



## Downtown Development Authority of Augusta, Georgia

### Director's Report January 2020

#### Economic Development

##### Active

204 Thirteenth Street  
922 Greene Street

Loan approved by GCF/Closing in February.  
Board approved/In underwriting at GCL Committee.

##### Sold

- 802 Broad Street Woolworth Building/Jay Klugo.
- 1109 Broad Street/Security Federal Bank.
- 990 Broad Street (Blue Sky Kitchen)/Sean Wight.
- 922 Ellis Street/Sold to RB Investments.
- Ivey Development purchased lot on 11<sup>th</sup> & Fenwick Street/155 apartments/Opportunity Zone Credits.
- Several closings scheduled in next 30 days.

##### Under Construction

- 901 Broad Street/Laziza Mediterranean Restaurant and loft apartments.
- 204 Thirteenth Street/Six loft apartments.
- 922 Greene Street/20 apartments with retail component.
- Augusta Office Solutions at 1024 Telfair Street.

##### Closures

- Shared Space at 901 Greene Street/Listed for sale or lease with Jordan Trotter Real Estate.
- Beans & Bites/940 Broad Street.
- 1102 Restaurant/1102 Broad Street.
- Fuse/relocated to Downtown Aiken.
- Riverside Barbeque/1 year lease/Site is slated for 40 apartments.

##### Ribbon Cuttings/Grand Openings

- |                                  |                        |          |
|----------------------------------|------------------------|----------|
| • Security Federal               | 1607 Walton Way        | 10/8/19  |
| • Jesse Norman Street Dedication | 8 <sup>th</sup> Street | 10/11/19 |

- Ubora Coffee 1128 Jones Street 11/7/19
- Dr. Carter (Dental) 985 Broad Street 11/15/19

### **Other**

- Working with Charleston based developer on a large housing project.
- Southeastern Bus Station property is on the market for sale.

### **Depot Property**

- Due Diligence is completed/Bank commitment in place.
- Legal Session update October 21, 2019.
- Meeting December 5 with city department heads to negotiate issues brought up in legal.
- Conference call with Kirby cancelled December 23<sup>rd</sup> to revise documents.
- Letter received from BLOC January 6/Retail Specialists has withdrawn from the project, Request for additional \$50,000 in earnest money be returned/180 day extension requested once Unisys parking is resolved/They want to move project forward and are will to resume negotiations/if denied, they will terminate PS & D Agreement with the DDA.

### **Pilot SPLOST Project**

- Springfield Park application approved by board/Payment application submitted to city.
- Shared Space application approved 7/11/19 by board for sidewalk improvements/Payment application submitted to city.
- Funds have been sent from City and dispersed.

### **SPLOST VI Project/Riverwalk**

- Working with John Ussery to get arches to procurement/Cranston writing Specifications.
- Working with Ron Houck to get shade structures to procurement.

### **Downtown Programs**

#### **Retail Strategy**

- Updates to marketing brochures and demographic reports for 2020 underway.
- Assisting local brokers and property owners.
- Assisting with three retail sites in Laney-Walker-Medical District (Foundry, Galleria and Beulah Grove).
- Working on sponsorships for 2020.
- Detailed and confidential January update in board notebooks.
- Augusta site visit planned for 1<sup>st</sup> Quarter 2020.
- Affordable Apparel pop-up store 3/4/20 – 3/5/20.

## **Grant Projects**

### **James Brown Blvd. Phase 3**

- Project Budget \$589,500.
- Concept Report completed and submitted to GDOT in January for review and approval.
- We have received comments from GDOT and have 30 days to respond.
- Received approval to request Preliminary Field Plan Review.
- Payment Schedule submitted to city and GDOT for approval.
- Next Steps: Right-of- Way Plans and final construction plans completed end of 2019.
- TAP Grant submitted for Phase 4 (west side of street).
- Meeting scheduled for January 10 to discuss right-of-way issues with Hamid Malik & Cranston.

### **Georgia Power Matching Grant Program**

- Georgia Power has provided \$15,000 for three more grant awards.
- Application completed for 204 Thirteenth Street/Awaiting project completion and CO for board approval of application.
- Application for 1143 Laney-Walker received.

### **Jones Street Alley**

- Final design plans have been completed and submitted to city.
- Project cost estimates complete \$450,000.
- Looking for funding sources.

### **Asset Inventory**

- Inventory updates for office, empty building and available sites is underway.
- Market Housing Feasibility Report and Office Feasibility updates are underway.
- Marketing brochure for retail prospects and demographics updates are underway.
- Retail map project in the process of being updates.
- Retail Specialties is updating available space inventory.
- Working on additional assemblages from 13<sup>th</sup> to 15<sup>th</sup> Street.

### **Laney-Walker Corridor**

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

### **Parking**

- Public Meetings:
  - 10/14/19 Beasley Room (Municipal Building) 6:00 p.m. – 7:00 p.m.
  - 10/15/19 Chamber of Commerce 11:00 a.m. – 1:00 p.m. and 6:00 p.m. – 7:00 p.m.

### **Christmas Light-up Spectacular**

- Event held on Friday, 12/6/19 at 6:00 p.m. with tree lighting and fireworks at 8:00 p.m.
- Attendance is back up and was a successful event.

### **Augusta Christmas Parade**

- Christmas Parade was held on Saturday, 12/14/19 at 6:00 p.m. and was a tremendous success.
- Ronald McDonald House Charities of Augusta is coordinated this event with assistance from city and DDA offices.

### **Other**

- Working with Georgia Power & Cranston on marina improvements for SPLOST 8.
- James Brown Trace Committee has met three times and will bring ideas to commission in January.
- Brown Bag downtown presentation October 9.
- Food Desert meeting held October 10.
- CVB Expo at Sacred Heart held November 6.
- Grocer Meeting November 19.