



Pavilion Committee Meeting

Tuesday, September 22, 2020 11:00 AM
City Council Chambers
312 E. Charles Street, Hammond, LA 70401

Minutes

Roll Call: Chelsea Little, Executive Director

Tom Anderson	Present
Stan Dameron	Absent
Frank DiVittorio	Present
Roy Dufreche	Present
Elsbet Smith Hollywood	Present
Paul Murphy	Present
Bruce O’Krepki	Present
Tom Pistorius	Present
Ralph Ross	Present
Jeffrey Smith	Present

New Business: Pavilion Location Discussion

This meeting served as a working session for the newly formed Pavilion Location Committee, chaired by Elsbet Smith Hollywood. Elsbet Smith Hollywood presented the immediate goals of the committee: (1) to use the funds in holding for the express purpose of the construction of a pavilion (2) to decide on a location within 90 days of today’s meeting.

Ralph Ross presented a possible list of criteria to be applied to each potential site: (1) must be within the DDD boundaries (2) at least 10,000 usable square feet (3) within two blocks of Highway 190 OR railroad tracks (4) a lease of ___ years

Task List:

- Look further into the abstract – Elsbet Hollywood
- Reach out to the railroad representatives – Frank DiVittorio & Elsbet Hollywood
- Reach out to Brett Duncan – Elsbet Hollywood
- Research DDD bond to see if it can be used for a plaza – Elsbet Hollywood
- Research if a partition action with the RR is feasible – Elsbet Hollywood
- Reach out to minority council members for a nomination – Tom Anderson
- Reach out the HFM committee for a nomination – Chelsea Tallo
- Site 2 details, gather previous plans and examples – Jeffery Smith, Roy Dufreche
- Site 3 details – Tom Pistorius
- Site 4 details – Tom Pistorius
- Site 5 details – Paul Murphy
- Site 6 details – Bruce O’Krepki
- Site 7 details – Frank Di Vittorio
- Site 8 details – Frank Di Vittorio
- Site 9 details – Bruce O’Krepki
- Site 10 details – Ralph Ross
- Site 11 details – Ralph Ross



Site 1: Original Location – Hanson Crossing

Side of Cate Street Seafood Station

No Assessment #

Paul Murphy presented data he collected for this location. He thinks expropriation and/or purchasing are still two options to consider. After talking to Junior Mathieu, the land parcel is referred to as “uneconomic remnant” and could be sold cheaper than market value. The committee discussed the previous work that had been done to secure this site. They spoke of meeting with railroad representatives and past problems with the site.

Tom presented the idea that if the property was subdivided, CN railroad could maintain ownership of half and the DDD could purchase half from the Cate Estate. Elsbet explained that it’s an option but it would require a partition action and would take at least a year. Elsbet also questioned doing a partition action with the railroad. Frank explained that with a partition action, a Sherriff sale could come into play and the property could go up for bid. Ralph Ross noted in a partition, that the process to find the remaining heirs could be turned over to the court and an attorney would be appointed to locate them. Elsbet explained that this is what would happen but it would just take time and money to do so.

Frank Di Vittorio said this site is likely obtainable but will cost the DDD money and may take years to secure. Jeffery, Tom and Elsbet all agreed that it is in the DDD mission to put this property into commerce. Tom Anderson stated that we shouldn’t dismiss this property because it of the timeframe required to secure it. Jeffrey stated we should recommend to the board to hire attorneys to secure this site.

Jeffery Smith suggested reaching out to the previous Mayor of Independence to see their process to secure their pavilion. Paul Murphy suggested reaching out to Brett Duncan, their city attorney.

Site 2: DDD Plaza – Between DDD Office & La Caretta

Assessment 4685008

100 NORTHWEST RAILROAD AVENUE

Jeffery Smith suggested that if the bond money has a time frame for spending, we could consider creating a plaza in the public space behind the DDD. Adding restrooms and storage, fixing landscaping and sidewalks and improving the area for the Farmers Market vendors. This is outlined in several master plans. This would use the bond funds and still provide an improved outdoor space in our city center. Chelsea Tallo Little mentioned that John Desmond’s original plans for a plan is in the DDD office.

Tom Pistorius mentioned that the area between the DDD and the Post Office is not a state highway and could be shut down on Saturday mornings to create more of a “city center” feel. Elsbet and other committee members agreed that this project needed to be done regardless on a pavilion. Elsbet agreed to look into the DDD bond to see if it could be used for a plaza.



Frank suggested trying to close the street down as a pop-up event to gage the community and see how it works.

Site 3: **S. Cypress Street/E. Hanson Ave – Parcel A**
“Old CrossFit Building”
Assessment 1547402
301 SOUTH CATE AVENUE

Chelsea suggested purchasing this location from the Wong’s. The building itself could be renovated with roll up doors and a back courtyard. Tom said it’s a great opportunity to enhance that area and is very close to Hanson Crossing.

Site 4: **S. Cypress Street/E. Hanson Ave – Parcel B**
“Behind Kirin”
Assessment 1475118
222 SOUTH CYPRESS STREET

Chelsea suggested purchasing this location from the Wong’s. The green space is large enough to construct a pavilion. See notes from site 3.

Site 5: **Tire Shop**
Assessment 1407805
310 SOUTHWEST RAILROAD AVENUE

Bruce O’Krepki suggested to space. Jeffery mentioned that in the Master Plan this space is outlined as a mixed use development opportunity.

Site 6: **Neill Corp. on Pine & Thomas**
Assessment 1230107
400 WEST THOMAS STREET

Bruce O’Krepki stated that this green space is owned by Neill Corp and is not currently being used.

Site 7: **Sam Tallo Gas Station**
Assessment 1277103
408 SW RAILROAD AVE

Tom Anderson suggested this convenient store. Chelsea noted that the DDD has looked into this property and at the time, the owner was not willing to sell. The DDD got this property appraised. Tom suggested constructing a parking lot/multiuse structure and maybe partner with the City to give better access for the Fire Department and parking for the park.



Site 8: **Cate Square Park**
Assessment 3528804
200 WEST CHARLES STREET

Suggested by Frank Di Vittorio. He stated that even if the committee didn't agree, the public may have an opinion.

Site 9: **Feed & Seed**
Assessment 1222007
103 EAST ROBERT STREET

Bruce O'Krepki suggested the old Hammond Feed & Seed store. We don't anticipate them selling the property. Someone will reach out to owner Fritz Anderson.

Site 10: **"The Triangle" – SW Railroad Ave.**
Assessment 3480801
401 SOUTHWEST RAILROAD AVENUE

Frank suggest this location. Roy Dufreche stated that it's very narrow. Jeffery stated that parking would be a major issue at this location.

Site 11: **Behind Fire Station 2**
Assessment 1324705
605 E. MORRIS AVE.

Bruce O'Krepki and Tom Anderson suggested this location. The city may own this property. Parking is a concern.

Tom Anderson noted that this committee should be diversified adding some more diverse members. Frank and others agreed. Tom offered to reach out to the minority councilman to submit names to be on the committee.

Public Comment

Adjournment

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