

PINEVILLE DOWNTOWN DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS
OCTOBER 15, 2018 12:00 PM
PINEVILLE CITY HALL
910 MAIN STREET, PINEVILLE, LA 71360

MINUTES

The Commissioners of the Pineville Downtown Development District met in regular session on Monday October 15, 2018 at 12:00 p.m. in the City Council Chambers at Pineville City Hall, 910 Main Street, Pineville, Louisiana.

- 1. Chairman Jim White called the meeting to order at 12:12.
- 2. Commissioner Frank Jackson led the invocation.
- 3. Chairman Jim White led the Pledge of Allegiance
- 4. Roll call was as follows:
 Present Commissioner Frank Jackson, Commissioner Bruce Miller, Commissioner Butch Morrison, Commissioner Bradley Perkins, Commissioner Fran Phoenix, Chairman Jim White, Commissioner Greg Wright
 Absent None
 All were present and a quorum was reached.

Also present:
Pineville DDD Executive Director Douglas Gann
Mayor Clarence Fields
Rich Dupree
Kate Hayes
Mark Vilar
Charlie Moore
Matt Ritchie

- 5. No Financial Report to give
- 6. On motion from Commission Morrison, seconded by Commissioner Jackson and passed, an amendment to the agenda was made to add an agenda item to review and accept the minutes as published form the September 24, 2018 Pineville DDD meeting.
- 7. On motion from Commissioner Perkins, seconded by Commissioner Wright and passed, the minutes from the Pineville DDD meeting on September 24, 2018 were accepted as published.
- 8. Mayor Fields gave a brief outline to the commission and expressed his excitement for the board and its formation.
- 9. Pertaining to Item Seven, Commissioner Miller had personal comment regarding the Fair Market Value of the property and if there were limitations on what the Board could accept for the property. It was established that there was, in fact, no limit to the sale price of the property ABOVE FMV, but that the board could not accept BELOW FMV.
Personal comment from Commissioner Perkins was issued about the closing costs and if prior survey costs had already been paid. There was no answer on closing costs. That amout is to be discussed with State of Louisiana prior to transaction. It was answered that survey and appraisal costs had been paid by the City of Pineville and would be included in monies repaid to the city. After discussion regarding the guarantee of clear title on this property and the warranty of environmental clearance, a friendly amendment was suggested by Commissioner Miller that language be added to the Sale agreement releasing the District from any liabilities arising from Environmental claims and that the State place verbiage in the contract to that effect. This amendment was approved and passed on motion by Commissioner Morrison and second by Commissioner Jackson. Resolution for sale of purchase of said property was passed pending added amendment.

<u>Yeas</u>	Commissioners Phoenix, Morrison, Jackson, Miller, Perkins, White,
<u>Wright</u>	
<u>Nays</u>	None

Abstain None

10. On motion by Commissioner Morrison, seconded by Commissioner Miller and passed, it was resolved to authorize the Board, through its Chairman and Executive Director, to pursue RFP measures for sale of this property. This motion authorizes a drafting of the RFP which must be presented for final approval by Board to allow for posting of RFP.

<u>Yeas</u>	Commissioners Phoenix, Morrison, Jackson, Miller, Perkins, White,
Wright	
<u>Nays</u>	None
<u>Abstain</u>	None

11. A resolution was presented authorizing repayment of funds to the City of Pineville upon completion of final sale of Rainbow Property. There was a motion to table this until completion of the sale by Commissioner Miller and a second by Commissioner Phoenix. After personal comment and discussion, the Mayor stated that the City would not enter into a CEA with the DDD if there was not a resolution authorizing repayment of all monies once this property sold. It was further discussed that no monies, in fact, could be repaid until a sale was completed and that these resolutions were put in place to establish a process of order. The motion to table was withdrawn as was the second.
On motion from Commissioner Wright, seconded by Commissioner Perkins and passed, the original resolution to allow the repayment of any monies spent by the City of Pineville along with monies for this purchase was made.

<u>Yeas</u>	Commissioners Phoenix, Morrison, Jackson, Miller, Perkins, White,
Wright	
<u>Nays</u>	None
<u>Abstain</u>	None

12. An open discussion was started where Mark Vilar passed out documents relating to Powers and Duties of the District and its Board. Mr. Vilar also passed Statutes regarding Errors and Omissions and how the board was protected against actions that were not done with malice or intent to defraud.

Mr. Gann then commented on the organization of a Golf Tournament to be held in April. Commissioner Phoenix spoke on the City's need for Baseball and Softball fields with turf. Her thoughts were that that would create a recreation hub in Louisiana for teams from around the state.

There being no further business to come before the Board, Commissioner Perkins made a motion to adjourn which was seconded by Commissioner Phoenix. The motion unanimously carried.

/s/Douglas Gann _____
Douglas Gann, Executive Director

10/15/2018
Date