A Conversation with Dr. David Bronner

In our continuing efforts to grow Downtown Mobile, the Downtown Mobile Alliance tapped into one of our most forward-thinking investors, Dr. David Bronner of the Retirement Systems of Alabama, to gauge his thoughts on the growth of Mobile and the development of downtown.

As most everyone knows, Dr. Bronner has invested millions of dollars in Downtown Mobile with the construction of the RSA Tower, the restoration of the Battle House Hotel and the purchase and renovation of the Renaissance Riverview Hotel. Here are his thoughts on our area:

1. What is one area you would like to see the leaders of Mobile focus on?
In Mobile and Alabama we have made more economic progress than other metropolitan areas and any other state in the last decade. But, if we are going to be competitive with other states for the types of industries to sustain that growth, then we are going to have to better prepare the institutions that can create a labor force capable of working for those industries.

How do you do that? Money. You can have the best plans, put together with ideas from the best minds, but without money they are going to remain just that; ideas. So, how do you get the money? Taxes. Everyone likes low taxes, and low taxes are good, but the lowest taxes in the country are dumb. We must not waste taxpayer monies, however we must also invest in ourselves. Our leaders have to be willing to invest in those institutions that can make us successful; the schools K-12 and beyond to the colleges. If we can offer better research, education, manufacturing and tourism; along with the leisure benefits and quality of life it brings, we will prosper. If we do not, other cities and states will take the lead, thereby securing the industries and their economic growth for themselves and future generations.

2. What has been/is your motivation for investing in Downtown Mobile and the greater Mobile Bay area?
In the late 1980s, with the start up of the RTJ Trail we decided we wanted a trail site down in Mobile, and then-mayor, Mike Dow, and I wanted to do something more. So we started looking at several projects trying to find the right fit. We turned down a lot of projects until the Battle House Hotel and Tower came along. But even then it was the people of Mobile who have to be given the most credit. Their decision to vote for a tax increase to fund the public education system showed us Mobile was a city worth investing in because it had a future.

3. The Press-Register quoted you about a year ago as having called Dauphin Street “Whisky Alley.” This caused quite a bit of controversy among many of the businesses along Dauphin Street. Please explain your comment in greater detail and share with our readers what you envision Dauphin Street’s future to be.
I do not remember making that comment. But, I have used the Mobile “entertainment district” idea in Montgomery. I feel it is essential to have it in the core city, and I have promoted it in Montgomery. But, such a district is not beneficial if there is not a very large police presence. Neither the public nor the city should tolerate unlawful activity or nuisances that result in drunkenness, lewdness, fights or such behavior. Bars, entertainment, and restaurants are essential, but only in an environment of a very strong police presence that will not tolerate the abuse of the citizens or guests of Mobile.

4. What is your view of the economy of southern Alabama?
South Alabama’s economy will reflect our country, as well as our state. South Alabama has a number of pluses not available elsewhere. Clearly, the tanker contract will have the same major impact as ThyssenKrupp. We cannot wait for the country, not even the state; we must grab whatever opportunities we see, from a racetrack to medical research, and move forward in order to fulfill the destiny of this region of our country. In very simple language, the future is up to us!

Dr. Bronner, continued on page 3
Recently Congressman Jo Bonner organized the “Alabama Economic Summit 2014: Our People and Our Economy” at the Arthur Outlaw Convention Center in Downtown Mobile. Several hundred leaders from around the 1st Congressional District participated in a discussion coordinated by The Public Forum Institute. The day opened with an upbeat speech from Governor Bob Riley who encouraged the attendees in the genuine and enthusiastic manner we have come to enjoy from our successful governor. This was followed by comments from Dr. Tim Kane, Senior Fellow in Research and Policy at the Ewing Marion Kauffman Foundation. Dr. Kane gave a humorous presentation on the importance of the mobility of talented people using Joe Namath as an example. His point – don’t fret over your kids not moving home right after college. All communities lose talent, he reminded us. Create an environment that nurtures talent and creativity and the superstars will come to you. The key, he pointed out, is creating an environment that nurtures growth in human capital. This will produce the job churn that signals a healthy economy.

Dr. Kane conducts extensive research on entrepreneurialism and innovation. Dr. Kane opines that to see growth in our economy we have to create a growth climate by:

1. Engaging in key partnerships to create a support network,
2. Streamlining the regulatory and licensing processes,
3. Improving the human capital pool by improving the K-12 system,
4. Providing capital for business growth,
5. Promoting the commercialization of invention, and
6. Adopting entrepreneurship as a regional strategy.

In our collective efforts to redevelop Downtown Mobile, we all must work together to pursue these strategies so that we create an environment conducive to innovation and forward, visionary thinking. Let’s reflect on a few of the visionary projects and their creators of 2008.

The year ended with the opening of the Hampton Inn at the corner of Royal and Conti. Mike Cowart quietly came to town in 2006 and put together a complicated property package in order to bring in a specially designed inn for this key corner. John Serda started the year off with the opening of his delightful coffee house/entertainment venue. What a difference that groinve like-minded people around topics of concern to the creative and visionary members of our downtown community.

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Downtown is clearly conducive to entrepreneurship. We must not stop here, however. We still have vacancies to fill and product lines that are not offered. The Downtown Alliance will be doing its part in 2009 and beyond to nurture a growth climate. We will advance our efforts to work with city officials to make opening a business or renovating a building an ever more efficient and friendly process. We will be looking for seed capital to create an incentive fund for retailers looking to start businesses downtown. And we will be looking for ways to convene like-minded people around topics of concern to the creative and visionary members of our downtown community.

Contact us with your issues and ideas so that we can share them with others of like mind and seek solutions to common problems and share in common opportunities. Our dense urban environment, while it can sometimes be frustrating to have neighbors so close, provides opportunities for benefitting from others’ fortunes and successful ideas. Let us put the opportunities to work for all who are willing to be creative and innovative.
Leading the Way with Leadership Giving

By Rhonda Davis

Hargrove and Associates

Hargrove and Associates is a full-service engineering company that serves the pulp and paper, power and petrochemical industries, as well as commercial construction. They provide engineering services ranging from civil and structural to chemical to mechanical engineering and technical services. The company has grown from a small engineering firm to one of the region’s major engineering players. With a workforce of 300 and growing, 200 of which work out of the Mobile office, there is no denying the impact that this company has on Downtown Mobile.

When asked why Downtown was selected as their new home, James Backes, Executive Vice President stated, “The connections to interstate transportation to the north, east and west enable us to respond to our industrial customers quickly and efficiently. We also have several customers along the waterfront, and we are conveniently located to serve them as well. With the recent renovations and construction of hotels along Royal Street, our clients traveling from out of town can easily find nice accommodations a short walk from our office.”

Other major points of consideration for Hargrove and Associates were transportation and city services when selecting Downtown as their home. “Reliability of internet connections and electrical power are also important to us, and the Downtown infrastructure is excellent,” stressed Backes. “Commuting is also convenient for our team members coming from all directions. With bus routes from west Mobile converging on Downtown, and the new bus routes from Baldwin County, we see great opportunities for more of our team members to save time and stress by taking advantage of public transportation.”

Since we purchased the Neisner building, we have added over 100 employees, and we wanted to assure ourselves that we could continue to grow without splitting offices again. The Kress Building was a great opportunity for us to continue to grow within the same city block, while enabling us to control the development of the remaining two wings of the Kress property – the Dauphin and Royal wings.” Backes continued, “As you know, we are developing mixed-use plans for the property and we want to make sure the job is done the right way.”

“We are obviously financially and personally very involved in the re-development of Downtown Mobile,” emphasized Backes. “Having lived in Boston’s Back Bay myself, I know what a great quality of life can develop when vision, planning, cooperation and hard work come together. We understand that no one can achieve the vision alone and we are looking for ways to work together with community leaders to make Mobile’s downtown the true center of our great city.”

Dr. Bronner, continued from page 1

Editor’s Note: After this article went into production, the announcement was made that the Retirement Systems of Alabama would be purchasing the AmSouth Building, increasing the impact of RSA on Downtown Mobile. We asked Dr. Bronner one final question, “In light of the RSA’s recent purchase of the AmSouth Building, please tell us about your decision to acquire this building. What plans are in store for this iconic piece of our skyline?”

Here is his response: No decisions have been made. We know we need a clean-up and air. We plan on touring in the next couple of weeks then decide what needs to be done. In one or two months we should be able to answer the question.
New Retail Businesses – 2008

By Rhonda Davis

Downtown has seen some new and exciting retail businesses open in 2008. The Downtown Mobile Alliance would like to welcome them and give you a little run-down of who they are.

Joe Cain’s Tavern – This Mardi Gras-themed tavern, located in the Battle House Hotel, is a fun-filled gathering spot for locals and visitors alike. Joe Cain’s features live music on the weekends, a causal menu and specialty cocktails that reflect Mobile’s culture.

Crescent Theater – New movie theater specializing in the screening of independent and art-house films opened along the heart of Dauphin Street’s entertainment district. The much-anticipated opening set a benchmark for the downtown entertainment offerings.

Michael’s Downtown – Beloved restaurateur, Michael Ivy, opened a new spot in the old Uncle Simmie’s space, a few blocks north of Dauphin Street. Michael’s Midtown Café continues his tradition of daily specials, his famous cornbread, and the family table.

The Bull – Another Wendell Quimby signature restaurant venue, The Bull offers great atmosphere with delicious South American fare. The Bull also has a large bar that is the hot spot for after work drinks with friends. The décor and service continues to raise the bar for downtown businesses.

Inside Up – This trendy home décor and gift shop, opened by an interior designer and her gaggle of girlfriends, carries everything from home accessories to hot handbags to specialty jewelry. It is a fun place to shop for gifts and indulgences.

The Spa at the Battle House – This truly is an oasis tucked into downtown Mobile. With a large list of spa services to offer, The Spa at the Battle House also has unique Quiet Rooms for Ladies and for Men, a true refuge from the hectic workday.

The Hampton Inn – You can’t miss this new addition to Royal Street. The Hampton Inn opened with parade route rooms and a secured parking area. This hotel offers very reasonable room rates and is a perfect option for out-of-town guests and wedding party weekends.

Lafayette – This new restaurant in the lobby of the Holiday Inn is open for dinner only and features a New Orleans-trained chef.

Club Insanity – This high energy dance club is located behind the venerable Spot of Tea and features an LED dance floor, the most dynamic sound system in the region and flair (juggling) bartenders to keep the action going.

Time To Eat – If home cooking is what you like, this new eatery fits the bill. Located in the storefront formerly occupied by The Little Kitchen, Time To Eat is the place to come when it’s time to eat.

Source One – Situated on the corner of Dauphin and St. Joseph Streets, Source One offers office supplies and a copy center for the public and downtown businesses that need fast copy work.

Serda’s Coffee House – Chic and hip, Serda’s is more than just a spot for coffee. This Royal Street hot-spot offers a great selection of lite fare and gelato. The full bar has a vast selection of very cold imported beer. On the weekends, stop in and enjoy live music. Free internet service is available too.

Veet’s Restaurant – Veet’s expansion resulted in a casual dining restaurant where you can grab burgers, fried seafood baskets and their popular country buffet. Whether it’s a fast-and-filling lunch, or a bite to eat after an evening of dancing to the live music next door, Veet’s Restaurant won’t disappoint!

Haunted Book Loft – Russ Adams opened the upstairs of Bienville Books this past fall as a continuation of the well-loved Haunted Book Store. The Haunted Book Loft has those hard-to-find books and a welcoming atmosphere that all readers love. Rare and regional books are the specialty here.

The Pint – Organic wine and spirits of all sorts are for sale here. This small, but well situated, liquor store is a great place to pick up hostess gifts and to replenish your bar.

Subway Sandwiches – This popular Downtown sandwich shop moved from a small storefront on Dauphin down the street just east of Bienville Square. The larger location offers much more dining space, which comes in handy during the Downtown lunch hour rush.

Buck’s Pizza – Buck’s expanded from West Mobile and opened their Downtown location earlier in the year. Buck’s has a fast lunch, great pizzas and a nice bar area with a big screen television for all of you sports fans.

Dahlia’s Electric Piano Hall – This lively night spot features dueling pianos and the best sing-alongs in town. The pianists boast a repertoire of more than 1500 songs and are attracting crowds of all ages.

And some changes:

Demeranville Floral Company – An old Mobile favorite, moved into their new home on the ground floor of the AmSouth Building this year. Demeranville offers downtown shoppers a true ‘flower market’ shopping experience – selling flowers by the stem.

Olensky Brothers Office & School Supply – Mr. Olensky recently renovated his long-time store at Royal and Conti Streets. The store has expanded to offer convenience store items, along with traditional office and educational supplies.

After Five – One of Mobile’s most popular lunch venues, Spot of Tea, is expanding into the evening hours with a new restaurant featuring Gulf Coast favorites. For those who enjoy watching the activity on Dauphin Street, be sure to sit outside. After Five is open Wednesday – Saturday evenings.
Each edition of the Downtown Alliance News will feature a different downtown property. The goal of this feature is to provide information to the public on real estate options in the downtown area. If you would like more information on the property featured, please contact the management company or leasing agent directly.

Government Plaza

Address: 205 Government Street
Year Built: Completed December 1994
Total Square Footage: 581,000 square feet, including 50,000 square foot atrium

To schedule a tour: Dena L. Pollard, Public Information Officer, (251) 574-3208

When Government Plaza was constructed in the mid 1990s, it rose from the ground as a modern structure of steel and glass, sitting in the middle of the most historic section of Downtown Mobile. The concept of the building was to create a new governmental structure that would symbolize unity and the future of Mobile.

The building’s design was selected through a national design competition sponsored by the American Institute of Architects. The design of Harry Golemon and Mario Bolullo of Houston, in association with Mobile architect, the late Frederick C. Woods, was selected from 195 entries. The joint construction management team of Hardin Construction Group, Inc. of Atlanta and Haston Construction Company of Mobile oversaw the project. When the building was completed in December of 1994, the construction cost was $58 million with an additional $15 million in land acquisition costs.

When created, Government Plaza was the nation’s first structure to combine county and city government administration offices and the court system in one facility. Designed as two separate office towers, the complex is joined by a 50,000 square foot public atrium. The nine-story Courts Building, located on the Government Street side of the complex, includes 21 courtrooms and offices for judges and court support services. The administration offices for both the county and city government, including the offices of the County Commissioners, the Mayor of Mobile and the Mobile City Council, are housed in the 10-story Administration Building, on the Church Street side of the complex.

“The atrium was designed to serve as a town square with large granite steps banking a section of the Administration Building. The steps symbolize those of a historic courthouse and are the staging area for concerts, presentations and speeches. The public atrium is often used for Mardi Gras balls, special events and just milling around.

Government Plaza stands as a symbol of Mobile’s future. Opened in 1995, the 581,000 square foot building, houses the administrative offices for both the county and city governments and our judicial courts and offices.

“I am proud to be a part of this beautiful and vibrant city center,” stated County Commission President Mike Dean. “Downtown is an anchor for much of the exciting development taking place in our region. So it’s fitting that Government Plaza is located downtown and houses both city and county government. It represents the kind of partnership that will help us capitalize on the opportunities ahead of us.”
Weaving the Fabric

By Rhonda Davis

Each issue of the Downtown Alliance News will feature a brief profile on a downtown business, a non-profit organization and a resident. Look for this profile to discover more about our community and our neighbors.

Crescent Theater
Address: 208 Dauphin Street
Telephone Number: (251) 438-2005
Website: www.crescenttheater.com

“In an art-filled community like Mobile I was surprised to find that there wasn’t an art-house movie theater,” explained Max Morey, co-owner of the Crescent Theater, when asked what inspired him to open the new movie theater in the heart of the Dauphin Street retailing district.

Morey, and business partner John Switzer, moved to Mobile several years ago and were developing residential properties in the downtown area when Elizabeth Sanders of the Downtown Mobile Alliance encouraged them to buy 208 Dauphin Street, a burned-out shell of a building that was formerly home to Derry’s Ole Thyme Café.

“Elizabeth said to me, ‘Max, buy this property and do something creative with it,’” Morey shared. “John went to the archives to do some research and found that in 1885 the building was the Crescent Theater, a stage production theater. Then, in the 1950s it was converted to a movie theater and became the Century Theater, a men’s movie house. A movie theater was a natural fit for the property given the history,” he continued.

Because the building had been gutted by fire, Morey and Switzer were able to start from scratch when rebuilding 208 Dauphin. The Crescent Theater opened on October 31, 2008. An independent film theater, the Crescent Theater shows films not usually shown in commercial movie theaters.

Morey shared, “John went to the archives to do some research and found that in 1885 the building was the Crescent Theater, a stage production theater. Then, in the 1950s it was converted to a movie theater and became the Century Theater, a men’s movie house. A movie theater was a natural fit for the property given the history,” he continued.

Along with the nightly screenings, the Crescent will be presenting a Children’s Series on Saturdays and Sunday at 2:00 p.m. Admission will be $6 for everyone. The Crescent is also introducing a Wednesday matinee at 2:00 p.m. for those who prefer to go to the movies in the afternoon.

To see what’s playing, visit the Crescent’s website. There is also a blog on which movie goers can request films, discuss what’s showing and give suggestions to the Crescent staff. You can also subscribe to an email news blast that gives you screening updates and movie schedules every Wednesday. This is the brainchild of Carson Kennedy, a local filmmaker and Crescent staff member who helps drive the creative forces of the theater. Log on to subscribe.

Morey and Switzer are currently working to build an additional theater that will have a high-tech digital screen. Stay tuned for more information on this project as it continues to develop.

Side Note: 208 Dauphin Street is a mixed use development that also includes two high-end condominiums on the second and third floors, above the theater. The condos feature a private elevator, Bienville Square views and upscale amenities.

Mobile Area Chamber of Commerce
Address: 451 Government Street
Telephone: (251) 433-6951 or (800) 422-6951
Website: www.mobilechamber.com

The Mobile Area Chamber of Commerce was founded in 1836, and is one of the oldest Chambers of Commerce in the country. The Chamber

Founded in 1836, the Mobile Area Chamber of Commerce is one of the nation’s oldest Chambers of Commerce. Sandy Stimpson, of Gulf Lumber Co., serves as 2009 Chairman of the Chamber. Pictured above, from the left, are Stimpson, his wife Jean, along with Bill Seifert, 2008 Chairman and his wife Margaret, attending the Chamber’s annual meeting in January.
has been a part of the Downtown business community for more than 172 years. Today, the Chamber employs 46 dedicated professionals who work tirelessly to improve the economic climate of the Mobile area. The business organization has more than 2,800 members, representing more than 90,000 working men and women in the region.

In a recent conversation with Leigh Perry Herndon, Vice President of Communications, Perry Herndon discussed the current focus of the Chamber as it relates to economic development and Downtown Mobile. The Chamber’s current focus includes: new business development, workforce development, and infrastructure advancement.

“We are aggressively recruiting new industry to the Mobile area in key industry sectors, including transportation, aviation and aerospace, biomedical and information technology, steel manufacturing, maritime and oil and gas exploration,” explained Perry-Herndon. The Chamber is also aggressively advocating on behalf of businesses to help our community train and prepare potential employees through a workforce development initiative.

When asked about the role that Downtown plays in the Chamber’s strategy to advocate for Mobile, Perry Herndon explained, “Perhaps there is no greater benchmark to measure a city’s ‘economic health’ than the vitality of its downtown. The progress that has taken place in Mobile’s downtown just in the past seven or eight years is remarkable. We are committed to growing Mobile’s economy, and are in full-support of business and industry that, like us, are committed to Downtown Mobile.”

When asked how the Chamber views Downtown as a component of business recruitment Perry Herndon said, “A lively downtown is a top indicator of the quality of life a place has and is important in a company’s location decision. Company executives want to be sure that their families can enjoy a high level of cultural activity, and oftentimes that activity is found in downtowns.” She continued by explaining “Economic developers see downtowns as the heart of a city. Knowing so many companies in the Downtown Mobile area are willing to assess themselves by creating the Business Improvement District speaks volumes on Mobile’s growing economic base, and the pride these businesses have in Downtown Mobile.”

The building was being considered for purchase with the intent of being converted into warehouse space,” explained Bemis. “The plans included tearing out all of the original floors and reconfiguring the space. It was too important of a building to let that happen, so I bought it for my personal residence.”

When discussing the restoration process, Bemis shared some well-earned insight. “My experience in dealing with my own regulatory agency was so valuable. I would start a weekend project and realize I needed approval and I would have to stop. As a staff person, I have a lot of sympathy for the homeowner,” he continued. “Everyone in this position should do this,” he stated, referring to working for a historic preservation enforcement agency and undertaking a preservation project. “There are so many misconceptions about what we do. This was a great experience for me to see just how it works from a property owner’s point of view.”

Walking the Walk –
A Preservation Officer Living in a Historic Building

Devereaux Bemis, Director of the Mobile Historic Development Commission, has learned a thing or two about restoring a historic building. In 2003 Bemis purchased and began the restoration of what was known to many as the old Model Grocery Store in DeTonti Square. The building, constructed in 1839, was originally built by the Batre family of Mobile as a duplex and was converted in 1916 into the revered neighborhood grocery.

“The home of Devereaux Bemis, Director of the Mobile Historic Development Commission was built in 1839 by the Batre family of Mobile. It was the site of the Model Grocery Store from 1916 until the mid-1990s.
Mark your calendar for the weekend of April 17, 18 and 19 for Arts Alive!, a celebration of the arts. Centered in Cathedral Square, this free outdoor festival has special events and performances scheduled, including live music, special showings in our downtown art galleries and a walking tour of downtown.

**Friday, April 17**

**Downtown Arts District**

- **5:00 p.m. – 9:00 p.m.** Friday’s @ Five – live music on the streets of downtown

**Cathedral Square**

- **6:00 p.m. – 9:00 p.m.** Cinema in the Square and Film Scramble
- **7:00 p.m.** Recycled Art Fashion Show

**Saturday, April 18**

**Downtown Arts District**

- **2:00 p.m. – 9:00 p.m.** Street Art Festival
- **2:00 p.m. – 9:00 p.m.** Downtown art gallery shows

**Cathedral Square**

- **2:00 p.m. – 5:00 p.m.** Joseph Mitchell Music Workshop
- **2:00 p.m. – 6:00 p.m.** USA School of Arts – Hands On Pottery, ESAC Paint with Feeling, Mobile Museum of Art – Kids Art Space, Performing Arts Program TBA

**Sunday, April 19**

**Downtown Arts District**

- **12:00 p.m. – 6:00 p.m.** Street Art Festival, Downtown Gallery Shows, Downtown Walking Tours

**Cathedral Square**

- **Time to be announced** Avalon Music Festival presented by Catt Sirten
- **12:00 p.m. – 6:00 p.m.** Family Arts Picnic

For more information on Arts Alive! please visit the website at www.artsalivemobile.com.