

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
January 12, 2017

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on January 12, 2017 at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were Commissioner Fennoy, David Hutchison, Rick Keuroglian, Natalie McLeod, Cameron Nixon, Scylance Scott, Jr., DDA Executive Director Margaret Woodard, and Legal Counsel Byrd Warlick. Guests and observers included DDA Office Manager Roxanne Walls, Charles Murdorf of 600 Broad, Camille Price of Augusta Tomorrow, Hal Beman of The Christman Company, Barry White of the Augusta Convention and Visitors Bureau, Andy Ackerman of VanderMorgan Realty, Janie Peel of Prime Commercial Properties, and downtown property owner Rafy Bassali.

Mr. Scott called the meeting to order at 8:30 a.m. He welcomed and thanked our partners, stakeholders, business owners and everyone that is committed to downtown Augusta. Mr. Scott reminded everyone that the ribbon cutting for the James Brown Streetscape will be held at 10:00 a.m. this morning.

Mr. Scott asked for a motion to adopt the agenda. Commissioner Fennoy made the motion. Mr. Keuroglian seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott presented for approval the previous meeting minutes from December 8, 2016. With no additions or corrections, Mr. Scott asked for a motion to approve the previous meeting minutes from December 8, 2016. Mr. Hutchison made the motion. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. McLeod reported to the Board that the December 2016 financials are in a transition period due to posting and completing year-end entries. Therefore, copies are not in Board books. She did mention that the Jones Street Alley Project is complete and that bank account reflects zero. The finalized December 2016 financials will be presented to the Board at next month's meeting as well as the 2017 budget for Board approval.

Mr. Scott asked for a motion to accept the verbal Treasurer's Report as information. Mr. Keuroglian made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

In the Director's Report, Ms. Woodard updated the Board on the following:

Active ED Projects

Georgia Cities Loans

- A loan application for 901 Broad Street will be ready for Board approval in February.
- There are three additional Georgia Cities Loan prospects in discussion.

Other

- The Lamar Building closed in December and has a new owner with a possible upcoming open house in the next month.
- The SunTrust Building has been purchased by McKnight.
- The escape room concept has signed a lease for 8,000 sf at 1025 Broad Street and they are hoping to open this quarter.
- We are working with a local real estate company that is looking to purchase a building downtown and they have put another offer back in on a building.
- We are working with Georgia Power on providing additional funds for smaller businesses or local people who are purchasing projects and an announcement is forthcoming.
- Mr. Ben Harrison is working with two existing retailers downtown that are looking to expand. He is also working with the sandwich shop that is in the Lamar Building in relocating. Retail Strategies is working with the Lamar Building on first floor retail.
- The JB White's Building condos are 80 percent sold.
- We are working with three local restaurant concepts.
- Mr. Sean Wight has announced a fourth restaurant, a Mexican cantina, on 11th Street.
- Mr. Deke Copenhaver's Innovation Zone announced for 8th Street Corridor.
- Governor Deal's announcement of the Georgia Cyber Innovative and Training Center for the Georgia Golf and Gardens site.

SPLOST VI Project/Riverwalk

- We have two final design concepts for the arches and shade structures.
- A DDA Design Committee meeting is to be scheduled.
- The design contract with Cooper Carry will be executed in the next 30 days.

Downtown Programs

Retail Strategy

- We are setting up conference calls and introducing prospects via email to Retail Strategies.
- They have had calls this past week with Mrs. Bonnie Ruben (downtown property owner) and local realtors.
- Retail Strategies is in the process of updating our marketing brochure with the 2016 statistics.
- We are working with Retail Strategies on an aerial map that shows new announcements and current projects.
- We are working with a tap room from Arkansas and have put together eight locations and are in the process of getting a package to them.
- Retail Strategies is working with Mr. Engler (Hyatt House) on the retail portion of their hotel which will be about 7,000 sf. He also wants to work with a restaurant.
- We are meeting with Mr. Hawthorne Welcher of Community Housing and Development on a regular basis and are assisting on the retail component for the Foundry and Galleria.
- The available properties inventory, empty building inventory, and office inventory have been completed.
- We have two or three more sites to include in the available sites inventory and then that will be completed.

- The completed inventory reports, statistics and video will probably be the first items on our upcoming new website.
- Upcoming announcement in the next 30 to 60 days for a fast-casual eatery that will be coming to downtown.

Grant Projects

James Brown Boulevard – Phase I

- This phase is completed.
- The ribbon cutting will be held today at 10 a.m.
- Total project budget in the amount of \$812,500.00 with total project costs in the amount of \$811,911.00 so we came in under budget.
- The final paperwork is due February 15th and we will be fully refunded and project will be closed out.

James Brown Boulevard – Phase II

- The Augusta Commission approved the grant we applied for on behalf of the city and negotiating with the consultant for design fees on December 20, 2016.
- Negotiating final contract with design engineer the week of January 23rd.
- A project meeting with Mr. Marshal Troupe, project manager for GDOT, will be held on January 18th.

Jones Street Alley

- This project has been completed.

Downtown Advisory Panel

- The 2017 elections were held on December 14, 2016 and everyone was reappointed with Mr. Brad Owens elected as a new panel member.
- A DAP meeting will be held on January 25th at 8:30 a.m. at the Westobou Gallery and these meetings are open to the public.

Other

- The 2017 budget will be presented for Board approval in February.
- We participated in the Chamber Round Table Drop –In held on December 12, 2016.
- Guest op-ed piece by DDA Chairman Scott is in Board notebooks.
- Upcoming brew pub legislation is in Board notebooks.
- TIA public input sessions to be held on January 24th and 25th. Cooper Carry will be at 600 Broad Street from 8:30 a.m. – 4:00 p.m. on both dates for public comment as preliminary designs for Greene Street, Telfair Street and 5th Street are completed.

Ms. Woodard asked the Board if there were any questions. Mr. Scott asked when the Augusta Convention and Visitors Bureau (ACVB) unveiling would be held and Mr. Barry White of the ACVB told the Board February 2nd which is their annual State of Tourism luncheon. Mr. Scott asked the Board to be available to support Mr. White on that date. Mr. White told the Board that invitations would go out today or tomorrow. The unveiling is in collaboration with Augusta

Parks & Recreation on their event plan and the Augusta Arts Council on their public art plan. Also the ACVB anticipates their new offices on Broad Street to be ready in December 2017 with the Visitors Center to be ready at a later date.

Ms. Woodard and Mr. Scott asked if any additional questions. Hearing none, Ms. Woodard asked for a motion to accept the Director's Report as information. Mr. Nixon made the motion. Commissioner Fennoy seconded the motion. Ms. Woodard told the Board that Retail Strategies will be at the February Board meeting to give an update as they will be in town for three days and are setting up a lot of local meetings. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott introduced Mr. Charles Murdorf of 600 Broad for an Augusta Regional Collaboration update. The 600 Broad Building (Augusta Regional Collaboration) is a cultural district hub, small business incubation, community resource, convinced Augusta University to move downtown, catalyzed the Mills redevelopment with data center, and collaborated on and catalyzed Discovery Plaza redevelopment plans. Mr. Murdorf gave updates on tenants, gallery, planned improvements, cultural district and the Summer Artist Residency program. A copy of his presentation is in Board books.

Mr. Scott reminded everyone of the James Brown Ribbon Cutting at 10:00 a.m. this morning.

With no further business to discuss, Mr. Scott asked for a motion to adjourn. Mr. Keuroglian made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously. The meeting adjourned at 9:03 a.m.

Respectfully submitted,

Scylance Scott, Jr., Chairman