



METAIRIE BUSINESS DEVELOPMENT DISTRICT **VIRTUAL BOARD MEETING**

DATE: Monday May 2, 2022
TIME: 4:00 p.m.
PLACE: Drago's Conference Room and Zoom

AGENDA

- I. Call to Order
- II. Confirmation of Quorum – **Barry B, Andrew W, Tommy C, Brian L, Mel G, Dana P, Joseph R, Charles S**
- III. Public Comment
- IV. Approval of Minutes from 3/7/2022 – **Motion – Mel G, Second – Barry B, All Approved**
- V. Approval of March Financials – **Motion – Mel G, Second – Andrew, All Approved**
- VI. Council or Parish Comments
 - a. Severn project going slow but there was a meeting with the parish to keep the heat on the contractors
 - b. Mardi Gras post mortem will be taking place soon
- VII. Board Discussion
 - a. Fat City Development Plans
 - i. **Discussion on the thoughts and opinions of the ARPA money and project potentials in Fat City**
 - ii. **Board consensus is needed but compromise will be necessary on whatever the final project looks like**
 - iii. **Jennifer V comments**
 1. **Use of ARPA requested funds was focused on Fat City only, parking is key**
 2. **Councilmen Walker and Template have said they want to participate financially toward any project that there is consensus**
 3. **Council has approved program managers to help guide the project (Kyle C and David H)**
 4. **Architect firm will be selected next at the council meeting**
 5. **Library owns part of the property, District 5 owns some part of the land and currently expropriating the rest of the land**
 6. **MBDD would be reimbursing the parish back for the park**
 7. **Groundbreaking before the end of the year is the goal**
 - iv. **Tommy – MBDD Chairman**
 1. **MBDD would like to extend the park all the way to Division**
 2. **Park plan has always been corner to corner – Hessmer to Division**



3. **Current plan for a public building that would sit up front toward Division (Capital Building/EAT Fat City Center)**
 4. **CV family owns the lot on Edenborn and 18th, family has agreed to sell that property at appraised value. As long as CV family can rent the 51 parking spots inside the new potential structure, so CV family has the same parking as they do now.**
 5. **Why not combine the EAT Fat City Center and the Transit Center parking lot together?**
 6. **Build the bulk of the parking garage up and the front on 18th street be retail or arts focused**
 - a. **However, have to be careful when you build a portion for habitable needs, the whole structure may have to be built to that standard- Per Jennifer V**
 - b. **ULI report has backed up that parking is the number 1 need in Fat City**
 7. **Parish is looking at shared parking that could be used for businesses to expand without having to add parking on their current footprint**
 - a. **Walkability would be key and the current 600' rule could be expanded after another study**
 8. **Once the architects come on board, the ask is to have the professionals make the decisions**
 9. **First time seeing Charles map, so would need to review**
 10. **Expropriation – 325k Champagne Elevator property, 750k for the corner buildings**
 11. **Potential for MBDD**
 - a. **Pay for the park corner to corner**
 - b. **Develop the park with money, donations and sponsorship**
 - c. **MBDD owns and manages the park as the front door for the public building**
 - d.
- v. **Bess Renfrow (Jefferson Parish Planning Department)**
1. **Fat City regulations now allow for the shared parking regulations**
 2. **Distance may not play as big a deal based on the current regulations that are specific to the Fat City area**
 3. **No precedent so far**
- vi. **Brian Lade (Lakeside/FEIL Corp)**



1. **This potential project layout could be the best plan put together so far.**
- vii. **Charles S (Sib Architect)**
 1. **Presented a map of a proposed plan**
 2. **New plan shows the park corner to corner**
 3. **Parking would need to accommodate the Sheriff, new Building and Park**
- viii. **Motion requested if the board is empowered discuss the new project and on the same page with the councilwoman**
 1. **Parking, park and public building**
- ix. **Fat City Business Owners**
 1. **Cronos – ownership is on board with parking and the development they are in favor to help the area**
 2. **Tuxedos to Geaux – in favor**
 3. **Cheers – would love to expand into their back space but can't do it currently without being able to add parking spots**
 4. **Los Jefes – 200 chairs in his restaurant and 62 parking spots so they are in need badly, they are at 50% of what they could be doing**
 - a. **Parking garage project would create an issue for the businesses because there is no alternative**
 5. **Bennett's Photo – in favor since the current building will be adding a restaurant**
 6. **Pho Michael – parking in favor, but what about the current street light project that hasn't been finished**
 7. **Magnolia Market (18th street) – parking, yes needed. Their current issue is that people litter and hang around the back of their building. The homeless find ways to hang out around the back of their building.**
- x. **Tiffany P**
 1. **Question about how, what is the mechanism for the businesses to use the parking mitigation for their expansion**
- xi. **Parking garage will need to be studied regarding how the actual running and management of the spots**

Motion proposed by Chairman:

The MBDD and the Board supports the vision and general concept of providing centrally located parking, a mulituse facility and a corner to corner “community park” along 18th street.

Motion – Barry, Second – Dana, All Approved unanimous



- Need the ability to show that the MBDD has a vision and
Director Report
Board agrees to allow for a 2 day rental and if the event

VIII. New Business

- a. Chairman mentioned that MBDD will be moving the meetings to 4p start time from 430pm.
- b. East-West thoroughfare is still an issue
- c. One Way streets studies will continue after Severn Ave is complete to add additional parking

IX. Adjournment

In accordance with provisions of the Americans with Disabilities Act of 2008, as amended, Jefferson Parish shall not discriminate against individuals with disabilities on the basis of disability in its services, programs or activities. If you require auxiliary aids or devices, or other reasonable accommodation under the ADA Amendments Act, please submit your request to the ADA Coordinator at least forty-eight (48) hours in advance or as soon as practical. A seventy-two (72) hour advanced notice is required to request certified ASL interpreters.

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Next Meeting - TBD – Location TBD