

**Downtown Development Authority
Meeting Minutes
August 14, 2008**

The regularly scheduled meeting of the Downtown Development Authority was held August 14, 2008 at 8:30 am at the DDA offices located at 416 8th Street. Those members in attendance were Dr. James Carter, Paul King, Steven Kendrick, Phil Wahl, Commissioner J. R. Hatney, Julian Roberts, Cassandra Brinson, and Executive Director Margaret Woodard. Guests and observers included DDA Office Manager Roxanne Walls, summer intern Wright Montgomery, Barry White of the Convention & Visitors Bureau, Tim Rausch of the Augusta Chronicle, Camille Price of Augusta Tomorrow, Randy Lambeth a local artist, George Eskola of Channel 6 News, Lara Ploca of DA2, Augusta Mayor Deke Copenhaver, Turner Simpkins and Tim Moses of the Baseball Stadium Exploratory Committee, Jeff Eisman of Ripken Baseball and Kay White of Whitehead Antiques.

Mr. Steven Kendrick called the meeting to order at 8:33 am and welcomed everyone.

Mr. Julian Roberts asked for a review of the previous meeting minutes from June 12, 2008. With no changes or additions, Dr. Carter made a motion to approve the minutes. Commissioner Hatney made a second to the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Mr. Phil Wahl stated that total income year to date is \$235,397.85, with total expenses in the amount of \$321,355.90. The balance sheet reflects checking/savings balance in the amount of \$409,878.66 as of July 31, 2008 and total fixed assets at \$37,378.70, for an assets total of \$447,257.36 and total equity of \$464,663.27. The Saturday Market balance sheet reflects total assets of \$18,219.73 with equity of \$17,499.73. Mr. Kendrick made a motion to accept the Treasurer's Report as information. Mr. Roberts made a second to the motion. All were in favor and the motion passed unanimously.

In the Chairman's Report, Mr. Kendrick spoke of the guest editorial in the newspaper that he and Mr. Robert Osborne co-authored in support of downtown investment.

In the Director's Report, Ms. Margaret Woodard introduced local artist Mr. Randy Lambeth. He unveiled his second painting of Saturday Market on the River. The limited prints will be available for sell at Saturday Market beginning this Saturday. His first painting last year brought in \$2,000.00 for the Saturday Market.

The 10th street demonstration block has been completed.

The CADI Board held a special called meeting on June 26 and approved the voluntary contracts for signature to take in two more blocks. The CADI Board will now meet quarterly. Ms. Jessica Fuselier has replaced Mr. Rick Wiggins as Program Manager and is training in Greensboro, NC this week. She will continue to finish out Saturday Market.

The city has approved the Harrisburg Survey grant and the RFP has been completed.

URS was in town last week to discuss the proposed trolley project. A steering committee has been formed and will meet in September.

Through Bank of America and Wachovia we received two \$10,000.00 grants to work on our Economic Restructuring program which we had none in place. We started with getting a website in place. Today with in-kind printing from Streeter Printing we have finally completed that project. Ms. Woodard presented the Business Start Up Guide. It is available on the DDA website and 250 copies are in print.

We have completed our parking recommendation and it is ready to go to the parking committee for approval. We have completed the draft streetscape standards that are ready to go to the Design Committee. We have completed the design draft for the museum and it is ready to go to the Design Committee. The 2007 statistics have been completed as well.

Mr. Wright Montgomery showed a 30 second video clip which WJBF has agreed to launch for us. Mr. Montgomery then presented the full length Business Recruitment Video.

Ms. Woodard asked for a motion to accept the Directors Report as information. Commissioner Hatney made the first motion. Dr. Carter made the second motion. All were in favor and the motion passed unanimously.

Under Old Business, Mr. Kendrick asked if Mr. Scott Hudson of the First Saturday Crew was present. He was not so the Board went directly to New Business.

Under New Business, Mr. Kendrick introduced Mayor Deke Copenhaver. The Mayor complimented the DDA and continues to let people know that the DDA is doing an outstanding job. The Mayor made a presentation for the proposed multi-use Stadium Complex which would be located at the Golf Hall of Fame site. Augusta State and Paine College have expressed interest in playing there. The Cal Ripkin Senior Foundation teaches life skills to at risk youth using baseball and is interested in programming there as well as is the Kroc Center.

A 23 member committee was put together to do this study. Mayor Copenhaver spoke of the committee going to other cities and looking at their downtown baseball stadiums. They went to Greenville, Greensboro, and Durham. Every one of these cities has been successful with their multi-use downtown baseball stadiums. One of the keys to the success of minor league baseball is that it is affordable and family friendly.

These facilities bring money into the city center. People are more likely to come in to have dinner, go to a game or stay after a game therefore putting money into the local economy.

They are looking at a parking deck that would be affiliated with the Tee Center that would alleviate any parking problems with the multi use stadium. Frequently asked questions can be answered by going to the website that has been established for a year now. The due diligence process cost the tax payers nothing. The feasibility study was constituted through private funds.

Mayor Copenhaver asked the DDA for their support of the Baseball Stadium. The city does not own the property. Ultimately Mayor Copenhaver wants the property transferred to the city.

The way these facilities have been developed in other cities is that they are true mixed use. It would have shops and restaurants as part of the project. This project could include a restaurant site to overlook the river. It would be open year round to generate pedestrian traffic on our riverfront. One of the features that is being looked into adding is some sort of dock at the riverfront site to generate pedestrian traffic on the river as well. It would be open for family reunions, any type of community events, concerts, soccer and baseball tournaments year round. It would be used every month of the year.

The Mayor stressed he needs support from the DDA. The financing for the stadium is projected at around 38 million dollars. It would be a private/public partnership. Ripkin Baseball would be putting money into the deal. He would be looking at getting as much private investment into the facility as possible. He would like to do it through revenue bonds if possible.

Mayor Copenhaver introduced Mr. Jeff Eisman of the Ripkin Baseball Group.

Mayor Copenhaver says the site is big enough to do class A office space or any number of things. He is proposing to pull 12th Street through to the levy.

Mr. Turner Simpkins spoke of the Ripkin facility in Aberdeen that he visited. Mr. Eisman spoke of the Aberdeen complex as the population of Aberdeen is 14,000 people and it sells out every single game they have ever played there. He says it would bring hundreds of thousands of people to downtown Augusta in not only the spring but year round.

Mr. Kendrick thanked the Mayor for his presentation. He would like to send this information regarding the proposed baseball stadium to the Economic Restructuring Committee for further discussion. Mr. King made a motion. Commissioner Hatney made a second to the motion. All were in favor and the motion passed unanimously.

Under New Business, Ms. Woodard spoke of the funding for Ellis Streetscape. We allocated \$125,000.00 for the project and the bid came in at \$216,000.00. A lot of the sidewalk was replaced when the utilities were put in for the White's Building. She went out with the contractor and we can do from the corner of the Doris Building all the way down to 10th for a not to exceed price with no change orders for \$105,000.00. That is

\$5,000.00 more than what was originally put into the project. Ms. Woodard says to go ahead with the project she would need to take \$5,000.00 out of the Museum project or another project.

Dr. Carter expressed concern over taking \$5,000.00 out of the Museum project for the Ellis Streetscape. Ms. Woodard explained that \$54,000.00 was put in to design the History Museum and put in a sidewalk and lighting. We will not need all of that money for that project because Mr. Lance Cheely, a summer intern, was able to get the preliminary design and cost estimates. We saved money by having that done in-house. The Museum project will still be completed.

Ms. Woodard also explained that there is \$10,000.00 aside that was not put to another specific project and has not been spent. Mr. Kendrick asked for a motion to move \$5,000.00 from the Museum fund and put back into the Museum fund with unencumbered funds if so needed. Commissioner Hatney made the first motion. Mr. King seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Ms. Woodard spoke of the Streetscape Standards. One of the items that Ms. Woodard and summer intern Mr. Cheely worked on were Streetscape Standards that defines what new developers would do. Ms. Woodard asked if the DDA should proceed to look at these standards and go to the city and ask to be the entity that approves sidewalk construction. Commissioner Hatney suggests the Commission should do the approval. Mr. Wahl suggested Planning and Zoning enforce it. Mr. Kendrick feels we should go in front of the Commission and work with them to design the standards and the Commission can decide who will enforce the standards. Ms. Woodard will give the Streetscape Standards, parking recommendation and museum design to the Design Committee for review.

Since there was no more business to discuss Commissioner Hatney made first motion to adjourn the meeting. Mr. Wahl made a second to the motion. All in favor and the motion passed unanimously.

Mr. Kendrick adjourned the meeting at 9:50 am.

Respectfully Submitted,

Julian Roberts, Secretary