. Dark: Doing fine sir, I believe that the Mayor and Mr. Antee will be in just a moment. I am not aware of any communication that they may have at this moment.

Councilman Carmody: Excellent, thank you sir. Are there any other – excuse me, we have one distinguished guest to be recognized. I believe that is by Councilman Green.

Councilman Green: Yes, thank you Mr. Chair. Ms. Helen Godfrey.

The Deputy Clerk read the following resolution:

*Distinguished Guests:* Res. No. 106 of 2004: **A resolution to recognize Ms. Helen C. Godfrey for her distinguished leadership and service with the Shreveport Federal Credit Union; her public service to the citizens of the City of Shreveport and to otherwise provide with respect thereto.**

[See Resolutions on Second Reading and Final Passage]

Ms. Godfrey: Thank you so much. It is very rare that I am speechless, and I am not today. My thanks go out to this council, first for the work you do for our community, but I appreciate the opportunity to stand before the Council and accept your resolution of recognizing my accomplishment. I appreciate this opportunity that you are taking to acknowledge a very productive citizens in the community. I love Shreveport. I love the people of Shreveport. Shreveport has been very good to me, and I try everyday to find innovative creative ways to give back and show the appreciation that I have for this community. Thank y'all so much and I will not delay your time.

Councilman Green: Ms. Godfrey, before you go I would just like to say congratulations and I just thought it was time for America to know who you are and who the Credit Union is. I really admire your slogan that says: You Never Go Bank. So I would just like to say keep up the good work and God bless you and I know that it's only a drop in the bucket as to what you are going to accomplish in the future. Again, Thank you for coming and God bless you.

Ms. Godfrey: Thank you.

Mayor: Mr. Chairman, I thought yesterday, Councilman Green said she would bring some samples with her today. Free Samples.

Councilman Green: She got some deposit slips —

Councilman Carmody: I think he was looking for some withdrawals. Lets see gentleman if we could go back to our reports I believe that we got our Convention Center and Convention Center Hotel Project, as well our Property Standards Program. Here's Mr. Antee right here.

Mr. Antee: If we could go to the next — The A Team, or the Dream Team is up there and they are finalizing it on the computer and trying to get it printed and we will be ready to do a power point presentation.

Councilman Carmody: Very Good. We will go on then to item 6 on the agenda. I show that we have none, is that correct Mr. Thompson.

**Public Hearing:** *None.*

**Confirmations and/or Appointments:** Downtown Development Authority: Mark Jusselin  
Councilman Carmody: We have appoint to the of Mark Jusselin.

Motion by Councilman Walford, second by Councilman Gibson to confirm Mr. Mark Jusselin to the Downtown Development Authority.

Councilman Gibson: I want to commend the administration, Mark Jusselin is a fine candidate also I think it fits the criteria that some of the concerns that downtown Shreveport and DDA, or owners had, Mark Jusselin is a partner and part owner in NTB design professionals in town based in downtown Shreveport. Again, hats off to the administration for finding a quality candidate that meets the criteria in terms of: having downtown representation, or — I wholeheartedly support that nomination. Thank you, Mr. Chair.

Councilman Carmody: Thank you, Mr. Gibson. Any other question or comments?

Motion to approved Mr. Jusselin appointments passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Green, and Jackson. 6. Nays: None. Out of Chamber: Councilman Hogan. 1.

**Adding Legislation to the Agenda.**

Mr. Thompson: Mr. Chairman, there are several items that have been submitted to us to be added. Beginning with the Document (1) under adding legislation to the agenda:

1. Resolution No. 120 of 2004 by Councilman Walford: A resolution suspending the effects of certain provisions of Chapter 10 relative to alcoholic beverages and Chapter 106 relative to zoning for Johnny Dee's Lounge located at 4044 Mansfield Road for the Annual Crawfish Boil and to otherwise provide with respect thereto.
2. Resolution No. 121 of 2004 by Councilman Lester: A resolution authorizing the hiring of summer interns on the City Council Staff and otherwise providing with respect thereto.
3. Resolution No. 122 of 2004: A resolution authorizing the waiver of the entire rental fee for the Shreveport Festival Plaza for the "I Am Hip - Hop Music Festival and Voter Registration Drive" and otherwise providing with respect thereto.
4. Resolution No. 123 of 2004: A resolution making application to the State Bond Commission for approval of the issuance by the City of Shreveport of not to exceed Nine Million Dollars

(\$9,000,000) aggregate principal amount of General Obligation Refunding Bonds, Series 2004B in one or more series, for the purpose of refunding certain existing indebtedness of the City.

5. Ordinance No. 64 of 2004 by Councilman Jackson: An ordinance changing the name of that portion of Wonderland Drive located west of Pines Road to Timber Knoll Drive and to otherwise provide with respect thereto.
6. Ordinance No. 65 of 2004 by Councilman Walford: An ordinance amending certain sections of the Shreveport Comprehensive Building Code, relative to appeals and otherwise providing with respect thereto.
7. Ordinance No. 66 of 2004 by Councilman Lester: An ordinance amending certain sections of the Shreveport Comprehensive Building Code, relative to hearings and appeals and otherwise providing with respect thereto.
8. Ordinance No. 67 of 2004 by Councilman Lester: An ordinance amending the 2004 General Fund Budget and otherwise providing with respect thereto.
9. Ordinance No. 68 of 2004: An ordinance authorizing the lease of certain city-owned property to BellSouth Mobility LLC., D/B/A Cingular Wireless and to otherwise provide with respect thereto.

Councilman Green : Mr. Chair. I suppose to have one from the city attorney but I don't have it — at this time.

Mr. Thompson: I believe that was the last one I called.

Councilman Green: Oh. that was it.

Mr. Thompson: Yes.

Councilman Green: Okay. Thank you. So moved.

Mr. Thompson: No it wasn't. That was the one to hire the new person.

Councilman Green: Yes.

Mr. Thompson: I haven't seen that one.

Councilman Lester: Mr. Chairman. Thank you. Mr. Chairman. I apologize I was outside in the hall, – I'm wondering Mr. Thompson, do we get both of the ordinances, My Budget Ordinance & the resolution?

Mr. Thompson: Yes.

Councilman Lester: About the intern – the summer internship program.

Mr. Thompson: They were read.

Councilman Carmody: Very good. I think he is bringing the — Mr. Mayor the first issue to be added is a resolution authorizing the making of application to the State Bond Commission for approval of the issuance by the City of Shreveport, not to exceed Nine Million Dollars. This is a refunding — Mr. Dark is giving me the affirmative nod. Thank you, sir.

Mr. Walford: Do we have a motion for the addition of these Mr. Chairman?

Councilman Carmody: Yes, that would appropriate. I just want to make sure that we have actually read into the record —

Mr. Thompson: We have all that we have in front of us, I believe Mr. Lafitte might bring one

back

Councilman Green: He has one

Motion by Councilman Walford, seconded by Councilman Lester to add the legislation to the agenda. Motion to passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, Green, and Jackson. 7. Nays: None.

Councilman Lester: Mr. Chairman. I would like to suspend the rules, to allow the folks from the MLK community, I know that there are several want to address the council. I would like to suspend the rules to allow them to give there statements at this portion of the minute as opposed to waiting to the end.

Councilman Carmody: I have a motion by Councilman Lester to suspend the rules to allow the input at this point in the meeting.

Councilman Jackson: Excuse, Mr. Chairman, I think — I guess the appropriate second. Question – I did not hear the purpose of the suspension of the rules of the rules were.

Councilman Carmody: I will let Mr. Lester repeat.

Councilman Lester: Thank you, Mr. Chairman. There are some residence from the MLK community, there on the front row and they have a petition and an issue that they would like to address the council and I am asking that we allow them to make their statements at this point in the meeting rather than to have them wait until the end of the meeting.

Councilman Jackson: Mr. Chairman — we got a second, Mr. Chairman, in light of the fact that there is considerable discussion or deliberation on another subject matter relative early on this agenda as well – while I conquer with Councilman Lester, I think that it would not necessarily be fair unless we took the public comment that we currently have now in this particular section rather than just isolating it until that particular time so the suspension of the rules is to hear public comments at this particular time –

Councilman Lester: I'll consider it as a friendly amendment

Motion by Councilman Lester, seconded by Councilman Jackson to suspend to rules to receive all public comments. Motion passed by the following vote: Ayes: Motion to passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Green, and Jackson. 6. Nays: Councilman Hogan. 1.

### **Public Comments (Agenda Items to be Adopted).**

*Mr. Wills:* I want to hear more information on what I came to speak on.

Councilman Carmody: Okay, Very good. All right, then that brings us to our second request Charlie Blunt.

*Mr. Charlie Blunt:* (1290 Audrey Lane) I come before the council this afternoon to inform you of some potential – about building some houses, and the fund to these houses, as rental homes which people can stay within for fifteen years and then they have the option to buy. As struggling for many years to buy a decent home, I don't think that it would be appropriate to put such houses in our residential area since we have scarified so much to improve things and from my past experience with people staying in rental properties, they have a tendency to tear it up, and destroy the neighborhood, and further more, I was not informed of this project until yesterday afternoon.

And I would appreciate if the council would look into this including our representative, Mr. Lester, that he would reconsider for what they are attempting to do. Now I have no objection of anyone having a place to live. And another thing of my concern is that I was informed, unless the law has changed, that they are burning bush and I have sinus, and I would like to tell you that I am a veteran of military service for better than 30 years, and at this time I don't want anything pushed down my throat, and I wasn't aware of to began with and I would appreciate if the council would look into this. Now, where I live and while I am up here for the 30 years that I stayed in this here subdivision I was promised drain. When it rains I have to wade through water almost up to my ankles to get to my own house. Now this is a disgrace and I pay my taxes and you can check on the roll to see that I do, and I would appreciate any consideration that you could give us to this. But all people don't necessarily appreciate trash coming into there yard and that is what it amounts to. And I thank you so much for listening.

*Ms. Stacy Beck Roundtree:* I am the CEO of JMC Homes of Louisiana, and I am the current builder that has built and have sold forty-three brand new brick homes from square footage from 1150 square feet to 1710 square feet up there in University Park. My main concern as the builder up there is if we do allow the lease to own home to go in up there, its going to bring back down the property value that we have worked so hard to strive to build back up in the MLK area. Last night I attended the meeting and that was the first that I had actually had known to that the lease to own project was going in up there and my concern was, I offered the developer the opportunity to sell me all 56 lots and I would more than happy to buy them, develop them and sell those homes. As the CEO of JMC homes we also own our mortgage company, JMC Mortgage. We are a corporate office just out of Houston, Texas but we have been working here in the city of Shreveport for the last three years. We had the opportunity to buy those thirty-two lots which we owned eight, excuse me and we were able to sell those in less than 92 days. The home ownership need is here in the City of Shreveport does actually have the Happy Funds Program, that a buyer could receive up twenty percent down payment assistance. Nothing is wrong with the lease to own program going in – nothing is wrong with that all, but when you are trying to build back up the community, and build up the value as a builder, it doesn't help us any when you go in and put somebody up in there and 56 brand new homes are going in and the buyer has to live there for fifteen years. And what happens is, if that buyer moves out from what I understand of the program, then another buyer will move in and it can be a competing cycle where it keeps going over and over and over again and home ownerships never happens. So I would like to ask you as a council men and ladies, if there is anyway possible that maybe we can have the builders, if we can't stop the first phase I understand there will be two more phases if there is any way that I will be able to have the opportunity of buying and developing that, that he owns from him so that I can save the values, and keep the values, not only for the new homes that are going in, but for the current residence that live there now. Thank you, very much.

Councilman Gibson: Mr. Chair. I am very familiar with JMC homes. You are based out of Houston.

Ms. Roundtree: Yes sir.

Councilman Gibson: In fact I have had some great conversation with your company for the Cedar Grove area, unfortunately we — as you know we have run into some road blocks regarding some of that. Is it my understanding that y'all have as successful venture going on, it may be in the infant stages, but I understand the City of Greenwood, or somewhere outside --

Ms. Roundtree: Yes sir – you. The problem is Don Overlee is the owner in which you probably met him, that's my father, and I am – I own the mortgage company. I came down here because, he had actually gave up on the City of Shreveport. I am trying to work with him to make

things happen and I said the home ownership is here. So yes you are correct, I am talking to the City of Greenwood about doing a large development out there because I have tried for the last three months to buy lots here in the City of Shreveport, but it takes so long to get the adjudicated lots to build. I would love to build a development in Cedar Grove area.

Councilman Gibson: Well that's why I wanted to make my colleagues aware that the small City of Greenwood and I would commend the Mayor of Greenwood for taking a pro-active stance that JMC is stepped in and I understand that it could be a three to four hundred -- as many as three to four hundred homes over in Greenwood to take advantage of the expertise that JMC has. So, I fully believe that this company has a lot of credibility and experience from my experience for coming back here from Houston that's where I first ran across JMC and was very pleased to be able to have a discussion with them last year but was very disappointed in the fact that y'all reported back to me about some of the concerns in some of the delays that were taking place and would probably would encourage this Council to bring JMC back into the fold to see where we can help all of our respective districts. Thank you

Ms. Roundtree: Thank you, Mr. Chairman. Thank you, City Councilman .

Ms. Lettie Milton: (1315 Audrey Lane) Well, I am here because some of the same things that has already been said, but also want to implicate of the situations that need to be taken care of. We have a lot of children in our area and we have trucks that are being parked on our streets, 18 wheelers truck, and I wanted to know because in the curve lots if the kids are riding there bikes or if somebody is coming that way it could be a accident. And then I also wanted to know which I had already talked to my city councilman about was the sewage that is coming up out of the concrete. I mean it's up and I am surprised that somebody haven't gotten hurt off that already, but then to Mr. Lester, the gentleman called me about it then hopefully we can get something did cause I did talk about this last year. And also I wanted to speak not just for University Parks, but the MLK area period there are still a lot of things that can be done there because we are tax payers also. And we do want things to be better in our neighborhood and we are struggling very hard that neighborhood can continue to be. I have been there for thirty-two years. I brought my house on a 235 but after what -- after my job grade came up I was able to go to the regular part of it and I paid for it. And I still feel like we should help one another but the biggest problem is that there are a lot of problems that need to be taken care of now, I mean you know the 18 wheeler trucks and the things about our kids, the sewage line, and then about the housing, and I appreciate it whatever y'all can do for us. Thank you

Councilman Carmody: Thank you Ms. Milton. Are there any question are comments for Ms. Milton?

Ms. Milton I have a question for you here very quickly. You were talking about the heavy truck on your street; are you talking about on Martin Luther King Drive or are you taking about on Audrey?

Ms. Milton: On Audrey.

Councilman Carmody: Oh, okay I just wanted to be sure.

Ms. Milton: And for you telling me that, another thing that speed zone there is 35 miles per hour and that's outrageous cause we have three and four year old kids out there riding bikes.

Councilman Carmody: Very good. Mr. Lester.

Councilman Lester: No, I was going to ask if Mr. Kirkland in the room. Okay -- Is there someone from MPC, Mr. Clark. He just left before the meeting is over I am going to get you in contact with Mr. Kirkland to deal with the issue about the trucking issue.

Ms. Milton: Okay.

Ms. Delores Bedford: ( 2421 Kemp Lane) I live in a small community called, University Park, and basically my concern is the same as the others ones that have come up. I was a member

of the Shreveport Metropolitan Planning Commission for over eleven years. I haven't missed hardly a trip on the bus so I was a very continuous member, because I am in love with my city and I am also with Martin Luther King Drive for that reason I am here. I know from being on the MPC, that this City supports neighborhoods, most neighborhoods, and I am going to ask it to support my neighborhood. I also know that there are several considerations taken when you say you are going to bring in a builder, and there is already an established neighborhood. There are certain things taken in consideration and I don't know if they have been taken in consideration here, compatibility, density and the safety of those people who are moving in, and those who are already there. My reason for being here is, before you get to my neighborhood you have to go up a street that's called Round Grove Lane and you come in the 2700 block, my neighborhood starts in the 2800 block and in the 2700 block there is a project that is going on right now where some of the lots are forty feet some of them are almost on the street, now that is a safety issue right there, that's also a compatibility issue that is not being met. Now maybe you can say that I was without the realm of notification but being on the MPC I do know that line has been moved at times to let neighborhoods know what is coming in. I can not understand why we have not been told before the trees start coming down, this is the bad part about the whole thing, this doesn't happen in Shreveport, usually. We don't know – we didn't know until the trees start coming down that this thing was even in the making, since there was such a contrast between what's there already and what is getting ready to be placed there, how is that there wasn't a marker something to let us know like most neighborhoods know. And I am not asking for anything that I think is done I am asking for something that I know is done. Why weren't we told so that we could come down here like — (inaudible). . . . it's not compatible, it's too dense, and it is not safe, we haven't had that chance. Now we talked to Mr. Lester yesterday. I have talked to him quite often since I found out about this. He told me that he put out some flyers, but I was unlucky I did not get a flyer, nobody on my street got a flyer, nobody on Round Grove got a flyer, that I know of, so we missed it and I am to assume that there was only one meeting. I don't know, I missed it and I am disturbed right now because I have not been given the chance that every other neighborhood is given.

I am really almost through. I am just wondering and I am quite serious about this, because the only thing that I am asking for is fairness, that's all I am asking for and I am not asking for anything that – I know I voted right along with the rest of them it's not compatible, because I believed in it. Well I also believe it for my neighborhood and I don't know when these lots were broken up in such small lots, who approved it, and why we don't know about it. Thank you very much and Mr. Chairman, I want to thank you for being so gracious to give me another three minutes, I took only one.

question for Ms. Bedford?

Councilman Carmody: And you were fantastic in keeping in within that one minute. Are there any questions for Mrs. Bedford.

Councilman Walford: Just a comment. Ms. Bedford it is very good to see, but I think it is reversed it was usually me standing down there and you up here.

Ms. Bedford: I think I like your seat better, sometimes; but I have to say what I have to say and I only say what I believe in, and I have already told Mr. Lester that — he said he is sorry, but that is not good enough, and he know I know it is not good enough. We voted for him, and we voted for him to represent us, and to represent us well, and to let us know what is going on, and what is coming on, and I just think that we deserve that.

Councilman Carmody: Thank you, Ms. Bedford, and I do see – well I did see Roy Jambor for just a second, I guess he's gone back – oh okay I guess he's gone back out. Mr. Lester was trying to get a representative for MPC here.

*Mr. Wilbert Williams:* (2755 Circle Drive, 71107) I would like to say good evening gentleman, to our Mayor, and Council. I've been before you on many occasions today I'm not coming to as the president of

North Shreveport Development, or I'm I coming to the president of Martin Luther King Neighborhood Association. Today I'm coming to you as a private citizens. A citizen that's frustrated. A citizen that sort of angry. I live in University Park I've been in University Park for 33 years. I have added onto my house. I have been planning on adding to it again. This project is coming up we had a meeting last night. Two years ago, our councilman made a statement that I was at the meeting and I knew about it. Part of the statement was true. I was at that meeting when they presented that plan but I wasn't at that meeting because I knew a developer was coming in, I was at that meeting because they were organizing a new CDC in the MLK area, and from two years ago up until they started the trees down I hadn't heard anything else about this development that's coming in. As a citizen of University Park, we don't want this in our neighborhood. Last night our councilman says it's a done deal and the impression I got, so be it, this was a done deal. You know that is not the point I want from the councilman. I worked to get my Councilman elected. I might work to get him unelected. I am very frustrated about the situation. They are burning in the area, instead of hauling the trees off and the limbs they burning it. They say they got equipment that suck air, that's not true. Every morning at five thirty it's a crew of us that walk in University Park, around the David Raines Center. Some mornings I can't hardly breath because the fumes from the burning that they done burned the day before is so bad. It's a health issue, it's a economic issue. Last night JMC was doing a very good job in our neighborhood, they are whole hearted approved. You going to build something in our neighborhood build something that is compatible with what we got. Just don't give us something because somebody want to make money. And this seems like what happening. Everybody want to make a dollar. Well, gentleman that can't be. You know, just like they go out and Spring Lake and other part of town, put compatible house up in University Park. You know I am not against housing, you know I am not against development, but I am against this project. Thank you.

Councilman Carmody: Thank you, Mr. Williams. Are there any question for Mr. Williams? Mr. Mayor, I know this is the second time that we have heard this and maybe Mr. Strong might be the appropriate party, but I take it that there are doing some burning up on this sight to clear it. Is there a permit that is required for them – and they got that permit?

Mayor: Yes sir.

Councilman Carmody: Okay, I just wanted to make sure that we checked.

*Commissioner McCullough:* (Distric2, 2509 Kemp Lane) Good Afternoon. Also, not only as a representative of this area but even as a resident I live in University Park subdivision also. And first of all I am concerned as a political representative, I mean every since my dear, city councilman have been elected I have consulted with him concerning any future developments in our community. Unfortunately, I mean, if University Parks was notified, unfortunately I wasn't notified either, and I am a bet concerned because I do represent the people and when the people can't contact you Councilman Lester, or if they can't contact their state legislature, then that makes me next in line, and if I am next in line to find out what the issues are and I haven't been informed then that causes a problem for me. So, I guess what I want to ask from the City Council, Mayor Hightower, along with the rest of the Councilman is that if you can come up with a procedure since there seems to be a problem with communicating with making a community, wide contact with the community, is that something the City Council can put in place, a means whereby I can be maybe contact through a letter of some sort because until the people called me and complained of the burning it was then that I had to start doing my homework to find out you know exactly what was going on. And of course I did call the fire chief and they detected that it was some illegal burning going on and they were out of compliance, and you know just one thing lead to another, so I would have and I could even appreciate in the future to be informed about any future developments especially one of this magnitude, you know a multi-million dollar project that's going to be actually sitting in the mouth of our neighborhood. So I would just like Councilman Lester, Mayor Hightower, and the rest of the City Council, that if you would find some means or come up with some means to notify me as a political representative as well as in the near future. Because again, I had no knowledge of what was going on, but when I did the research it's my understanding property was purchased in 2002, permits were submitted in 2003, plans were stamped in 2003, there was a revised plan also in 2003, and yet I knew nothing as a political representative about it. So therefore -- and when I was

approached about it I could not inform the people. So a project of this magnitude I feel that it's just Councilman Lester, it's justice that you do find a means of contacting me, and I call you all the time you know that we communicate all the time and there are issues that I have communicated with you about concerning other housing development, and if this was a development that was on the way since 2002, surely that was an opportunity to share that with me. So please, I am asking the City Council, MPC, normally they set out an agenda when it comes to a zoning matter, on those agendas you have the City Councilman — Okay, and I probably do like Ms. Bedford, I'll only take a few more second, but you know I noticed with MPC when it comes to any zoning matters or whatever I receive some form of communications in writing in mail, therefore, I know to look for a situation of this sort. Of course it is my understanding that this residential area was previously zoned of whatever but if this is something that the City Council you are knowledgeable of that was coming into the Martin Luther King area surely if you know if all of the arrangements of the plans were made to bring this type of development a multi-million dollar development consisting of 56 homes that might bring in at least four or five hundred people at one time, because what I have been told is that not one single person would be considered for dwelling until the last dwelling is built. So again, the citizens have some very big concerns about it and so do I but Councilman Lester, I would just like to better informed in the near future. Thank you.

*Mr. Michael Carter:* ( 8525 Chalmette, Apt S-15) I fall in Councilman Gibson's District. Gentleman I come here today, cause had I had I known about a month ago that you were going to endorse House Bill 959 that is being represented by Cedric Glover, had it been on your agenda that was sent out the day before or even the morning of I would have certainly been here to address and tell you our concerns against it. I am a union president. I'm a learned man, this is really a management's fight. This is going to manipulate the current Civil Service Board established by the Louisiana State's Civil Service Laws. It is going to also control and it is going to effect the way the chief of police and the way the mayor can effectively investigate and manage there police officers. Police officers, have a police officers bill of rights they also have all the due rights under the United States and the state legal systems when they are accused of a crime, but they also have the enhanced right to due process under the administrative law. Enforcing my association to spend a lot of money by your endorsement, we expected you as our local leaders to strike this down, but what I've found is that several councilmen said that they didn't even read it and I am not sure about the rest of you but I'm gonna tell you on something this important you should always read it. This is going to cost the taxpayers from what the Mayor's committee has established \$650,000 or more, much less what's going to cost my association and the other officers. But let's get down to the real cost, the real cost is your crime rate. Police officers take risk everyday, they take risk that normal citizens are not asked to take, and if you are going to ask me to take those risk I want to know that you are there to support me and if do something wrong I want to know that system is just and it's fair. Don't expect me to risk my life and my livelihood at the same time. You have done something that has encouraged a person who dislikes the police. He has taken the action from a incident, a regrettable incident a year ago and he has turned it against the entire Shreveport Police Department. All 500 sworn officers do not deserve to suffer from the actions of one. That police officer is gone and whether not you agree with what happen or not it's been cleared four levels of the United States Department of Justice. We have suffered through that investigation, we are continuing to go through that investigation, and each and every member have felt the impact of that investigation. I promise you this it want be the last one, it want be the last investigation. Police officers are investigated almost every single day, of there careers. I've been investigated, administratively, criminally, every time someone excuses you of something you have to endure it. You have to endure it to maintain integrity, and we do it. I want to ask y'all to read everything that's sent to you for now on. I am going to ask you to oppose House Bill 1635, which is a sister bill to 959. I am going to ask you to reconsider 959 because you are going to cost your constituents money, and you are going to cost them in crime rate. Thank you.

Councilman Carmody: Thank you, Mr. Carter. Question for Mr. Carter?

Councilman Jackson: Mr. Carter, since you have got it on the record that you spoke with someone. Would you clarify who it was you spoke to?

Mr. Carter: I spoke to Mr. Hogan, and originally I spoke with Mr. Gibson.

Councilman Jackson: Okay, and they said they did not read it.

Mr. Carter: Mr. Hogan did tell me that he did not read the bill and in detail. I also talked to Mr. Walford before the bill was sent to the council and I did discuss the details of the bills with him at his office one day on the separate business we were discussing and we had the privilege to talk about that.

Councilman Jackson: I want everybody to be clear that you talked to two councilman, and they said they didn't read it. Is that correct?

Mr. Carter: Yes

Councilman Jackson: Okay, it sounds as if you were asking or your were suggesting that the entire council needed to read it or either eluded to the fact that they did not read it. If you look at the vote —

Mr. Carter: I think that I actually said if you hadn't read it, you should read it.

Councilman Jackson: If you look at the vote, the vote represents that which, you know whether those who read it or not, obviously, I think you are correct we all have a responsibility to read and I think that if you are reading what was done then this council made a decision to support something I'd like to say based on the fact that we did in fact, I did, read it and I assuming that everybody else would have read it as well and -- so I just wanted to make sure we clarified that. I know that I didn't speak to you and I didn't know exactly who you spoke to, so that was two councilman who did not— who you had spoken to who had not read that.

Councilman Green: Also along with what Councilman Jackson said, I read my material and I voted for it because I wanted to and that's what make me an American. If it possibly comes back up again, I would possibly vote for it again – so that's my elected prerogative. And I really appreciate you coming and I really appreciate you identifying who don't read or didn't read or whatever, but I would appreciate next time that you would be specific with the me. You may have talked to other council members but you did not call me. Thank you.

Councilman Carmody: Thank you sir. Are there any other question?

Mr. Carter: Can I say one last thing? I would have been happy to address the entire council had I known it was going to be on the agenda. It obviously slid in round lunch time or a little later the day of.

Councilman Jackson: Just in an address, I think maybe Mr. Carter, perhaps in an attempt to emphasize his point, certainly is not dismissing protocol in the sense that nothing can get on the day of under the radar or the kind of thing like that, that which we had talked about something that I think – unless I am wrong had to be on our agenda so that we could in fact see it, so I just don't – and I understand that you may have some discontent with it and that is absolutely your right – the problem that I have a problem with it has nothing to do with the police department it has the problem to do with anybody who in fact misrepresents under what they guess to be what happens, and then we walk away and it looks as if somebody did something that was under the radar, that was underhanded, and I just want to be clear we have to – whatever you say as a public comment you have a right to say and certainly I am not dismissing your right to say those things but I just want before you leave and before it's dismissed to clarify that none of that, that you have alleged happened did in fact happen with getting this on the agenda. Thank you.

Councilman Walford: Mr. Chairman, to expand on what Councilman Jackson just said if everyone will reflect back just a few minutes, we added a number of items to the agenda today that need to be consider today. That happens, that's not something that's done in an underhanded way. It's just something that happens because of timing, so there's certainly that was under handed about it. Thank you.

Councilman Gibson: Mr. Chair, I just want to clarify for the record in no way in the conversation with Mr. Carter – first of all it was asked who read it and he first eluded to one councilman. This councilman did read it, and I know where intended for you in our conversation to walk away with that. Fact is I do read all the information that is given to me but one thing I did confirm with you is that resolutions are put on the table and this one did come to the table not in terms of a under the table or anything of that nature but it -- just as Councilman Walford has mentioned, there are resolutions that are presented like what was done today and sometimes some of that information is you know – gone through in a quick period of time. Also my comment to you was if I made a mistake or if I did something in this process I probably not knowing the impact that we were looking at in terms of your view points or maybe Chief Campbell's view points, or the administration viewpoints is maybe we should have asked for a two week delay in order to get some feed

back and I think that we have admitted several times since we have been on this council that sometimes and I could reflect back on a couple of occasions on some issues where maybe we thought we had the best intent but maybe we should have fallen back on a couple weeks delay to get more feedback on -- from your organization and maybe there were some other organization on the street. So that was what I translated to you in terms of what can be considered last minute but last minute may not be under the table of which has been described in this particular discussion today. Thank you Mr. Chair.

Councilman Carmody: Thank you Mr. Gibson. Any other question or comments for Mr. Carter? At this point let me remind the audience that council has suspended the rules to receive public comments those persons wishing to address the council filling out a slip and providing it to the clerk and the council is entertaining that information right now.

*Mr. Joe Wills:* (1619 Easy Street) To the Mayor, Chairman, and the City Councilmen. I'm hear today to talk about the swimming pool, and what affect they are going have on this city and which way the city intend to go, and what the city intend to do. Now, we have a problem on Greenwood Road and Jewella. I think you'll are trying to solve that problem by getting the kids off the streets, but getting the off the streets you done closed down free swimming pools in the black community. Now if you are going to get them off the streets, close down the swimming pools in the community, where are they going? Where are they going? I heard guy said the other night that they are going to bus the kids from a community to a bigger swimming pool to swim, unacceptable. We been bused to schools to solve problems. You want the kids off the streets, now if you are going to bus them some where to swim, take that same bus and bus the taxpayer money back on Stoner Hill, so we can open us a swimming pool, that's what we want, we want fair justice. It's strange to me down on Fant Parkway, there was a project down there that costed ninety or hundred thousand dollars. Now whether you know it our not I was born and raised on Stoner Hill; on Stoner Hill in a two room shotgun house. Where that project broke down that use to be the dump, that use to be the dump. I lived out there. Now they got the dump looking better than Stoner Hill. They could put a hundred thousand dollar project down there and can't put thirty-three thousand dollars in a swimming pool in a black community. Unacceptable. Unacceptable. Our children need somewhere to go. I am going to tell you something else, all those kids you see up there on Sunday night, all of them is not bad. Those are my brothers and sisters, all of them are not bad, some of them are bad, but all of them are not bad, and we need to try and find a way to save our children whether than run them off the corner. Every project, every community, they form figure out a way to get them off the streets and off the corner, but nobody said come up with something to see can we bring them home. What can we do? You catch more flies with honey than you do with vinegar.

I just don't believe it's fair for this city and I am just going to lay it out on the line. The black community got the worst of everything. We got the worst houses, we got the worst streets, we got the worst drainage, now you finna give us the worst SPAR equipment, by closing our swimming pools down. They closing down summer soft ball fields. It's a tractor cutting up the softball field on Stoner Hill now. The kids don't have no where to play ball, they don't have no where to go swim. Where in the hell they go when you run them off the streets? Y'all gonna tell me somewhere and you gonna find somewhere other than (inaudible), other than hurt them. Those children, my brothers and sisters they are citizens of this city, and number one; I have worked 33 years hard all my life, I never drew no unemployment, I never been without a job. I've lived in Stoner Hill all my life, it's not the richest subdivision in town, but I love it, because it is home, and I am not going no where, but fair is fair. If you can put a swimming pool in Southern Hills, you can put one on Stoner Hill. If you can't be fair to everybody don't be fair to nobody. Now you either open up a swimming pools everywhere or just close all them up. That's what you are going to have to do, you pay taxes too, and it is time for somebody to hear that, and start treating us like that, we're not asking for everything. Matter fact we asking for very little. They can't find \$33,000 to open up the swimming pool. One of the guys over the SPAR said, it wasn't but 16 coming and we looked this way and tried to figure out the best way to utilize the money. Let me me tell him something, you took \$5 million in the red light district and ain't nobody down there now. And I want you to take that and put that and smoke it in a pipe. But he said 16 kids were coming a day that why they closed it down. But they put \$5 million, \$5million, just think

what we could have did that in the black community. They put it in the red light district. Ain't nobody down there now. Ain't nobody down there now. So I am asking this Council and the Mayor, to be fair. If you want to run the kids off the corner and off the streets give us a chance. Let us try to do something in our community to bring them back home. Another statement he made, he said we got four hundred kids white and black at the swimming pool in Southern Hills, ooh that's good. I said that's beautiful. I said now I tell you what to do.

He said we got four hundred kid attend a day white and black at the swimming pool at Southern Hills. Ah, that's good. I said, now I tell you what you do, if you bring that swimming pool you got in Southern Hills to Stoner Hill we'll have four hundred a day. I said that make any sense. Wherever there is something kids wanna be there. If you got something to offer them they'll be there. The reason they up there on that corner they ain't got no where to go. They ain't got no where to hang out at. We need to invest, have refreshment, the community gonna have to invest in them too. The churches are going to have to get out in the community and help the kids once we get them back in there, but the City needs to make sure that these swimming pools be open this summer, it is going to be a long hot summer and in the process of moving, the kids need somewhere to go. I'm appealing to y'all today and pleading with you, the Mayor and the Council, \$33,000. Do you know what that can do to Stoner Hill? At least you can say you tried. If they don't come at least you can say you tried, but to tell me you can find \$33,000 in the budget, is unacceptable. And another thing I am going to tell you and I'm through. It's strange to me that every time you run into a problem with your budget, the first place you start cutting is in the Black community. I'm just telling you just like it is, if you can't see up there I am going to tell you so that you will know it. (Inaudible) . . . the last time the budget they cut the swimming pool, they cut three swimming pools Valencia, Halle Perry, Fair Park out there fairground field. They cut the budget. So I am asking you again, on behalf the citizens of Shreveport and with all fairness, ask that you would find \$33,000 somewhere, to open the pool up in Valencia Park, and then you can say after it is all said and done, when you run them off the streets you can say well Lord, I tried. Thank you.

Councilman Walford: Mr. Wills this is not really for you I am going to endeavor to have an answer for your question while you are here, instead of putting it off until later, and I don't whether to address the Mayor, or Mr. Norman. Mr. Mayor I will let you handle it or we can bring Gary, but I do have a question for Gary afterwards.

Mayor: Okay.

Councilman Walford: What will we have to do? What is the status of being able to open the pool.

Mayor Hightower: Council members, Mr. Wills, you say that we should be able to say at least we tried. When I became Mayor, five years ago, I made a commitment to open every single pool in the City, every pool. So we have a track record of, and several pools had been closed for many years and I agree with Mr. Wills' philosophy, lets give the kids something to do, lets give them a place to be- - - recreation is important. We opened every single pool and now we have a track record of what each pool cost to run, how many people take advantage of that public asset. What's prudent and what's not. I know that the pools that SPAR recommended closing down had very little participation. I think Southern Hills probably is the biggest pool, 400 and something kids a day, all the way down to probably 15 or 16, Stoner Hill being one of the lower end pools. Not only is it a low attendance at the pool, but when you start talking about the cost of running the pool every day with lifeguards, with chemicals, those types of things on top of the necessary repairs, Gary may correct me if I'm wrong, but I believe Stoner Hill is one of the pools that has a pretty serious leak as well. Isn't that correct? A filter problem there. But it's something that is much bigger than just a simple repair. And then for the ongoing cost, what we have proposed to do and we've done it at Hattie Perry, Querbes, and Airport Park, we put in "spray parks". And I know many of you have been and seen those and it's kind of a growing trend in cities across the country to where you do give kids an opportunity to play in the water and Not only during set hours during the day, but

essentially, every hour the park is open from daylight to dusk, they can go up and punch a button and the water comes on and they're able to play and slide and you know wrestle or whatever they want to do without a lifeguard being in attendance, no liability from a drowning standpoint. So, that's what we're proposing to do with \$30,000 that Mr. Wills is talking about. Is to invest that in a spray park. Won't open this summer, it will probably be open for 2005, but in the meantime, we would do the same thing at Stoner Hill this summer that we did last summer and that's provide transportation to, I believe Querbes - - is where we go with anyone that wants to swim on Querbes open day. So, we're not neglecting Stoner Hill or any other neighborhood. We want those children to participate, adults to participate, if they want to ride the transportation over and take advantage of that. So, we don't want to leave anybody out, but we do want to hold onto some money and then put a nice investment in that will last a long time that gives more recreational opportunities over the long term, cost less to maintain and there's less liability. And as far as Stoner Hill Park is concerned, there has been a huge amount of investment there. Me being the Councilman for eight years, Councilman Carmody being the representative for four and now Councilman Walford, Joe you've got to admit there's been a huge change at Southern Hills since the three of us.

Councilman Carmody: Stoner Hill.

Mayor Hightower: I mean Stoner Hill, I'm sorry. Since the three of us have been on the Council and my commitment is to continue to improve Stoner Hill with facilities including the spray park, so that everyone out there does have a place to go and does have an opportunity to experience fairness. So, there is no intent by SPAR or this Council or this Mayor to neglect Stoner Hill or anybody else. We simply have to look at the numbers, we have to look at what's best long term. And what we can do in the short term to be sure that there is not a summer that a kid misses the opportunity to swim. And you have my commitment on that, you had it last summer and you've got it again this summer and you'll have it again for every summer that I'm here. So while I appreciate the fact that you want the pools open, you want them open now as bad as I wanted them open five years ago and you can said this, "At least say we tried", and I just want to reiterate we did try and it got to be cost prohibitive at these three pools, but we're doing something to rectify that. It's not building a Southern Hills Pool. We don't have the money to do that and we don't have the money to continue to spend \$30,000 a summer and chase that problem where we can't keep pumps going, can't keep water quality, that's not fair to the kids either. But you do have my commitment that we're not overlooking Stoner Hill by any stretch of the imagination, they will get their fair share.

Mr. Wills: Mr. Mayor, I appreciate that, but my position is this. You say very few people is coming. Let me tell you why and I'm going to be fair and be fair with the people and let them know why. Because they would open up the pool sometimes, two hours a day. It never was open five days a week. Sometimes they'd come two times a week. Sometimes they would come three times a week. The kids didn't know when they when they were going to be there. And I'm not lying. This is the honest to God truth. That's why the kids wasn't going. My wife learned how to swim at that pool. Don't you listen to this talk. That pool used to be full every summer. You'd go down there and the kids go down and - - -Mr. Wills, when the pool gonna be open? They never did have a certain time to be open until the kids just stopped coming because they didn't know when to go there. That's what happened. And I'm going to tell you now. If there was a time that you need the pool is now. Now, you're talking about getting the kids off the corner, you need somewhere for 'em to go. Now, if they ever (unclear) you might get some more attendance. Once you run 'em off the corner, if the swimming pool opened. You're going to have invest in them children. That's what I'm saying. Those kids are going to come back when you run 'em off the corner. When they run 'em back to Stoner Hill and the swimming pool closed, they go right back in the streets. Where else

can they go. The kids on Stoner Hill now? Go down on E. Washington to that Fina Station. When the police run them from there, they go up on Stoner and Youree to that station. When the police run 'em from there, they go to the Circle K on Olive and Centenary. When the police run 'em from there, and if you're child ain't at home at 1:00, just go on down to the police station. Cause they ain't got nowhere to go. Now if you want to follow, you can go with me and I'll show you what I'm talking about. Now what I'm saying Mr. Mayor, if there ever was a time, we ain't talking about five years ago, you all getting ready now and y'all mean business. Because of what happened up there two weeks ago, y'all done got serious now. You know because of what happened. Now if you making plans to get 'em off that corner, make some plans for somewhere for 'em to go when they come back home. We're taxpayers. You can find the money. Tell me a city of this size, we pay taxes too. Our swimming pool is entitled to be opened if don't but two people come, we pay taxes. Don't experiment with us. If there ever was a time you need it opened, you need it open now. I'm trying to tell you now. That's why I'm so concerned. This is going to be a long hot summer, where are all those kids going? Where are they going? Talking about busing them. Do you know what? Those kids tired of being bused. They've been bused all the year to school. I live on the corner. 5:00 in the morning, little bitty Black children standing on the corner trying to catch the bus. And now, they're going to come home during the summer and got to get on another bus to go swim? You think that's fair? Do you think it's fair?

Mayor Hightower: Do I?

Mr. Wills: Do you think that's fair? For them to bus all the year to go to school, and then they come home to enjoy themselves for the summer to relax. They've got to get on another bus to go swimming, in a city of this size.

Councilman Walford: If I could, I'd like to ask Mr. Norman to come up and I want to address another question that you called me about and that you brought up now while you're here. Mr. Norman, what Mr. Wills was saying about the softball field. Can you enlighten us on what's happening there?

Mr. Norman: Yes, several weeks ago, we had a call from the School Board or some representatives from the School Board and some of the parents, they're part of a La Crosse Association over at the school, Caddo Magnet, that wanted to go out and look at improving that particular field. And you know we met with them. What they were trying to do, they know that the field is used for the community to play softball and also the girls softball team, it's a mutual use facility with the School Board. The girls softball team for the school uses that facility also. What they wanted to was to be able to put a field in that they could work on that is basically the size of a football field and to do improvements with it. They're raising funds to be able to put a sprinkler system into it. The (unclear) that he's talking about or the tractor cutting field up right now is just loosening up so that they can go in and plant a good grass on it and like I say, they're in the process of getting the participation they need financially to be able to put in a sprinkler system in so that they can maintain the turf in a good manner. But it would still be available for all of the same uses that we're doing now. We'll just have a better facility and what our hopes are is to be able for us to facilitate some of our league football play there with out kids.

Councilman Walford: Can you give us an idea on when it'll be serviceable, usable again? Any time lapse? I mean what - - -.

Mr. Norman: Almost immediately. I mean, what they're trying to do now. I don't know what their situation is with a sprinkler system for it, but I mean, the discing it up, they're going to disc it up and then get it smoothed back out, leveled out and then they'll be planting grass at that point.

Councilman Walford: So, it will be useful soon?

Mr. Norman: Yes sir. Absolutely.

Mr. Wills: Okay, can I ask him a question?

Councilman Walford: Certainly. Mr. Chairman, I'm sorry, that's your call.

Mr. Wills: Shouldn't y'all be getting it ready to play softball? If you'd let the school go down there and take over our softball field?

Mr. Norman: No, the softball field is still there.

Mr. Wills: The tractors done dug it all up. I'm saying, shouldn't SPAR- - - ? Ain't you getting all the rest of 'em (inaudible) don't you have all them ready for (inaudible)? So, what I'm saying is this.

Councilman Walford: Mr. Wills, excuse me a minute. Mr. Chairman, what about if Mr. Norman and Mr. Wills and I meet and discuss this outside? Is that all right with you Mr. Wills?

Mr. Wills: (Inaudible) I was most concerned about the shimming pools, but about the softball field, we ain't got nowhere to play ball either. But I'm more concerned about the swimming pools.

Councilman Walford: But I wanted to get you an answer to that question that you brought up. And I drove by after you called me and I couldn't tell what - - -

Mr. Wills: (Inaudible) because you just said the schools have got some money. And they're working down there. So, that means SPAR ain't doing nothing for us for the summer. He just said that, so I'm through with that. That's what I knew.

Councilman Carmody: Any other questions or comments for Mr. Wills. Thank you Mr. Wills.

Mr. Wills: Okay, thank you.

Councilman Carmody: That concludes the requests that we have to address the Council during public comments. That then - - - Mr. Thompson, I guess do we need a motion to reconvene back into the regular agenda?

Mr. Antee: Did you want the presentation?

Councilman Carmody: Can we take the presentation under the suspension of the rules?

Councilman Walford: Are we suspended for a specific - - -?

Councilman Carmody: That's what I thought too. Alright.

Councilman Walford: So, we should be back in regular session.

Mr. Thompson: That's correct. As soon as you finish the business.

Councilman Hogan: Mr. Chairman, before we do, I'd like to make a couple of comments if I may regarding a couple of the people that have spoken already. Just a couple of quick comments. Mrs. Bedford, would you come forward for just a second?

Ms. Bedford: Sure.

Councilman Hogan: How are you doing?

Ms. Bedford: I'm fine, how are you?

Councilman Hogan: I'm doing fine. As you spoke, I'm trying to read some other material and all and I was trying to listen to what you said at the same time. And it dawned on me that some years ago, you were the librarian at Forest Hills Elementary School. Am I right?

Ms. Bedford: I believe you are. Yes, you are. Were you there?

Councilman Hogan: For about five years, you were my librarian at Forest Hills Elementary School.

Ms. Bedford: Oh, isn't that - - - you had a wonderful librarian, didn't you?

Councilman Hogan: Yes we did. You did a fine job and I just wanted to tell you after all these years, thank you for your service there at Forest Hills.

Ms. Bedford: How nice of you to say that.

Councilman Hogan: And it just dawned on me as I asked Mr. Lester, is her first name Delores?

Ms. Bedford: It is.

Councilman Hogan: And you might have mentioned that when you came forward and I didn't pick it up, but I just wanted to recognize you and tell you thanks for all those years of service at Forest Hills.

Ms. Bedford: Well, I want you to know that I appreciate what you said and Forest Hills was one of my favorite schools. I really enjoyed working there and it's a pleasure to see you again. Now, what's your name again?

Councilman Hogan: Jeff Hogan.

Ms. Bedford: Now, how long were there? Now we've gone onto something else.

Councilman Hogan: I was there for seven years. K through 6<sup>th</sup>.

Ms. Bedford: Well wonderful. That was a good experience at that school.

Councilman Hogan: It was.

Ms. Bedford: It really was.

Councilman Hogan: It was a great school and it still is.

Ms. Bedford: I'm sure it is and Jimmy Roach and I still know each other and nice to see you.

Councilman Hogan: I just had to recognize you for that.

Ms. Bedford: I'll meet you when all this is over. Okay? Thank you very much.

Councilman Hogan: Thank you. And Mr. Chairman, if I may, one other comment.

Councilman Walford: Mr. Chairman, as a point of order, I think we suspended the rules specifically to hear Public Comments. And not Councilman Comments which are later on the agenda. We have a group of professionals here waiting to address us.

Councilman Carmody: That is correct sir.

Councilman Walford: So at this time, I'd make a motion to suspend the rules to hear a presentation unless you want to rule on my point of order.

Councilman Carmody: Well, I'd much rather agree with you on the point of order and second your motion to suspend the rules to receive the report on the Convention Center Hotel Project.

Motion by Councilman Walford, seconded by Councilman Carmody to suspend the rules.

Councilman Green: Mr. Chairman, I'm in agreement with that, but I also have this item that I wanted to suspend the rule to get it on to our agenda before they came, so that it would already be on that once we got back to regular session. If in fact, we could do that.

Councilman Walford: I believe we'll have to withdraw our motion. I'll be glad to withdraw my motion to allow Councilman Green to - - -.

Councilman Carmody: At this point, we are convened in the regular agenda for the City Council. I recognize Councilman Green.

Councilman Green: Yes sir, I'd like to offer a motion to suspend the rule to add an item to the agenda.

Motion by Councilman Green, seconded by Councilman Walford to suspend the rule to add an item to the agenda. Ayes Councilmen, Walford, Carmody, Gibson, Hogan, Green, and Jackson.6 . Nays. None. Out of Chamber: Councilman Lester. 1.

Councilman Jackson: In the interest of time and at the same time, can we simply amend that motion that Councilman Green has made and make it, the suspension of the rules for a two fold purpose, one for adding that to the agenda and second, for hearing the presentation that's coming before us. Rather than hear it and suspend the rules again and do it like that, because we - - -.

Councilman Green: Actually, we don't need a motion for them to come. They're already on the agenda.

Councilman Jackson: But we have to suspend the rules in order to get them to do it at this particular point and time.

Councilman Green: No sir, we have to go into - - -

Councilman Jackson: I guess the answer to my question Mr. Chairman - - -

Councilman Walford: Let's vote on James' then.

Councilman Carmody: Very good. Any questions?

Mr. Thompson: Mr. Chairman, this is for an executive appointment for Elizabeth L. Johnson as Assistant City Attorney. I don't know whether the Council intends to take this up and vote at that time or just to add it. We've already passed the point on the agenda, where we would normally do confirmations.

Councilman Carmody: Very good.

Councilman Green: Can we vote on this today?

Mr. Thompson: If there are no objections.

Councilman Green: I would like to offer a motion that we confirm Mrs. Johnson to be City Attorney, Elizabeth L. Johnson.

Motion by Councilman Green, seconded by Councilman Walford to confirm the appointment of Ms. Johnson to Assistant City Attorney.

Councilman Jackson: Question and maybe the Mayor or the City Attorney could answer. And it seems to me and I remember it cause it's just been a month ago or so, that we did the same thing. And one of the things that I know that is generally a process and I was asking a question today, because I thought that whatever the position is, prosecutor or whatever, had to come through this form. And I'm understanding that there is a process that usually happens. Is this tantamount to an emergency, or is the reason why we don't follow the normal process for confirmation and appointment and you know like put it on today, vote on it in two weeks. And we didn't know two weeks ago that this person was going to get started. What's the scenario because as I appreciate it, from me asking the question and getting a copy of the ordinance, it's supposed to be a two week kind of a situation as a rule. But this seems to come as an exception to the rule. And I guess my question only comes because it's been in one month, it seems like a month's time, two exceptions to the same rule.

Mayor Hightower: We actually had this one ready to go. I believe Councilman Green was going to introduce it at the prior meeting. And did we not have the resume at that time I think?

Councilman Green: Right.

Mayor Hightower: But we talked about it at the last Council Meeting and then just chose to get the information to the Council and then put it on the Council at this time. But I think.

Councilman Jackson: I didn't know it was on the agenda the last time.

Mayor Hightower: No, it was not. Councilman Green had asked about putting it on the agenda, but we didn't have all the information. So, it's been up for essentially two weeks. But we do have Ms. Johnson working. When Brian Barber left, we hired her to take his spot. So, she has been working in the interim with the hopes that the Council would approve her appointment. So - -

Councilman Jackson: And this can't wait. We couldn't put it on for two weeks because of what?

Councilman Green: Because we were going to do it the last time, but we didn't have all the information. She's already working, we're already paying her, so we may as well make it confirmation.

Councilman Jackson: Okay, and that's the reason for putting it on today, because she's already been working? Or, we have to- - - is there a reason why, is there something she can't do without this appointment because she's been working for two weeks. So you're saying this is to make it legitimate?

Councilman Green: To answer your question, yes. And Mr. Chairman, I'd like to call for a point of order.

Councilman Carmody: I have a call for a point of order, and the point of order is?

Councilman Green: And the point of order is, we've already seconded it, we've already got it on the table to vote and I'll just call for the vote at this time.

Motion by Councilman Green, seconded by Councilman Walford to end debate on this issue passes. Motion passed by the following vote: Ayes Councilmen Walford, Carmody, Gibson, Green and Jackson. 5. Nays. None. Out of Chamber: Councilman Lester and Hogan. 2.

Motion to confirm the appointment passes. Motion passed by the following vote: Ayes Councilmen Walford, Carmody, Gibson, Hogan, Green, and Jackson. 6. Nays. None. Out of Chamber: Councilman Lester. 1.

Councilman Jackson: Mr. Chairman, I think lost in all that rush to the question, is not an objection and I want to be clear. It wasn't any objection to whoever the individual is, I don't know who it is. But my question was a procedural question that never got answered. It was a question of procedure, not a question of motive or anything, it was a question of procedure. What in fact is the correct procedure and when it happened twice, I thought it encumbered at least upon me to say that if it's an exception, that exceptions ought not happen and seem like a rule almost. So, that's why I was clarifying Councilman Green, it had nothing to do with the merit of any individual who may have been there or this particular piece.

Mayor Hightower: Councilman, I think what happened in this particular incidence was Brian Barber resigned, we hired somebody. I don't remember exactly what day, but it was pretty close to when the Council met. We didn't have the resume and everything submitted to the Council. Councilman Green was going to introduce it at the last meeting and I don't recall exactly what happened as to why we didn't introduce it. But there was an agreement at the meeting to wait and we'd get all the information between now and the next meeting, which was today and submit that. But that's the reason that she started working right away. Typically, what we do is we do submit all the information on appointments, no matter what they are. Boards or City Attorney's office or what have you. We try to get those to you at least a meeting ahead of time, where you guys have the opportunity to review those, if that's what you wish to do. However, I think Council rule provides that we could actually submit something to you this morning and you could approve it this afternoon, if you chose to do so. But again, we are trying to get those to you as timely as we can. But I think the reason that we didn't have it all the last time, was the timing of the hiring after the resignation.

Councilman Jackson: Well, I just wanted, Mr. Chairman, the record to be straight, that I

didn't want my colleague to - - I wanted him to understand that I believe our posture ought to be that whether it's Councilman Green or whoever that lack of planning on any particular persons' part ought not constitute an emergency on the part of this Council. And to violate whatever process and procedures whether we do it today or not. And we have. I just think this needs to be - - I just wanted it to be said on the record.

Councilman Carmody: And to clarify Mr. Thompson, I was going to ask you to please clarify for the Council and the Administration the requirement.

Mr. Thompson: Section 9 of the Rules of Procedure reads Confirmation of Mayor's Appointment. It says the Clerk of Council shall not place any appointment on the agenda and the Council shall not act upon any appointments by the Mayor, unless the name of the person appointment, the position to which he is appointed and the suggested salary together with such information will show the person's qualifications for the position have been furnished the Council in writing at least two weeks prior to the meeting. The Council shall act on the appointment within 30 days after the receipt of the appointment from the Mayor. Nothing herein shall limit the Council from requesting additional information and or hold hearings on the appointed.

Councilman Green: Mr. Chairman, I would like to offer a motion to suspend the rule to receive the presentation and to also ourselves into a Committee of the Whole.

Motion by Councilman Green, seconded by Councilman Walford to receive the Convention Center Hotel Project Report.

Mayor Hightower: Mr. Chairman, I might ask that the Council instead of moving into a Committee of the Whole would leave and accept the report on the record so that all of our constituents would have the opportunity to read, although I know it may be a little more costly, but at least to read the presentation in the newspaper via the minutes, if they are unable to watch this broadcast.

Councilman Green: So, I need to withdraw that?

Councilman Jackson: If you agree.

Councilman Green: I don't have a problem with that.

Councilman Carmody: Okay, Councilman Green, your amended motion is then just that the Council suspend the rules in order to receive this input as we are not, you are not requesting that we convene into a Committee of the Whole and therefore (inaudible) presentation. Okay this presentation will then be recorded in the public record and transcribed.

Councilman Green: Yes sir.

Councilman Carmody: Very good. Gentlemen, I would call for that vote on the amended motion.

Motion to receive the Convention Center Hotel Project Report passes. Ayes Councilmen Walford, Carmody, Gibson, Hogan, Green, and Jackson.6 . Nays. None. Out of Chamber: Councilman Lester. 1.

### **Convention Center Hotel Project.**

Mr. Antee: Mr. Chairman at the last Council Meeting, it was requested that we assemble our team on this project to try and be here to make a presentation to the Council and to the public. And so, that's why we're here today. Since the last Council Meeting, a lot has transpired. There's been a

lot of stuff going on publicly. There's been presentations made to the Convention and Tourist Bureau Board, the Chamber of Commerce Board, their Legislative Policy Committee, the Downtown Development Authority, and we'll get into all of that as part of the presentation.

There is a lot of misinformation out there concerning the Convention Center Hotel and what we want to do and what we've been successful in doing is when we get the facts out there, and when we get the information so that people can look at it and digest it, they understand that this isn't a project that has just popped up. We've been working on the Convention Center Hotel as long as we've been working on the Convention Center. Now, there have been times where we put the Hotel on hold until we found out where we're going to be with the Convention Center with the demise of Whitaker and the settlement negotiations with SafeCo. But once we've got all that resolved and we got the construction of the Convention Center underway, then we got back to focusing on the Convention Center Hotel.

It's been Mayor's Hightower intent from day one to provide a hotel that would pay for itself. We've gone through a couple of different plans, we've gone through several different presentations, both from development consultants and contractors and architects and other things to where now, we've put together a team and the team that we've put together, I want to introduce. I know there's been a lot of discussion about it. Robert if we could get the power point, I think they'd rather see the power point than me.

Councilman Carmody: Mr. Thompson, could I ask you to please show the Council how to activate the screens so that the power point will show in front of us.

Mr. Antee: Well, Robert is controlling it. There we go. Like I said, this isn't Mayor Hightower and myself sitting around the conference room table or a cup of coffee deciding 'well, let's go put a hotel next to the Convention Center'.

We started off by accumulating a developer and when we say a developer, it's not in the true sense of the private sector development. In that case, the developer has a carried interest and an equity interest, but in this particular case, we put together an RFP and received presentations. We narrowed it down to two. Garfield and Associates with a Marriott Hotel and HRI with a Hilton Hotel. And HRI had the best presentation. And they were both very good, but HRI brought up things to the table with experience, with it being a Louisiana company with help in Baton Rouge on acquiring the \$12,000,000 in capital outlay. Some people have wanted to make that an issue as a negative. It's a positive to show that people in North Louisiana can work with people in New Orleans and Baton Rouge to do what's best for the entire state, that just happens to be focused in this region. And HRI is represented today by Eddie Boettner, Eddie if you'll stand.

As part of developing this process, you've got to look at several things. And part of it is designing the hotel, determining the financing mechanism, getting the market study analysis, the operation of the hotel and the operation of the hotel with the convention center. And the team that we have put together with HRI Properties as the development consultant, HRI lodging will operate the hotel, once the hotel is completed (inaudible) is the operator and managing entity of the convention center.

PKF Consulting is a consulting firm that, and I'll let Mr. Greg Crown, Greg if you'll stand, he'll tell you about their qualifications and why they are an expert. He'll also tell you that he was in the hotel industry for many, many years prior to going to work with PKF Consulting. PKF Consulting is used many, many times by the same people opposing this hotel when they look to decide whether they want to build hotel in other areas or even in this area. They are very familiar with the hotel market in Shreveport as well as other areas of the country, and they are a national firm

that's very highly respected in one or the top two or three in that business.

Harold Asher is a CPA in New Orleans. He has been retained by an entity in New Orleans that is opposing their TIF. He is opposed to that TIF and has been vocal down their publicly and in the media as to the reasons why that TIF in New Orleans doesn't work. He looked at our TIF and he'll tell you about what he thinks about this process. But he's put in writing and we've presented that information to y'all previously and said that this is a model that other communities needing a convention center facility hotel should go by.

And then one of the entities that's not listed on there is Citi Group and Solomon Smith Barney. They are the underwriters and they are working with the financing as well King Bose, Nasaka and Holley, who is our financial advisor and does a lot of financial advising for the City. And they put together our Independent Stadium financing package which is what one of the options we're looking at here.

So, this is a team effort with a lot of work that's been going on for the last four or five years as I stated earlier. In 1999, when we went to the voters, we went to the voters for the bond issue on the convention center, but it was stated at that time that we had to have a hotel to go with it. So, for the last five years, we're working on a project that will do two things. It will provide a hotel that will give the convention center the tools needed to be the economic development engine that it needs to be for this region, and it will (lost my train of thought when I looked at that). But anyway, I'm not going to say a whole lot more because you've heard a lot of it. I want you to listen to the individuals that are experts in their respected areas and at the end, we'll allow for any questions that anybody might have. But I think once you see and you hear what the plan is, you'll realize that it's a good plan. You'll realize that it's a plan that's been put together with a lot of hard work and a lot of expertise. It's a plan that as Mr. Asher has stated is a model for other communities to go by. With that I'm going to introduce Doug Thornton with SMG.

Mr. Thornton: Thank you and thank you for allowing us to make this presentation today. First, I want to tell you a little bit about the presentation. We've kinda got it into two parts. The first part is more of a status report on the convention center itself and some of the factual information about the convention center. The second part will focus on the hotel, the development, the financial aspect of it and the structure of it. Let me tell you about SMG. I have not had the opportunity to meet all of you. I know some of you on the City Council. I am actually a native of Shreveport, grew up here, but now am the Regional General Manager for SMG in Louisiana in New Orleans and I manage several properties in Louisiana for the company most notably the Louisiana SuperDome, the New Orleans Arena in New Orleans.

I've been involved with this project probably for about five years. So, I've been watching the development of it since the inception really. And we're very pleased as a company to be involved with the project. SMG as a management company manages 160 facilities worldwide. Over 52 convention centers, many in markets just like Shreveport. So we have a considerable experience with convention center management in markets like this and I think that's one of the reasons that we were picked by the City to manage this facility. SMG, with it's national booking clout has the opportunity to attend all the major association activities around the country. We can provide leverage for you as a City to bring in shows that other private management companies may not have the ability to do. So, we're very excited about the project. We think that what you have planned here in terms of the space and the function of that space will be a very, very strong benefit to the City.

In our presentation to the CVB several weeks ago, it was noted that we are about to enter a world that many of us in this area probably not familiar with and that is the convention and meeting

room. We in New Orleans have been involved with that for many, many years and have seen the growth of that industry, I think it's going to change things. Your facility here is going to allow you to have something that this market hasn't had. And frankly, there's a vacuum in this region for a facility like this. So, I think you're about to enter a world that you've not been in when it comes to the convention and trade show world, consumer shows and that sort of thing because of the facility that you're building.

I want to just spend a minute about the current status of the convention center. Obviously construction began last December. Our contract was officially signed in December, although we did a lot of consulting work and dialogue with the City for years leading up to the execution of our contract. We're currently in what's called the pre-opening phase of the building. That is the period of time where we ramping up to get started. We're currently in the development phase of our marketing plan. You'll see a time line in a few minutes as to when we expect to complete that. We already have the floor plans and a lot of the factual information on the City's website if you care to log on, you'll be able to see the convention center layouts and we're directing meeting planners and interested parties to that site even today. And that is being done in conjunction with the Convention and Tourist Bureau here and other local hospitality officials we've been meeting with them now for several months since the facility got underway in December. We plan to launch our marketing blitz and ad campaign if you will by mid July. We're leading up to that now, after meeting with a lot of the stake holders in the market place, we're beginning to get a handle on how we're going to market the facility and we will actually start a sales blitz. It'll be a very public thing, probably in mid July. We can expect an opening date of Spring of 2006.

As far as booking projections, there's been a lot of discussion about this. This is just a snap shot here of our pro forma that's based on the fourth year of operation. When you have a convention center or any building for that matter, there is usually a ramp up or stabilization if you will in the first two or three years. And that's why when you're looking at the financial projections, you have to look forward into the fourth or fifth year what's called a stabilized operation. So, what you're looking at here are the booking projections based on SMG's historical data, from other facilities in similar markets of what we think we'll be able to attract in terms of convention and trade show business, consumer and public show business, banquets and meetings and other types of event. I think that the most notable here on this slide is the convention and trade show category. The number of conventions and the total attendance is very consistent with that of the PKF study that's nearly 50,000 people that would really be, those are mostly visitors. Those are convention travelers and trade show exhibitors, that will be in your city in any given year. And those numbers are very consistent with the PKF analysis, very, very close. All in all, we're projecting in the fourth year of operation, the first stabilized year, if you will, a total of about 273,000 people that would actually go through the building. Someone asked me in the convention and tourism meeting a while back, if we had a crystal ball? He said "boy, it sure would be nice if we had a crystal ball, we could make sure those numbers are exactly correct". Well, we don't have a crystal ball, but we have history. And in SMG's case, we manage over 50 facilities and we can look to other markets of similar size with similar exhibit space and be able to tell with a fair degree of certainty given certain assumptions. And one of those assumptions of course would involve the headquarters hotel, that these numbers will bear out. These booking projections that you see are based on the assumption that we will have a headquarters hotel next to the facility. And you're going to see in a moment if we don't have those numbers, or don't have that hotel rather.

In terms of the pre-opening schedule, we won't bore you with all the details, but this is the time line that sort of takes you through to completion in January of '06. We start with basically a

stake holder meeting and we've had a couple of those here in Shreveport over the last couple of months and we're now in the process of developing our marketing plan as I said, laying out the functions space. We'll begin developing subcontractor relationships, user services, hiring key personnel over the next 18 months. Really 18 months is the period in which you do your selling. Two years to 18 months and we're really targeting July as the launch point for that so that by January of '06, this building will start to realize meetings and conventions. But this schedule takes you through that period of time. These are responsibilities of SMG as detailed in our contract. Obviously, there are a lot more things that we'll be doing, but these are just the highlights as we go forward.

We wanted to put this slide in here to give you an idea of who your competition is. And you'll hear Gregg Crown from PKF talk about the regional markets, the national markets, and where Shreveport will fit in to those categories. These are cities that are considered competitors within the region. Now, you'll see we have New Orleans down there. We listed New Orleans even though it's convention center and it's destination status is not in a category of Shreveport, but we listed it because New Orleans, will to some degree compete with the City of Shreveport, but we also wanted to illustrate that these are cities that have convention-hotels attached to their facilities. If you just look down the list at these cities, Memphis, Savannah, Mobile, Oklahoma City, Lafayette just went through an expansion of the Cajun Dome and they now have a conference center that's 80,000 square feet total with the Hilton Garden Inn attached. Baton Rouge just went through an expansion of the Centre-Plex, now 70,000 feet with a Sheraton essentially right down the street. Not attached to the center, but it is considered the headquarters hotel. Tulsa, another market that would be a competitor, 100,000 square feet Doubletree, 400 rooms. One of the most notable on this slide would be Knoxville is a city that does not have a headquarters hotel. It's also a city that has a brand new 125,000 square foot convention center which we manage. And it's been open now for two years. That building has struggled to meet it's projections, it's pro forma projections. Because it doesn't have that core headquarters hotel that those meeting planners can look to as a base. It's very, very essential, we'll talk in a moment why. But we wanted to put this slide in here- - -

Councilman Gibson: Mr. Chairman, thank you, because I'm gonna lose my train of thought. How many of these on this list are publicly funded?

Mr. Thornton: On this list, I know that Memphis was a public-private partnership.

Councilman Gibson: How many of 'em are publicly funded?

Mr. Thornton: I can't answer that in detail. I know that there are some on this list that were public-private partnerships, but if you'll allow me to go to the next slide- - -

Councilman Carmody: And Mr. Thornton, before I let you do that, I've been asked because they're actually gonna be transcribing this presentation. Could you please reference as you move from slide to slide 'we are now looking at slide SELECTED COMPETITIVE MARKETS' so that there'll be some rationale as to how this reads.

Mr. Thornton: Will do.

Councilman Carmody: Thank you.

Mr. Thornton: I can't answer the question as to how many of these are publicly funded. I know that some of these - - -

Councilman Gibson: Can I ask you to provide that to this Council?

Mr. Thornton: Yes sir, we can do that. We can certainly do that.

Mr. Antee: Just a moment. I believe Mr. Crown will be able to address a lot of those.

Councilman Gibson: But again, we're looking at a slide. It'd be nice to have that as we're going through this.

Mr. Thornton: We have a case study of a convention center and hotel project that is the next slide that we'll talk about.

Councilman Gibson: I understand. I also have a case study on the other side too.

Mr. Crown: As related to the projects on this page, the only thing I can tell you is that Memphis, Savannah, Oklahoma City, are all or all have significant public sector monies in them. They are not public sector owned, but they have significant public sector money in them.

Councilman Gibson: What is the significant public sector money?

Mr. Crown: I can't speak to that specifically.

Councilman Gibson: Can you provide (inaudible)?

Mr. Crown: I can tell you it's planned infrastructure, tax abatement that kind of thing.

Councilman Gibson: Can you provide that to the City Council too? Memphis, Savannah, Oklahoma City, what the public interest is in those projects?

Mr. Crown: I'm sure that's public record.

Councilman Gibson: Also if that's City or State funded? If you could include that also.

Mr. Crown: I would say that in addition to this list there is a long list of publicly owned hotels including the new hotel in Houston, the new hotel in Austin, the new hotel in Overland Park, Kansas. The Hyatt in Wichita and probably a dozen or 20 more other projects like that, that are literally publicly owned. They are not on this list.

Councilman Carmody: They are not on this list because those are not considered to be competitive markets (inaudible)?

Mr. Crown: This is only a selected list. We were limited by the size of the page. We could probably have listed - - there are many other cities with which Shreveport will compete. We elected to list these.

Mr. Thornton: Can I answer that. This slide, these cities came out of the original Ernst Young study as the cities that would be listed as competitors. I think Knoxville was the only one that was not in that list, because it was built at the time in 1998. But we selected these cities because these are cities that would be considered competitors. The cities that Gregg just mentioned, Houston, Miami Beach, Kansas City, that have publicly funded hotels. We didn't list those, because they're probably not considered regional competitors.

Next slide is a case study of a publicly funded convention center and hotel project in Providence, Rhode Island. It's one that we manage and we put this one in here, because at the most recent convention and tourist meeting, that question came up about a facility like the Shreveport Convention Center, could you give us one Mr. Thornton, that is similar to ours. And the closest one that we could find that we operate is Providence Center. 100,000 square feet of exhibit space, the same as what you will have, a parking garage. It's a little bit larger, but it serves not just the convention center, but other city areas and facilities there. It's a 363 room Westin Hotel. It was entirely financed by the State of Rhode Island. It's a \$350,000,000 project financed with General Obligation Bonds which means that it's basically financed through the general funds of the State. I think one of the most significant things on this slide is the convention center is reaching it's budgeted pro forma targets. We'd be happy to put you in touch with the authority manager there, Jim McCargill, who could speak to his satisfaction, or the board's satisfaction with this project, but they have been able to meet and exceed their target numbers in terms of the number of conventions and attendees and you can see that the hotel is 70% occupied with an average daily rate of \$145 which is slightly higher than what we would have in this market. And the number of rooms, we put that down. They had 1500 convention quality rooms in their market. That's similar to what you would have in this market. Maybe a few more, couple a hundred more perhaps, because of the

casino element. But this is a case study of a successful convention center and hotel project that was funded by the State of Rhode Island. We can provide you with details on those others that Mr. Crown mentioned.

Councilman Carmody: And Mr. Thornton clarified, this is owned by the State of Rhode Island.

Mr. Thornton: By the State.

Councilman Carmody: It's not owned and operated by Providence, Rhode Island, the municipality correct?

Mr. Thornton: It's owned by the State. The facility itself is owned by the State, that's correct.

Councilman Carmody: And it's funded by State funds?

Mr. Thornton: Correct. The question of why a full service hotel? And I think Mr. Crown could probably join me and answer a lot of these questions, but from what we've seen in our businesses that meeting planners, the people who plan for these associations for people to travel, basically demand a full service hotel attached to the convention center. Why? Because of that slide that I showed you with all of the convention centers that have hotels attached. They simply choose to go to the places where it's most convenient. They want to know where their association president is going to stay and all the board members. They want to know where their exhibitors are going to stay. They want the exhibitors to have access to the convention center. So, if they are working late at night, they don't have to walk or travel a great distance. It just makes it more convenient and a more accessible for their association members.

Another reason in this market is because you really lack a quantity of the quality room inventory. A lot of that due to a 'casino factor we call it'. You have some very nice casino hotels, but they're occupied pretty heavily. Particularly on the weekends.

Councilman Walford: Can I ask a question?

Mr. Thornton: Yes sir.

Councilman Walford: Since you're right there. It's been in my mind and some other people, you're saying we have a 300 room supply of non-, well I'm assuming that's non-casino, just local hotels. Will a convention hotel encroach on their business really?

Mr. Thornton: For the none --, the answer is probably not, because the intent would be that you would be able to increase the level of activity to a point where it would benefit all the hotels in the market. Will there be displacement for the non-convention business? There might be a little bit.

But at the end of the day, all hotels in the market place should see a rise in occupancy, just like we've seen in New Orleans, just like we've seen in 1976 and '77 when the SuperDome was first built, there were 12,000 hotel rooms, I guess, in that market. Today, there are 37,000 because of the expansion of the Morial Convention Center. And Gregg, I don't know, you could probably speak to this better than I can in terms of the quality and quantity of rooms of how the casinos impact that in this market and the limit number of downtown rooms you have.

Mr. Crown: As we are making the point here, meeting planners demand this kind of thing. And so certainly the key to developing the group business for the convention center is to provide quantity and quality in close proximity to the convention center. So the issue here is to grow the pie.

To grow the business to a point where the impact is mitigated. I don't think that we can stand here in front of you today and say there will be no impact. Because anytime you bring a new competitor to any business venue, there is going to be impact. But we think that over time, that impact can be mitigated as the total group business that comes to Shreveport exceeds by a good deal what is coming here now. Not only does it exceed it in numbers, but it exceeds it in the quality of such

business, the spending power of such power, the impact that this such business has on the rest of the community and the gradual raising of the overall tide in the marketplace. So the rates of everyone should go up as this market comes to fruition.

Councilman Walford: Could I ask one more question? If you've said it, I've missed it. Why 300 rooms? Why not 500 or how do we arrive at 300?

Mr. Crown: Well, quite frankly if we had our druthers from our- - - to just support the group market here, the convention market, you'd like to build it bigger than 300 rooms, but we faced the reality of the local market and the reality suggest that 300 is the number. Over the long term, we would hope that the market would grow to the point where other future hotel development, be it limited service, high quality limited service or even full service hotels would be added to support the center. But initially, 300 was the magic number that we felt could be justified in the marketplace and still support the convention center.

Councilman Walford: So, that's just not out of a hat? I mean there was some serious thought that went into it?

Mr. Crown: Going into this, if you could justify 400-500 rooms, that would have been more ideal to support the convention center quite frankly. As you'll notice when you look at those other cities listed, many of them had large hotels. Of course, many of them are larger markets.

Mayor Hightower: Mr. Chairman, the other thing I'd like to add to that, the number of 500 and 600 was batted around several times in several different groups. With the help of PKF and SMG coming to a more moderate number than that, and our commitment to help expand and grow the pie for everyone here. We know that our goal is to bring thousand man conventions to town and obviously, they can't all stay in a 300 room hotel, thus benefit flow out to other hoteliers in town. And that has been our intention all the long, even though we continued to have suggestions that we ought to have five and six hundred rooms to support it. But our philosophy and probably the philosophy of the casino has not been the same. We're not trying to draw people to town, to hold them inside the convention center and the convention center hotel. We encourage, and want, and expect visitors to our market to benefit the community as a whole. That being other hotels, gas stations, shopping malls, restaurants, etc. So, that was the reason, that and afford ability we stuck on 300 vs trying to work towards a five or six hundred room hotel.

Councilman Gibson: I'm in favor of this hotel. Have been from the start in '97/'98 when I was on the task force. The number of rooms and the explanation of spill over, I've been to about 500 conventions over my lifetime, between local, state, and national because of the profession I represent with non-profit and things of that nature. How many, in your professional opinion, the 300 rooms, because I've talked to some of the professionals in your industry, what kind of percentage of the lite markets that we're going to be going after to take some of their business away around the country, are we going to either qualify or not qualify in terms of minimum- - -there are RFPs that they put out in your industry, whatever it is, knowing that they are looking for a heavy concentration in that flag ship hotel attached to the convention center? You're the professionals. Any ball park? Because we're obviously gonna be scratched from some of those RFPs.

Mr. Crown: Oh absolutely. There is a significant portion of the market for which Shreveport cannot compete. Some groups out there want 10,000, 15-20,000.

Councilman Gibson: Wait, wait, wait, wait. Let's not go there. Let's look at like markets. Cause that's what you're giving me. I want to compare apples to apples. And not get into Houston, Dallas, New Orleans. This is designed for some of the cities that you've represented. Those RFPs that the Convention and Tourism Bureau receive and the City of Shreveport receive to go after. Right now, our inventory is limited to Bossier Civic Center and to the Expo Hall here in Shreveport.

Now, we have a nice big box that has “X” number of square feet and they look for minimum requirements, right? In terms of convention space and then also a flagship hotel. I’m just looking and I agree with you. There is a possibility we could attract other hotels in this area. Right now, obviously other hotels aren’t industry in this market, but in the future, they could be depending on the success of this thing. But I’m curious because just like in the industry that I represent, contractors go after RFPs, but if they are asked for “X” bonding capacity or expertise, there’s things that certain contractors are going to say, not going to do or not going to qualify for. So, that’s why I’m asking this question. With those 300 rooms, versus everything else, I realize we’re in a budget issue in terms of afford ability, but I’m also curious, how many of those conventions are we going to be scratched from? Because they are going to be looking for minimum rooms attached to the convention center. Because I heard that specifically in ‘97/’98 during the discussion with PKF when I was on that task force.

Mr. Crown: First of all, the first hurdle to get over is they want a convention hotel attached to the convention center or very near by. Then you talk about the quality of that hotel and you talk about the size and the branding and the pricing of that hotel. And obviously there are pros and cons and gives and takes. One of the reasons why we came up with the 300 rooms, is that we felt that, that was the minimum number of rooms. In talking to meeting planners in reviewing various reports and talking to SMG that could float as a convention headquarters hotel. You have to supplement that obviously with the remaining hotels in downtown with help from the nearby casino hotels and with help from the nearby non-casino hotels. I can’t stand before you today and say that there are “X” number that will meet their needs there are “X” numbers that won’t meet their needs. But the projections are based upon the fact that we believe that this as a package is sufficient to compete with the kinds of cities that we are going to be asked to compete with. We can’t compete with New Orleans on many large groups, but we can compete with New Orleans on smaller groups that are looking for some of the things that Shreveport has to offer.

Councilman Carmody: Let me ask this question, because within the scope of what Mr. Gibson’s question is, the target market for the conventioners that we’d like to bring to Shreveport, are those within driving distance?

Mr. Crown: Shreveport is largely a drive in market.

Councilman Carmody: The reason I say that is, the observation was made to me while in Dallas by a Shreveport native that he couldn’t afford to fly into Shreveport because it was so expensive to try and come here. And when he made that comment I said ‘well, wait a minute, you say you drive back and forth, just like I drove over to Dallas’. And he said, “yeah, but I know y’all building that convention center, but how much of the business that y’all are soliciting is going to actually be flying into the community, because my thought is that it’s very expensive to get to Shreveport’.

Mr. Crown: Well, I think that’s a very good point and that’s a point that affects a lot of smaller markets and the bottom line is that the vast majority of the business, whether it be group, leisure or tourist, or group tourist or business right now is drive in and it will continue to be. And that’s from a service standpoint and also a cost standpoint for the fly-in.

Councilman Walford: I’ve got a question, but I don’t want to get too far off, but Mr. Gibson got me thinking about it here. When you have somebody going down their checklist to pick a place to have a convention, you’ve given us a list of comparable markets. Does Shreveport gain by having the gaming activities? Is this a draw?

Mr. Crown: In my opinion, yes. If you look down that list, you will see that many of those cities don’t have a lot to offer in terms of amenities. I mean, look at Tulsa, Oklahoma. Not to knock

Tulsa or even Knoxville, but I think Shreveport because of the gaming attraction, does have an element there that will allow you to attract a lot of the associations that might ought to go elsewhere, if you didn't have it. And if I may answer, or try to answer a part of your question Councilman about the number of shows that might be lost, we estimated based on, again our professional judgement, it's not science, it's just based on history and instinct, that we would lose anywhere between five and ten conventions probably closer to ten conventions, as a result of not having a hotel delegates ranging from 1500 to 1800 meeting people per show, perhaps as large as 3,000 for one or two. Maybe smaller for others, but on average probably somewhere around 1750 to 1800 per show pro forma, but it's largely a drive in market. If you look at what you have in terms of facilities around you, you really don't have a thing except Lafayette, Baton Rouge, New Orleans. Dallas to the west would not be really considered a competitor. But there are some groups in East Texas that might not want to go to Dallas because of the cost factor. Shreveport would be much more affordable when it comes to the hotel stays and probably the convention center space itself. So, groups that can't afford to go to the markets like Dallas in East Texas we'll try to go after and bring them here. Same thing for Arkansas. Same thing for Mississippi. You don't really have anything in Mississippi except the Vicksburg Conference Center. And that's not going to be any competition at all for this facility, so it's largely a drive-in market and we would expect to lose anywhere from eight to ten conventions in a give year if we don't have a hotel in a given year, if we don't have the hotel. That's our estimate.

Councilman Gibson: Mr. Chair, thank you. Again I'm 110% behind this hotel. No one is not talking about not doing the hotel. This is another debate that doesn't include you in terms of financing the hotel. But alright, let's go with what you're saying. It's a drive-in market. Is there a way that y'all can provide at least me and I'd ask for the other Council, if we are a drive-in market, obviously we're going to get some ancillary which the way I see it is icing on the cake. If we happen to pull somebody out of Las Vegas, Los Angeles or Houston or whatever, hey that's just icing on the cake and I guess we're turning to you to be that point man to drive that. And I wish you good luck in all the world because you've done a good job over at CenturyTel in managing that. But we're talking about a different animal altogether here. With that drive-in market, is there a way to provide us with some information that says again, minimum and maximum requirements that these drive-in conventions whether they be local, state, national are looking for, for a flagship hotel because in my experience in going to conventions, that is critical. That has been the most critical thing and I represent one of the largest national trade organizations in the country that planned those things out five years in advance. And they look at that. And I would be interested in seeing if that's, if you could provide that. Now it seems to me that if it's within that 3-5 hour or 5-10 driving distance, because once you get passed about that, most people are going to have a hard time dealing with that, but it seems to me that there ought to be something out there than can show us where we stand on that. And I would really appreciate that.

Mr. Thornton: Well, I think we can do a survey of national and statewide associations and maybe get their requests for proposals. Because they are going to have some baseline minimums, you're right. But I will tell you they're gonna be all over the map, depending on the association. But they're all going to require a certain number of hotel rooms. And they are probably all going to require, or they're all going to be looking for a headquarters hotel. But we can probably pull together, it may take us a while to do it, but we could probably gather some information for you.

Councilman Gibson: Within those driving distances? I mean, we're not talking about a national (inaudible) we're targeting - - -

Mr. Thornton: There are probably, using statewide associations, you'd probably have nearly

2,000 statewide associations just in Louisiana alone. I mean it's a big, there's a lot of people out there that meet. Everything from the Police Jurors to Louisiana Teachers Association. There are a lot of different associations ranging from 500 people to 5,000.

Councilman Gibson: Well, that's why that information will be even more pertinent. And I think for this Council to see what we're looking at. Because if we're going into this, the way I see it gentlemen, and the Mayor and Ken Antee have done an outstanding job working to this point, but at the same time, there are things there that require us looking at, because this is going to be a one time shot. I don't see us adding on to the hotel. We might get some other hoteliers coming in here in the near future, but that's something else that we need to be cognizant of.

Mr. Antee: Mr. Chairman, that information is available and I think Stacy at the Convention and Tourist Bureau can get that to us pretty quick and we'll get that. But the convention center in case anybody doesn't know is under construction. And it's about 25% of the steel is up over there. We're here to talk about the hotel and the need of the hotel and the way we're going to pay for the hotel and so, I'd just ask if we could get back on the focus because we've got a convention center that's going to be completed by the end of the next year. Now we've got to get to what the people want to know. And that is why do we need a hotel? Whose going to pay for the hotel and how that project's gonna work. And so with that, we'd like to try and get back on to the presentation. And we'd be glad to answer any questions.

Councilman Carmody: That's fine, let me take those because we do have the requests. Councilman Jackson and I'll come back to Councilman Hogan.

Councilman Jackson: Thank you Mr. Chairman. I want to be very simple about it and you know your business, I don't do that business and different ones of us have different professions and background. Let me ask you this in the form of an analogy. And perhaps you can help me and maybe some who are simple and just need to get down to the brass tacks for lack of a better term. If I were erecting a house that was a wonderful house, well decorated, furnished inside and out. I've heard this posited before as such a situation where you've got a beautiful house, if we got this convention center that Mr. Antee makes reference to. But without the hotel, you have the equivalent of a beautiful house with no roof. Would that be fair to say that it's the same kind of analogy in the sense that we are suggesting that in order for it to be a project to be full and complete, that it would do a disservice to the future of what we could be if we don't have it. Is that what you're saying?

Mr. Thornton: Yes sir it is. And I think that makes the point. The fourth bullet point up here on the slide without it, Shreveport fails to reach it's pro forma objective with the convention center itself. And I think that is a fair analogy. And it's probably why a city like Providence in a state like Rhode Island decided to invest into the hotel project there to support the convention center. You've got an \$85,000,000 investment as Mr. Antee has said. That investment is coming out of the ground. It's here and if you don't complete it with the hotel, then you're not every going to allow that convention center to reach it's full potential and do what it could do otherwise for the City.

Councilman Jackson: Alright that answered my question in the beginning and the second part of it, I think he addresses some of that is that we need to talk about the financing and so on and so forth. That being the case, I'd like to move if we could to that portion of it, because I think that's where the bone of contention, for lack of a better term, is. Because it seems to me that one of the things that we have to look to as a Council and one of the things that we have to do in this due diligence to deliberate is not to be caught- -there's a lot of things that many cities did not do 40 years ago and as a result they are where they are right now. There are a lot of things some cities did do 40 years ago and as a result, they are where they are right now. I just don't want to get caught up in a lot of the -- . There are some things that's very significant and in the financing is not to be

dismissed or not to be seen as a small thing, but I want us as we move forward to look at this from a scenario of how do we become the city? I mean this is a small part, meaning downtown and the whole convention piece and developing, but it's major. But neighborhoods are important, all of this. I want to know how this fits into our mix, how this helps to bring us to a point to where we 40 years ago, if we were in this same meeting, 40 years ago, we would have been saying Atlanta is our competition, and other cities are our competition, but they did something we didn't do. And so as a result, we're still talking about this scaled down screen of cities who are our competition. So, my hope is that we can begin to say, let's look at this thing. How do we get it done? Best case scenario for getting it done and let's not leave our city 40 years behind again.

Mr. Antee: And Councilman Jackson, you're exactly right. It's not 40 years, but we can look back about 30 years when Expo Hall was built. Expo Hall was originally designed to have a hotel to be a compliment to it. As a result of opposition to the hotel, it was never built. We had Expo Hall. 30 years from now, do we want to look back and have the convention center just be another version of Expo Hall just a lot bigger. So, you're exactly on point. And with that, we can get into the structure of the hotel project which we have the City of Shreveport, which the prior Council created the Hotel Trust Authority. The Convention Center Hotel Trust Authority which will actually own the property. The beneficiary of the trust is the City of Shreveport and the taxpayers. Now the operation of the hotel, the team that's put together is as I mentioned earlier HRI Properties as the development consultant. It's a Hilton's franchise hotel and then once the hotel is completed, HRI Properties' job will be over and then HRI Lodging would come in and operate and manage the hotel.

Councilman Hogan: Thank you Mr. Chair. In reviewing your material that you give, I guess Mr. Antee, these other gentlemen may can answer my question or you might can as well. Just wait until you hear the question. Councilman Gibson and some others have brought up a good point about the drive-in business that we'll have which is the majority of the conventioners coming in. And this may not be the appropriate time to bring this up, but in your analysis of the Providence, Rhode Island project, I noticed that there are 800 dedicated spaces within a 2400 space parking garage. And in reviewing all this information, I don't see anything about -- I know we will have, we originally were going to have a six level parking garage, and now, we're down to a three level parking garage.

Mr. Antee: Four.

Councilman Hogan: Is it four now?

Mr. Antee: It's been four.

Councilman Gibson: So, we saved the taxpayers \$6,000,000.

Councilman Hogan: I know we had discussed it being three, but we're back to four now?

Mr. Antee: It's a four story parking garage.

Councilman Hogan: Four story parking garage. And I would like for someone to address, and again at the appropriate time, this may not be the appropriate time, but to talk about the spaces for parking relative to the number of what you call dedicated spaces to our project that we'll have.

Mr. Antee: And we can address that with the scope of the hotel project which is the next slide, as the parking, because that is an issue. That's an issue that's been addressed and been planned and has been worked out with the hotel operator and SMG as the convention center and parking garage operator. So, what there will be is a use agreement, so that a certain number of spaces will be available for the use of the hotel within the parking garage will be dedicated for that use. The parking garage that (inaudible) currently being constructed. It's anticipated by this time next year, Yates will turn the keys of it over to us, so that we can start using it prior to the completion of the convention center.

Councilman Hogan: Okay, so with four levels of parking, how many parking spaces will that produce?

Mr. Antee: We'll get the exact number, but I think it's 1200 spaces.

Councilman Hogan: 1200. Okay.

Mr. Antee: What we had originally when it was bid out was add alternates for two extra levels that would get it up to 1600 spaces. But with the cost restraints and everything, we built a fourth story and did not accept the add alternate. So, it's 813 in the parking garage, but there's additional space with additional spaces behind the parking garage between the relocated railroad track and the parking garage and there is additional surface that will be black topped and made available on the north side of the railroad track between there and Cross Bayou.

Councilman Hogan: Okay.

Mr. Antee: But there is a use agreement between several things between the convention center, SMG as the operator and the hotel with HRI, meeting space and parking and several other things that's in the joint use agreement.

Councilman Hogan: Okay, you mentioned a moment ago, I'm not sure of the terminology that you used, but it sounded like that your were saying that the parking garage would be expandible?

Mr. Antee: No.

Councilman Hogan: It's not expandible.

Mr. Antee: Well, it can be ex- - -, you can't add on top of it, but you can add- - -, there is additional space that eventually could be. We're not worried about expansion, we're worried about development first. We'll leave that for the next Administration.

Councilman Hogan: Okay.

Mr. Antee: I think we've answered. There's gonna be more than adequate parking in the use agreement, that's the issue. The hotel - - -

Councilman Carmody: Mr. Antee, before you get started, I'm sorry, Mr. Lester has been waiting patiently.

Mr. Lester: No, I'm- - -if, if- - -.

Councilman Hogan: I do have another question.

Councilman Carmody: Oh, I apologize Mr. Hogan, I thought you were finished.

Councilman Hogan: I do have one other question, but were you still speaking to these issues?

Mr. Antee: No, that parking issue has been addressed and it's through the joint use agreement within the parking garage.

Councilman Hogan: Right, okay. And in talking about expand, I know the originally plan called for 500 rooms in a hotel?

Mr. Antee: That's more of the mis-information that's out there. The Convention and Tourist Bureau had somebody come in and recommended to them that it probably should be a 500 room hotel, but never have we proceeded with a 500 room hotel. Once we got the information from the experts as to what hotel, 1) would be sufficient and 2) it would be affordable. And never was there a proposal for 500 rooms, once all of that information was accumulated and presented.

Councilman Hogan: Okay, maybe I'm mistaken. Seems like I saw in writing that somewhere it was originally proposed as 500 rooms, but maybe I'm mistaken on that.

Mr. Antee: There's a lot of things that have been said and a lot of things that have been put in writing that are not true and that's why we are here today, is to try and clear up as much of that as possible. Now, there's been discussion and that discussion was furthered by the report that the Convention and Tourist Bureau got with no input from SMG or to my knowledge PKF or anybody

else that was involved with the convention center. It was an expert that they had, that came in and looked at other things and said, as part of the convention center that y'all are building, we recommend 500 rooms. And like I said, that was without any input from any of the people involved with the convention center, to my knowledge.

Councilman Hogan: Well, one more question Mr. Lester and I'm gone let you have the floor, but - - from a practical standpoint, it's not like you've been somewhat conservative in your estimate of the 300 room hotel. What if we come to the point where you say, this 300 room hotel is not near enough, then what do we do then? Is there any ability or type and way we can expand the hotel?

Mr. Antee: There's plenty of space around the convention center where we don't want to be in the hotel market. What we want to do is get it started. And once we get it started and we put the gas in the engine, we want to see what happened in other cities happen in Shreveport. And that's the Hilton Garden Inns, the Courtyard Marriotts, the Embassy Suites, the AmeriSuites, all come in and start building with private dollars. But in order to do that, you've got to create the demand. And in order to create the demand, you've got to build a facility that people want to come to. But again, we'll let future Administrations worry about it. It will be a problem and I do predict that within years, the convention center will be expanded and there'll be need for more hotels, but hopefully, by that time, the market will have risen enough to create the demand that would generate the private sector input. And let's keep in mind that since 1994 based on the numbers that we got from the Convention and Tourist Bureau, when gaming to town, there's been 15 non-casino hotels built in Shreveport and Bossier City. 20 hotels over all, but 15 non-casino. Now, I don't know that the convention center will create that much demand, but if it creates a third of it, that could be five new hotels just in the downtown area. That's more jobs. This hotel alone will employ from 130 to 150 people. That's more sales tax revenue. That's the economic impact that we foresee that, that facility with the hotel would create.

Councilman Hogan: Thank you Mr. Antee. Thank you Mr. Chair.

Councilman Lester: Thank you Mr. Chairman. I want to ask a few questions. I'll bounce around for a little bit. First of all, I'm looking at the first slide that talks about Convention Center Project Team and I see the people that are there representing those, as I appreciate those individuals entities that are here. What I don't see is anybody that looks like me. And I was wondering where are we going to have some fair share participation in terms of the convention center project team and/or management?

Mr. Antee: Well, throughout every process, the design team meets the fair share ordinance. Eddie, what's our percentage on the design?

Mr. Boettner: (Inaudible).

Mr. Antee: That's the local, the fair share is around I think 22 to 23% of fair share on the design team, the operation of the hotel will be compliant with the Fair Share ordinance, so that all the services, fair share participation will come in through those areas as well as the operation of the convention center and everything that we have, we include as a part of the contract, the compliance with the fair share ordinance.

Councilman Lester: Well, I mean, I understand in terms of the design and things of that nature, but I mean, I don't see anybody here. I mean in terms of - - we're looking at you know SMG as the convention center manager as I appreciate it. You know, what are they doing in terms of fair share? HRI looking at it, HRI Properties is the development consultant, HRI Lodging is the operator, and SMG is the convention center management. Have they put together a program to show how each one of those individual entities are going to be fair share complaint?

Mr. Antee: We'll let them address that, but to answer your question, yes.

Mr. Thornton: As far as SMG is concerned in the operation of the convention center, we've only been on board for a couple of months. That program is something that we accepted, acknowledged in our management contract and we will meet the compliance requirements of the ordinance. The way, we'll do it is through subcontractor relationships just like we do in other cities. Vendor services, supplies, things of that nature that will be needed at the center.

Councilman Lester: I mean, I understand that. That's in terms of operations, but I'm talking about in terms of management.

Mr. Thornton: In terms of management, SMG is considered the manager of the convention center. And I'm not aware of any requirement that places responsibility on the City or the Manager to carve out a portion of it's contract or a contract for the management of the facility. I think as a whole, it's the discretionary spending as I appreciate it. The money that will be spent in terms of goods, services, suppliers, things of that nature, that once the facility gets up and running, the subcontractor relationships, that's how we'll meet the goal. We'll be able to contract with - - -

Councilman Lester: That's a separate contract. Your contract is not - - - and I guess that's my question. Is their contract going to be fair share compliant. I mean I understand quite obviously and quite easily how we can do it in terms of the relationships with the purchasing and things of that nature with the operation of the hotel. I think that's pretty easy. My question is in terms of the management end of the hotel and the convention center, do we have a plan for- - -

Mr. Antee: I guess the best way to respond to that is an analogy that the Mayor has used over, and over, and over. You can only have one manager.

Councilman Lester: Okay.

Mr. Antee: You can't have somebody come in and say, okay we're going to manage Monday through Friday and bring in another team to manage Saturday and Sunday.

Councilman Jackson: Mr. Antee --

Mr. Antee: There can only be one person driving the bulldozer as the analogy the Mayor has used on many occasions. Now the management (inaudible) small portion where the operation and you look at the global contract of all of it, it will be fair share compliant. But just to put somebody in there, just for the sake of saying --

Councilman Lester: Whoa, wait, wait, wait, wait, wait. No, no, no, no.

Mr. Antee: And I'm not saying that's what you're saying.

Councilman Lester: And absolutely not, absolutely not.

Mr. Antee: I know. I know that's not what you're saying, but in order to answer it, you've got to have a manager.

Councilman Lester: I understand, but you and I do both agree, that there are management functions that could be broken out and subcontracted.

Mr. Antee: I'll let the people that have to manage it answer that question.

Mr. Thornton: Unfortunately, I don't think that's accurate. Management functions will involve marketing the facility, managing the operation of the facility, administration, finance, those are all skill sets and trade assets that SMG as a company is built upon. And there are probably only four or five private management firms in the country that do what we do. We're the largest. We think we're pretty good. But those skill sets, that's what - - -when you hire us, that's what you're getting, you're getting --

Councilman Lester: And I understand. I would understand your desire not to break that out, because that's part and parcel of what you do. But I still believe and if the answer is we can't or we don't believe that we should, then fine, that's what the answer is. My question was, is there a program for that. Because you and I (I think), for example, accounting functions and different other

things just thinking of something off the top of my head, that would not be obviously proprietary type information that requires a particular skill set that's developed over a period of time like SMG would have it, could in fact be broken out.

Mr. Thornton: Well, don't get me wrong. We'll have an auditor, a third part auditor, probably a local firm. But as far as accounting for the day-to-day finances of that building, if we're going to be held accountable for that and responsible for that by the Mayor and the City Council, we want to do it with all due respect. Because that's what you're hiring us for. You're not hiring us so we can go bring in someone else and then have us try to hold them accountable for that. At the end of the day, you're going to look to SMG and say 'you know what, you're the ones responsible for meeting these projections, you're the one responsible for meeting the deadlines when somebody has to move out of this building on a Friday and you've got to turn it over the next morning for 3,000 people coming in here'. And if we can't get that done, you're gonna say 'why not'. And you don't want to hear me say, 'well, you hired us to do it, but we've got someone else, we were forced to bring someone else in just for the sake of (inaudible)', I think the way to handle the Fair Share Program is through the subcontractor relationships with discretionary spending that we talked about. There will be ample opportunity that we talked about. When it comes to the management function, we, and I think HRI are going to be held by contract.

Councilman Lester: Right.

Mr. Thornton: To the City of Shreveport, which includes the Council and the Mayor. And if we're going to be held accountable, we're okay with that. But we want it to be with our people, with our systems and our programs which is what really you're hiring us to do.

Councilman Lester: Let me ask this question. What type of diversity do you have with SMG?

Mr. Thornton: In terms of employment or in terms of subcontract relationships, be - - -?

Councilman Lester: In terms of employment and management functions and other- - -?

Mr. Thornton: Well, I can tell you it's - - -in terms of our corporate office, that's one entity, but we manage 160 facilities around the world and each of them are very diverse in all of our markets. And I think when you look at the subcontractor relationships that we have, not only the employees, I can tell you in New Orleans -

Councilman Lester: I mean obviously when you cast the net out in terms of employment, and you have a city that's 53% African-American and the skill sets and the job that you're going to do on a day-to-day basis, you're going to have more minorities in those jobs than anybody else. But you're going to have minorities and young people, so we know that. I'm talking about in terms of management level positions, I'm talking about people of responsibility, because just like it's important and I think it's more important to have a hotel that works. And I'm certainly committed to having a hotel that's going to support the convention center. I think it's just as important for the management of that convention center and the management function from top to bottom be reflective of the community, especially given the fact that we have had an administration and a Council that on time and time again is consistent about asking those questions in terms of our contracting process.

Mr. Thornton: Well, we agree.

Councilman Lester: And this is my first time actually having a dialogue with you and you can ask everybody that has come before this Council on issues like this, I'm pretty consistent in asking these types of questions. So, that's why I'm asking these questions.

Mr. Thornton: Well, we understand and it's an important issue to us. Not just in Shreveport, but in every market where we do business. Rest assure, like I said, we have over 50 convention centers, nearly 30 arenas, eight stadiums and in every market, it's an important issue to us. And I'll

be happy to get you some of the records on the national level to show you what our track record is. But it's a commitment we made to the Mayor and to Mr. Antee when we were hired to meet the goals of the Fair Share Program. So, we hope to be able to accomplish that as we move towards the opening.

Councilman Lester: Okay, and I would ask that same question of Mr. Boettner who is representing HRI. I would ask that question in terms of HRI Properties and HRI Lodging.

Mr. Boettner: Councilman Lester, I appreciate the question and to not take any more of your time as Mr. Thornton has already stated, let me state that in the operation side doing what we would do to operate this hotel, as much as he will be doing to operate the convention center. We will be working hand in hand as we operate these two properties in a symbiotic relationship. And everything that Doug said as to their operations and their philosophies, I could just reiterate. I could just repeat everything he said. Because as he's doing it, I'm kinda checking off, well yep, that's - - - we have to do all of the very same things. The mission of my company is to rebuild American cities by creating diverse, vibrant and sustainable neighborhoods. And we accomplish that in every city that we work in and we accomplish that in our own organization and will accomplish that in the management of this hotel.

Councilman Lester: Alright, thank you. The other question that I had was as it relates to the hotel operation projections, the financial overview, one of the things that I see down here, you talk about an occupancy rate at 65%.

Mr. Antee: We're going to get into all of that and I would request if it's okay with the Council that you know we can address those question, because we're going to answer a lot of 'em and I think that it get's you the information.

Councilman Lester: Well, let me ask the questions on the subject we've covered so far. The structure of the hotel project. One of the concerns that has been addressed to me on more than one occasion by people who are supporting the project as well as people who I guess I would say are (inaudible) the hotel project is why do we need a Trust? And the question was posed to me and I'll give you the opportunity to explain. Why do we need a Trust given the fact that at some point, as I appreciate it, the full faith and credit of the City is going to be pledged for some number. We don't know what that number is. Obviously if we are successful in creating a TIF district and the TIF operates the way the projections come, that gap will be smaller than if obviously we didn't have a gap or didn't have a TIF? Given the fact that at some point the full faith and credit of the City of Shreveport is going to be pledged to support this project, why is there a necessity for a Trust?

Mr. Antee: Well, the Trust originally, and keep in mind this project has been underway since 1999, when the convention center project started, and at that point and time in looking at trying to do a hotel that would pay for itself, the mechanism that was brought to us that other cities have done throughout the nation and have done it successful is through this public Trust. With the public Trust, it specifically authorized by the Louisiana State Legislature that municipalities can do economic development trusts. And in the Trust, you can operate it more like a business. So, it doesn't get bogged down in the bureaucracies that come along with being a municipality. It gives you - - it still has some protection. I mean, there's still some requirements, but public bid law for example is not necessary using a public trust for economic development. So, in the operation of it, it provided another insulation because one of the concepts in financing is going to be presented to the Council to choose from is that revenue bonds, capital outlay money, and then the City just guaranteeing the gap. To do that, you have to have the trust. Now, the other financing option that's going to be presented at the appropriate time to the Council is financing like we did the stadium. We did it that way. It's not necessary to have the trust, but in order to operate it as a business rather than

as a government entity, you need it to be in the trust.

Mr. Asher: Also, if I could add to that, in addition you will see in a financial presentation that at some point and time, this facility, the loan is going to be paid off. And you are not going to have the full faith and credit behind the obligation. So, to the extent that you would have a city operating a hotel in which there is no debt out there, you will have that layer of insulation, that will be very, very important to the city.

Councilman Lester: But the flip side of that would be and I know we're going to talk about that when we get to that point. If for some reason, the hotel is not successful or let's not speak negatively, let's say the hotel takes a little bit longer to get up and running in terms of the financial projections. That's obviously something that the City would have to be responsible for those sums, is that correct?

Mr. Antee: Only to the extent that the bonds are guaranteed by the City. The operational expenses, the City would be shielded from that. Now the only thing the City would be standing behind is the debt on the bonds.

Councilman Carmody: And how much is that Mr. Antee? The debt on the bonds, I mean total, just –

Mr. Antee: Total right now is projected to be \$40,000,000 or just under \$40,000,000. We're projecting everything with a \$40,000,000 bond issue.

Councilman Lester: So, if we stumble out of the block, the City would not be behind and the hotel loses money -- if the hotel loses money, who would be responsible for supplementing that loss?

Mr. Antee: As part of the budget, we have a Debt Service reserve fund and we have other funds, interest capitalization fund, so it's projected that the hotel is going to have to be, the hotel is not going to come out of the gates cash flowing. It's going to take a period of time before it does cash flow. Well that projection and that money that the bond market requires is put into a reserve fund for that purpose, so the money on the front end and part of the \$40,000,000 of the bond is going towards that reserve fund so that it can pay it's bills until it get's to the cash flow level.

Councilman Lester: Right, but assuming and I don't want to speak negatively, but if the hotel comes out of the blocks and it stumbles a little bit longer than we anticipate, then is the Debt Service going to be coming from the City in terms of a scenario where we would obligate General Fund money to Debt Service? Would it come out from Debt Service fund? What exactly would be looking at?

Mr. Asher: If I could respond please. That's part of the reason that we need the TIF. It's projected that with the TIF, we'll be generating approximately in the first year \$700-800,000 in cash buffered, if you will. And the projections that we have allowed upon which were prepared by PKF. They have very conservative projections or ramp up period. They don't get to the full 65% occupancy that we will talk about until the fourth year of operation. So, they've been very conservative. And part of your fears as to whether or not, the City will actually have to come out of pocket for Debt Service are mitigated by two factors. 1) the TIF will provide a very nice cushion and secondly, as Mr. Antee just talked about, you do have reserves that are set up that are going to be mandated not only by the City, but mandated by the bond holders to have money put on the side for that. So, I guess three things give me a high level of comfort in telling you that the City will not be at risk. 1) The PKF projections are very conservative. 2) you have this cushion, these bond fund reserves that are set up and 3) you have the TIF that presents another \$800,000 cushion approximately from Day 1.

Councilman Lester: So before, if I'm to understand you correctly, before the City would have to come out of any additional or any resources assuming that the project stumbles out of the gate and

we're hoping that obviously it doesn't, first thing that will be dealt with would be the cash reserves that are set up in the bond issue itself. Is that correct?

Mr. Asher: That's correct.

Councilman Lester: And then you have the money that's set up that will be generated from the TIF funds.

Mr. Asher: That's correct. Well actually, I would think the TIF funds would be first and then you would look at the bond reserves.

Councilman Lester: So, TIF funds go straight to Debt Service?

Mr. Asher: That's correct.

Councilman Lester: So, TIF funds go to Debt Service and then you go to the actual debt reserve or the reserve that's set aside in the issuance of the bond?

Mr. Asher: That's the way that's it's contemplated right now, but whether or not and how much of those reserves are going to be set up and how much are going to be allowed, you're going to be allowed to tap into are going to be subject to the negotiations that are finally resolved between the City and the bondholders, which that's one of the reasons that we're going to talk about trying to put this on the fast track is getting those bond agreements executed.

Mr. Antee: And additionally, the Debt Service reserve fund, which I think one is \$3,700,000, and then I think it's \$2,100,000 for the capitalized interest. Those will be accumulating interest in building, you know as time goes to.

Councilman Lester: Okay, alright.

Mr. Asher: There is one other thing that Mr. Antee failed to address in the pro formas that we have developed, he has also taken a portion of what we believe will be excess cash flow and putting that into a reserve fund. So that with the TIF, we believe that starting operationally, the second year, third year, fourth year, you should very quickly start to build up cash in that reserve fund, which is another good safeguard.

Mr. Antee: And what Mr. Asher is referring to is in our proposed TIF. We're taking 85% to go to Debt Service and 15% to build a second reserve fund, rainy day fund.

Councilman Lester: Okay, so in other words, what you've done is you have built in several layers of protection in terms of the Debt Service, in terms of TIF money going strictly to Debt Service, 15% is going into another fund. So, we're talking about several dominoes, for lack of a better term. Several dominoes have to fall before we get to the point where someone would come back to the City and say 'okay, now we're gonna have to actually supplement this particular project'.

Mr. Antee: That's correct.

Councilman Lester: Okay, thank you and I'll wait for my other questions until we get to the TIF.

Councilman Carmody: Councilman Jackson, I know you had a question.

Councilman Jackson: And I guess while we were on that subject, we talked about the gentleman from SMG and the gentleman from HRI, he was talking about Fair Share earlier and those really where my questions were. And Mr. Chairman if it please the Council, I'll wait until they finish the presentation.

Councilman Hogan: Mr. Chairman, I just have one quick comment. We might can help reserve, add to the reserve fund if we turn down our air conditioner today. It feels like it's sub-zero right now. It must be on snow. Did you already do that Sharon? Thank you, thank you. Appreciate it.

Mr. Antee: Speaking of hotel, what we're proposing is a 316 room hotel, I think about 15%

of those will be suites. It's 227,000 square feet. The budget is \$51.5(million). We've been rounding everything to \$52,000,000 for the entire project and part of that project in addition to the construction cost, design cost is FF&E. You gotta buy soap, toilet paper, towels, sheets, all of that is in this budget. The reserve funds and the interest that we talked about, that's what makes up the entire \$52,000,000 project. The amenities, there'll be a signature restaurant that can seat 150. It'll have a lobby bar, 1800 square feet of meeting space. Now, keep in mind we've got a joint use agreement between SMG and HRI for additional meeting space in the convention center that will be marketed as part of the hotel meeting space. A coffee bar business center, pool and fitness center and as we stated, it'll be operated by HRI.

The TIF legislation that's being proposed and we're going to let Mr. Asher speak to this. I want to give you somewhat of an introduction of Mr. Asher. This TIF legislation is nothing new. It's been done all over the country. What gave us the idea for this is in New Orleans, they're doing it for the World Trade Center, or they're trying to do it for the World Trade Center to convert it into a hotel. Baton Rouge, Alexandria, they were all on the same legislation that authorized a TIF in those areas. Mr. Harold Asher is the CPA that's been hired by groups that are opposing the TIF in New Orleans and I'm gone let him go into the reasons why he opposing that one and the reasons why he thinks this is a good plan and a good project. So, I'm gone let him address that.

Councilman Carmody: Mr. Asher, you're here Pro bono I take it?

Mr. Asher: I'm always Pro Bono.

Councilman Carmody: Okay, I just had to clarify that.

Mr. Asher: Well, first I'll go through my outline and answer whatever questions. The TIF is an acronym for Tax Increment Financing and what this is, is a dedication of funds. In this particular case 10.5% of the, there's a tax, a hotel/motel tax, but 10.5% of that tax is going to be part of the proceeds and the tax at the hotel on their food, beverage, parking, whatever sales tax are generated, that's a 6.75%, all of those funds are to be assigned to the Trust and the Trust will take those funds which in the first year, should be approximately \$800,000. At year 4, which is the stabilization year around approximately 2009, those funds should exceed \$1,100,000. Those funds are dedicated to the debt repayment on the hotel. As a result of this, the hotel debt, the \$40,000,000 debt that you have is going to be paid off early.

Using the model that we have developed, the debt should be paid off in the 17<sup>th</sup> year. At that point, the City will have several options. It can take the cash flow that's going to be generated from the facility and used in whatever manner that it wants to. It can refinance and pull a large bit of cash out and used for whatever reasons the City would want to use it. It'll also be an opportunity to sell the facility in very large profit. The bottom line is by using these TIF proceeds, the City will be in a win/win situation.

This TIF, unlike the TIF that is currently proposed for New Orleans has a sunset provision. According to what Mr. Antee has advised me, this legislation causes the TIF to terminate either at the time that the debt is repaid, the originally \$40,000,000 is repaid or if there is a transfer or sale of the property, the TIF (inaudible). Without the TIF, we've gone over this a little bit earlier, the City could be forced to subsidize hotel operations until the stabilization occurs.

Why is this TIF different from the TIF in New Orleans? (1) The benefits, the buildup in equity, the payment of the debt that will generate cash flow will all (inaudible) to the City of Shreveport, the community. In New Orleans, it goes into the hands of a private developer. Here all of the benefits of the TIF go to the community. Secondly, you have a sunset provision. This does not go on forever or is left to future Administrations to allow the TIF to go on. This thing is scheduled to self liquidate as soon as the debt is repaid or the property is transferred.

Councilman Gibson: I'm looking at your TIF analysis, April 22<sup>nd</sup>.

Mr. Asher: Okay.

Councilman Gibson: In that analysis, it says 2006, I'm looking at Schedule 6. In 2006, we're going to have a total attendance of 129,000 people coming through the convention center. The TIF schedule that I have to assume that you put together.

Councilman Carmody: This is schedule A Mr. Asher?

Mr. Asher: That's correct.

Councilman Gibson: We're expecting to have 129,000 people come to that convention center?

Mr. Asher: What number are you looking at?

Councilman Gibson: I'm looking at Year 1, 2006. Schedule 6, total additional convention center visitors. Based on preliminary SMG analysis.

Mr. Asher: That's correct.

Councilman Gibson: 129,000?

Mr. Asher: That's correct.

Councilman Gibson: Okay, and we're talking about at an average of 1700, as I heard SMG, we're going to go after 1700 conventioners, correct? I don't know if anybody has a calculator, but if you divide that into 129,000, I think that's about 86 conventions at 1700. Is that what we're projecting for this thing?

Mr. Asher: No, I think that is the total attendance. This is not, in fact if you will go back to the schedule that Mr. Thornton went over which is the booking projection, where he has 273,000, that's in the 4<sup>th</sup> year of operation?

Councilman Gibson: That's over a four year period of time if I understand that right?

Mr. Asher: That's correct. That and if you will see, he has 19 conventions in that - - -

Councilman Gibson: I'm just asking some basic questions here gentlemen.

Mr. Asher: Well, what I'm trying to do is answer your question, and - - -

Councilman Gibson: I understand. Let's go back. (Inaudible).

Mr. Asher: You can see that of the 273,000 relatively small portion and the number of people that are going to attend the conventions come from the two areas that are the target markets for the hotel, which is the conventions and the trade shows. The convention and the trade shows are where the large numbers are going to come from for the hotel.

Councilman Gibson: I'm just asking some basic questions here. I looked at the early numbers and it says 200 and you've given us so many pieces of paper, it's hard to and that's another concern I have, it's not yours. I've said on record, there's a lot of 11<sup>th</sup> hour information. Go back to Booking Projections that was handed out to us at this meeting today. 273,377 total attendance based on pro forma projections for a four year operation. So, if I take 4 and divide it into 273, what is that Chairman, you got the calculator, because my last calculations were off a little bit.

Mr. Asher: It's approximately 70,000.

Councilman Gibson: Alright, that 70,000 and this shows 129, where is the differential? Of 50,000.

Mr. Asher: Well, I don't think that you can do it that way. The proper way of looking at the 129,000 is to look at what was going to make up that 129,000. Now 129,000 is made up, I think of, 12 conventions and a few, maybe six or seven trade shows, with the line share of the attendees coming from the consumer and public events.

Councilman Gibson: Again, unequivocally, I'm in favor of this hotel. But I asked that you

get that information to break that out of that 129,000 of each one of those years in terms of what that

—

Mr. Asher: Sure and I think when I finish my presentation, I'll tell you what —

Councilman Gibson: I understand and I've got another question for you too. Schedule 8. Cause you're giving me some projections you put up on and the reason why I'm triggering is after approximately 17 years, the City will own a debt free facility, so we're going to retire the debt on this, but I'm looking at your TIF projections here, on Schedule 8, we start in 2006 with an average rate of \$125. I have to assume that's exclusive of any taxes, correct? Go over to year one —

Mr. Asher: But you're misinterpreting. If you look at the \$125, that in Year 1, this is for the competitive rooms. And the competitive set. And this includes not only the room rate, but also the food and beverage. The food and beverage is approximately half of the room rate. So, if the room rate is \$90, the food and beverage would be \$45 which would be \$135. This \$125, that I've used which represents the hotel room, plus the food and beverage is a very conservative number given the projections that I've seen.

Councilman Gibson: So, let me hear, if I hear you right here, \$125 is inclusive of food and beverage and hotel room and taxes or less taxes.

Mr. Asher: It does not include the taxes.

Councilman Gibson: So, average room rate is \$45?

Mr. Asher: That's not what I said.

Councilman Gibson: Okay, what are you saying? Again, I'm in favor of the hotel, I'm just trying to understand what you're saying.

Mr. Asher: (Inaudible) for the competitive set and was not what was used in the projections for the hotel, the anchor hotel that we're talking about. The anchor hotel that is proposed for our community, I think the first year, the room rate is about \$95 and then the food and beverage would be around another \$40 or \$45, so in the first year, you're talking about a total - hotel room rate of around \$95, and as I said the food and beverage would be another \$40 or so.

Councilman Gibson: Alright, lets pick up from there. \$95 room rate average. What is the occupancy rate or the percentage of occupancy that you're basing your TIF analysis for retiring the debt in 17 years?

Mr. Asher: Well, it builds up to a 65% in the stabilization year. It goes in the 50s to in the 60s to 62-65% and stayed at (inaudible)

Councilman Gibson: Mr. Chairman, I would ask for indulgence. We have Stacy Brown with the Convention and Tourism Bureau. Could I ask you to come forward please? And gentlemen, I'm asking these questions because again, we're being put, there's a various amount of assumptions being put in front of us. And again, we have the final say on this thing. Ms. Brown, thank you very much. Could you tell me what the current average room rate is Shreveport, non-casino?

Ms. Brown: The current average daily rate for the market overall is about \$60.

Councilman Gibson: \$60, okay. And we had what is it, \$95 that you were basing this per form a on?

Mr. Asher: That's the 2006 (inaudible) it could be \$92 or \$93 but within that range.

Councilman Gibson: Okay, well I'll take \$90. Ms. Brown, if we were to look at 2006 which is just around the corner, we're looking at \$65 right average room rate, maybe \$75 in a couple of years?

Ms. Brown: For the competitive set for this property, it would be closer into the 70s.

Councilman Gibson: And again, I want to say again, I am in favor of this hotel, but in terms of this -- so that I understand what we're dealing with here, \$95 versus \$65, 65% occupancy rate,

what is the current occupancy rate excluding the casinos?

Ms. Brown: I believe it's 62%.

Councilman Gibson: Sixty what?

Ms. Brown: Sixty-two percent.

Councilman Gibson: Sixty-two. So we're in the ball park there. Okay, thank you Ms. Brown.

Councilman Carmody: Before Ms. Brown leaves I have a question for her. I guess what we're talking about though truly is the downtown market. Does that hold true. Is it the downtown market that currently averages \$60 per night and their occupancy is about 62%?

Ms. Brown: I have not broken out just the downtown properties. I could do that for you.

Councilman Gibson: I'd like to see it.

Councilman Carmody: I had the experience of having actually had the hotel operators that booked and evaluated the hotel in the beginning and in reading the information last night, I had made some notes to myself and it's interesting that I think that my recollection was that each of them had said that they estimated that the facility would have to do about \$105 average room rate a night when it opened. And run at a 63% occupancy. Okay, that's just the room rate. And they had said that this market would not justify that they could come up with that \$85 is what they thought that the market would do in Shreveport. And again, I know that - - - I don't mean to jump back to the private sector, but that was where their analysis on trying to make a profit in the hotel business in downtown Shreveport is I guess different, now we're looking at publicly funding the hotel.

Mr. Asher: Well, there's two things. 1) you have a state infusion of equity of a substantial amount. There's \$12,000,000 coming into the project and in their analysis, they may have had a very small amount of equity. The second major difference is we're talking about financing this with relatively low cost tax free dollars, municipal dollars. The interest rate is going to be much lower because it's tax free bonds as opposed to (inaudible) money market and getting commercial rates. Those rates right now may be 70-80% versus you're able to get it at 3%, 4% lower rate than the private sector.

Mr. Antee: And Mr. Chairman, we've got the person here who can answer all those questions which is Gregg Crown with PKF and that's what they're in the business of doing. And I think he can address the rate and occupancy issues best. Gregg, if you would - -

Mr. Crown: I think we're comparing apples and oranges. You've got the relevant statistics to look at are those of the competitive hotels, not the overall market. Because obviously, there's all level of quality and size and location. There's about 1400 rooms in the competitive set of non-casino hotels. That's everything from Hampton Inns to Holiday Inns to Chateau Suites, Richmond Suites, what have you. So basically, those hotels are running in the low 60s in occupancy, in the mid 70s in average rate. The subject hotel is of far superior quality to all of those hotels and can be expected to run average rates that are significantly higher. We estimated those average rates in 2003 dollars to be between \$85-89. We then applied an appropriate inflation rate to those which is how you get to the higher average rates in the future years. At the same time that we are a growing rates, of course the other competitive hotels will be raising their rates. But we do believe that it's appropriate to consider a rate differential of the new high rise, high quality Hilton hotel, for that property to be \$10-14 higher in average rate than the other non-casino competitive hotel is appropriate. In other markets, it might even be higher than that.

Councilman Carmody: And I understand that, but we're talking about the Shreveport market though.

Mr. Crown: In terms of apples and apples, we've gotta talk, either we gotta talk about current dollars, but we can't mix them.

Councilman Jackson: Mr. Chairman, one of the things that I want to be cautious of is that in fact I think that maybe what he alluded to is that we not try to - - - I mean that when the convention center exist, when it is up and when it is opened, then to take today's numbers and to deal with today's information makes it apples to oranges, because right now, if we use Hampton Inn and all those other people that we consider competitive, they're going to fall off the competitive scale in my opinion, if in fact that convention center and that hotel. And so, what would seem to me and I think I understand what my colleagues are saying, but I do

think that we are comparing a market that is not even a market yet, that it's going to be and it would seem to me that we've got to be more- - I don't want to use the term futuristic in our projections but we don't know the market. Shreveport has been a market and we talk about the numbers of the market that has been Shreveport. Well, it just seems to me that with this convention center and what I hope is our focus on where we go from here, that this is not the same Shreveport and to use those same Shreveport numbers would to me not be fair in a comparison. It may be utilitarian in an effort to say, this is why we don't think it's a good deal. But I do think that we have to all agree that somebody said earlier, we got a convention center coming up and it affects the market. It will affect the market and it seems to me, and I think Stacy's here from the Convention and Tourism Bureau, if what happens is a quality product drives up the average rate, then it helps those hotels who are around us and in the surrounding area, who get the overflow from the convention center, who then with that percentage of taxes that goes to that Convention and Tourism Bureau, it's a win/win, it's seems to me. Now, I could be wrong and sure, all economics could be voodoo, but some of it is not. Some of it is based on what I think is some real serious numbers. The \$95, the \$89, whether the \$89 was 2003 numbers and inflationary impact brought it up to \$95, whatever the case may be, that being the case, I think that it makes a lot more sense to look at those numbers and not to try to look at, because the existing hotels in downtown Shreveport in my opinion become non-competitive. That has nothing to do with anything negative on the existing industry, but if we're going somewhere else and we're getting ready to do some bigger and better things, it's market forces and better products in a market causes those who want to compete to do more and to those- - we can't afford to be parochial in my estimation with regards to how we develop this. Either we're going forward and we're going to do it. And again, let's not cast no aspersions on my colleagues who have legitimate questions I believe. But I think we have to keep these questions in context and from what I've heard so far, it seems to me and I may be wrong, but it seems to me that there is a plus in here for all of those ancillary facilities that currently are in the industry who may not want the hotel right now, but it's incumbent upon us to say, is this a good investment? I think if you look at the package that was given to us, if you take and maybe you can answer this question, you, SMG, or whomever. If you take the number of nights, and the number of conventions, and the number of trade shows, that we're currently doing at the Expo Hall and we move those to a new facility, do we lose money right there? Or do we basically break even? Are we still in a situation to where we're not doing what we want, but if we just took the same- - , I'm being real myopic right now, you got to scale back, don't be creative right now. Look at the same numbers and we just transfer those into the new convention center, then where will be financially as a city?

Mr. Crown: Well, the whole concept here is predicated on a rising tide raises all boats. In other words, we're not talking about taking (inaudible). We're talking about some of those current users of the Expo Hall are still gonna stay there. We're talking about bringing new business into the City that heretofore hasn't been here. And not just moving it over from one facility to another. No, I'm not going to deny that there may be some of that, but the vast majority of this is new business. New to Shreveport. And that was the basis upon which the decision for the convention center was made in the first place. New business, new economics, new money, multiplier affects, economic impact, obviously issues, pride issues and other issues, but certainly economics are at the heart of it. So, clearly what we're talking about is new business to the marketplace.

Mayor Hightower: One thing that I think is noteworthy, during our discussions with the Tourist Bureau in particular, when we were talking about creating a new market with a new facility, including the hotel, the average size convention that is currently coming to Shreveport, and I think Stacy can probably give us an exact, but it's roughly 200-250 right? Average 200-250 delegates coming to a convention. And you heard Mr. Doug - - ? Thornton, you heard Doug say a minute ago with SMG that he is looking in the 1700 range. You know. We're going to be ecstatic with 1,000. So, with the expert sayings 1700, you're listening to Mr. Crown talk about a new market and Theron talk about apples and oranges, and obviously we're not building this thing to do the same old thing. If we want the same old thing, you know, we'll continue to do the same old thing and run 200 people in and out of Expo Hall and have some family reunions there and still not have a hotel and do the same old thing.

It all boils down to do we want to go to the second level? Do we want to bring new business to our

town, knowing that casino gambling is looming in Texas? And we know that to continue to grow our tourism market, to continue to hold up, prop up, raise up our casino revenue to do the things that we've been able to do in this City, we've got to bring more people that'll go to those casinos. We can't expect the gamblers to come here and go to a convention, but what we can expect is 1700 conventioners at a time or a fair number of those to go gamble. And as long as we continue to understand and know that we have to make the best out of this project and the voters have said, we've got to do something more, the casinos have said we've got to do something more, the Council, the Tourist Bureau, the DDA, every entity has said we have to recognize and we have to do something more, everybody knows it's incumbent upon us to put a hotel with this package, a hotel that will be of quality.

It's not a question and I think you've heard the experts say today we have to have a convention center hotel. And it's a matter of do we do what's unusual for this City and go that extra mile, take that extra leadership role, take that extra step and bring a first class four star type Hilton Hotel to the property that helps the convention center realize it's full potential or do we step back and put an interstate hotel next to the convention center, so that we can continue to tell conventioners that they have a hotel that they can stay in next to the convention center or attached to the convention center?

And I think it's a no-brainer here. I don't think there's anybody that listens to the presentation, that listens to these experts, that looks at the numbers can deny the potential. Especially with what Councilman Jackson is talking about. The market is going to change. We don't know the market. We've never seen the market in this city. But these guys have seen it in Dallas and in New Orleans, and 162 venues around the country and around the world, and that's what we've leaned on. That's what we've relied upon. That's what we're banking on. That's what we're banking on, is that Shreveport can compete. And the reason that we have not competed before in this new arena, in this new market place is that we hadn't had the facilities, and we hadn't had the expertise.

Now, we feel like we've got all those things rounded up and ready to go and I'm confident that this team is going to do what we project we can do. I know this Council in general has been confident of that, and have been supporters of both the hotel and the convention center, and the potential that we're gonna bring to this market and again, over the past several weeks, we've had the Convention and Tourist Bureau say the same things, along with you guys, along with the DDA, along with the Chamber of Commerce and you know at some point, we've got to get rockin and rollin.

Our next step is to go to Baton Rouge over the next few days, get the TIF approved so that we help at least alleviate some of the risk that you asked about today. Provide that cushion that we all hope to see, so that Councilman Lester's fears don't ever have to be dealt with. We'll have that cushion that protects those reserve funds that'll handle any rainy day problems that we may have. So again, I think noteworthy again, is the fact that today with Expo Hall and the facilities and the hotels that we have, we're in the 200-250 delegate convention market. If we want to move to the next level, I think we've got a solid well laid plan with experts standing behind it to show us how we can do that.

Mr. Antee: Mr. Chairman, the (inaudible) Stacy is here, so she can correct me if I'm wrong, but the numbers she reported at the Convention and Tourist Bureau meeting was that the average convention that we've had over the last few years average 250. We've had two conventions of 1500 and one convention of 2500.

Ms. Brown: And that was last year.

Mr. Antee: That was last year. So, that puts in perspective, they've had three conventions of the magnitude that we're talking about bringing.

Ms. Brown: (Inaudible)

Councilman Carmody: I couldn't pick that up, I'm sorry.

Mr. Antee: She said that conventions in a convention type facility, it's not including like a Harley's group or the Independence Bowl or several other things that are tourism related, that's strictly conventions in a convention facility.

Councilman Carmody: Thank you. Mr. Gibson.

Councilman Gibson: Thank you Mr. Chair. Again, I'm unequivocally behind this project. I take

exception we have endorsements to the project by four entities. The key component that's missing is the public in terms of the taxpayer, but that's debatable for another time. I've asked these questions because again, some things have been put up on the screen and again, you have experts in here at my request and I got my colleagues to agree that we bring these people in to educate us and you're giving us financial pro forma, of which again has been stated is conservative. And again, I'm looking at it and I'm just trying to put apples to apples here in terms of the numbers to make sure that it is. Because at the end of the day, this is a very unique project that you're right, a different market Councilman Jackson. I agree 110%. But also a different day and time that the taxpayers are going to foot the bill at the end of the day for this entire project and I think those two things are in play here of which I think it's incumbent on us to fully understand what's being presented in terms of financial pro forma. And that's the reason why I asked those questions. Some of the things which I appreciate a couple of clarifications on my questions on the combination food and beverage and hotel room. But unequivocally, this project has got to move forward, how it's going to move forward in terms of financing is the key and then hopefully, we're going to have at the end of the day the last component of endorsements for the project and that being the public. Thank you Mr. Chair.

Mr. Antee: Mr. Chairman, if I may? You know when Wal-Mart decide that they are going to go to an area, they go out and do a market study. When most people start a business, they go out and look and see if there is a need and demand and they do a market study. They get information, they analyze it and they make a decision and they go forward. There's been a lot of accusations made about the adequacy of the projections. And whether or not the projections are pie in the sky or whether or not they are real. The same people that have been making some of these allegations are the same people that hire PKF when they go to look to see if they want to build a hotel someplace whether it be here or somewhere else. And they rely on the information of PKF. Gregg Crown and his people and their other divisions to say 'okay, we're going to go invest our private money and build a hotel here'. But since they don't want a downtown hotel, when PKF comes in and does the same work for the City of Shreveport, that they do for these same individuals when they go and invest their money, for some reason it's tainted. Because the City paid them to bring us that information. And that's the Hypocreeae that we as an administration is trying to fight. And its for the wrong reasons. It's time we move the city forward. It's time we don't talk the talk, but we back it up and we walk the walk. Now we can say 'I'm for, I'm for, I'm for and then go out there and try your darnest to beat it. If you're for it, lets do it and lets make it work. Lets come together as a group and as a team and make sure this thing is successful. If you're not for it, quit saying you're for it. But lets get the facts out there. Don't use PKF to go invest your own money and then say, they don't know what they heck when I'm against something. That's what we're faced with. That's why we brought 'em here today, that's why we got them. So that you can ask these questions. And we don't mind. We've got an appointment with the Governor's Office at 9:30. So, we can be here until 5:30 in the morning answering all the questions, but we want everybody to know that we put together a team that's used by the same people that are opposing this project.

Councilman Lester: Thank you Mr. Chairman. Mr. Antee, along those lines, and again, I will say I appreciate us being able to have this dialogue, because I think it's important. One of the concerns that has been raised, not by me, but in a public discourse, is the question and I see you attempt to address it under your situation why participation by the City. How do you respond to the nay sayers, I guess is how you would describe them, that say 'I don't want to see a hotel because if a private business, wouldn't do it, then obviously, it must not be a good idea, and why would the City get into my business'. I mean I've had people come to me and say things like well, you know, how would you like it if the City started doing free legal stuff, or how would you like it if the City started doing somebody else's business. How would you respond to that?

Mr. Antee: Well, first of all I think being in the same profession as you, we've all heard the analogy that in a small country town, there was one lawyer starving to death and then the second lawyer moved to town and they both got rich.

Councilman Lester: Right.

Mr. Antee: I mean, you gotta grow the entire pie. But I'm gonna let the people that make the living answering those type questions tell you why. I mean, I know why. The reason I know why is because we've

had the experts tell us. So, I'm gonna let them tell you why it makes sense for the City to do it in this manner where it doesn't make sense for a private entity to come in.

Councilman Lester: Okay.

Mr. Crown: We've been trying to make the point this afternoon and evening that this is a necessary support asset for this convention center. It's not a nice to have, it's a need to have and we know that based on in my own case, 30 years in the hotel business, 10 in development, 10 in operations, 10 in consulting. I've developed a billion dollars worth of hotels. I've operated a lot of hotels. And I know what's necessary to make a convention center successful. One of the ingredients, not the sole ingredients. We also know because we've talked to meeting planners who tell us you've gotta have a significant high quality hotel to support the convention center. Now, we know we've got to have it, but the private sector is not going to support such a project. Now, why is that? Well, there is a number of reasons, and we'll attempt to get at some of them. First and foremost, it's a small market. The vast majority of private developers who are looking to develop significant assets, and I mean non-limited service hotels are looking to do it in large markets or the suburban areas of large markets. Shreveport isn't one of those markets. Secondly, this is a significant cost project. And the private sector is looking more often than not for lower cost projects and multiple projects rather than investing their money in a larger project. They want to avert the risk associated with larger projects and quite frankly their investment hurdles are very, very high. The typical equity return that's being sought by a private sector developer on a project like this would be 25%. 25% internal rates return on invested equity.

Now this kind of a project does not supply that kind of a return. Doesn't make it a bad deal for the City, but it makes it a bad deal for the private sector, because they just can't reach those kinds of returns. The availability and cost of financing. To the private sector, they're looking at an entirely different deal here. The availability of private sector financing is limited in this day and time. Coming off of the events of 9-11, the Iraq War, the economic recession, it's difficult for the private sector to get a deal financed. And also the cost of that financing is significantly higher than it is for the public sector. We're looking at an overall smooth average (inaudible) cost of debt capital of 4 ½ %. They're looking at 7 ½ or 8%. Significant difference in how they underwrite the project. They are also looking at paying property taxes rather than an entity owned by the public that doesn't pay property taxes.

Casino competition, another thorn in their side. They're looking at a market that's got 2,000 high end, competitive hotel rooms that play by an entirely different set of rules, in a market that they have to compete with. In a significant amount of the business that they capture, is not just casino customers. 10-25% of their business are non-casino customers. They are competitive particularly during the week and on certain non-high season weekends, they have rooms to sell and they are aggressively marketing those to non-casino markets.

If I'm in the private sector, I'm reticent to get into that kind of a competitive market where I've got guys that are playing by different rules. Significantly different rules. So, there is the need.

Why is the public sector involved in this? Very simply because they believe that they need it, and I think that, that's correct and secondly, the private sector won't do it. So, in the absence of the private sector doing it, the public sector has to step to the line.

Now, I think there are benefits to the public sector doing this. And a couple of them I've listed up here. Greater control and flexibility. By owning this hotel, the public sector has greater control front end over the quality and type of facility that gets built. They're not high bound by what the private sector determines the needs are, they can look to the greater good, the needs of the convention center and program the hotel accordingly.

Marketing - They can assure through their ownership and through the management that the priorities of the convention center at the top of the list as opposed to being lower on that list. So, they can assure that the convention center hotel is utilized to the best benefit of the convention center. And that's not always the case. If the private sector owns that, the kind of room blocks that they are going to make available to support the convention center, may not be in the best interest of the convention center. If they deem that there is other markets out there, that they can capture at a higher rate.

Operations - By owning this facility and by having sway over the management of this facility, they

can guarantee that the operations, the quality and the control of those operations is again, in the best interest of supporting the convention center and the people of Shreveport.

And lastly, in terms of the brand, they could assure that the brand selected front end and the brand maintained over the long term is appropriate to support the convention center. There are two brands out there quite frankly are at the top of the list to support the convention center. Hilton and Marriott. They have the best frequent traveler programs. They have the best corporate marketing programs. They have the best group marketing programs. They have the best name for the traveling public.

Likewise, I know that both the convention center and the hotel are not just singular assets. They are part of an overall plan to enhance the downtown area. And by controlling this asset, I think the City gains more control over the vitality of the downtown and additional development in the downtown by assuring the success of the convention center, and by creating this additional asset, they provide more critical mass of development downtown, particularly on the northern side of downtown. And I think that's bound to pay dividends in the long term. We hope that some of that is going to be additional hotel space over the longer run, that'll support the convention center. But whether it's hotel space or other commercial space, it'll still be appreciated. And I think one of the seeds for that development is this convention center hotel.

So again, there is a need for this and the City is stepping up to respond to that need.

Councilman Lester: It sounds like in a nutshell where as, we're building a convention center that everyone agreed is going to bring more people to this area. And it sounds like in your professional opinion and I think it is the considered professional opinion of people regardless of whether they are for or against the public funding or the public financing of the hotel that if your convention center is going to maximize it's potential, you have to have the hotel. And I think that's something that people on both sides of the argument agree, that, that's the issue. So, it sounds like to respond to my question, it's in the City's interest to do the hotel, because basically we're looking to protect our investment. Would that be a fair characterization in terms of maximizing the utility of the convention center?

Mr. Crown: Yes, absolutely.

Councilman Lester: So now, the people that were apparently on the other side are saying, 'well, the public is in my business' and we have people that say, 'it's a bad idea from a private sector side, then it must obviously be a bad idea.' But your response would be 'it might not be a bad idea, there might be better ideas' and obviously in a capitalistic society, you're going to approach a better idea before you do an idea that while profitable, has a lesser profit margin?

Mr. Crown: Yeah, I think the way I would term it is, what may be a good idea for Shreveport, might not be a good idea for a developer from Dallas, or Houston, or New Orleans whose got the world to look at and it's really an opportunity cost (inaudible). Do I invest in Shreveport, or do I invest in Biloxi or do I invest in Dallas or Houston or any one of another hundred cities. So, for them it's a hierarchy. Where are my dollars and time and effort best spent and how can I get the highest return. That may not be Shreveport, Louisiana. But for the folks in Shreveport and the City Administration and for the convention center operators and for the convention center attendees, it may be a good idea. Now, the level the criteria that the private sector uses to judge what's a good deal is up here, financially I'm talking about.

Councilman Lester: Right.

Mr. Crown: And the criteria that the public might look at maybe down here. In other words, they want to be assured that there is not big down side here.

Councilman Lester: Right.

Mr. Crown: And the criteria that the public sector might look at may be down here. In other words, they want to be assured that there is not big down side here, they want to be assured they don't have to go to the general fund for money, but they don't need a 25% return on equity.

Councilman Lester: Right, because at the end of the day, as I would say, our goal as a City is not to be in the hotel business, so much as it is to bring or maximize the utility of the convention center and grow the entire market so that a private developer will come and invest in the community?

Mr. Crown: Correct.

Councilman Lester: And it's your professional opinion that without the hotel, the chances of requiring

support for the convention - - - well, let me back up. If we don't have the TIF, quite obviously, the chances of the City being required to contribute general fund money or some other type of money for the hotel are greatly increased.

Mr. Crown: Yes, the TIF is designed to mitigate the risk associated with operating the hotel and meeting its financial obligations, operations and debt. Now, there is a margin there, but the margin is increased significantly by the availability of the TIF monies.

Councilman Lester: Alright, thank you Mr. Chairman.

Councilman Hogan: Thank you Mr. Chairman. I'm not trying to change the subject here, but Mr. Antee, I had a question for you. If you wouldn't mind addressing, I know y'all are going to Baton Rouge later this week or tomorrow. Could you address the issue of the capital outlay funds, if that's appropriate at this time.

Mr. Antee: With all due respect, I don't think it's appropriate at this time. We do plan on addressing that in the presentation, but I'd like to try and stay focused on the presentation and get to the financial analysis of it. But it's a very valid question and we do plan on addressing that and I want to bring the Council up to speed on that, but I'd like to get this train on the track so that we can get it to the point to get y'all all the information and then address the question.

Councilman Hogan: Just a basic question over that is, will that be part of your conversation?

Mr. Antee: That is the conversation. That is the purpose of the meeting at 9:30 in the morning.

Councilman Hogan: The TIF as well has to have State Legislative approval?

Mr. Antee: Right, but the meeting at 9:30 that we've got scheduled is with the Governor's office on the \$12,000,000 capital outlay.

Councilman Hogan: Specifically for the \$12,000,000.

Mr. Antee: That's correct.

Councilman Hogan: I was unclear on that.

Mr. Antee: Our trip is on the TIF legislation and we're trying to do as much work as we can down there and part of this whole project is the \$12,000,000 and that's what we'll meeting- -and hopefully sometime while we're down there, we will get with the Governor as well. But now to get into the finances of it, and how the TIF works and operates, we're going to bring Mr. Asher back up to address that with the Financial Overview.

Mr. Asher: These projections that I'm going to show you are derived from the PKF analysis projections (inaudible) performed in part and represents the year 2009 projection, which is the first stabilized year. They go from a fifty some odd percent occupancy rate to a 65% occupancy rate. The \$109 amount in reference to what the Councilman talked about, that's 2009 dollars. That's the \$95 amount growing or inflation to the 2009 amount of \$109. You'll see that the total revenues which include the hotel room revenues, plus the food and beverage revenues, plus the parking revenues, plus approximately \$1,100,000 of TIF revenues will total \$13,800,000 approximately. The expenses will be approximately \$10,000,000, so you'll have approximately \$3.8 or \$3.9(million) available to pay the debt service and the extra cash flow which is also intended to be dedicated to repayment of the debt. So approximately \$3,900,000 will go toward paying off the debt of which \$2,300,000 will be contractually. The extra \$1,600,000 is to be paid will allow the Trust and the City to pay off the debt, we project by the end of the 17<sup>th</sup> year.

Councilman Carmody: Mr. Asher, I need to ask this, I'm curious. There's gotta be a sinking fund somewhere in all this in order to replace whatever commodities that are inside the business like this wear out mattresses.

Mr. Asher: There is a capital replacement fund of several hundred thousand dollars, I want to say \$6 or 700,000 a year that's included in the expense.

Mr. Antee: That's included in the operation and it starts at 4% and grows to 6% as part of the operation expenses.

Mr. Asher: But you're absolutely right, there is that expenditure in there, and it's all balled up in the total expenses.

Councilman Carmody: Okay, I guess that's not broken out here in this information, it's just all

inclusive.

Mr. Asher: We do have that information. There are 12 or 14 items that represent the total revenues. There are 14 or 20 items that represent the total expenses, so this is just a very broad brush analysis.

Councilman Carmody: Is any of that in the information that you provided to or that the Administration provided in your office?

Mr. Asher: Some of that is part of the PKF analysis. Some of it is, in fact there was an analysis that was done by the Citi Group that we just got this past week.

Mr. Antee: And that should have been included with the information that was sent out last week at the back of the Asher report, was actually the HRI operating budget pro forma, and we'll provide- - if not, then we'll provide the most current operating pro forma of the hotel.

Mr. Asher: One thing I do want to point out, you will see that the total Debt Service is right now scheduled at \$2,300,000. That is based upon what your finance people, Citi Group people have told us. It's based on rates that were in affect about a week ago. Interest rates have gone up since then. There is a sense of urgency and we'll discuss this shortly to move this forward so that we can lock in whatever fixed portion of debt that we can, lock in the interest rate, because the higher the interest rate, obviously the debt service is going to go up.

Councilman Jackson: Mr. Antee, did you say you had the line item expenses? The line item of the expenses?

Mr. Antee: I think that has been presented, but we will provided it again.

Councilman Jackson: I didn't see it, I have in the packet that we have, we have a schedule that has revenue, but it still, it does not delineate- - -

Mr. Antee: Well, we'll provide that towards the end of the week when we get back.

Councilman Jackson: Thank you Mr. Chairman.

Councilman Carmody: Thank you Mr. Jackson, Mr. Asher, you may continue sir.

Mr. Asher: One of the issues that I want to present to the Council is the impact that the hotel will have on the convention center. Assuming that there would be no headquarter hotel, we had been advised by SMG, I think Mr. Thornton has already addressed this, they believe that without the headquarter hotel, that there would be a loss of up to ten annual conventions. That would mean the first year for example, they're expecting to have 12 or 13 conventions in year 1. Without the hotel, you would have approximately two conventions.

Councilman Gibson: Mr. Chair, on those, that 1<sup>st</sup> and 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> year in terms of number of conventions, how many of those, and I think this question was asked at the Tourism Bureau of which I was there to see if, I wanted to hear consistency- - - how much of the percentage of those conventions are already gonna be already in Shreveport and Bossier?

Mr. Thornton: I would think not many and I think you've already heard from Stacy that you're not experiencing the type of convention business that we would be looking to experience with this convention center. So, I would think little or none of those. Existing conventions would be displaced to the center.

Councilman Gibson: I didn't ask for displaced,

Mr. Thornton: We're talking about new business. I would assume- - -

Councilman Gibson: Right, so about 100% of it would be new business?

Mr. Thornton: I would say yes, close to 100% would be new business. Now I know that perhaps there may be some activities that the CTB is working on now, that might materialize as a part of the convention center development, but I would say, that you're talking about basically all new business. This is not business that is currently in the market.

Councilman Gibson: So, in a follow up to that, just because and kinda of in a tone that Councilman Lester put it, again, we hear everyday and Mayor Hightower used to be a City Councilman, so he can relate to this, all seven of us here, a lot of different concerns from our constituents. Because of the nature of my business, I'm both in Shreveport, Bossier and Northwest Louisiana in seven parishes. In your opinion, from your professional opinion, based on the projections that you're looking at, the fears of what's going on at the Bossier Civic Center or at the Expo Hall, or say out at the Holidome in terms of their current bookings of

things, you're not counting on that book of business or migrating into our convention center?

Mr. Thornton: No, there will be perhaps as Mr. Crown has alluded to maybe one or two of your small trade type shows or consumer, more of the consumer type shows that might want to expand their business. We've already talked to two or three that do shows currently at the Expo Hall, that feel that they can grow. These are public shows consumer shows or your boat show or your maybe an auto show or something of that nature, that might be able to expand and take the entire exhibit space in the convention center at some point. And they will by the way, bring exhibitors from the region. They're not just talking about local folks, we're talking about bring exhibitors in from around the region who will stay in your hotel as well. I wouldn't see that much business being taken away from the Expo Hall, the Bossier Civic Center. We're not talking about that.

Councilman Gibson: Okay staying with the theme of what we've heard up here on council heard from the professional out here, that your professional opinion is that we have an opportunity, not to embrace zero some game, but to have growth in the market.

Mr. Thornton: No question, and one of the things that is most critical about this whole discussion is if you don't have the hotel you are not going to be able to realize that growth. Because we are talking about, and I know that we've already acknowledge everybody acknowledge that we need the hotel. I think that's a consensus among the group but that's why it is so critical, and I think Mr. Crown did a very good job of illustrating why the private sector has a little bit of hesitation with projects like this in markets like this.

Councilman Gibson: And again I can appreciate that cause again being in favor of the hotel you give me some additional information to be able to respond to my constituents, and also the industry that I represent about some of those concerns, about why the next step is? Are we going to do that or we going to do restaurant or we do that obviously, that's why we asked y'all to come in here as to answer some of those questions. Thank you Mr. Chair.

Councilman Carmody: Mr. Thornton, before you step down I would just – I'm curious because I know that we are talking about this. If the projection of the first year is to do twelve to thirteen conventions and I assuming that we are talking convention the size of 1700.

Mr. Thornton: Average 1700.

Councilman Carmody: How many do we currently have booked for the facility for year affordable?

Mr. Thornton: Well we are just getting started right now. If you go back to the very first slide that I put on the screen, we are in the process of developing a marketing plan. We were not officially hired until the first of the year. And we are working right now with Stacy and the CTB to establish the marketing plan and our hope by mid-July, we will launch our sales, but in that 18 month period that we are talking about from July of this year through January '06 is when we are going to see the bookings occur. And we are going to aggressively go after state association business. We are aggressively go after regional business, we aggressively go after national business, you pointed out the difficulties and the challenge we'll have with the air market. There is no question about that, but we had hoped that over a period of time – our experience is been that if you build something like this and you develop a reason for people to come – the air travel will follow. They'll add the flights, the air service, and they will do it more affordable, so eventually that too will come over a course of time. But at this point I can't say that we have got a convention booked, but we got several inquiries, a lot of leads and we are in the development phase right now.

Councilman Carmody: I appreciate the answer. Councilman Jackson, you have a question.

Councilman Jackson: It's a comment as well, I think that one of the things that we have to also keep in mind and I just want to talk as candidly as we can about this particular subject. The truth of the matter is, with regard to, not just conventions, but trade shows and a lot of local things that include banquets and other things that people book facilities for. And for Shreveport as we talk about Shreveport. Shreveport is in a position now, where we are very often looking at somebody in front of us right across the river. With the movement of the Harrah's group, putting everything that they have on the other side of the river. We're in a situation where market forces, when they come to bear these people who are just generally hotel (inaudible) can't compete, and they don't offer the same level of quality with banquet spaces, with meeting spaces, with spaces for ballrooms and this in my opinion is an effort to keep the market alive. This is the only way we're

going to bring the level of quality that's going to be able to compete to keep the dollars, whether they are TIF dollars, tax dollars, whatever kind of dollars. We're going to lose everything if we don't move to make something happen in my estimation. I think we sit on the periphery, or on the cusp of being able to make something happen, long term for the City that in fact will affect other businesses on this side of the river. Don't get me wrong and I'm with the whole Northwest Louisiana piece, but I'm not elected to represent Northwest Louisiana. I've been elected to represent Shreveport proper. And I think what we have to do and lost in this conversation is the fact that we're going to be in a situation of non-competitive even with cities right next door, if we're not doing something to put ourselves in an advantageous position to continue to be the leader in this market, not just the largest city, but the city who brings the most quality and in this effort, to bring a legitimate quantity of quality rooms to this area. And I just think that as we look at it, we're going to put ourselves into a new paradigm. Sometimes kicking and screaming, but we've got to move ourselves into a new paradigm, because our children need it, it's for our prosperity and I think it just makes sense. I understand and I think the Council understands that. I think there are some "T"s that still need to be dotted, some "T"s that needs to be crossed and this is the effort of doing it. I don't want the general public to perceive that we are in the way of progress and that we somehow obstructionist with regard to the future of this City's progress. But I want you all to understand that until all these Councilmen's "T"s are dotted and their "T"s are crossed, this is the process that we do. And I appreciate this presentation. I just don't want us to be impacted. Like when I look at this screen, this has been one of the biggest, the most import screens that has come up here, because the impact of not doing it versus the cost of doing it, I think we've been saying it all day, are apples to oranges. And I think it's incumbent upon us to look at it, but the Administration needs to understand that we can't move forward unless the Council has a level of comfort with it. And this effort is not one of a witch hunt, but one of trying to become comfortable with these numbers and for many of us, the first time we delved into this is today. So, for those folks who are out there in the general public, thank you for bearing with us, but I just - -I thought we need to put this in context and this conversation in context, because as a city, I'm worried about competing. Now, we have to compete, we don't like to talk about that a lot, but we have to compete. And I think this puts us in the best competitive position. The Convention and Tourist Bureau can't afford to look at it like that, because they represent all of those (inaudible). We have to look at it like this. And lost in all of this the competitive factor. Now, we don't like to talk about it, but we have to. We need to continue to be the leader in this market. I don't care what's going on across the river. We've got to do what we can to be sure we remain the engine and not the caboose.

Councilman Lester: Thank you Mr. Chairman. Question. As you develop your marketing plan and as you develop the way that you're going to sell the convention center, obviously the hotel and the whole nine yards, I'm encouraged that you are going to be working with the Shreveport Convention and Tourist Bureau. I think that's important. My question is what segment of your marketing plan is going to deal with what I think is the most booming segment of the tourism market and that's African-American tourism?

Mr. Thornton: Well, that'll be part of our marketing plan. That's part of what we're doing right now. We're trying to meet with stake holders in the community. There may be local groups for example who have ties to national groups that could help us in that particular area. That segment will be developed between now and July. And we will be looking at all market segments.

Councilman Lester: Because if there is, I don't know if you've been informed, there is a group that is dedicated to that purpose. I think it's the Shreveport Multi-cultural Tourism Commission?

Mr. Thornton: And I'm sure that Ms. Brown can help us be able to interact with that group and we have similar experiences in New Orleans, of course with the Multi cultural Tourism Organization there.

Councilman Lester: Well, I mean it's obviously important because I'm sure you know, this is your business. Louisiana has a number of, what is it number one?

Mr. Thornton: Number one.

Councilman Lester: In terms of African-American Tourism in the country. And I think for us not to tap into that would be a -

Mr. Thornton: We host the largest African-American event in the country and that's the Essence Music Festival right in the SuperDome, three days.

Councilman Lester: Second only to the Bayou Classic.

Mr. Thornton: Actually, it's more in attendance.

Councilman Lester: I mean, that's what I'm saying, second only to. I mean, we're right there. Thank you Mr. Chair.

Mr. Asher: I'll continue with the impact. To the extent that if the convention center lost the ten conventions per year, the bottom line affect would be \$4-500,000 of loss, if you will on an annual basis by the convention center as a result of not having those ten conventions. Additionally, and in response to what the Councilman was talking about in growing it, ten conventions bring in an average of 1700 people, 17,000 additional visitors. Based on the PKF analysis, those visitors will stay an average of 1.6 nights. Doing the math, that's approximately 26 or 27,000 days that conventioners, additional conventioners will be here. If those conventioners spend only \$20 a day, outside of the hotel, either in going out to eat or buying clothes or going on tours or playing golf, whatever they're going to do, that \$20 a day, that's \$500,000 of additional monies that go into the community. Now, the amount could be \$40, it could be \$50, or it could be \$100 and those monies that are going to be spent are going to have a ripple affect, so when you talk about the rising tide, having these additional people are going to be a tremendous economic shot in the arm for the Shreveport community.

Based on the projections, inclusive of the TIF, the hotel could be repaid in 17 years of less. We don't know exactly, we don't know what the interest rates are going to be. We don't know what the attendance are going to be. But I will say this and I'll say this on the record. This city owes a debt of gratitude to the foresight of Mayor Hightower and Mr. Antee in proposing this TIF, because of this TIF, you can see the next thing. The city could be in a position to realize substantial positive cash flow from the hotel. As soon as this is repaid, we're projecting between \$4 and 5,000,000 a year available to the city to use in whatever way the city chooses to do. So, Mr. Mayor, Mr. Antee, you're to be congratulated for your foresight in pushing this TIF as part of your project.

One of the concerns that I want to the Council to have is the possibility of rising interest rates in the near term. What is the solution to this? Pushing it forward as fast as you can. Putting it on the fast track. We've used a pro forma rate of 4 ½ %. If you closed today, you could get this 4 ½ %. Delays between now and whenever you do close could cause this rate to go up and perhaps up substantially. So, what I would urge this Council to do is to have a sense of urgency pushing the project forward so that the City can begin doing whatever it has to do to contractually lock in it's interest rates.

Councilman Lester: Thank you Mr. Chairman. Question. If Mr. Greenspan does what many people think he will do in terms of raising the interest rate, and I think the Feds meet in June?

Mr. Asher: They actually meet every week.

Councilman Lester: Okay, well if they as I've heard, sometimes this summer raise the rate, the interest rate, what would be the affect upon our facts, figures and our pro forma? Let's say, obviously this is speculation, but you are somewhat in a professional capacity to deal with that.

Mr. Asher: Well, as it's been proposed, your financing and I assume that will be a presentation at a later date, but your financing is going to consist of three different components. One a floating rate, one a fixed rate, and one a floating rate with a cap.

Councilman Lester: Okay.

Mr. Asher: Right now, the point that we're talking about, the blended rate would be around 4.3%. So assuming that the rates were up and this 4.3% was as of last week. If the rates go up a quarter of a point, we're at 4 ½% which is what we have used for our calculations. But for every per cent that goes up, \$40,000,000 - 1% is \$400,000 of cash flow and it has a ripple affect if you will on when you can repay it, but the flip side is if interest rates go up, perhaps inflation goes up, we've used a 2 or 3% inflation rate. If inflation goes up to 5 or 6%, then the room rates would go up even higher, so there would be some sort of a balancing, if you will. But from your standpoint, every 1% increase cost about \$400,000 a year.

Councilman Lester: But the 4.5 is assuming there is a quarter point, because you've already built that in?

Mr. Asher: That's correct.

Councilman Lester: So, unless there is an increase in the interest rates of more than the quarter point, then we're still good?

Mr. Asher: You're still good and the reality is that because you have this TIF mechanism built in, you do have a cushion for what could be rising interest rates, but what you as a council has to do is, I would suggest and I would recommend that you act very quickly to eliminate that risk. And minimize that risk.

Councilman Lester: And the increase in the interest rate which obviously prolongs the period of time that we could actually pay it off, so we wouldn't be looking at a 17 year pay off, we would be looking at something longer than that?

Mr. Asher: Well, if that was the only factor that changes, that is correct.

Councilman Lester: Well, assuming everything else.

Mr. Asher: Assume everything else, then you would push it back maybe a year or 1%, maybe two years. I haven't run that analysis, but - - -

Councilman Lester: Okay, thank you Mr. Chairman.

Mr. Antee: As you can see, we've accumulated an excellent team. They've been with us, they've provided us a lot of information, they've put a lot of work into this project and I think the information that they provided to us that we've been able to present to other organizations have changed organization from being questionable or dead set against it, to being in support of it. Every organization that we've been in front of or that we had the opportunity to present the facts to have overwhelmingly supported the TIF, the hotel, and the plan that we have put together. The Convention and Tourist Bureau, we met with a month ago. And they put it off for two weeks as we have reported. We went back and had another long meeting. We provided them with a lot of information. In the meantime, Stacy was sending over questions that they were asking of her. And so we tried to get as much information to 'em from the experts and from wherever we needed to. As a result of that, they got behind the project and by a 12-4 vote, voted in support of it.

Now they brought some changes to the legislation that we're including in the amendment. And they were good changes. I mean they were changes such as terminating if the hotel was sold. Changes by putting the president of the Convention and Tourism Bureau on the Taxing Authority Board. Those were all things that we agreed to or in support of. The amendments that is being prepared by the staff in the legislature, so that we can touch on that states specifically, who gets what percentage of the tax. The only tax is going to be dedicated to the repayment of the debt and the TIF is the 3% from the Convention and Tourist Bureau, the State Sales Tax and the City Sales Tax, except for City's portion, the .25% that was just voted off to the Fire and Police. The School Board still gets their 1.5, Bossier still gets their .75, Sheriff Prator still gets his 3.5 and the entities listed in the refund money that we get back from the State on the occupancy tax, those entities still get their percentage. So, we're just talking about the State, the City and the Bureau's money. W  
went before the Legislative Policy Committee with the Shreveport Chamber of Commerce. They voted 10-1 to support. It went before the full Board of the Chamber and they didn't have the information. We went out there to present it to 'em. They ask us to come back and present to the full board. When we presented the information, to them their full board voted 20-1 to support. The Downtown Development Authority voted unanimously, there was only one person absent there, but they voted 5-0 to support.

What we've been doing over the last several weeks is trying to get the information out and trying to get the local entities on board. Two years ago, when we went down to the legislature to renovate Independence Stadium and increase the occupancy tax, they sent us back to Shreveport and said, get the local groups on board. So, this year, we tried to learn from that and get the local groups on board before we went down there. Obviously there is a new legislator and some, you know some think that we should have been down there earlier and talking to 'em and we probably should have. That's a mistake that we made although, we told them that we're coming but we want to get our ducks in a row first.

As I stated earlier, the Mayor and I are going to be leaving early in the morning to go down to Baton Rouge. We've got a meeting scheduled with Jerry LeBlanc, the Commissioner of Administration at 9:30 to specifically talk about the \$12,000,000 capital outlay. That's a key component to the hotel project. Because if you can get 25% of the cost of the project as free money, then obviously that goes a long way.

We have a signed contract with the State with the cooperative endeavor agreement. We have been

told by many in Baton Rouge, that they are not aware of any time or any case where the money was contracted for through the cooperative endeavor, approved by the bond commission where the money was not funded if the project went forward. So, we know there is an issue down there, it's become a political issue with whether or not, the State should be in the hotel business and should be helping the City be in the hotel business. But that was addressed when it went through the capital outlay process and that's part of what we'll be doing down there over the next two days.

The other thing is we're going to be meeting with the legislators. We've got a lunch planned and a breakfast planned and then we'll try to meet one on one with the ones that aren't able to make it. So that's the next step. And we'll be down there over the next two days. It goes in front of the committee, the Municipal Affairs Committee on Thursday morning and hopefully, we'll get a favorable report out of Committee and then we take it to the House floor. From there we take it over to the Senate side and go through the same process. Once it becomes law, then we'll move forward to try and get to the bond market to try and sell the bonds as soon as possible.

We'll probably go with a \$40,000,000 bond issue, whatever monies are not needed in the project that comes in underneath the budget, then obviously we can just turn right around and pay that debt even sooner. But we've got a plan. You've heard from the people today that put the plan together. We think it's a very good plan. If somebody else has another plan, that's better, we're open. The Mayor's commitment is to bring economic development to Shreveport and the way to do that and the best way to do that is with a very successful convention center. If there is another way of doing it and it's a better way of doing it, we're all for it. But right now, the options that we have before us, this is the best plan and it's a plan that's been put together by people that have been in the industry and in the business and doing this as their livelihood for many, many years. And we'll be glad to answer any further questions.

Councilman Jackson: Mr. Antee and I think Councilman Lester has a question and the Chair is back, but after going through all of this, really just a couple of questions. But for those folks that'll continually be involved, SMG and HRI, this question is for each of them if you will and I'll start with Mr. Thornton from SMG very simply. One of the things is that we hire the management for the skill set that they bring to the table and I think that was what was said. One of the skill sets that Councilman Lester referred to that I consider to be a skill set is being able to have an inclusive process. It obviously takes skills, because it's not getting done everywhere, all the time, so, it takes a special skill set to get that done. I think your track record is probably the best illustration to that skill set if you will. There is and somebody alluded to it earlier. There is in fact, you do have some history in this area in that you have an existing contract in this area.

Mr. Thornton: CenturyTel.

Councilman Jackson: What is your success, is there not a need for it over there, and so it's not as big an issue? What is your track record? Specifically at the CenturyTel that would at least speak to giving me some level of comfort that the best indication of what a person will do in the future is what they've done in the past. So, can you speak to that?

Mr. Thornton: In terms of employment or in terms of subcontract relationships?

Councilman Jackson: Specifically, subcontracting relationships, because I think you spoke earlier to the fact that it didn't apply to the management piece of it, so let's talk about the economic side of it.

Mr. Thornton: Well, I don't personally supervise that account. But I will tell you that what I do know about SMG as a company and what I can tell you is about New Orleans, the SuperDome, the Arena, the Ponchartrain Center, the City of New Orleans Cultural Center which is the Municipal Auditorium and the Theater of Performing Arts.

Councilman Jackson: Let me just say with all due respect that a couple of the gentlemen who are here talked about markets. New Orleans I think is probably not a fair comparison, because there is a lot of different market factors, if you will, that makes it a lot different. And not to mention the numbers, the demography, all of those things that make it a little different and I might add the mind set. So, those are all things that make it a little bit different. Not to put you on the spot, but one of the things I'd like for you to do and maybe via the Administration is to give us a level of comfort. Is to talk specifically, not today, to give us something that we can look to specifically as a track record.

Mr. Thornton: We can do that. In fact I wrote it down, I agreed to provide some information about SMG as a whole and I can give you specific information if you'd like about CenturyTel in this market. (Inaudible) employment as well as subcontract relationships, how we procure those goods and services and that sort of thing to meet the goals that you desire and I recognize that it may in fact not be, to beat this cliché one more time, apples to oranges, cause Bossier may not have Fair Share scenario.

Councilman Jackson: If you would do that and add Bossier City because maybe one day we will get to present them a case study of what they ought to do but none the less if you will do that, that will establish for me what I believe is a mode of operation for SMG and I would appreciate that.

Mr. Thornton: And it's – believe me it is a thing that is important to us, diversity is important to SMG and we know it is important to you and the City and we are going to realize the importance of that and meet the goals.

Councilman Jackson: Thank you. HRI, along the same lines, you also have some track record in this community, many of us will probably argue, it is not the best with regards to the United Jewelers and those kinds of developments here in downtown Shreveport. I want and via the Administration, perhaps you can provide us the same kind of scenario – perhaps if you will be bold enough maybe to use some of the same numbers down here, maybe that will establish a track record. One of the things that I'm sure about is, I don't know how many years ago, I guess Mayor Hightower was a councilman then, when this whole project got going with the United Jewelers and the Lee Hardware building – one of the things that happened was that there was a lot of talk about inclusion and those kinds of things, it was two-fold because it not just minority inclusion that was spoken of, it was also talking about using local contractors as well and local and minority contractors. It is being banded about here in there that HRI promised 50% to the Mayor at that particular time and that particular council and delivered less than 10%.. I don't know the truth of it but I'm telling you what the rumors are. What I'm asking you to do is, (a) dispel the rumors with specific information and then please elude to how we are going to assure that some council and some mayor, 15 years from now are not having this same discussion with HRI who potentially wants to build two major hotels in Allendale, okay. So, my issue becomes – what in the world -- you know, I think it is good to make those illusions because all of us, we want this to be a positive meeting, we want to feel good. The purpose of the administration bringing you here is to make the council feel good when it is all over. But to feel better and not be better is, to me, not a good thing. You know, so I want to say that I have appreciated the presentations but I think what we are going to need as well is some concrete evidence (a) and some assurances that if in fact, and I can use this language from yesterday, if what you did last time wasn't really what you were suppose to do and you didn't meet that, just say that and lets move forward and we will be able to then pick it up this time and say, here's what we are going to do to make it better. Let's talk in that context. Don't intend to cast any aspersion on HRI, I wasn't here when it happened but I want you to speak to that. Whether or not that is true, to dispel that rumor and then give us some assurances in the future. And when I say that I mean whenever they come back from Baton Rouge I would like to – you know when we meet next, two weeks from now, to have some of those assurances as well.

Mr. Thornton: Councilman, I know I have the information, the specific information you requested on Lee Hardware United. I don't have it in my files with me but I can put my hands on it in two seconds when I got to my desk and I will be happy to provide that for you and I think that it will show that we lived up to our commitments to the City and as far as the Convention Center Hotel project is concerned and our development in our management roles, we are contractually bound to the City's Fair Share. And more than being contractually bound, I am morally bound and my company is morally bound to do what we can to live up to the ordinance the spirit and the letter of the ordinance.

Councilman Jackson: Well, somebody perhaps has lied on you all but that why I say, just dispel that myth and let's move on to the next line.

Mr. Thornton: I have the information, I just don't have it at my fingertips today.

Councilman Jackson: That's fine. Thank you, Mr. Chairman.

Mr. Lester: This question will be for Mr. Antee, real quick. You mentioned an amendment to the legislation in regards to the TIF Board, pleas expound on that.

Mr. Antee: The legislation, what it does is it sets up a taxing district and by law that taxing district got to be governed by the Board. The Board consist of Mayor, the general manager of the hotel, the Chairman of the Council, and it will be amended to add the president of the Convention and Tourist Bureau and one other person, maybe one other person. Representative Cedric Glover had requested that we expand it to five so that it wouldn't be an even number and so that two people wouldn't just get together and constitute a quorum and so we left that up to him and the other legislators to decide who they wanted to be on that board. Now that board, all it does is oversee the taxing issue and not the operation of the hotel. The operation of the hotel would go to the Hotel Trust Authority. It also included the requirement that the council put on it that what it does is it authorizes the City Council to create the taxing district.

Councilman Lester: And that was going to be my other question. So the process is if everything goes according to plan, house approval, senate approval, sign by the governor and then it comes back to the Council to actually create.

Mr. Antee: Correct.

Councilman Lester: Thank you Mr. Chairman.

Mr. Hogan: Mr. Antee, a couple of questions, I think first of all, I would like to make a comment that I appreciate you clarifying what has been a lot of confusion lately, a major confusion over the TIF district and that it does not include , correct me if I'm wrong, Caddo Parish School Board 's portion, Sheriff Prator's portion, the quarter cent increase for fire and police and the Bossier's portion. It does not include those parts.

Mr. Antee: That is correct.

Councilman Hogan: It does include the State, City, Convention and Tourist Bureau portion.

Mr. Antee: That's correct.

Councilman Hogan: That is a great point, I believe. It has been a lot misunderstanding about that.

Mr. Antee: And hopefully when we get down to Baton Rouge in the morning Mr. Reggie Coco with the legislative staff has been working on that amendment and he was to get to that on Friday and yesterday, so hopefully when we get down there it will be available so that we can fine tune it and pass it out to the legislators.

Councilman Hogan: Okay, another question, of course HRI is going to manage, they are going to have full authority to manage the hotel. Now, their employees, they will be hiring all the employees and those will be employees of whom?

Mr. Antee: HRI's

Councilman Hogan: Employees of HRI. They won't be on the City's insurance or City benefits or anything like that?

Mr. Antee: No.

Councilman Hogan: Okay. Thank you. Let's see, a couple more questions that I have –

Mr. Antee: And that is another reason for having a public trust too.

Councilman Hogan: Right. Okay. And about the \$12 million funds that we are asking the State for, what can you tell me about the history of – has anything like that ever been done before by us or by anyone else or is there any similar –

Mr. Antee: I don't know that there has been capital outlay money used for a hotel. I do know the convention center in Lafayette, the Cajun Dome was built with capital outlay money, maybe not solely but with capital outlay assistance. The brand new TPC Golf Course in Westwego, down in New Orleans, was built with capital outlay money, the Baton Rouge Centre-Plex has had capital outlay money, Alexandria's convention center. There has been things like that throughout the state that capital outlay money has been used for. When we first started going down there, we went down there to try to get money to add our \$85million bond issue for the parking garage and the convention center. We weren't successful. We would get it in the bill but it never went through the process to where we actually were in line to get the money. Once the bond issue was sold, the convention center came, we had the money to build the convention center and the parking garage two years ago we switch it to try and seek that money to assist the convention center complex with the hotel component and so at that point and time we got it through the legislature which they approved five/six times more than what they have money to fund. The next step then is to get it out of the

governor's office so that present to the bond commission and then the bond commission has to approve it and then you enter into a cooperative endeavor. That process was – I mean Mayor Hightower was down there, you know, pounding, we want money, we want money, we haven't gotten it, it is our turn and with the help of HRI, with their contacts and legislators and people in New Orleans, with the help of SMG and their contacts through the SuperDome and Steve Perry and Mark Dring and their legislators, Mayor Hightower, our local delegation and (inaudible) Senator Tarver, we got it all the way through the process to now where we have a signed contract. And so it was quite a feat because we don't know when the last time the City of Shreveport actually got capital outlay money from one of its projects. We have been paying for them all ourselves. So, now we finally got that and you know we got to go down there and make sure we hold on to it.

Councilman Hogan: In regard to the \$12million, if we – other people on the council have referred to a worst case scenario and that's where I'm going with this. What happens if we don't get the \$12 million? Are we going to try to add it to the amount of the bond issue or –

Mr. Antee: Well, we will bring the team together and look at it and see from a fiscal standpoint, from a financial standpoint, what does it do to the – it doesn't change the projections of the hotel. It does change the financing structure, so we would have to look at what the risk to the tax payers are with the hotel that we propose. Mayor Hightower's commitment all along is to provide a hotel that pays it own way and that's what we will do and if it is a limited service hotel that's not a best case scenario, it is not what we want but it is better than nothing and so we will build what we can build with very minimum risk to the taxpayers. So all of these components do on thing, well it does several things but the most important thing that it does is it provides the City with a first class full service hotel and minimizes the risk to the taxpayers tremendously and that has been the whole focus of our we do it, is to minimize the risk taxpayers.

Councilman Hogan: When you said just a second ago, it's not what we want. What did you mean by that?

Mr. Antee: Well, we want a 316 room full service Hilton Tower Hotel but a limited service 300 room hotel is better than no hotel but we – you know we may be able to do it without the \$12 million but we wouldn't be able to pay it off in seventeen years. That's what these people would have to get together and look at and see so that we can analyze how risk it is to the taxpayers to go forward without the \$12 million. Same thing without the TIF. Basically, it all boils down, we'll only build what we can afford with minimum risk to the taxpayers.

Councilman Hogan: And assuming that we do get the \$12 million and TIF is approved, we take off down the road a few years and a worst case scenario again, it fails. What will be our liability on the \$12 million?

Mr. Antee: Zero. The \$12million is a grant. It is free money. When they pay for the construction –

Councilman Hogan: It's a grant. I just want to make sure of that.

Mr. Antee: That is approximately 25% of the total project. So we are walking into a project with 25% equity and had to put up zero. The state put it up.

Councilman Hogan: One more issue while I got the floor. It might be a question for one of the other gentlemen there, in the projection and I'm looking through my notes here, on the projection of the Rhode Island Convention Center – if you would give me a second to find that –

Mr. Antee: And I would point out while you are looking for that, on that page it has a picture of the hotel and a picture of the convention center, that is the Rhode Island Convention Center. And if you it and you look at the picture of our convention center it looks real similar, with the round roof (inaudible). It is just coincidence but while you are looking I thought I might point that out.

Councilman Hogan: Thank you. On the numbers shown here for the Providence Rhode Island Project, what again are they referring to, the terminology as, "dedicated spaces." Define that for me.

Mr. Thornton: Well, as I appreciate it, this particular center is located in a little bit different area of Providence than say our convention center will be located here relative to your CBD. I mean it's in a – I think it is in a more densely populated area and think this parking garage while I haven't been to this particular center, I'm told by the general manager that this parking garage services entities beyond that of just the convention center and the hotel. That is why the 2400 spaces. The 800 spaces are dedicated to the

convention center itself and I assume to the hotel which would be exactly what you have here. You have 813 spaces programed for the Shreveport Convention Center. The other spaces, the other remaining spaces in Rhode Island for spaces that serve a downtown area and probably I would assume that parking becomes a profit center for them just as it does for us in New Orleans.

Councilman Hogan: Okay, but the dedicated spaces, are they (inaudible) –

Mr. Thornton: No, they are probably dedicated – they are probably dedicated – they are carved out in some kind of way for the convention center and hotel meaning that they would first call on those. If there are guest that want to use those spaces and I'm not familiar with them – forgive me but I'm not familiar with how that garage is set up but I will tell you I just got back from Memphis last week and it is a similar situation. They have a Marriot there, 600 rooms, now 600 rooms has been expanded recently and their parking for that Marriot is right across the street underneath the convention center, Cook County Convention Center, and they share space with the convention. They have dedicated for valet parking and for overnight parking for the hotel, they have dedicated parking spaces within the convention center space itself.

Councilman Hogan: (inaudible) to the center.

Mr. Thornton: Right, actually right across the street. They are both – they share space with the convention center. So I would assume what they are talking about here these 800 dedicated spaces are spaces dedicated to the convention center within that 2400 space garage which services a larger area of downtown Providence.

Mr. Antee: What would make a good analogy in this building, we have the City, the Sheriff, and the Parish. We got "X" number of spaces dedicated to the Parish that they control, that are their spaces and put their people in, the Sheriff does and we do. It is the same thing. There are so many spaces over there that the hotel has that's for their use.

Councilman Hogan: Okay, I'm clear on that. Thank you. I do have a concern as I mentioned earlier about the parking that we have the potential – I have heard that we do have potential to add on to the parking garage and I have heard that we don't. You said Ken, a while ago that we can spread out but we can not go up? Can you –

Mr. Antee: The parking garage was not designed – or – you know we went back and forth on that so many times, Mayor, I can't remember if we designed it where it could be added on or not. I don't we – I think it added to much additional cost so the design of is to where it can't go up without some major structural changes around it but there some space available to it.

Mr. Thornton: If you are looking at – first of all I don't think the parking is going to be an issue with regard to the convention center and the hotel. Here's why, if you are looking at the average delegate size of each convention that's coming in, we are talking 1700 people roughly. Eight hundred and thirteen spaces in my opinion would more than adequately service that convention center and that hotel because of the area which it is located. You have got a lot of downtown parking here that is available. You have got parking just up the street at both the Harrah's and the Hollywood Casinos, a short walk away. You have got a large saturation if you will of parking decks in this community that can be easily accessed by the drive in market. If you would just take an average of two persons per car, you know, with each convention that would be enough – you would have enough space right there in that one garage to service each convention. Where it becomes a factor is on your consumers shows and public shows and that is one of the reasons that the New Orleans Convention Center doesn't do well with consumer shows. They don't have parking facilities there, they are limited. As a result we the SuperDome capture a fair number of those consumer related shows because we have parking. Consumer shows are those shows that it be like the Helen Bread Jewelry Show, maybe a hunting and fishing show where people drive in, you know locals drive in, they sell tickets. There is a ticket to get in and buy goods when you are there and that's where you need the parking. But I think what you got here is adequate for these two facilities given what you have in the downtown area.

Councilman Hogan: Okay, one more question, Mr. Antee and I'm going to be finished. Obviously, there has been talk about bringing this before the people for a vote, a referendum. What if they vote it down on that? What if it does go before the people and it is voted down? What is our plan?

Mr. Antee: Well, it is the same as if it doesn't get through the legislature, you know, we got to

regroup look and see what our options are. But in terms of bringing it to the vote of the people, what we are talking about doing in the financing and the financing package and proposal that we think is going to make the most sense when we present it to you is the same financing mechanism that was used for the Independence Stadium and it is approximately the same amount of money. I think it was \$30 or \$35 million for the stadium, we are talking \$40 million here. I mean, yes it sounds good if we had plenty of time and if we knew the interest rates were going to hold, you know there is a lot of “ifs” out there. The bottom line is, we got a plan that is a very good plan that we want to educate everybody as to what it is. We are confident that like all these groups that we went in front of that was either against it or close to being against it. Once the information was provided to them they saw that it make sense. They saw that it is what we need as a city to grow to capitalize on economic development that we have missed out on for all of these years. But from a timing standpoint and from an expense standpoint we need to get to the bond market; we need to get started on construction, we need to have the design team full speed ahead so that we can get started on construction and to put it off until July or September or whenever for an election is not going to do anything but cost the taxpayers a whole lot more money and especially with the uncertainty in the interest market.

Councilman Hogan: Thank you and thank you Mr. Chair.

Councilman Carmody: Mr. Antee, I know that personally I feel like that we had a lot of information presented to us today. I appreciate all the parties doing so. It is similar to me as an analogy of trying to take a sip out of an open fire hydrant. It is just a lot of information to try and digest. It is a lot of ins’, a lot of outs’, a lot of what have yous’ in this deal. My question is you are having the meeting in the morning and I’m assuming that you will come out of that meeting with the opinion one way or the other as to the \$12 million that the Mayor had requested. Jerry Leblanc –

Mr. Thompson: Jerry Jones was the one I believe that –

Mr. Antee: No, Jerry Jones is with facility planning, it is with the commissioner of administration. I don’t know if we will come out that with a yes or no. I don’t – you know, as far as we know it’s there. What we will come out of there with is a lot more information and hopefully we know what the source is behind it because for two years its been there and now all of a sudden it’s an issue. So it is hard to deal with a problem if you don’t know what the problem is and so that is what we want to do. We want to assure them – I mean Governor Blanco is – you know came from the Lieutenant Governor’s office and her job was tourism and she knows how important a convention center hotel is to a convention center and what that will do for this region and overall for the state. So, we don’t know what the issue is. We know that we got a contract and a cooperative endeavor, we are not going to sit back and do nothing and then all of a sudden something happen down there. So we want to know what we have deal with and deal with it and that is the purpose of the meeting tomorrow.

Councilman Gibson: First Mr. Antee, Mayor Hightower, thank you again for pulling these professionals together for additional information. I appreciate it. Can I ask the SMG representative to come forward, I have one last question. I know you pulled together some information for us today on Rhode Island, that’s best case scenario, that cares on the surface. Is there a way that you can pull together at least some information or an executive summary for this council because as I understand it a worst case scenario, and again I’m sensitive to some of the concerns that have come by constituents and also the industry that I represent in my decision making in terms of – obviously, I’ve been in support of this hotel but in terms of financing, could you give us kind of what went wrong on the publicly funded project on the City of Myrtle Beach? Is that something that you can provide in an executive summary without getting into great detail today?

Mr. Thornton: Well, to be honest with you that might be something that Greg maybe able to speak to. We don’t manage that facility. We manage Providence. That’s why we pulled it out when we were asked if the CTB meeting about it.

Mayor Hightower: That’s a difference, isn’t it Greg?

Mr. Thornton: That is one of the differences we think. I think the big difference and Greg can speak to this I think would be the fact that Myrtle Beach is more of a seasonal resort type town and I don’t know all of the factors that go into – you know with the composition factors are there but that would be one that would

lead me to believe that perhaps why it is not working as well as they intended. Greg, I don't know – do you have any information on Myrtle Beach?

Councilman Gibson: Is there a way between the two of y'all at least you have given some great points in terms of why public verses private and there is some great data here but obviously I have said on record at the Tourism Bureau in being there – you know, I'm the kind of person I look at worst case and best case scenario and y'all have said time and time again through this process that y'all have given some pretty conservative numbers but at the same time I have always in the industry that I'm in, you know, people look at risk reward and they make analysis based on best case scenario and worst case scenario and that would be extremely helpful. And again without getting on record today to have all of that hashed out here but if this council can get a copy of just some points of some of the things that you see. If it is seasonal and some other aspects, I think that is something that, again it is a like market as I understand it in terms of population.

Mr. Thornton: A little less. A lot less.

Councilman Gibson: A little less, well, that's debatable in terms of where our population is and things of that nature and all of that fluctuates. But I'm sure if you took demographics within a three to five hour radius, I bet we got similar populations in driving distance to Myrtle Beach and Shreveport, so I think you have some like scenarios there at least the information has been given to me and for me to be able to see that would be extremely helpful and I don't know about my colleagues but again, that seems to be the very worst scenario. And again, there may be some factors in there and that is why I'm asking the professionals sitting here today to be able to know what those factors are in absorbing as Councilman Carmody said, we are basically taking a sip at the fire hydrant.

Mr. Thornton: Well, between the two of us and I don't want to speak for Greg but I certainly will make an attempt to find out what we can and give you an assessment of what we think about it. The Providence situation is one that we know a lot about because we manage it and I spoke personally to the general manager and to our senior vice president about it and I would even suggest if you would like we can put you in touch with the chairman of the authority there, Jim McCarvel, who I'm told is a big advocate for the project and is very pleased with the outcome of the convention center, the hotel and the whole way that it is working but –

Councilman Gibson: Well, I appreciate that recommendation but again this is obviously a sensitive project for all that is involve and for me personally or anybody in this council to take initiative might give the impression that it is (inaudible) and unequivocally I would prefer not doing that, that is why I would like to see – again, if it says, hey, we looked into it, we are not touching, but there seems to be y'all got enough professional background experience sitting on that front row that can give us – if you are giving us some conservative numbers and also giving us some good examples there is also some not so good and I think as a community we need to be aware of both.

Mr. Thornton: I think and let me say this, I wanted to say it earlier, I think Councilman Jackson may have mentioned it, this is a very important project for the City. It is the largest capital improvement project I think in the history of the City, the Convention Center and certainly the hotel being discussed is a very significant part of that and it needs – it is a process and it needs – we all understand that and we are here to give you information and we as your operator want to make sure that facility performs the best for you. That's our goal. We work for you. At the end of the day, we work for you.

Councilman Gibson: That's your incentive.

Mr. Thornton: That's right. We want you to realize the goals and potential that you have set for the City, so to the extent that we provide you with information and give you our professional opinion, we will do it. I will look into the Muriel Beach aspect. I haven't done that thoroughly. I am aware of it, I'm aware of the situation there but I don't know all the details and it would be impossible for me to comment on it now and certainly between Greg and I we can probably give you some information.

Councilman Gibson: I would appreciate.

Mr. Crown: If I can there is one I wanted to add that the City Council needs to be aware of, if you get the \$12 million, you build the facility, you are going to have a facility that has substantial equity and you start operating it and you say, you know what, it doesn't make sense, we are losing money. It is the worst case

scenario that you referred to. You will have a facility that you will be able to sell and make money on after you pay debt service off and you will – just a thing to consider.

Councilman Walford: Mr. Antee, I going to give you a challenge, I'm going to give the Mayor a challenge and my colleagues here on the council, I don't think I have seen anything since I have been elected and for sometime before that with as much misinformation out there as there was and is about the TIF District, I strongly support the TIF District. I think it is great. I don't see a negative to it but it has become like an albatross hanging on this hotel, so I challenge all of us, what we have heard today gives us the correct information. Let's get that information to the public. Is Mr. Walker still here? I hope he is writing over there because I think when the public understands what the TIF District is and it is presented accurately, they are going to be in support. So I challenge you to get the word out.

Mr. Antee: And I appreciate that Councilman and we have been doing that and we have been doing a lot of that. Unfortunately, you know it is like trying to shoot a ghost, there so much misinformation out there, until it filters back to you, you really don't know what it is and that is why we have been trying to get the facts out there and get it presented. And you are exactly right, there has been a lot of misinformation and just a lot of flat out lies and it is for reasons other than what is in the best interest for the public and what is in the best interest of the taxpayer and the City and that's why we brought these people together at y'all's request and was more than happy to do that because we got a good story to tell. This is a project that we are proud of. It's a project that everybody should be proud of and will be proud of and when it's open and it's done and the conventions are coming and the people are coming to town and look back they are going to say, well, nobody was opposed to that. If you look at the stadium now, you know verses – we went through much similar process in trying to get the stadium renovated. Now that we have gotten rave reviews from the University of Arkansas, Nebraska, Alabama, Missouri, Ole Miss -- you know everybody that has come, Mississippi State, since we have renovated it. You know, we have just gotten rave reviews. Well, there was a lot of people oppose to that back then. Now, it is hard to find who was oppose to it. It is just like when Billy Canon did his famous Halloween run there were three hundred thousand people in the stadium that night if you would listen to everybody that said they have been there. We think the convention center and the hotel is going to follow that same track. And we want to tell the story cause it is a good story to tell.

Councilman Walford: Well, to me the convention center is an asset that we know we are going to have. Now is the time to capitalize on what we have. I commit to you, I commit to the Mayor. I will do what I can to help convince the public but we got to get the accurate word out there and dispel all of these ridiculous rumors that are floating around.

Mr. Antee: The best thing you can do now is to call whatever legislators you are friends with in Baton Rouge and let them know.

Mr. Walford: As I have explained to the Mayor, I have had several of those conversations and I will be happy to have some more. Thank you Mr. Chair.

Councilman Gibson: Mr. Chair, I am going to thank each and everyone of you for coming into town. Hopefully, you had an economical airfare and if you didn't we will work on that in the future but thank you very much from District D and the 35,000 constituents that I have and again thank you to Ken Antee for coordinating it and Mayor Hightower. Thank you very much.

Councilman Jackson: Mr. Chairman, with all this talk about impact and economic impact, I certainly hope you all are staying in some hotel in Shreveport tonight.

Mr. Antee: I would like to point out that, and I mean we have done it before but I do want to reiterate it because I think it merits the recognition. But Doug Thornton, who is the general manager of the SuperDome and the Arena was in 1976/ 75 the quarterback for the Woodlawn Knights here in Shreveport. His parents still live here and he is a home grown Shreveport and has taken a personal interest in this as a result of it being his home town. And it is just another example of the type and quality of people that we have from here. I don't think we are going to be able bring the kids home with Doug because it's a pretty gig he's got down there with the SuperDome but just another example of what Shreveport has to offer to the rest of the state and the country. And how many Super Bowls have you put on?

Mr. Thornton: Three – (inaudible)

Mr. Antee: But he doesn't any access to tickets so don't call on the –

Councilman Jackson: Well, he can leave now!

Councilman Carmody: Alright at this point we will go back into our regular agenda. I appreciate again all of the presenters here today and thank the administration for bringing this together. Thank you.

Councilman Jackson: Either be it the Administration or from the gentlemen who are here if we could get a card if you will from these gentlemen because they have made some assurances today and I just want to be able to get back in touch with them if in fact it takes to long to get it back.

Mr. Antee: Well, we will have there return address on the invoice that they send us and we will know how to get touch with them.

Councilman Carmody: Alright gentlemen, if we can reconvene back into our regular agenda we should be down in Item 8 our Consent Agenda Legislation.

Councilman Lester: Mr. Chairman. I know that this has been an unusual situation and I was hoping, of course I had no idea we were going to take this long on dealing with this but it was a very important issue. Mr. Jambor is here based on a question that I asked and I asked for Mr. Kirkland and apparently Mr. Kirkland was not here and Mr. Jambor is here in his place, where some concerns that the people in the MLK neighborhood had. Unfortunately, I don't think any of them are still here but I'm sure they are watching them on television. Would it be to great of an imposition if we could, I guess stay off track for just moment to allow me to at least question Mr. Jambor and let him go and then I can reserve the rest of my comments.

Motion by Councilman Gibson, seconded by Councilman Lester to suspend the rules to receive information from Mr. Jambor.

Councilman Jackson: Mr. Chairman, question? Are we – I think for those who – I think Mr. Lester wants to get it clarified for the constituents who may be watching, those folks who have a concern in that community in general. Is that correct Mr. Lester?

Councilman Lester: That is correct.

Councilman Jackson: Is it going to be an inconvenience on Mr. Jambor to wait until the portion at the bottom where there is Council Communications.

Councilman Lester: If that is the Council's pleasure, that's fine. I mean, I just wanted to kind of not be such an attenuated period between the time that the questions came up and the answer to those questions.

Councilman Jackson: True and I'm only saying it because of the number of rules suspensions that we have had so far. Not that we have violated anything because we can do it as often, I'm sure as we can. But if it doesn't impair Mr. Jambor, my questions Mr. Councilman is, would that be okay?

Councilman Lester: If that is the Council's pleasure, I can live with it. Because it is quite obvious that I'm going to be here.

Councilman Carmody: At this point we call for the request to be voted on.

Councilman Hogan: Mr. Chair, can you clarify, what are we –

Councilman Carmody: Yes sir. We are voting suspend the rules in order to allow Mr. Jambor to address the concerns and questions that were raised earlier in the meeting by the neighbors in the Martin Luther King area.

Councilman Lester: And you know what Mr. Chairman? I will withdraw my second in terms asking for the – for us to go out of order because it probably make sense for me to get into a question and answer and period, so lets just finish the business –

Councilman Carmody: Alright, thank you Sir. Then that brings us back to Item 8 on Consent Agenda Legislation.

## **CONSENT AGENDA LEGISLATION.**

**INTRODUCTION OF RESOLUTIONS:** None.

**INTRODUCTION OF ORDINANCES:** None.

**TO ADOPT RESOLUTIONS AND ORDINANCES:**

**RESOLUTIONS:**

Motion by Councilman Jackson, seconded by Councilman Gibson for the adoption of Resolutions 107 through 110 of 2004. Motion approved by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

**RESOLUTION NO. 107 of 2004**

**A RESOLUTION AUTHORIZING HAMMACK PROPERTIES, LLC, LOCATED AT 149 FLOURNOY LUCAS RD., TO CONNECT TO THE WATER & SEWER SYSTEM OF THE CITY OF SHREVEPORT AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

WHEREAS, Hammack Properties, LLC has agreed to secure all permits and inspections required by the Shreveport Comprehensive Building Code. Said party having submitted a petition for annexation to the City of Shreveport, and having agreed to fully comply with the regulations of the City of Shreveport in connection with said property, all as set forth in Section 94-1, et. Seq., of the Shreveport City Code. Said request and petition are attached hereto.

BE IT RESOLVED by the City Council of the City of Shreveport in due, regular and legal session convened, that Hammack Properties, LLC, be authorized to connect the building located at 149 Flournoy Lucas Rd., to the water & sewer system of the City of Shreveport.

BE IT FURTHER RESOLVED that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that resolutions or parts thereof in conflict herewith are

**RESOLUTION NO. 108 of 2004**

**A RESOLUTION AUTHORIZING WILLIAM ROBERT PIERCE & KATHERINE IRENE PONDER PIERCE, LOCATED AT 9535 PLEASANT HILLS RD., TO CONNECT TO THE WATER SYSTEM OF THE CITY OF SHREVEPORT AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

WHEREAS, William Robert Pierce & Katherine Irene Ponder Pierce have agreed to secure all permits and inspections required by the Shreveport Comprehensive Building Code. Said party having submitted a petition for annexation to the City of Shreveport, and having agreed to fully comply with the regulations of the City of Shreveport in connection with said property, all as set forth in Section 94-1, et. Seq., of the Shreveport City Code. Said request and petition are attached hereto.

BE IT RESOLVED by the City Council of the City of Shreveport in due, regular and legal session convened, that William Robert Pierce & Katherine Irene Ponder Pierce, be authorized to connect the building located at 9535 Pleasant Hills Rd., to the water system of the City of Shreveport.

BE IT FURTHER RESOLVED that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that resolutions or parts thereof in conflict herewith are hereby repealed.

**RESOLUTION NO. 109 of 2004**

**A RESOLUTION AUTHORIZING WILLIE CECIL DANIELS, JR., LAURA SUE DANIELS, &**

**ANTHONY WAYNE DANIELS LOCATED AT 7455 SHIRLEY FRANCIS RD., TO CONNECT TO THE WATER & SEWER SYSTEM OF THE CITY OF SHREVEPORT AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

WHEREAS, Willie Cecil Daniels, Jr., Laura Sue Daniels, & Anthony Wayne Daniels have agreed to secure all permits and inspections required by the Shreveport Comprehensive Building Code. Said party having submitted a petition for annexation to the City of Shreveport, and having agreed to fully comply with the regulations of the City of Shreveport in connection with said property, all as set forth in Section 94-1, et. Seq., of the Shreveport City Code. Said request and petition are attached hereto.

BE IT RESOLVED by the City Council of the City of Shreveport in due, regular and legal session convened, that Willie Cecil Daniels, Jr., Laura Sue Daniels, & Anthony Wayne Daniels, be authorized to connect the building located at 7455 Shirley Francis Rd., to the water & sewer system of the City of Shreveport.

BE IT FURTHER RESOLVED that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that resolutions or parts thereof in conflict herewith are hereby repealed.

**RESOLUTION NO. 110 of 2004**

**A RESOLUTION AUTHORIZING MARK ALAN BARRETT, LOCATED AT 2945 MOSS POINT RD., TO CONNECT TO THE WATER & SEWER SYSTEM OF THE CITY OF SHREVEPORT AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

WHEREAS, Mark Alan Barrett has agreed to secure all permits and inspections required by the Shreveport Comprehensive Building Code. Said party having submitted a petition for annexation to the City of Shreveport, and having agreed to fully comply with the regulations of the City of Shreveport in connection with said property, all as set forth in Section 94-1, et. Seq., of the Shreveport City Code. Said request and petition are attached hereto.

BE IT RESOLVED by the City Council of the City of Shreveport in due, regular and legal session convened, that Mark Alan Barrett, be authorized to connect the building located at 2945 Moss Point Rd., to the water & sewer system of the City of Shreveport.

BE IT FURTHER RESOLVED that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that resolutions or parts thereof in conflict herewith are hereby repealed.

**ORDINANCES:**

Motion by Councilman Gibson seconded by Councilman Jackson for the adoption of Ordinance 46 of 2004.

Mayor Hightower: Mr. Chairman. On that issue – Councilman Gibson I guess you introduced that with of traffic concerns on Ellerbe Road. I guess my only question there and I’m not real sure and most of our guys are gone, I’m not positive, Mike, do you know if we are going to be okay doing that on State Highway?. Was there any investigation to that.

Councilman Gibson: According to what I had with Mike Strong, I thought we got that resolved. We were looking for alternatives which they could go down Southern Loop to Wallace Lake because we got a

two lane road there with the amount of traffic going and also the speed limit that we are dealing with there.

Mayor Hightower: And I agree, I mean, I think if we could eliminate that, that would be fine. I'm just - I guess right now concerned about do we have the authority to regulate truck traffic on state highway or not and wanted to know if that had been addressed

Councilman Gibson: I would be more than happy to delay it for two weeks if –

Mayor Hightower: I tell you what, why don't we go ahead and pass that but if we find out subsequently that they are not able to do that then I would just veto it but I just would let you know ahead of time.

#### **ORDINANCE NO. 46 OF 2004**

### **AN ORDINANCE TO CREATE AND ESTABLISH A NO THROUGH TRUCK ROUTE ON ELLERBE ROAD SOUTH OF LA. 523 AND THE SOUTH CITY LIMITS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BE IT ORDAINED** by the City Council of the City of Shreveport in due, legal and regular session convened that Ellerbe Road between La. 523 and the south city limits is hereby created and established as a No Through Truck Route and it shall hereafter be unlawful for trucks exceeding fifteen thousand (15,000) pounds gross vehicle weight to use any portion of Ellerbe Road between La. 523 and the south city limits except for local pickup and delivery.

**BE IT FURTHER ORDAINED** that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

**BE IT FURTHER ORDAINED** that all ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

Motion approved by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

Councilman Carmody: Mr. Mayor the Council has voted to approve six for and none against so if it will require a veto because of –

Councilman Lester: This wasn't a two reader?

Ms. Glass: Yes.

#### **REGULAR AGENDA LEGISLATION:**

#### **RESOLUTIONS**

#### **RESOLUTION 81 OF 2004**

### **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT WITH U.S. SUPPORT COMPANY AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

WHEREAS, U.S. Support Company applied for and received a grant from the Louisiana Department of Economic Development for the purchase of property and improvements to house their new call center operations; and

WHEREAS, U.S. Support Company, the State of Louisiana and the City of Shreveport entered into an Economic Development Award Contract related to the grant and;

WHEREAS, the terms of that contract require the City of Shreveport to receive the grant monies on behalf of U.S. Support Company and to purchase the property and improvements and;

WHEREAS, further the terms of the contract require the City of Shreveport to retain ownership of the

purchased property and improvements for the duration of the contract and

WHEREAS, in order for U.S. Support Company to occupy the property and improvements for purposes of conducting call center operations during the pendency of the contract, the City of Shreveport must enter into a lease agreement with U.S. Support Company.

THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due regular and legal session convened, that the Mayor be and is hereby authorized to execute a lease agreement between the City of Shreveport and U.S. Support Company leasing all property and improvements located at 5800 Bert Kouns, Shreveport, Louisiana to U.S. Support Company, effective May 11, 2004, substantially the same as the document filed in the Office of the Clerk of Council on April 13, 2004.

BE IT FURTHER RESOLVED that if any provision of this Resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or application of this Resolution which can be given affect without the invalid provisions, items or application and to this end the provisions of this Resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Gibson, seconded by Councilman Jackson, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 88**

**A resolution authorizing the Mayor of the City of Shreveport, State of Louisiana to execute an Escrow Restructuring Agreement and provisions for other matters with respect thereto.**

WHEREAS, The City of Shreveport, State of Louisiana (herein called the "Issuer") has previously issued \$10,515,000 aggregate principal amount of General Obligation Refunding Bonds, Series 2003B (the "Refunding Bonds"), pursuant to a Resolution adopted by the City Council of the City on January 28, 2003, and Ordinance No. 61 of 2003 adopted by the City Council of the City on June 24, 2003 (collectively, the "Bond Resolution"); and

WHEREAS, The Refunding Bonds were issued for the purpose of advance refunding \$9,835,000 outstanding principal amount of the Issuer's General Obligation Bonds, Series 1996 (the "Refunded Bonds"), as more fully set forth in the Bond Resolution and the Escrow Deposit Agreement dated as of November 1, 2003 (the "Escrow Agreement"), between the Issuer and The Bank of New York Trust Company, N.A., as Escrow Trustee (the "Escrow Trustee"); and

WHEREAS, Pursuant to the Escrow Agreement, a portion of the proceeds of the issuance of the Refunding Bonds has previously been deposited with the Escrow Trustee and applied to the purchase of certain direct obligations of the United States (the "Original Escrow Securities"). The Original Escrow Securities are currently held by the Escrow Trustee under the Escrow Agreement in an irrevocable trust fund (the "Escrow Fund") pledged to assure the timely payment of debt service on Refunded Bonds. The Original Escrow Securities, and the receipts of interest and principal with respect thereto, are specified in the Escrow Agreement; and

WHEREAS, In conjunction with the issuance of the Refunding Bonds, The Arbitrage Group, Inc., delivered a report (the "Verification Report") to the Issuer and the Escrow Trustee verifying (i) that the receipts of interest and principal with respect to the Original Escrow Securities would be sufficient to assure timely payment of debt service on the Refunded Bonds; and (ii) that the yield with respect to the Original Escrow Securities would not exceed the yields on the Refunding Bonds, for purposes of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, Bond counsel with respect to the issuance of the Refunded Bonds had previously delivered their respective opinions to the effect that, assuming compliance with certain conditions set forth therein, interest on the Refunded Bonds would be excluded from the gross income of the recipients thereof for

federal income tax purposes. On the basis of the Escrow Agreement, the Verification Report and a Non-Arbitrage Certificate executed by the Issuer at the time of the delivery of the Refunding Bonds, Bond counsel with respect to the Refunding Bonds has previously delivered its opinion to the effect that, assuming compliance with certain conditions set forth therein, interest on the Refunding Bonds would be excluded from the gross income of the recipients thereof for federal income tax purposes; and

WHEREAS, The Escrow Agreement provides that, at the written direction of an authorized representative of the Issuer, and upon compliance with the conditions stated therein, the Escrow Trustee shall have the power to sell, transfer, or otherwise dispose of the investments then held in the Escrow Fund (the "Existing Escrow Investments") and to substitute therefor other investments permitted by the provisions of the Escrow Agreement (the "Substitute Escrow Agreement"). Any such Substitute Escrow Agreements shall be purchased solely with the proceeds derived from the sale, transfer, or disposition of the Existing Escrow Investments. Any such substitution of investments may be effected only if the Issuer and the Escrow Trustee have received: (i) a verification report to the effect that the moneys and securities on deposit in the Escrow Fund immediately after such substitution will be sufficient to meet or exceed the amounts required to pay and refund the Refunded Bonds, and (ii) an opinion of nationally recognized bond counsel to the effect that the substitution will not cause either the Refunded Bonds or the Refunding Bonds to be characterized as "arbitrage bonds" within the meaning of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and will not adversely affect the tax-exempt status of the interest to be paid on the Refunding Bonds or the Refunded Bonds; and

WHEREAS, Morgan Keegan & Company, Inc. has advised the Issuer that the present value of the "negative arbitrage" described in the preceding paragraph is approximately \$330,000, representing the amount paid to acquire the Original Escrow Securities in excess of the maximum amount required to comply with federal arbitrage law requirements. Morgan Keegan & Company has further advised that, subsequent to the issuance and sale of the Refunding Bonds, Morgan Keegan has developed the MK Escrow Restructuring Program© - a proprietary and confidential methodology pursuant to which the Issuer may recover a substantial portion of that negative arbitrage over time. Morgan Keegan has been advised by its counsel, Ungaretti & Harris, of Washington, D.C. and Chicago, Illinois, that the methodology incorporated into the MK Escrow Restructuring Program© complies in full with the applicable requirements of the Escrow Agreement and of applicable federal arbitrage law; and

WHEREAS, Morgan Keegan and Ungaretti & Harris have prepared a proposed form of Escrow Restructuring Agreement which would authorize the implementation of the MK Escrow Restructuring Program© on behalf of the Issuer to recover for the benefit of the Issuer that portion of the negative arbitrage in the Escrow Fund which may be recovered under current and subsequent market conditions. The Issuer desires to implement the MK Escrow Restructuring Program© and, to that end, to retain the services of various professionals and to execute the Escrow Restructuring Agreement.

NOW THEREFORE, BE IT RESOLVED AND ORDERED by the Issuer as follows:

Section 1. For the reasons and purposes recited above, the Issuer is hereby authorized to enter into an Escrow Restructuring Agreement (the "Escrow Restructuring Agreement") in a substantially the form presented to the meeting of the Issuer at which this resolution is adopted (which form shall be preserved in the permanent records of the Issuer pertaining to said meeting and which is hereby adopted in all respects as if the same were set out in full herein). The Mayor of the Issuer is hereby authorized and directed to execute and deliver the Escrow Restructuring Agreement in substantially such form, with such changes, not inconsistent with the provisions of this resolution, as the Mayor of the Issuer, acting with the advice of counsel to the Issuer, shall deem necessary or desirable, the determination of the definitive form of the Escrow Restructuring Agreement by the Mayor of the Issuer to be conclusively established by his execution of such document. The Mayor is hereby authorized and directed to affix the official seal of the Issuer to the Escrow Restructuring Agreement and attest the same. The Issuer hereby authorizes the Issuer's Director of Finance to act on behalf of the Issuer in the implementation of the Escrow Restructuring Agreement.

Section 2. The Issuer hereby authorizes the purchase from time to time pursuant to the Escrow Restructuring Agreement, with the proceeds derived from any sale or disposition of Existing Escrow Investments, of Substitute Escrow Investments, to be delivered to the Escrow Trustee to be held under the Escrow Agreement for the benefit of the owners of the Refunded Bonds; provided that any such purchase and substitution shall be effected only upon receipt by the Escrow Trustee and the Issuer of the supplemental verification report and the supplemental legal opinion described in the Escrow Agreement.

Section 3. In order to modify the specification of the purposes for which moneys recovered by the Issuer pursuant to the Escrow Restructuring Agreement may be spent, the Issuer is hereby authorized to enter into an amendment to the Escrow Agreement (the "Escrow Agreement Amendment"). The Mayor is hereby authorized and directed to execute and deliver the Escrow Agreement Amendment in such form as the Mayor, acting with the advice of counsel to the Issuer, shall deem necessary or desirable, the determination of the definitive form of the Escrow Agreement Amendment by the Mayor to be conclusively established by his execution of such document. The Mayor is hereby authorized and directed to affix the official seal of the Issuer to the Escrow Agreement Amendment and to attest the same.

Section 4. Morgan Keegan & Company, Inc., is hereby designated as the Escrow Restructuring Agent, under the Escrow Restructuring Agreement. Ungaretti & Harris, Washington, D.C. and Chicago, Illinois, is hereby appointed Special Escrow Counsel for purposes of the opinions required hereunder and in connection with the Escrow Restructuring Agreement and related transactions. The firm of Casten & Pearce, A.P.L.C. is hereby designated to act as counsel to the Issuer with respect to the transactions provided for in this resolution. The Issuer shall by separate authorization, in the form of attached as Exhibit "C" to the Escrow Restructuring Agreement, specifically designate the Escrow Restructuring Agent as the agent and representative of the Issuer for purposes of subscribing for the purchase of, or requesting the redemption of, the United States Treasury obligations- State and Local Government Series held in, or to be held in, the Escrow Fund. The firm of King, Bossier, Nosacka & Holley of Baton Rouge, Louisiana is hereby designated and employed as financial adviser in connection with this matter.

Section 5. The Mayor of the Issuer is hereby authorized and directed to pay, or authorize the payment of, all costs and expenses of the escrow substitution transactions incurred by or on behalf of the Issuer or required to be paid by the Issuer, all in accordance with the provisions of the Escrow Restructuring Agreement, *provided* that the fees and expenses of the various professionals designated in Section 5, and any other costs and expenses incurred in connection with the implementation of the terms of the Escrow Restructuring Agreement, shall be payable solely from the sources, and subject to the conditions, described in that Agreement through the implementation of the MK Escrow Restructuring Program©

Read by title and as read motion by Councilman Walford, seconded by Councilman Gibson, to adopt.

Councilman Lester: Can someone, is this Washington, can someone explain the necessity of having to do this real briefly. We are on 88.

Councilman Carmody: Welcome Ms. Washington. How are you?

Ms. Washington: Hello, the on necessity is, is going to save the taxpayers some money. It is going to save us some money by restructuring that agreement.

Councilman Lester: When say savings, how much are we talking about?

Ms. Washington: Twenty to thirty thousand dollars, minimum.

Councilman Lester: Okay, thank you.

Councilman Carmody: Thank you. Are there any other questions?

Councilman Lester: No.

Motion passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

**RESOLUTION NO. 89 OF 2004**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DONATION AGREEMENT BETWEEN THE CITY OF SHREVEPORT AND NF ROAD COMPANY, FOR PRIVATE WATER AND SEWER MAINS SERVING NORRIS FERRY LANDING SUBDIVISION, UNIT NO. 1 AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BE IT RESOLVED** by the City Council of the City of Shreveport in due, legal and regular session convened, that Keith Hightower, Mayor, be and is hereby authorized to execute on behalf of the City of Shreveport a Donation Agreement with NF Road Company, represented by Robert M. Aiello, Manager substantially in accordance with the terms and conditions contained in the draft of said agreement which was filed for public inspection with the original draft of the resolution in the office of Council on May 11, 2004.

**BE IT FURTHER RESOLVED** that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

**BE IT FURTHER RESOLVED** that all ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Gibson, seconded by Councilman Jackson, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

**RESOLUTION NO. 90 OF 2004**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DONATION AGREEMENT BETWEEN THE CITY OF SHREVEPORT AND NF ROAD COMPANY, FOR PRIVATE WATER AND SEWER MAINS SERVING NORRIS FERRY LANDING SUBDIVISION, UNIT NO. 2 AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BE IT RESOLVED** by the City Council of the City of Shreveport in due, legal and regular session convened, that Keith Hightower, Mayor, be and is hereby authorized to execute on behalf of the City of Shreveport a Donation Agreement with NF Road Company, represented by Robert M. Aiello, Manager substantially in accordance with the terms and conditions contained in the draft of said agreement which was filed for public inspection with the original draft of the resolution in the office of Council on May 11, 2004.

**BE IT FURTHER RESOLVED** that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

**BE IT FURTHER RESOLVED** that all ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Gibson, seconded by Councilman Jackson, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

**RESOLUTION NO. 91 OF 2004**

**A RESOLUTION REJECTING TWO OF THE FURNITURE GROUPS FOR THE BIDS RECEIVED ON IFB #04-034, FURNISH AND INSTALL NEW FURNITURE FOR THE CENTRAL FIRE STATION FOR THE FIRE DEPARTMENT**

WHEREAS, four bids were received as a result of solicitations to Furnish and install New Furniture for the Central Fire Station, IFB #04-034; and;

WHEREAS, the City has rejected two of the furniture group bids because the lowest bids for the Kimball and OFS groups (except C2 & C3 of OFS) were over budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due, legal and regular session convened that the bids received on IFB #04-034 be rejected.

BE IT FURTHER RESOLVED that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby declared repealed.

Read by title and as read motion by Councilman Lester, seconded by Councilman Walford, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

**RESOLUTION 103 OF 2004**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE LEASE AGREEMENTS WITH ALTERNATE FUEL SYSTEMS, INC. AND TO OTHERWISE PROVIDE OTHERWISE PROVIDE WITH RESPECT THERETO**

WHEREAS, under the provisions of the Revised Statutes 30:151-158, and related laws, an application was made, in writing, to the City of Shreveport for oil, gas, and mineral leases of certain city owned property generally described as the Shreveport Regional Airport, the Downtown Airport, the Downtown Airport Adjacent Property, the Bagley Road Landfill, and the Woolworth Road Landfill, and more particularly described in said leases; and

WHEREAS, in accordance with state law there was published in The Advocate of Baton Rouge, Louisiana, the Official Journal of the State of Louisiana, in its issues of November 21, 2003, December 1 and 8, 2003; in the Times, the Official Journal of the City of Shreveport, in its issues of November 21, 2003, December 1 and 8, 2003; and the City of Shreveport's website for (36) days; a certain notice of publication setting forth therein a description of the land to be leased, the date, time and place where bids were to be received; and

WHEREAS, in response to said publication, bids were received at the office of the City of Shreveport's Purchasing Agent on December 30, 2003, duly designated as the time for receipt of such bids; and

WHEREAS, it appears that the bid of Alternate Fuel Systems of Louisiana, Inc. is the most advantageous to the City of Shreveport, and the latter desires to accept such bid and grant oil, gas and mineral leases to Alternate Fuel Systems of Louisiana, Inc. in accordance with their bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due regular and legal session convened, that the bid of Alternate Fuel Systems of Louisiana, Inc., received by the City of Shreveport Purchasing Agent on December 30, 2003, be and the same is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor of the City of Shreveport be and is hereby authorized to execute said oil, gas and mineral leases between the City of Shreveport and Alternate Fuel Systems of Louisiana, Inc., in accordance with said bid and substantially in the form of the leases filed in the Office of the Clerk of Council on April 27, 2004, covering the specific property described in said leases.

BE IT FURTHER RESOLVED that if any provision of this Resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or application of this Resolution which can be given affect without the invalid provisions, items or application and to this end the provisions of this Resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Lester, seconded by Councilman Walford, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 106 OF 2004**

#### **A RESOLUTION TO RECOGNIZE MS. HELEN C. GODFREY FOR HER DISTINGUISHED LEADERSHIP AND SERVICE WITH THE SHREVEPORT FEDERAL CREDIT UNION; HER PUBLIC SERVICE TO THE CITIZENS OF THE CITY OF SHREVEPORT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

BY: COUNCILMAN JAMES GREEN

**WHEREAS**, Ms. Helen C. Godfrey obtained a Bachelors of Science degree from Houston-Tillotson College in Austin, Texas with post graduate studies from the University of Wisconsin in Madison, Wisconsin; and

**WHEREAS**, as President/CEO of Shreveport Federal Credit Union since 1983, Ms. Godfrey has worked hard to make Shreveport Federal one of the fastest growing credit unions in the area, from a small \$1.9 million institution to a strong \$60-million institution, and

**WHEREAS**, Shreveport Federal serves Employees of the City of Shreveport and Caddo, Bossier, Webster, Lincoln, Madison, and Morehouse Parishes.

**WHEREAS**, Ms. Godfrey is a leader in the credit union movement through her involvement with the Louisiana Credit Union League, the Louisiana Credit Union Co-operative Branching, and the Louisiana Credit Union Executive Association. Ms. Godfrey is a founding member of the African American Credit Union Coalition (AACUC), Chairwoman of the AACUC, newly appointed member of the board for the National Federation of Community Development Credit Unions, and member of the Credit Union National Association Consumer Task Force; and

**WHEREAS**, in February of 2001, Ms. Godfrey received a very prestigious award from the World Council of Credit Unions for her efforts in the growth of the credit union movement in South Africa, and in 2003, she traveled to South Africa to present workshops and training; and

**WHEREAS**, Ms. Godfrey serves on many boards in this community including but not limited to: Mayor Keith Hightower's Minority Advisory Committee, Governor Kathleen Blanco's Louisiana Women's Policy and Research Commission, Public Defender's Board for Caddo Parish, St. Elmo Full Gospel Baptist Church, and President/CEO of Pro-Vision Concepts, Inc.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Shreveport in due, regular and legal session convened, that the City of Shreveport and all its citizens publicly recognize and thank **Ms. Helen C. Godfrey** for her distinguished leadership and service with the Shreveport Federal Credit Union, especially her service to the Employees of Shreveport, and her public service to the citizens of the city and state.

**BE IT FURTHER RESOLVED**, that this resolution shall be executed in duplicate originals with one original presented to **Ms. Helen C. Godfrey** and the other resolution filed in perpetuity in the office of the Clerk of Council for the City of Shreveport.

Read by title and as read motion by Councilman Green, seconded by Councilman Lester, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Green, and Jackson. 6. Nays: None. Out of Chamber: Councilman Hogan. 1.

#### **RESOLUTION 111 OF 2004**

**A RESOLUTION REJECTING BIDS RECEIVED ON IFB #04-036, MATTRESSES/BOX SPRINGS FOR FIRE STATION DORMITORIES FOR THE FIRE DEPARTMENT AND TO OTHERWISE PROVIDE WITH RESECT THERETO.**

WHEREAS, four bids were received as a result of solicitations for Mattress/Box Springs for Fire Station Dormitories for the Fire Department, IFB #04-036; and;

WHEREAS, the City has rejected all bids because the lowest bid was over budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due, legal and regular session convened that the bids received on IFB #04-036 be rejected.

BE IT FURTHER RESOLVED that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby declared repealed.

Read by title and as read motion by Councilman Lester, seconded by Councilman Gibson, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 112 OF 2004**

**A RESOLUTION REJECTING BIDS RECEIVED ON IFB #04-039, ST. VINCENT DITCH REPAIRS FOR THE DEPARTMENT OF OPERATIONAL SERVICES/ENGINEERING AND TO OTHERWISE PROVIDE WITH RESECT THERETO.**

WHEREAS, one bid was received as a result of solicitations for St. Vincent Ditch Repairs for the Department of Operational Services/Engineering, IFB #04-039; and;

WHEREAS, the City has rejected the sole bid because the bid was over budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due, legal and regular session convened that the bids received on IFB #04-039 be rejected.

BE IT FURTHER RESOLVED that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this

resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby declared repealed.

Read by title and as read motion by Councilman Lester, seconded by Councilman Gibson, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 113 OF 2004**

**A RESOLUTION AUTHORIZING THE INSTITUTION OF EXPROPRIATION PROCEEDINGS AGAINST CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF SHREVEPORT IN CONNECTION WITH THE CITY-WIDE DRAINAGE (SWIM CLUB LANE), PROJECT NO: 01-D015; PARCEL NOS: D-15 & T-15, AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

**WHEREAS**, the City of Shreveport has developed the CITY-WIDE DRAINAGE (Swim Club Lane), Project No: 01-D015; and

**WHEREAS**, the property described in the legal description, and more fully shown on the plat map marked as Exhibit "A" attached hereto, is situated in said development; and

**WHEREAS**, all attempts to amicably acquire a permanent drainage servitude to the property comprising Parcel No: D-15 have failed; and

**WHEREAS**, all attempts to amicably acquire a temporary construction servitude to the property comprising Parcel No: T-15 have failed; and

**WHEREAS**, public necessity dictates that this property be owned by and subject to the use by the City of Shreveport.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Shreveport in due, regular and legal session convened, that the expropriation of this property is necessary for the public interest; therefore, the City Attorney be and he is hereby authorized to institute expropriation proceedings against the owners of record, as they might appear at the time of filing suit, of the property described in Exhibit "A" attached hereto as Parcel No: D-15, to be acquired as a permanent drainage servitude and Parcel No: T-15, to be acquired as a temporary construction servitude.

**BE IT FURTHER RESOLVED**, that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end, the provisions of this resolution are hereby declared severable.

**BE IT FURTHER RESOLVED**, that all resolutions or parts thereof in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Lester, seconded by Councilman Walford, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 114 OF 2004**

**A RESOLUTION AUTHORIZING THE INSTITUTION OF EXPROPRIATION PROCEEDINGS AGAINST CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF SHREVEPORT IN CONNECTION WITH THE CITY-WIDE DRAINAGE (SWIM CLUB LANE), PROJECT NO: 01-D015; PARCEL NOS: D-2 & T-2, AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

**WHEREAS**, the City of Shreveport has developed the CITY-WIDE DRAINAGE (Swim Club Lane), Project No: 01-D015; and

**WHEREAS**, the property described in the legal description, and more fully shown on the plat map marked as Exhibit "A" attached hereto, is situated in said development; and

**WHEREAS**, all attempts to amicably acquire a permanent drainage servitude to the property comprising Parcel No: D-2 have failed; and

**WHEREAS**, all attempts to amicably acquire a temporary construction servitude to the property comprising Parcel No: T-2 have failed; and

**WHEREAS**, public necessity dictates that this property be owned by and subject to the use by the City of Shreveport.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Shreveport in due, regular and legal session convened, that the expropriation of this property is necessary for the public interest; therefore, the City Attorney be and he is hereby authorized to institute expropriation proceedings against the owners of record, as they might appear at the time of filing suit, of the property described in Exhibit "A" attached hereto as Parcel No: D-2, to be acquired as a permanent drainage servitude and Parcel No: T-2, to be acquired as a temporary construction servitude.

**BE IT FURTHER RESOLVED**, that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end, the provisions of this resolution are hereby declared severable.

**BE IT FURTHER RESOLVED**, that all resolutions or parts thereof in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Lester, seconded by Councilman Walford, passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 120 OF 2004**

**A RESOLUTION SUSPENDING THE EFFECTS OF CERTAIN PROVISIONS OF CHAPTER 10 RELATIVE TO ALCOHOLIC BEVERAGES AND CHAPTER 106 RELATIVE TO ZONING FOR JOHNNY DEE'S LOUNGE LOCATED AT 4044 MANSFIELD ROAD FOR THE ANNUAL CRAWFISH BOIL AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

BY: COUNCILMAN MONTY WALFORD

**WHEREAS**, Johnny Dee's Lounge located at 4044 Mansfield Road will host its Annual Crawfish Boil on May 22, 2004; and

**WHEREAS**, the establishment desires to dispense, and allow the consumption and sale of alcoholic beverages on the parking lot of the establishment, between the hours of 12:00 p.m. - 12:00 a.m., with no music being played outdoors after 8:00 p.m.; and

**WHEREAS**, Section 106-130(6) provides that unless otherwise excepted, all uses shall be operated entirely within a completely enclosed structure; and

**WHEREAS**, any special exception approval granted to the establishment for alcoholic beverage sales, consumption and/or dispensing does not specifically authorize outside sales and/or consumption on the premises; and

**WHEREAS**, Section 10-80(a) makes it unlawful for any person to sell, barter, exchange or otherwise dispose of alcoholic beverages except within those sections of the city wherein such sale is permitted by the applicable zoning ordinance; and

**WHEREAS**, Section Chapter 10-103(a)(5) provides that the city council may suspend or revoke any permit if a retailer allows any person to consume any alcoholic beverage on the licensed premises or on any parking lot or open or closed space within or contiguous to the licensed premises without a proper license; and

**WHEREAS**, the adoption of this resolution would allow the dispensing, sale and consumption of alcoholic beverages on the parking lot of Johnny Dee's Lounge, 4044 Mansfield Road, on May 22, 2004 for the Annual Crawfish Boil, with no music being played outdoors after 8:00 p.m.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Shreveport in due, legal and regular session convened Section 106-130(6), 10-103(a)(5) and 10-80(a) are hereby suspended on May 22, 2004 for the Annual Crawfish Boil, between the hours of 12:00 p.m. - 12:00 a.m., with no music being played outdoors after 8:00 p.m., at Johnny Dee's Lounge, 4044 Mansfield Road.

**BE IT FURTHER RESOLVED** that all other applicable provisions of the City of Shreveport Code of Ordinances shall remain in full force and effect.

**BE IT FURTHER RESOLVED** that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or application, and to this end, the provisions of this resolution are hereby declared severable.

**BE IT FURTHER RESOLVED** that all resolutions or parts thereof in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Walford, seconded by Councilman Lester, to adopt.

Councilman Walford: Mr. Chairman, for the record if I could very quickly. This was not taken lightly, I had Mr. Jambor from MPC check the site and then Corporal Collins did the same thing for me. There is no residential within earshot and we stopping their live music at 8:00 p.m.

Councilman Carmody: Very good sir. Any other questions?

Councilman Walford: I would ask for an affirmative vote.

Motion passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

The Clerk read the resolution by Councilman Lester: **Resolution No. 121 of 2004: A resolution authorizing the hiring of summer interns on the City Council Staff and otherwise providing with respect thereto.**

Councilman Lester: Mr. Chairman, I would like to move to postpone for weeks. And Mr. Chairman, for what is worth, I would like to at a later date contact each and every member. I would ask you to take look at this particular piece legislation in terms of, I think would be a good program. But we will discuss it more at a later date. Thank you Mr. Chairman.

Read by title and as read motion by Councilman Lester, seconded by Councilman Walford, to postpone the resolution until the next regular scheduled meeting. Approved by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

#### **RESOLUTION NO. 122 OF 2004**

**A RESOLUTION AUTHORIZING THE WAIVER OF THE ENTIRE RENTAL FEE FOR THE SHREVEPORT FESTIVAL PLAZA FOR THE "I AM HIP-HOP MUSIC FESTIVAL AND**

**VOTER REGISTRATION DRIVE” AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

**WHEREAS**, the North Louisiana Hip-Hop Summit Committee plans to hold *I Am Hip-Hop Music Festival and Voter Registration Drive* at Festival Plaza on May 16, 2004 beginning at 5 P.M. This event is being held as a rally to the upcoming Hip Hop Summit to be held on June 17 in New Orleans, Louisiana, and

**WHEREAS**, the Hip Hop Summit is sponsored by the Hip Hop Summit Action Network, a nonpartisan nonprofit organization founded by rap mogul Russell Simmons of the famed Def Comedy Jam, whose mission is aimed at engaging the hip-hop generation in community awareness initiatives and registering thousands of youth and young adults to vote. The local event is being supported by the NAACP, YWCA, LWVCB, Shreveport-Bossier Concerned Citizens Group, and local radio stations.

**WHEREAS**, the *I Am Hip-Hop Music Festival and Voter Registration Drive* is scheduled to include live performances by local artists, a nationally recognized rap artist will perform, with special guest speaker Dr. Benjamin Chavis, President/CEO of the Hip Hop Summit Action Network, and former president of the NAACP. Admission is free.

**WHEREAS**, the North Louisiana Hip-Hop Summit Committee request that fees be waived because this event will provide four major benefits to the Shreveport community. It will:

- (1) Help to engage youth and young adult in positive political activism;
- (2) Address the congregating and traffic problem at Greenwood Road and Jewella, at least on one Sunday night;
- (3) Give a Salute to all Graduating seniors of the Class of 2004; and
- (4) Generate tax revenues for the City through the vendors that will be selling food and drink products.

**WHEREAS**, the Council finds that this event meets a public purpose and provides a benefit to the City commensurate in value with the amount of the fee for this facility.

**WHEREAS**, in accordance with Section 62-92 of the Code of Ordinances, the Council finds that the proposed event is an extraordinary situation and the fee waiver is authorized by constitutional and other applicable law.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Shreveport, in due, legal and regular session convened, that the entire rental fee for the use of Festival Plaza by the North Louisiana Hip-Hop Summit Committee to hold *I Am Hip-Hop Music Festival and Voter Registration Drive* on May 16, 2004 is waived and the provisions of Section 62-91 (5) of the Code of Ordinances are suspended relative to this event only; provided this resolution is approved unanimously as provided for in Section 62-92 (b) of the Code.

**BE IT FURTHER RESOLVED**, that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

**BE IT FURTHER RESOLVED**, that all resolutions or parts thereof in conflict herewith are hereby repealed.

Read by title and as read motion by Councilman Jackson, seconded by Councilman Lester, to adopt.

Mr. Thompson: Mr. Chairman, I would like to bring to the Council’s attention that the Now Therefore Be It Resolve clause says that this will be approved provided this resolution is approved unanimously as provided for in Section 62-92 (b) of the Code.

Councilman Carmody: Thank you sir. The Chairman does have a question. I just wanted to verify, I know we brought it up yesterday, the City is required to provide insurance in this capacity at all, is that correct, Mr. Norman?

Mr. Norman: That is correct.

Councilman Carmody: That is correct. Thank you very much. Any other discussion?

Motion passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

### **RESOLUTION NO. 123**

**A resolution making application to the State Bond Commission for approval of the issuance by the City of Shreveport of not to exceed Nine Million Dollars (\$9,000,000) aggregate principal amount of General Obligation Refunding Bonds, Series 2004B in one or more series, for the purpose of refunding certain existing indebtedness of the City.**

WHEREAS, the City of Shreveport, State of Louisiana (the "City") has previously issued its \$13,805,000 General Obligation Refunding Bonds, Series 1995 (the "Prior Bonds") to finance the construction, acquisition and improving works of public improvement of the City including roads, streets, drainage, parks and recreation facilities and public facilities including facilities for the police department and fire department, and other public purposes, and acquiring the necessary land, equipment and furnishings therefore, all as hereinafter provided; and

WHEREAS, in order to realize interest cost savings and in accordance with the provisions of Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, as amended (the "Act") and other constitutional and statutory authority, the City of Shreveport, Louisiana (the "Issuer") governed by the City Council (the "Governing Authority") intends to proceed with the issuance of not exceeding \$9,000,000 aggregate principal amount of General Obligation Refunding Bonds, Series 2004B of the City (the "Bonds"), to be issued in one or more series to effectuate the refunding of all or part of the Prior Bonds,

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Council of the City, acting as the governing authority of the City, that:

SECTION 1. Preliminary Approval of Bonds. For the purpose of providing funds to refund the Prior Bonds in accordance with the provisions of the Act, the City intends to proceed with the issuance of the Bonds. The details of the Bonds shall be established by subsequent ordinance adopted by this governing authority. The proceeds of the Bonds will be used to effectuate the refunding of the Prior Bonds and pay costs of issuance. The Bonds shall be general obligations of the City as issuer of the Bonds, payable from and secured by ad valorem taxes levied and collected in the manner provided by Article VI, Section 33 of the Louisiana Constitution of 1974. The Bonds shall be issued in an amount not to exceed \$9,000,000 and shall bear interest at a rate of not to exceed Six percent (6%) per annum, maturing no later than ten (10) years from the date thereof and shall be issued under the authority previously cited in this section.

SECTION 2. State Bond Commission Application. This governing authority hereby authorizes and directs that application be formally made to the State Bond Commission, Baton Rouge, Louisiana for final approval of the issuance of the Bonds by the City within the parameters set forth above.

SECTION 3. Employment of Bond Counsel. This governing authority finds and determines that a real necessity exists for the employment of special Bond Counsel in connection with the issuance of the Bonds. Casten & Pearce, A Professional Law Corporation, Shreveport, Louisiana is hereby employed as Bond Counsel to perform comprehensive legal and coordinate professional work as Bond Counsel with respect to the issuance and sale of the Bonds. Said Bond Counsel shall prepare and submit to this governing authority for adoption of all of the proceedings incidental to the authorization, issuance, sale and delivery of such Bonds, shall counsel and advise this governing authority as to the issuance and sale thereof and shall furnish its opinion covering the legality of the issuance of the Bonds. The fee of said Bond Counsel shall be fixed at a sum less than the maximum fee allowed by the Attorney General of the State of Louisiana's fee schedule for comprehensive, legal and coordinate professional work in connection with the issuance of general obligation bonds and based on the amount of the Bonds actually

issued, sold, delivered and paid for, plus “out-of-pocket” expenses, said fees to be contingent upon the issuance, sale and delivery of said Bonds. A certified copy of this resolution shall be submitted to the Attorney General of the State of Louisiana for his written approval of said employment and of the fees herein designated, and the Director of Administration is hereby empowered and directed to issue vouchers to said Bond Counsel in payment for the work herein provided for upon completion of the work herein specified and under the conditions herein enumerated.

**SECTION 4.** Investment Banker. Morgan Keegan & Company, Inc. of New Orleans, Louisiana, is hereby appointed and employed as investment banker/underwriter in connection with the Bonds, any compensation to be subsequently approved by the Issuer and to be paid from the proceeds of the Bonds and contingent upon issuance of the Bonds and the Bond Counsel is authorized and directed to prepare necessary documents appertaining thereto and to present them for further action by this Council.

**SECTION 5.** Financial Advisor. King, Bossier, Nosacka & Holley of Baton Rouge, Louisiana is hereby appointed and employed as financial adviser in connection with the Bonds, any compensation to be subsequently approved by the Issuer and to be paid from the proceeds of the Bonds and contingent upon issuance of the Bonds and the Bond Counsel is authorized and directed to prepare necessary documents appertaining thereto and to present them for further action by this Council.

**SECTION 6.** Publication. This resolution shall be published in *The Shreveport Times*, a daily newspaper published in Shreveport, Caddo Parish, Louisiana, and that, as provided by the Act, for a period of thirty (30) days from the date of such publication, any person in interest may contest the legality of this Resolution and the Bonds to be issued pursuant hereto and the provisions securing the Bonds. After the said thirty days, no person may have any right of action to contest the validity of the Bonds or the provisions of this Resolution, and all of the Bonds shall be conclusively presumed to be legal, and no court shall thereafter have authority to inquire into such matters.

**SECTION 7.** Employment of Counsel to the Issuer. It is found and determined that a real necessity exists for the employment of Counsel to the Issuer in connection with issuance and delivery of the Bonds and, accordingly, Harvetta Colvin, Esquire, Shreveport, Louisiana has been employed as Counsel to the Issuer in connection with the issuance and delivery of the Bonds. The fee to be paid to Counsel shall be an amount less than the Attorney General’s then current hourly fee schedule, together with reimbursement of out-of-pocket expenses incurred and advanced in connection with the issuance of the Bonds, said fee to be payable out of the Bond proceeds subject to the Attorney General’s written approval of said employment and fee to be paid with Bond proceeds as required by the Act.

Read by title and as read motion by Councilman Walford, seconded by Councilman Carmody, to adopt.  
Councilman Lester: Question. This is a refinance, correct?  
Councilman Carmody: Correct.

Motion passed by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber. Councilman Green. 1.

### **INTRODUCTION OF RESOLUTIONS**

1. Resolution No. 115 of 2004: A resolution authorizing the Mayor to execute a cooperative purchasing agreement between the City of Shreveport and the Parish of Caddo and otherwise providing with respect thereto.
2. Resolution No. 116 of 2004: A resolution authorizing the Mayor to execute an agreement with Red River Road Runners, Inc., and to otherwise provide with respect thereto.
3. Resolution No. 117 of 2004: A resolution Authorizing the employment of special legal counsel to represent the City of Shreveport and otherwise providing with respect thereto..

4. Resolution No. 118 of 2004: A resolution Ratifying the Mayor's signature on two permanent utility servitudes and a permanent utility servitude cancellation and to otherwise provide with respect thereto.
5. Resolution No. 119 of 2004: A resolution authorizing the approval of an Intermodal Transit facility Cooperative Endeavor Agreement between the City of Shreveport and the Louisiana State University Health Sciences Foundation; and to authorize the submission of a 5309 Grant Application with the Department of Transportation, United States of America for a grant under the Urban Mass Transportation Act of 1964, as amended.

Motion by Councilman Walford, seconded by Councilman Hogan to Introduce Resolutions 115 through 119 of 2004 to lay over until the May 25, 2004, meeting. Motion approved by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

### **INTRODUCTION OF ORDINANCES**

1. Ordinance No. 59 of 2004: An ordinance amending the 2004 Budget for the Retained Risk Internal Service Fund and otherwise providing with respect thereto.
2. Ordinance No. 60 of 2004: An ordinance amending the 2004 Budget for the Riverfront Development Special Revenue Fund and otherwise providing with respect thereto.
3. Ordinance No. 61 of 2004: An ordinance amending the 2004 General Fund Budget and otherwise providing with respect thereto.
4. Ordinance No. 62 of 2004: An ordinance amending the 2004 Capital Improvements Budget and otherwise providing with respect thereto.
5. Ordinance No. 63 of 2004: An ordinance declaring the City's interest in certain adjudicated properties as surplus and otherwise providing with respect thereto.
6. Ordinance No. 64 of 2004: An ordinance changing the name of that portion of Wonderland Drive located west of Pines Road to Timber Knoll Drive and to otherwise provide with respect thereto.
7. Ordinance No. 65 of 2004: An ordinance amending certain sections of the Shreveport Comprehensive Building Code, relative to appeals and otherwise providing with respect thereto.
8. Ordinance No. 66 of 2004: An ordinance amending certain sections of the Shreveport Comprehensive Building Code, relative to hearings and appeals and otherwise providing with respect thereto.
9. Ordinance No. 68 of 2004: An ordinance authorizing the lease of certain City-owned property to BellSouth Mobility LLC., D/B/A Cingular Wireless and to otherwise provide with respect thereto.

Motion by Councilman Jackson, seconded by Councilman Carmody to introduce Ordinances 59 through 66 and 68 of 2004 to lay over until the May 25, 2004, meeting. Motion approved by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

Mr. Thompson: Mr. Chairman, I believe I miss one.

10. Ordinance No. 67 of 2004: An ordinance amending the 2004 Budget for the General Fund Budget and otherwise providing with respect thereto.

Motion by Councilman Jackson, seconded by Councilman Lester to introduce Ordinances 67 of 2004 to lay over until the May 25, 2004, meeting. Motion approved by the following vote: Ayes: Councilmen Lester, Walford, Carmody, Gibson, Hogan, Green, and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

### **ORDINANCES ON SECOND READING AND FINAL PASSAGE**

1. Ordinance No. 34 of 2004: Twenty Second Supplemental Ordinance: A Supplemental Ordinance amending and supplementing Resolution No. 131 of 1984 (the "General Bond Resolution") adopted on June 12, 1984, as amended; providing for the issuance of not to exceed \$13,00,000 principal amount of Water and Sewer Revenue Bonds, 2004 Refunding Series B, of the City of Shreveport, State of Louisiana, pursuant to the General Bond Resolution; approving and confirming the sale of such bonds; prescribing the form, fixing the details and providing for the payment of principal of and interest on such bonds and the application of the proceeds thereof for refunding certain bonds issued for the purpose of constructing and acquiring extensions and improvements to the City's combined waterworks plant and system and sewer plant and system (the "System") of the City; making application to the State Bond Commission; and providing for other matters in connection therewith.

Having passed first reading on March 23, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Lester, seconded by Councilman Walford for adoption.

Councilman Lester: Question. Previously, we had postpone this. Is the Administration in a position to move forward on 34 and 35?

Mr. Antee: It is my understanding that we are.

Councilman Lester: Well I will amend my motion to include Items 34 and 35.

Amended motion by Councilman Lester to include items 34 and 35, seconded by Councilman Walford. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

2. Ordinance No. 35 of 2004: Twenty Third Supplemental Ordinance: A Supplemental Ordinance amending and supplementing Resolution No. 131 of 1984 (the "General Bond Resolution") adopted on June 12, 1984, as amended; providing for the issuance of not to exceed \$12,000,000 principal amount of Water and Sewer Revenue Bonds, 2004 Refunding Series C, of the City of Shreveport, State of Louisiana, pursuant to the General Bond Resolution; approving and confirming the sale of such bonds; prescribing the form, fixing the details and providing for the payment of principal of and interest on such bonds and the application of the proceeds thereof for refunding certain bonds issued for

the purpose of constructing and acquiring extensions and improvements to the City's combined waterworks plant and system and sewer plant and system (the "System") of the City; making application to the State Bond Commission; and providing for other matters in connection therewith.

Having passed first reading on March 23, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Lester, seconded by Councilman Walford for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

2. Ordinance No. 47 of 2004: An ordinance to repeal ordinance No. 125 of 1977 which repealed a portion of ordinance No. 17 of 1974 with respect to one way traffic on Travis Street and to supplement and amend Ordinance No. 17 of 1974 section 1 Item number 9 Travis Street - from Commerce Street to Common Street all traffic shall travel in a southwesterly direction and to otherwise provide with respect thereto.

Councilman Walford: Mr. Chairman, I would make a motion to adopt 47 and a companion which is 48 and if I get a second I'll discuss.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Walford, seconded by Councilman Lester for adoption.

Councilman Walford: As you know, one block of Travis Street is two-way. The remainder is one-way west bound. Our task force has been meeting on the Riverfront has asked that we change that one block to a two-way. It is being blocked off to east bound traffic most of the time. It's creating a real problem with two-way traffic because Hollywood now has an exist from their garage which ends existing onto Travis Street, so I think this will certainly service us much better to getting traffic out of the Riverfront. The east bound traffic during the business times tends to just end up congested there because they don't have any place to go. With Commerce Street closed in the evenings it creates a real bottle-neck and working with Mr. Strong's folks, Traffic Engineering, this seems to be a very good solution. So, 47 just repeals the stop sign that will no longer be needed, 48 makes it a one-way west bound for that one block and I would appreciate a favorable vote.

Councilman Carmody: Excellent.

Councilman Gibson: And we say our task force, who are we talking about?

Councilman Walford: As I have explained to the Council before, we have group that has been meeting on the Riverfront that includes representatives from the casinos, DDA, the merchants and each Council member is invited to every meeting and sent a notice. It goes to your mailing address or fax number. We have Traffic Engineering each meeting.

Councilman Gibson: Who is chairman of that?

Councilman Walford: I serve as the chair. Now, that is not an official Council committee. That is a task force that we put together to deal with problems on the Riverfront.

Councilman Gibson: Mr. Walford, I'm asking it defensive, I mean I just asked a question.

Councilman Walford: I'm just telling you that's what we got.

Councilman Gibson: By the way, I'm not getting the notices. Thank you Mr. Chair.

Councilman Walford: Mr Gibson, I think your fax number and mine or crossed up.

Councilman Gibson: Could be.

Councilman Walford: I do, I just –

Councilman Gibson: I'm just saying, I'm not getting the notices, though.

Councilman Carmody: If that can be checked, I would appreciate it.

Mr. Thompson: We will check on that Mr. Chairman.

Councilman Carmody: Thank you very much, Mr. Thompson.

Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

3. Ordinance No. 48 of 2004: An ordinance to repeal Ordinance No. 68 of 1995 which created and established stop intersection at the intersection of Commerce Street and Travis Street and to otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Walford, seconded by Councilman Lester for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

4. Ordinance No. 49 of 2004: An ordinance to repeal an existing speed limit ordinance for the Clyde Fant Memorial Parkway Ordinance No. 3 of 2003 and amending and re-enacting a portion of Section 90-198 of the Code of Ordinance of the City of Shreveport pertaining to the maximum limits on Clyde Fant Memorial Parkway and to otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Walford, seconded by Councilman Carmody for adoption.

Councilman Jackson: What is the existing speed limit at this time?

Councilman Walford: When one of my first ordinances, I think you will remember this Mr. Jackson, you were on the Sci-Port Board, they contacted me as soon as I was elected to reduce the speed limit in that one block there to 25. Somehow or another because of that we ended up having to drive for an eternity south bound before it transition back to 45 and I have been asking Mr. Strong's folks since then if we couldn't make it like north bound traffic where the transition is much quicker and that is all this is, is to correct that. Rather long trip that you have to make to get back to the 45 mile per hour speed limit south bound on the Parkway.

Councilman Jackson: But it doesn't infringe upon the 25 mile per hour speed in front of the –

Councilman Walford: It doesn't change the 25 or the 35 transition, it's just the just the transition from the 35 to 45. No, I wouldn't do that. I assure you.

Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

5. Ordinance No. 50 of 2004: An ordinance to amend section 102-127 of the Code of Ordinances of the City of Shreveport by creating a discounted bus fare for employees of local businesses and students of local colleges participating in the area's Ozone Action Program and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Lester, seconded by Councilman Gibson for adoption.

Councilman Jackson: What have we done, maybe SporTran or someone answer what have we done to market this program to all the – to businesses in Shreveport and to colleges in Shreveport, to those who might benefit from this.

Councilman Carmody: Mr. Jackson, I believe that Mr. Eddy has already left this evening but I do see Mr. Strong getting up and maybe he can enlighten the Council. No, he cannot. I do think it is an appropriate question but maybe we direct the administration to inquire with Mr. Eddy as to what the market --

Mr. Strong: What this is, is a part of our Ozone Flex Program. It is the companies and schools that have joined in the Ozone Flex to participate that if we have a issue that will be coming up where we are getting into a ozone day or close to going out of compliance then this is where this would kick in. And this offers any of these companies that on and are members of that Flex Program to be apart of this and that is the participation program. So that would only be the companies and schools that involved in that and we have that listed on – anybody that joined when we went around to market the Ozone Flex.

Councilman Jackson: Question. So, we are passing this ordinance to benefit those who are already part or will this apply to anybody who joins? Is there in fact, there an opportunity for businesses who are not apart to continue to join now or was there a window to join the program and thus this will anew to the benefit of those who took advantage of whatever the window of term was.

Mr. Strong: Councilman, we would have loved for every business to have joined initially, so if we can get more participants into it, it just makes the program that much better. So there is not a window for them to join (inaudible). . . wants to join, they can join and they get into it by contracting our environmental affair sections.

Councilman Jackson: Good enough. Thank you.

Mr. Strong: And what we did was get SporTran and they were able to participate in this program for this.

Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

6. Ordinance No. 51 of 2004: An ordinance amending the 2004 Airports Enterprise Fund Budget and otherwise provide with respect thereto. .

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Walford, seconded by Councilman Hogan for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

7. Ordinance No. 52 of 2004: An ordinance to amend Chapter 82 of the Code of Ordinances, as amended, the City of Shreveport Subdivision Ordinance, by amending Section 82-29 (b) (2) to correct provisions in the subdivision ordinance regarding private streets and by otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Lester, seconded by Councilman Walford for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

8. Ordinance No. 53 of 2004: An ordinance to amend Chapter 82 of the code of Ordinances, as amended, the City of Shreveport Subdivision Ordinance, by amending Section 82-42 (c) regarding preliminary plan provisions of the subdivision ordinance, and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Lester, seconded by Councilman Walford for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan, and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

9. Ordinance No. 54 of 2004: An ordinance to amend Chapter 82 of the code of Ordinances, as amended, the City of Shreveport Subdivision Ordinance, by amending Section 82-44 (e) regarding final plat provisions of the Subdivision ordinance and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Lester, seconded by Councilman Walford for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

10. Ordinance No. 55 of 2004: An ordinance amending Chapter 106 of the Code of Ordinances, the City of Shreveport Zoning Ordinance, by rezoning property located on the east side of Steeple Chase Plaza Drive, 300 feet South of West 70<sup>th</sup> Street, Shreveport, Caddo Parish, Louisiana, From B-2, Neighborhood Business District, to B-3, Community Business District, and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Jackson, seconded by Councilman Gibson to postpone until the next regular meeting. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

11. Ordinance No. 56 of 2004: An ordinance amending Chapter 106 of the Code of Ordinances, the City of Shreveport Zoning Ordinance, by rezoning property lots 5, 6, & 7 Dean Terrace Subd., less and except the south 400 feet thereof, located on the south side of Bert Kouns Industrial Loop 880 feet west of Walker Road, Shreveport, Caddo Parish, Louisiana, from R-1D, Urban One Family Resident District, to B-3, Community Business District, and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Hogan, seconded by Councilman

Gibson for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

12. Ordinance No. 57 of 2004: An ordinance amending Chapter 106 of the Code of Ordinances, the City of Shreveport Zoning Ordinance, by rezoning property located on the south side of Colquitt Road at its intersection with Walker Road Shreveport, Caddo Parish, Louisiana, from R-3, Urban, Multiple-Family Residence district, to B-3-E, Community Business extended use District, Limited to "Towing Service with storage of operable vehicles only, and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Gibson, seconded by Councilman Hogan for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

13. Ordinance No. 58 of 2004: An ordinance amending Chapter 106 of the Code of Ordinances, the City of Shreveport Zoning Ordinance, by rezoning property located on the north side of Bert Kouns Industrial Loop, 1000 feet east of Pines Road, Shreveport, Caddo Parish, Louisiana, from R-A, residence, Agriculture District, to B-1, Buffer Business District, and otherwise provide with respect thereto.

Having passed first reading on April 27, 2004 was read by title and on motion ordered passed to third reading. Read the third time in full and as read motion by Councilman Gibson, seconded by Councilman Hogan for adoption. Motion approved by the following vote: Ayes: Councilman Lester, Walford, Carmody, Gibson, Hogan and Jackson. 6. Nays: None. Out of Chamber: Councilman Green. 1.

The Adopted Ordinances, as amended, follows:

#### **ORDINANCE NO. 47 OF 2004**

**AN ORDINANCE TO REPEAL ORDINANCE NO. 125 OF 1977 WHICH REPEALED A PORTION OF ORDINANCE NO. 17 OF 1974 WITH RESPECT TO ONE WAY TRAFFIC ON TRAVIS STREET AND TO SUPPLEMENT AND AMEND ORDINANCE NO. 17 OF 1974 SECTION 1 ITEM NUMBER 9 TRAVIS STREET FROM COMMERCE STREET TO COMMON STREET ALL TRAFFIC SHALL TRAVEL IN A SOUTHWESTERLY DIRECTION AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BE IT ORDAINED** by the City Council of Shreveport in due, legal and regular session convened that Ordinance No. 125 of 1977 is hereby repealed and Ordinance No. 17 of 1974 section 1 Item No. 9 is hereby supplemented and amended to read, Travis Street - from Commerce Street to Common Street all traffic shall travel in a southwesterly direction.

**BE IT FURTHER ORDAINED** that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

**BE IT FURTHER ORDAINED** that all ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 48 OF 2004**

**AN ORDINANCE TO REPEAL ORDINANCE NO. 68 OF 1995 WHICH CREATED AND ESTABLISHED A STOP INTERSECTION AT THE INTERSECTION OF COMMERCE STREET AND TRAVIS STREET AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BE IT ORDAINED** by the City Council of the City of Shreveport in due, legal and regular session convened that Ordinance No. 68 of 1995 which created a stop intersection at Commerce Street and Travis Street is hereby repealed.

**BE IT FURTHER ORDAINED** that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

**BE IT FURTHER ORDAINED** that all ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 49 OF 2004**

**AN ORDINANCE TO REPEAL AN EXISTING SPEED LIMIT ORDINANCE FOR THE CLYDE FANT MEMORIAL PARKWAY ORDINANCE NO. 3 OF 2003 AND AMENDING AND REENACTING A PORTION OF SECTION 90-198 OF THE CODE OF ORDINANCES OF THE CITY OF SHREVEPORT PERTAINING TO THE MAXIMUM LIMITS ON CLYDE FANT MEMORIAL PARKWAY AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BE IT ORDAINED** by the City Council of Shreveport in due, legal and regular session convened that Ordinance No. 3 of 2003 is hereby repealed and the portion of Section 90-198 of the Code of Ordinances of the City of Shreveport pertaining to the Maximum limits on Clyde Fant Memorial Parkway be and the same is hereby amended and reenacted to read as follows, to wit:

<b>Street</b>	<b>Extent</b>	<b>Speed Limit (MPH)</b>
“Clyde Fant Memorial Parkway	From East 70 <sup>th</sup> Street (La. 511) to Stoner Avenue	55
	From Stoner Avenue to 1,600 feet South of Lake Street	45
	From Lake Street to 1,600 feet South of Lake Street	35
	From Caddo Street to Lake Street	25
	From Caddo Street to 1,600 feet North of Caddo Street	35
	From 1,600 feet north of Caddo Street to Airport Drive	45

**BE IT FURTHER ORDAINED** that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

**BE IT FURTHER ORDAINED** that all ordinances or resolutions or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 50 OF 2004**

**AN ORDINANCE TO AMEND SECTION 102-127 OF THE CODE OF ORDINANCES OF THE CITY OF SHREVEPORT BY CREATING A DISCOUNTED BUS FARE FOR EMPLOYEES OF LOCAL BUSINESSES AND STUDENTS OF LOCAL COLLEGES PARTICIPATING IN THE AREA'S OZONE ACTION PROGRAM, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

WHEREAS, local ground-level ozone (smog) levels can approach regulatory limits set by the U. S. Environmental Protection Agency ("EPA") during the summer months;

WHEREAS, the Cities of Shreveport and Bossier City, along with the Parishes of Caddo, Bossier and Webster, have created a network of local employers known as the Ozone Action Program ("OAP") for the purpose of promoting ozone awareness, communication and the development of plans for the reduction of ozone-causing emissions in the local area;

WHEREAS, motor vehicles are a primary cause of ozone pollution;

WHEREAS, offering discounted bus fares to employers participating in the OAP would (a) provide an incentive for their employees to ride the bus rather than use their private vehicles, thereby reducing ozone-causing emissions; (b) encourage other companies and entities to participate in the OAP; (c) help fulfill commitments made to the EPA to implement local voluntary measures to reduce ozone levels; and (d) potentially increase bus ridership and revenues from bus fares;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, in due, legal and regular session convened, as follows:

**(1) Effective June 1, 2004, Section 102-127(a) of the Code of Ordinances of the City of Shreveport is hereby amended by adding the following at the end of the section: From May 1 through September 30 of each year, local employers participating in the area's Ozone Action Program may purchase adult thirty day flash passes for their employees at the discounted rate of \$20.00 per pass. Local universities, colleges, community colleges, and trade schools participating in the area's Ozone Action Program may purchase adult thirty day flash passes for their students at the discounted rate of \$20.00 per pass. In order to qualify for this discounted rate, an employer must register as a participant in the Ozone Action Program and remain an active participant in the program. Users of the discounted flash pass must be employees or students of an Ozone Action Plan participant.**

If any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

**ORDINANCE NO. 51 OF 2004**  
**AN ORDINANCE AMENDING THE 2004 AIRPORTS ENTERPRISE FUND BUDGET**  
**AND OTHERWISE PROVIDING WITH RESPECT THERETO.**

WHEREAS, the City Charter provides for the amendment of any previously adopted budget; and

WHEREAS, the City Council finds it necessary to amend the 2004 budget for the Airports Enterprise Fund to reallocate funds among expenditure categories and for other purposes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, in legal session convened, that Ordinance No. 161 of 2003, the 2004 budget for the Airports Enterprise Fund, is hereby amended as follows:

In Section 2 (Appropriations):

Decrease Operating Reserves by \$190,700 and increase Transfer to Capital Projects Fund by \$190,700.

BE IT FURTHER ORDAINED that the remainder of Ordinance No. 161 of 2003 shall remain unchanged and in full force and effect.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications; and, to this end, the provisions of this ordinance are hereby declared to be severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 52 OF 2004**  
**AN ORDINANCE TO AMEND CHAPTER 82 OF THE CODE OF ORDINANCES, AS**  
**AMENDED, THE CITY OF SHREVEPORT SUBDIVISION ORDINANCE, BY AMENDING**  
**SECTION 82-29 (b) (2) TO CORRECT PROVISIONS IN THE SUBDIVISION ORDINANCE**  
**REGARDING PRIVATE STREETS, AND BY OTHERWISE PROVIDING WITH RESPECT**  
**THERETO.**

BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in due, legal and regular session convened, that Section 82-29 (b) (2) of Chapter 82 of the Code of Ordinances, as amended, the City of Shreveport Subdivision Ordinance, is hereby amended and reenacted by deleting the following:

- “a. Nonresidential developments;*
- b. Townhouses and other multiple-dwelling unit buildings; or

- c. A planned unit development in which not more than 30 percent of the units are single-family detached, which is characterized by both major common open space and recreational facilities and which incorporates at least partially controlled access points that jointly serve both the townhouses and any single-family detached units; the single-family detached units shall not, in any case, be isolated from the townhouses in such a way that they appear to be or could be in a different or distinguishable subdivision.

Where the number of single-family detached units exceeds 30 percent of the total units, in which case any private streets permitted shall be constructed to meet or exceed standards for public street width and construction requirements including related improvements such as drainage, sidewalks and street lighting; any such private streets shall be located within a corridor of satisfactory width in relation to other private improvements to accommodate a public right-of-way if necessary in the future.”

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

#### **ORDINANCE NO. 53 OF 2004**

**AN ORDINANCE TO AMEND CHAPTER 82 OF THE CODE OF ORDINANCES, AS AMENDED, THE CITY OF SHREVEPORT SUBDIVISION ORDINANCE, BY AMENDING SECTION 82-42 (c) REGARDING PRELIMINARY PLAN PROVISIONS OF THE SUBDIVISION ORDINANCE, AND BY OTHERWISE PROVIDING WITH RESPECT THERETO.**

BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in due, legal and regular session convened, that Section 82-42 (c) of Chapter 82 of the Code of Ordinances, as amended, the City of Shreveport Subdivision Ordinance, is hereby amended and reenacted to read as follows:

(c) Before acting on the preliminary plan, the planning commission shall hold a public hearing, and send notice **to the subdivider** by certified mail of the time and place of such hearing not less than five days before the date fixed therefore. Notice shall also be given, including the purpose, time and place, by at least one publication in a newspaper of general circulation in the area surrounding the proposed subdivision, not less than five days prior to the hearing date; provided however, that the public hearing **and notice** is not required for a minor subdivision as defined herein.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 54 OF 2004**

**AN ORDINANCE TO AMEND CHAPTER 82 OF THE CODE OF ORDINANCES, AS AMENDED, THE CITY OF SHREVEPORT SUBDIVISION ORDINANCE, BY AMENDING SECTION 82-44 (e) REGARDING FINAL PLAT PROVISIONS OF THE SUBDIVISION ORDINANCE, AND BY OTHERWISE PROVIDING WITH RESPECT THERETO.**

BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in due, legal and regular session convened, that Section 82-44 (e) of Chapter 82 of the Code of Ordinances, as amended, the City of Shreveport Subdivision Ordinance, is hereby amended and reenacted to read as follows:

(e) Following the public hearing, if one is required, and within **60** days of submission, the planning commission shall approve or disapprove the final plat. In the case of approval, the planning commission shall enter such approval on the final plat by signature of its secretary or such official designated by the planning commission to sign documents on the commission's authority. In the case of disapproval, the planning commission shall state the grounds of such disapproval upon its records.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 56 OF 2004**

**AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOTS 5, 6, & 7 DEAN TERRACE SUBD., LESS AND EXCEPT THE SOUTH 400 FEET THEREOF, LOCATED ON THE SOUTH SIDE OF BERT KOUNS INDUSTRIAL LOOP 880 FEET WEST OF WALKER ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-1D, URBAN ONE FAMILY RESIDENT DISTRICT, TO B-3, COMMUNITY BUSINESS DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of Lots 5, 6, & 7 Dean Terrace Subd., less and except the south 400 feet thereof, located on the south side of Bert Kouns Industrial Loop 880 feet west of Walker Road, Shreveport, Caddo Parish, Louisiana, **be and the same is hereby changed from R-1D, Urban, One Family Resident District, to B-3, Community Business District.**

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

**1. Site development plan shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**ORDINANCE NO. 57 OF 2004**

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF COLQUITT ROAD AT ITS INTERSECTION WITH WALKER ROAD SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-3, URBAN, MULTIPLE-FAMILY RESIDENCE DISTRICT, TO B-3-E, COMMUNITY BUSINESS EXTENDED USE DISTRICT, LIMITED TO “TOWING SERVICE WITH STORAGE OF OPERABLE VEHICLES” ONLY, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the south side of Colquitt Road at its intersection with Walker Road, Shreveport, Caddo Parish, Louisiana, legally described below, **be and the same is hereby changed from R-3, Urban, Multiple-Family Residence District, to B-3-E, Community Business Extended Use District, limited to “towing service with storage of operable vehicles” only.**

TRACT 1: A tract of land in the NW /4 of Section 9, T16N-R14W, Shreveport, Caddo Parish, Louisiana, described as follows: begin at the SW corner of the NW/4 of Section 9, T16N-R14W, run N 1140.9 feet to the S line of the Colquitt Road for the place of beginning, thence N62°19'E 106 feet; thence S62°E 200 feet; thence S62°W 170 feet, thence N 59°24'W 142 feet; thence N53.12 feet to P-O-B. TRACT 2: A tract of land in the NW/4 of Section 9, T16N-R14W, Shreveport, Caddo Parish, Louisiana, described as follows: from the W/2 section corner of said Section 9, run N1°E 1087.75 feet; thence run S59°24'E 142 feet to the P-O-B of this tract, thence continue S59°24'E for 30 feet; thence run N52°45'E 156.7 feet, thence run S62°W 170 feet to the P-O-B, containing 0.047 acres. TRACT 3: A 1.02 acre tract in the NW/4 of Section 9, T16N-R14W, Shreveport, Caddo Parish, Louisiana, more particularly described as follows: from the W/4 corner of said Section 9 run N1°E along W line of Section 9 for a distance of 1087.75 feet, thence run S59°24'E 172 feet to the P-O-B, thence continue S59°24'E a distance of 210.05 feet, thence run N31°37'E 298.2 feet, thence run N66°W 67.5 feet, thence run S62°W 170 feet, thence run S52°45'W 156.7 feet to the P-O-B.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**

2. **All operative vehicles and any commercial tow trucks must be stored behind the six foot solid wooden fence.**
3. **Hours of operation are from 7:00 a.m. to 7:00 p.m.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

#### **ORDINANCE NO. 58 OF 2004**

**AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NORTH SIDE OF BERT KOUNS INDUSTRIAL LOOP, 1000 FEET EAST OF PINES ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-A, RESIDENCE, AGRICULTURE DISTRICT, TO B-1, BUFFER BUSINESS DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the north side of Bert Kouns Industrial Loop, 1000 feet east of Pines Road, Shreveport, Caddo Parish, Louisiana, legally described below, **be and the same is hereby changed from R-A, Residence Agriculture District, to B-1, Buffer Business District:**

42.692 acres, M/L, that part of the E/2 of the SW/4, Section 1-16-15, Shreveport, Caddo Parish, Louisiana, lying north of the Industrial Loop Expressway

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

4. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**
5. Waiver of solid wood screening fence requirement is granted until such time as the adjacent property is developed residentially.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**UNFINISHED BUSINESS:**

Councilman Carmody: Very good. That then brings us to Item 10, Unfinished Business. Does any member have any item they would like to bring from the table?

Councilman Lester: I am going to resist the temptation to deal with Resolution No. 88. So the answer is no, for me.

1. Resolution No. 88 of 2003: Amending Sections 1.8 and 1.11 of the Rules of Procedure of the City Council (Public Comments). (A/Lester) (*Tabled on June 24*)
2. Ordinance No. 152 of 2003: Amending Chapter 26 of the Code of Ordinances of the City of Shreveport by Adding Article VIII., Division 1 and Division 2 relative to disposal of public property and disposal of adjudicated property. (A/Lester) (*Tabled on Nov. 11*)
3. Ordinance No. 46A of 2004: Changing the name of the Lakeside Park Golf Course to Jerry Tim Brooks Golf Course. (Tabled on April 27, 2004 until July 11, 2004)

#### **NEW BUSINESS:**

Councilman Carmody: Okay thank you Mr. Lester Very good that brings us down to new business, under item eleven. Yesterday we heard from the police department that we had an ABO appeal by William Scriber, and that application was basically withdrawn I understood that today that we would need a motion to uphold. Is that correct?

Mr. Thompson: No, we voted on that yesterday

1. ABO Card Appeal: Mr. William C. Scriber, Jr. (Appeal Denied)
2. Case No. S-19, *Brenda Lilley Kraak Pettit*, Northwest corner of Creswell Avenue & Montrose Drive, R-1D (postponed on April 27, 2004 until May 25, 2004)

Councilman Carmody: I'm sorry we did that yesterday, thank you, very much. That then brings us to the second item, that's case number S-19 *Brenda Lilley Pettit*, Northwest corner of Creswell Avenue Montrose Drive. Gentleman I would like to make a motion to postpone this matter until July 27<sup>th</sup>. Very quick explanation, both parties agreed that in order to facilitate the meeting and have them here that they have asked that we postpone this matter until the second meeting in July. So I would ask for your indulgence and I would call for the question.

Motion by Councilman Carmody and a second from Councilman Gibson to postpone this matter until July 27, 2004. Motion passed by the following vote: Ayes Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson.6 . Nays. None. Out of Chamber: Councilman Green. 1.

2. Case No. S-31-04, *Alex S. & Mary C. Mijalis*, et al, south side of Kennie Road, west of Linwood Avenue, R-1-D 1.

Councilman Gibson: Mr. Chair I am going to ask for a two week delay on that issue.

Motion by Councilman Gibson and a second from Councilman Walford to postpone Case S-31-04 for two weeks.

Councilman Gibson: Mr. Chair, I will explain the reason for the two week delay, is we have a meeting scheduled for Thursday night between the homeowners, Calvary Baptist Church, and the developer, to discuss what the project is, and what the project isn't and all parties will be there and hopefully all parties will walk out of there with some common ground to be able to come back in two weeks for a motion.

Motion passed by the following vote: Ayes Councilmen Lester, Walford, Carmody, Gibson, Hogan, and Jackson.6 . Nays. None. Out of Chamber: Councilman Green. 1.

**REPORTS FROM OFFICERS, BOARDS, AND COMMITTEES.** None.

**CLERK'S REPORT:** None.

Councilman Gibson: Mr. Chair. I apologize, I missed Item 12. Mr. Strong and I are going to try to arrange a meeting next week for the Infrastructure Committee, to bring information before that committee in terms of how some monies have been spent on infrastructure and also so other pertinent information as required by ordinance. So again, we will try to get those notices out. Mr. Strong and I will try to get that date set tomorrow and then go through the Council Clerk on it. Thank you, Mr. Chair.

Councilman Carmody: And I would make one suggestion though, in that normally we try to facilitate doing this when we all hear and convening in a work session or normal City Council meeting which doesn't last this long, if we can possible do that and save us from having to schedule another day, then that might be of —

Councilman Gibson: Mr. Chair I will discuss that with Mike Strong and see if we can identify the next work session to do so.

Councilman Walford: Mr. Chairman, if I may Madam Clerk, you left me a phone message. Since Councilman Green is not here I am going to speak for him. Public Safety Committee is May 18<sup>th</sup> at 3:00p.m., here in the Chamber. Thank you Mr. Chair.

**THE COMMITTEE RISES AND REPORTS** (reconvenes Regular Council Meeting).

**ADJOURNMENT** There being no further business to come before the Council, the meeting adjourned at approximately (9:00 p.m. )

/s/ Thomas G. Carmody, Jr., Chairman

/s/ Arthur G. Thompson, Clerk of Council