



**Downtown Development Authority
of Augusta, Georgia**

**Director's Report
December 2016**

Active ED Projects

905 Broad Street	Loan approved April 16 th /\$250,000
1162 Broad Street	Loan approved/\$250,000
901 Broad Street	Loan application underway for Board approval
511 Reynolds Street	Progress Report in Board Book- Confidential Housing Market Feasibility Report underway
1162 Broad Street	Commission approved alley abandonment 1.6 acre site closed October 21, 2016
512 Broad Street	Alley abandonment on Engineering Services next week

Other

Working with Fruitland Vodka for rental space downtown.
Showing available sites to prospective SC distillery.
Working with two prospects for purchase and 5,000 sf.
Working with two local developers on mixed-use projects.
Working with R360 and Daniel Communities on mixed-use opportunities.
Escape Room Concept has signed an 8,000 sf lease at 1025 Broad Street.
Real estate company has put an offer on a building for a downtown location.
Working with Georgia Power on a matching loan program for facades and wiring.

Pilot SPLOST Project

Springfield Park application approved by Board.
Two applications have been forwarded for requests new sidewalks, lighting and street furniture for Ellis Street and picnic and street furniture at the marina.

SPLOST VI Project/Riverwalk

Preliminary projects approved by Commission.
Design of arches and shade structures underway. Georgia Power is working with Cooper Carry on the shade structures and DDA is working with city on geo tech and survey information for design of arches.
First invoice submitted to GB&T; outstanding invoices have been paid and an invoice has been submitted to city.
Revised MOU approved by Commission and signed by Mayor for four payment allocations thru 2017.

First installment received from the city in the amount of \$250,000 - line of credit is at a zero balance.
Arch design will be completed first quarter of 2017.

Downtown Programs

Retail Strategy

Working with a local developer on multi-tenant project/medical district.

On Dress-Ups radar screen for 2017.

Working very closely with a Brewery who wants to make a site selection by spring 2016.

Working with Kroger and Wal-Mart Neighborhood stores.

Assisting with Discovery Plaza and Paine College (old Wife Saver property on 15th).

Update Available Properties/Sites Inventory underway and on-going

Working on an organic grocer and local brokers for a downtown site.

Marketing city-owned sites to multiple developers.

Using cell phone tracking data to entice retailers by showing distance people are driving to downtown.

Retail Strategies in town October 6th for presentation to South Augusta Study Committee.

Represented Augusta at Atlanta ICSC show in November. Met with John Engler (Hyatt House).

Retail Progress Report in Board Books- **Confidential**

Grant Projects

James Brown Blvd. Phase 1

Change Order received for the following: Work to be completed by year end.

- Basement hatch at Tabb Bldg.
- Vent at Marshall Bldg.
- Install three trash receptacles

Dogwood trees were planted and have a one year warranty.

Total Project Funding: \$812,500

Total Project Costs: \$812,386 (Includes \$37,377 in approved change orders)

Contract extended until December 2016/Approved by Commission/Commissioner Fennoy

Project Close-Out meeting held with DOT September 30, 2016.

Final pay application has been approved and will be submitted to city when work is completed.

Ribbon cutting event will be held in January when project is completed.

James Brown Blvd. Phase 2

Detailed Project Schedule forthcoming (2016 Design, 2017 Right-of Way, and 2018 Field Construction).

LAP and PDP training scheduled.

Project Budget \$589,500

Procurement has issued RFQ for Design Consultant and they are due October 20th.

Consultant has been recommended by DDA.

Next Step: December 21st, negotiate with consultant and Commission approval to accept grant/consultant

Parking

Recommended parking management strategy included in Downtown Mobility Concept Plan.
Small sub-committee has met to work on smaller solutions such as the ordinance and off-street parking.
Trip to Savannah/Residential, Employee and Mobility components of overall strategy

Website

Website design underway/City will host our site
Retail Recruitment Video completed and on website.
Retail Strategies is working on retail component for new site.

Jones Street Alley

Incorporating city comments into revised design documents.
Final design plans will be submitted to city for review the last week of August.
Project cost estimates underway.
Design Budget: \$26,967.50
Design meeting held October 12th for budget discussions and re-design options.
Meeting held October 28th with stakeholders for input/Final design documents are completed
Final invoice has been paid to Cranston.
Next Step: Preliminary design approval by Commission

Asset Inventory

Office Inventory is completed:
64 properties were reviewed
1,471,309 total sf
358,292 sf is available
Office vacancy rate is 24.35%

Retail Inventory is underway with completion the end of January.
Available Site inventory is underway and will be completed by end of December.
Market Housing Feasibility will be completed by end of December.
Marketing Brochure for Retail and Demographics are being updated for 2016.

GOAL: Have available on new web site by March 1st

Laney-Walker Corridor

Working with HED on a retail strategy and other development opportunities.
Project includes available properties and sites inventory.
Retail Strategies working on small grocery store.
We will be working with retail for Project Silversmith as well.

Downtown Advisory Panel (DAP)

Elections for 2017 will be held December 14th.

Other

Game Changers Panel Forum October 13th

Transit Public Meeting October 19th

R360 in town October 24th

Updated Mayor, City Administrator and Commissioners on 511 Reynolds Street Depot October 25th

TIA Concept Drawing Meetings November 14th and 16th

Light-Up Spectacular December 3rd

Asset Mapping for Trinity Church December 6th

ED Day Leadership Augusta December 8th

Chamber Round Table December 14th