



**Minutes
Of the December 12, 2022
Meeting Of the Southside Economic Development District Board of Commissioners**

The SEDD Board of commissioners met on December 12, 2022, at the Benoit Recreation Center at 5:30 P.M.

Present at the meeting were: Tony Little, Rev. Sam Moore, Rev. Marty Campbell, Tyrone Goodin, Otis Jones, Roosevelt Wright, Jr., and Karl Dhaliwal

A quorum was present.

There were several members of the community present, including representatives of the Black Chamber of Commerce and the NAACP.

An invocation was given by Rev. Ambrose Douzart, president of the NAACP.

On the recommendation of the President, the board passed over the adoption of November 7 minutes since board members were not provided advanced copies.

The president asked Commissioner Wright to give an overview of the SEDD mission in lieu of his report. Mr. Wright gave a brief history of the SEDD mission and explained the Southside Dream goal of reclaiming South Monroe.

Website Report

Mr. Wright said preparations for the SEDD website are ongoing: A domain name SEDD25 has been secured as well as a hosting package. Emails for SEDD members will be established in association with the website. In addition, photo sessions will be set up in December for the board.

The president said the January meeting will be held on January 9 at 5:30 at the recreation center instead of January 2, 2023, because of the holidays. There was no objection.

Treasurer's report:

Tyrone Goodin the treasurer, reported that SEDD had total expenses in November of \$3,866.37. He said SEDD has \$309,880.11 in hotel/motel tax funds. The president noted that SEDD also has approximately \$71,000 in a

separate account. Mr. Goodin said the account should have \$61,000. The president said he will make sure that all members get a report of the state funds.

Budget Adjustments:

On Motion of Commissioner Wright and seconded by Mr. Little to adjust the SEDD budget by allocating \$50,000 each for each of the four established committees, from Hotel/Motel tax funds, to finance studies master plans and professional services needed to implement each committee's goal included in the SEDD 25 year plan. It was unanimously approved.

Mr. Theus said changes in the budget will require the approval of the Legislative auditor. "In order to change your budget that much, you have to get approval from the legislative auditor before you take a vote because if you vote first, then you will have a problem with the legislative auditor."

Safe Neighborhood Committee Recommendations:

Mr. Wright, chairman of the Safe Neighborhoods committee said the committee met on three occasions, reviewed its objectives in the plan, and selected an advisory committee, and an advisory chairman. He introduced Ms. Modicue and Minister Verbon Muhammad, committee members who were present. He presented Mr. Tim Brandon of TBA Design Services, who explained his proposal to plan, design, and prepare visuals for three model communities in Districts 3, 4, and 5 that would serve as samples of what SEDD wanted for the entire Southside. He explained his company's expertise in this area. He projected a three-month turnaround for the development of the master plan, maps, and visuals needed by SEDD to pursue the project. His cost for this phase of the project would be \$32,800.00.

Rev. Campbell asked whether TBA was the only bid SEDD received. Mr. Wright said the committee's first objective was to use a minority architect in the area. He said the Black chamber for names of black architects and was informed that there were no Black architects in this area available. TBA was contacted because of the experience in the local area. TBA will also subcontract some of the design work to a minority firm affiliated with his company, located in another city. Additionally, Mr. Wright said professional services such as engineers, attorneys, and architects do not require bids. TBA did not submit a bid, he said, but a cost proposal for services.

Mr. Theus, the SEDD executive director, said he believed the procedure was acceptable and can work.

It was motioned by Mr. Wright and seconded by Mr. Jones to adopt the report of the Safe Neighborhood Committee, naming Safe Neighborhoods and crime as its priority projects and approving the TBA Design proposal of \$32,8000, with budget adjustments if necessary. On a roll call vote, Mr. Little, Wright, Dhaliwal, and Jones voted in favor of the motion: Mr. Goodin and Moore abstained. Rev. Campbell voted Nay. The motion was approved.

DBE Committee Recommendations:

Mr. Little, chairman of the DBE committee explained the function of its committee. He reported that his committee, as previously reported to members by email, has recommended all of the DBE initiatives in goal number #2 and conducting a disparity study as its priority project. Those included projects: 2,4,5, 6, and 8 bundled as one item and conducting a DBE disparity study. He presented Ms. Sonya Jacobs of JDS Consultants, which the committee recommended to plan and manage its objective. Mrs. Jacobs explained her company's experience and the six tasks her company would undertake, including building a database of DBE, promoting

DBE opportunities, and coordinating the renovation of SEDD's Arizona Street location into a DBE training center. She explained that the Disparity study could take as long as 18 months, the full cost of which will be determined as it progresses. She said her company will provide DBEs with training and knowledge to push for a 30% DBE goal in Monroe, which is not unreasonable since Monroe has a 63 percent Black population.

Ms. Jackie Slack, former DBE officer for the city, and member of the DBE committee, told the board that the city has had a 10% DBE goal on paper, but contractors found ways around the goal by instituting a series of change orders. She said the city never reaches its 10 percent DBE goal.

It was moved by Mr. Little and second by Mr. Wright that the board would adopt the priority projects of the DBE committee and contract with JDS consultants to manage its six stated projects, inclusive of renovation of the Arizona Street facility at a cost of \$55,200. The motion was unanimously approved.

Infrastructure Committee Recommendations:

On Motion of Mr. Little, seconded by Rev. Campbell, a resolution to consider adding the Elliott project to the agenda was acted on by the board. Members: Little, Goodin, Moore and Campbell voted in favor. Wright, Dhaliwal, and Jones abstained. Since all board members present did not agree to add the item to the agenda, the motion failed.

The infrastructure committee's priority recommendation report was tabled until the January meeting. Instead, the committee considered a resolution to allocate \$75,000 for the purpose of developing infrastructure improvements of the Elliott Project, a health chiropractic building on South 2nd Street. The resolution authorizes the Chairman to execute a CEA prepared by an attorney, and to allocate \$75,000 toward legal and allowable public infrastructure costs.

Mr. Little said once the CEA was written and approved by an attorney, it would be brought back to the board for approval. However, Rev. Campbell disagreed. He said an affirmative vote would approve the allocation immediately, and the Corporate Endeavor Agreement would be written later. "We are approving the \$75,000 now. We've already had much discussion about this," Rev. Campbell said.

Mr. Theus said once the resolution is approved, it will be sent to an attorney with all of the provisions and conditions included. He said the board's approval of the resolution's approval "is good enough for what he needs for now."

It was moved by Rev. Campbell and seconded by Mr. Little that the resolution be approved. There was a roll call vote: Little, Rev. Campbell, Goodin, and Moore voted in AYE. Wright, Dhaliwal, and Jones abstained. The motion carried, but it was improperly added to agenda rendering the motion moot.

Housing Committee Recommendations:

The report of the housing committee was tabled until the January 9th meeting.

Bond Preparations

Mr. Little said SEDD has previously contacted the firm of Decurr and Adams for its bonding guidance. He asked for permission from the board to begin consultation with bonding attorneys for guidance on bonding out

the remaining 25 years of the hotel/motel tax. No action would be taken, but the attorney will provide the steps necessary for SEDD to pursue bonding its tax revenues in 2023.

On the motion of Mr. Wright and seconded by Rev. Moore, the board unanimously authorized the president to consult with a bonding attorney about preparations to sell bonds for the remaining hotel/motel tax revenues.

Citizen Participation

In citizen participation, Mrs. Kenya Roberson said the public should be allowed to comment on agenda items before they are voted on. She asked that in future meetings that her suggestion be considered.

Adjourn

After 1 hour and 49 minutes, the meeting was adjourned to meet again on January 9, 2023, at 5:30 p.m.