



**Downtown Development Authority
of Augusta, Georgia**

**Director's Report
January 2019**

Economic Development

Active

905 Broad Street	Loan approved/\$250,000/Expired/Needs Board re-approval
1051 Broad Street	GC Loan approved by Board
901 Greene Street	Need CO to close loan
758 Broad Street	Loan closing 12/27/18
1008 Broad Street	Funds dispersed
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401 Greene Street	Met with Heard Robertson to begin loan application 11/29/18

Sold

- 802 Broad Street Woolworth Building/Jay Klugo
- 1109 Broad Street/Security Federal Bank

Under Construction

- 941 Ellis Street/Mark Donahue/Walk-up apartments
- 302 10th Street (old Sandwich City)/Riverside Smoke Barbeque
- 945 Broad Street (Tax Slayer)
- 1268 Broad Street (Hyatt House)
- 901 Greene Street (Shared Space)
- 980 Broad Street W/S addition
- 972 Broad Street (Bee Hive)/New home to Loop
- 901 Broad Street/Laziza Mediterranean Restaurant and loft apartments
- 922 Ellis Street has sold to McWhirter out of Atlanta/New DDA Offices/July 2018

Ribbon Cuttings/Grand Openings/Groundbreakings

- Buona Coffee/Cyber Center 11/29/18
- Bert Storey Cancer Research Center 12/3/18
- Cyber Center Parking Deck 12/7/18

Announcements

Press Conference on 12/10/18 to announce Banjo Barbeque is coming to Lake Olmstead in 2019.

Other

- Working with Charleston based developer on a large housing project.
- Working with Lamar Building prospect.
- Southeastern Bus Station property is on the market for sale.
- Property across the street from Phoenix Printing is under contract/4 acre site/Met with developer 1/3/19
- Met with two brewery prospects for historic depot building 11/21/18 and 12/13/18.

Depot Property

- Purchase Sale & Development Agreement executed 10/5/18.
- Project Reveal at Augusta Museum 10/5/18.
- Due Diligence Period (270 days) has begun.
- Earnest money deposited 10/5/18.
- Property survey is completed and title work underway.
- Team organization and scopes are being defined to secure formal proposals.
- Defining the scope for an updated housing feasibility report by Noell Group.
- Marketing of the Depot: brochure and website completed. Have met with 30 prospects.
- One prospect for Depot is working with an architect on plans.
- Developing approach for historic tax credits and opportunity zone financing.
- Initiated discussions with equity and debt partner sand are very pleased with responses.
- In conversation with a national office tenant recruiter.
- Working on final Due Diligence schedule and responsibility matrix.
- December Report in Board notebooks.
- Meeting with Mayor to update 11/28/18.
- Commission approved amendment to IGA on Depot 12/11/18.
- Retail Strategies in Augusta 12/18/18 – 12/20/18 to meet with prospects.
- Gave project update to Ms. Jackson on 12/20/18 and she forwarded update memo to commissioners.

Pilot SPLOST Project

- Springfield Park application approved by Board.
- Payment application underway.

SPLOST VI Project/Riverwalk

- Shade structure design completed/Rick Keuroglian is working with Glenn Parker.
- Arch design review completed/Rick Keuroglian working with procurement.

Downtown Programs

Retail Strategy

- Working on 511 Reynolds Street.
- Completed updates to marketing brochures and demographic reports.
- Assisting Hyatt House, Lamar, Discovery Plaza and local brokers and property owners.
- Assisting with three retail sites in Laney-Walker-Medical District (Foundry, Galleria and Beulah Grove).
- \$10,000 raised in sponsorships (received \$5,000 to- date).
- Casual Dining remains the fastest growing retail segment. Working 10 active prospects.
- Detailed and confidential January Update in Board notebooks.
- Joe Strauss in Augusta 12/18/18 – 12/20/18 to meet with prospects.
- Affordable Apparel is interested in a pop-up store in 1st quarter 2019.

Grant Projects

James Brown Blvd. Phase 2

- Project Budget \$589,500
- Concept Report completed and submitted to GDOT in January for review and approval.
- Received approval to request Preliminary Field Plan Review.
- Team meeting held 9/20/18.
- Payment Schedule submitted to City and GDOT for approval.
- Next Steps: Right of Way Plans and final construction plans.

Georgia Power Matching Grant Program

- Program completed/Three grants awarded at \$5,000 each

Jones Street Alley

- Final design plans have been completed and submitted to City.
- Project cost estimates underway.
- Design Budget: \$26,967.50
- Final invoice has been paid to Cranston.

*Phase 2 Design concepts are completed/Review on 2/9/Cost estimates underway

Asset Inventory

- Inventory updates for office, retail, empty building and available sites completed.
- Market Housing Feasibility Report is completed.
- Marketing brochure for retail and demographics updates completed.
- Retail map project is completed.

Laney-Walker Corridor

- Working with HED on a retail strategy and other development opportunities.
- Working on the Foundry, Beulah Grove and the Galleria.

Parking

- Sunken bay closures approved by Traffic Engineering for Miller and Imperial.
- Additional handicap space has been added to each block on Broad from 13th to 5th.

Other

Miller pass thru funding is completed. All funds are depleted.

Solid Waste Consultant Meeting 11/29/18. Assisting with survey.

DDA Update Meeting with Russell Keene held 11/30/18.

DDA Update Meeting held with Michael Shaffer 12/4/18.

DDA chaired and planned Economic Development Day/Leadership Augusta held 12/6/18

CLUS rescheduled to city concert series 12/7/18 due to inclement weather. Big success.

DDA year- end reports completed 12/19/18.

Mayor's Inauguration 1/7/19 at Miller Theater.

Depot Presentation to Augusta Tomorrow on 1/8/19.