

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
July 14, 2016

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on July 14, 2016 at 8:30 a.m. at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were Commissioner Fennoy, David Hutchison, Rick Keuroglian (joined meeting at 8:36 a.m.), 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, Jennifer Jenkins of Easter Seals East Georgia, Martine Roberts of Unique Janitorial and Maintenance Service, Augusta resident Melvin Kelly, Cody O'Hara and Joe Owens of WRDW, Barry White of the Augusta Convention and Visitors Bureau, Camille Price of Augusta Tomorrow, Stephen Wade and Damon Cline of *The Augusta Chronicle*, Mike Miller of WJBF, Patrick Clayton of the Richmond County Sheriff's Office and Augusta-Richmond County Deputy City Administrator Ted Rhinehart. Those members not in attendance were Natalie McLeod and Cameron Nixon.

Mr. Scott called the meeting to order at 8:34 a.m. He welcomed and thanked everyone for their support. While awaiting a quorum, the Board went to new business for the July 4th Riverwalk update.

Under new business, Mr. Scott turned the floor over to Chief Patrick Clayton of the Richmond County Sheriff's Office (RCSO) for the July 4th Riverwalk update. He mentioned the editorial written by the Augusta Metro Chamber of Commerce that points out the statistics. Chief Clayton asked everyone to look at other cities just in Georgia such as Macon, Savannah and Columbus and if you do some comparisons you'll find we are quite a bit more safe than those cities. The RCSO is reviewing their security procedures for the July 4th event and ways to enhance it. They are looking at having some roving proactive teams both undercover and in uniform that would go into the crowds. There were about 100 to 150 deputies that were either available or actually working the July 4th event and an officer was there within 30 seconds.

The RCSO is still in negotiations for a substation which they would turn into a precinct at the Unisys Building. The issue is build out costs. The RCSO has limited discretionary funds within their budget and will not pay out of their budget. The RCSO currently has two other substations. One is in the White's Building which houses the Smart Team and the other is on Ellis Street.

The RCSO is a big proponent of a camera system. The sheriff and Chief Clayton went over to the Richmond County Board of Education and instituted a camera program. There were about \$750,000.00 in losses before and once the program was fully instituted and follow up investigations from the cameras were done losses went down to \$50,000.00 for the next year. Three years ago, cameras were proposed and the RCSO was not provided the funding. Also we are compared to Columbia County and Aiken County. In those counties, you are dealing with a high tax base and low service demand. In Richmond County, you are dealing with a low tax base and a high service demand. A camera system just on Riverwalk is estimated at a minimum of \$200,000.00 to \$400,000.00. A downtown system is estimated at about \$1 million. With a

camera system, the command post could monitor the area and if they see a situation about to erupt deputies would be sent. The DDA offered support and could look at the camera system to see if that can be worked into our budget. The Board thanked Chief Clayton and he left the meeting at 8:44 a.m.

Mr. Keuroglan joined the meeting during Chief Clayton's update. With a quorum obtained, the Board continued with new business.

Under new business, Mr. Scott turned the floor over to Mr. Stephen Wade, the new general manager of *The Augusta Chronicle*, to discuss the new downtown section that will appear in their publication. The July 4th incident has fast-tracked them to do a broader section about downtown. Their sister company in Topeka, Kansas has a downtown section and has had big success. *The Augusta Chronicle* will be asking for DDA assistance and support. Initially, this will run as a special section and will cover items such as crime rates, future visions, occupancy, theories, and what other cities have done to grow. The Board thanked Mr. Wade and he left the meeting at 8:47 a.m.

Under new business, Mr. Scott turned the floor over to Ms. Jennifer Jenkins of Easter Seals East Georgia for her presentation on a work force program called Community Based Work Adjustment Program. Handouts were distributed. Easter Seals works to provide services to the local disabled population. A part of their program works to prepare their clients to competitively enter the workforce. They partner with community businesses and organizations to offer a "real work experience". It is a six week partnership and Easter Seals pays the hourly wage to the client for the service hours. Most of their referrals come from Georgia Vocational Rehab but they do take walk-ins. There are tax benefits for businesses that do hire a person with disabilities. The Board thanked Ms. Jenkins and she left the meeting at 8:56 a.m.

Mr. Scott asked for a motion to accept the agenda to conduct the remainder of the meeting. Mr. Hutchison made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott presented for approval the previous meeting minutes from June 9, 2016. With no additions or corrections, Mr. Scott asked for a motion to approve the previous meeting minutes from June 9, 2016. Commissioner Fennoy made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. Woodard presented the financials in the absence of Treasurer McLeod. The balance sheet as of June 30, 2016 reflected total checking/savings in the amount of \$39,927.17; accounts payable in the amount of \$11,923.93 which consists of Cooper Carry invoices accrued at year-end for the preliminary Riverwalk design. We have prepared an invoice for the city and the bank so we can pay the Cooper Carry invoices. The Profit & Loss Budget Performance (DDA Operating) Report reflected the following for June 2016: total income in the amount of \$12,905.69; the two largest expenses were Red Carpet which pertains to the Master's Tournament and Mr. Kirby Glaze, special development legal consultant, who is assisting us with the legal work for the Depot Project; total expenses in the amount of \$8,190.44. Ms. Woodard and Mr. Scott asked the Board if there were any questions. Hearing none, Mr. Scott asked for a

motion to accept the 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:

New Businesses on Broad Street

- Sweets on Broad and Broad Street Barkery opened in July. Both are located on the 900 block.

Downtown Programs

Retail Strategy

- The DDA Economic Development Committee met to discuss renewing the contract with Retail Strategies with a recommendation to be made under new business on today's agenda.

Grant Projects

James Brown Boulevard – Phase I

- This phase has been completed and the final payout is forthcoming.
- A ribbon cutting will be scheduled.
- It was previously reported that the Dogwood trees would be planted in the fall however, they went ahead and planted the trees which have a one-year warranty.

James Brown Boulevard – Phase II

- We are getting ready to start this phase which starts at Twiggs Circle and comes back towards the Augusta –Richmond County Judicial Center on Walton Way.
- The RFQ is going through city procurement with the hopes of design consultant selection by late August or early September.

Jones Street Alley

- A meeting was held on June 24th and department heads are doing their final review.

Laney-Walker Corridor

- Retail Strategies is working with Augusta-Richmond County Housing and Community Development on a retail strategy and other development opportunities as well as a small grocery store.

Parking

- Tickets are being written if you park in a space marked with an "X", in a loading zone, next to a yellow curb or fire hydrant and not for the two-hour limit.

Office Inventory

- Project completion is expected end of July.

Laney-Walker Corridor

- A meeting was held with a prospect for a small grocery store and we are working with him to locate a grocery store designer to figure out his start-up costs.

Downtown Advisory Panel (DAP)

- A meeting was held on June 22nd.
- One of the items that the panel is working on is reviewing the skateboarding ordinance.
- The next meeting will be held on July 27th at the Westobou Offices.

Other

- We are assisting the Augusta Convention and Visitors Bureau on a mapping project.
- A South Augusta Task Force meeting was held on June 27th.
- Luncheon with Georgia Power and they are very interested in partnering with us.
- Reminder to Board of luncheon with Dr. Keel on August 2nd.

Mr. Scott asked the Board if there were any questions. Commissioner Fennoy asked if what they are asking for in South Augusta could be done by Retail Strategies. Ms. Woodard responded and Retail Strategies can and did a proposal to the city. They could do the same reporting and marketing that they do for the DDA boundaries. Mr. Scott asked the Board again if there were any questions regarding the Director's Report. Hearing none, Mr. Scott asked for a motion to accept the Director's Report as information. Mr. Keuroglan made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

Under new business, Mr. Scott presented for approval the Retail Strategies contract. The committee consisting of Mr. Scott, Mr. Nixon and Ms. McLeod vetted two vendor contracts. Fee structure and other items were similar but because of our relationship with Retail Strategies and what they have been able to produce for us the committee's recommendation is to approve the Retail Strategies contract. A copy of the contract is in Board books and the Board did receive a copy of the contract to review prior to today's meeting. It is a one-year contract and we would review at the end of this contract in which we are grandfathered in regarding pricing. Commissioner Fennoy made the motion to approve the Retail Strategies contract. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

The next item on the agenda was closed session. Mr. Scott asked for a motion to go into closed session to discuss the 511 Reynolds Street property. Mr. Hutchison made the motion. Mr. Keuroglan seconded the motion. All were in favor and the motion passed unanimously.

The Board went into closed session at 9:11 a.m.

Mr. Scott asked for a motion to come out of closed session. Commissioner Fennoy made the motion. Mr. Keuroglan seconded the motion. All were in favor and the motion passed unanimously. The Board came of closed session at 9:20 a.m.

With no further business to discuss, the meeting adjourned at 9:20 a.m.

Respectfully submitted,

Scylance Scott, Jr., Chairman