

**Downtown Development Authority of Augusta, Georgia**  
**Meeting Minutes**  
**March 9, 2017**

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on March 9, 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, Jennifer Bowen and Barry White of the Augusta Convention and Visitors Bureau, Jeff Arlington and Hal Beman of The Christman Company, Charles Murdorf of 600 Broad, Camille Price of Augusta Tomorrow, Dennis Skelley on behalf of the Greater Augusta Arts Council, Brenda Durant and Pax Bobrow of the Greater Augusta Arts Council, downtown property owner Rafy Bassali, Andy Ackerman of VanderMorgan Realty, Damon Cline of *The Augusta Chronicle*, Janie Peel and Alan Fletcher of Prime Commercial Properties.

Mr. Scott called the meeting to order at 8:30 a.m. He welcomed our partners, friends and alliances and thanked them for all they do to build a bigger and better downtown Augusta.

Mr. Scott asked for a motion to adopt the agenda. 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 February 9, 2017. With no additions or corrections, Mr. Scott asked for a motion to approve the previous meeting minutes from February 9, 2017. Mr. Nixon made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. McLeod presented the February 2017 financials.

The balance sheet as of February 28, 2017 reflected total checking/savings in the amount of \$493,289.83 as we have received the second SPLOST installment for Riverwalk improvements in the amount of \$250,000.00. Also we have remaining accrued liabilities. The Profit & Loss Budget Performance Report (DDA Operating) reflected the following for February 2017: total income in the amount of \$25,796.95; total expenses in the amount of \$4,697.15; net income in the amount of \$21,099.80. The Profit & Loss Budget Performance (Consolidated) Report reflected the following for February 2017: total income in the amount of \$25,886.13; net income in the amount of \$21,188.98. The computer/equipment supplies expense in the amount of \$2,079.59 consists mostly of annual expenses.

Mr. Scott asked if any further questions. Hearing none, Mr. Scott asked for a motion to accept the Treasurer's Report as information. Mr. Keuroglian made the motion. Commissioner Fennoy 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**

- 511 Reynolds Street - The project is progressing on schedule with the developer visiting weekly. Currently working on the financing portion with possible announcement in May.
- 221 8<sup>th</sup> Street - Approved this week for a Green Fund through the GA Cities Foundation for roofing in the approximate amount of \$25,000.00. The Foundation is out of funds for this year.

### **Other**

- The SunTrust Building has been purchased by McKnight and we met with them on February 10<sup>th</sup> to offer assistance. The portion that was once occupied by Cambridge College has been submitted to Retail Strategies for brew pubs.
- We are working with an Arkansas based company that has asked us for eight locations.
- Retail Strategies was in town in February and met for two days with brokers.
- We met with and showed space to a Denver based retail company last week.
- We met this week with a Chicago based pizzeria that has signed a lease on the 800 block with possible opening in next three to six months.
- An Atlanta developer was in town on February 13<sup>th</sup> and we showed several projects to them.
- We are working with Mr. Paul Simon and Mr. John Engler on the two hotels.
- There are five parcels on Broad Street that now have one address which is 1140 Broad Street. The developer was in town yesterday to start discussions on the project they are planning at the old Sky City Building.

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

- The design committee met on February 24<sup>th</sup> and will present the arch recommendation under New Business on today's agenda.
- A meeting is scheduled next week with Augusta Parks and Recreation to discuss the shade structures and then will go to design committee.
- The arches and shade structures are two projects that we would like to have completed this year.

### **Downtown Programs**

#### **Retail Strategy**

- We have raised \$5,000.00 to-date in retail sponsorships with a goal of \$10,000.00.
- Retail Strategies is currently at the Gulf South Show and have had several meetings on behalf of Augusta.
- There is a new coffee concept that has come out of Alabama and is interested in the Atlanta and Augusta market. We are looking at identifying sites for them.
- With the announcement of the Kroger closing, Retail Strategies is working very closely with the Foundation and city officials as we are a food desert. We have also reached out to a lot of grocers.
- Urban Cookhouse is "hot" on the Augusta market and has been shown several sites with plans to return to tour Augusta in two weeks.

### **James Brown Boulevard – Phase I**

- The final pay app was submitted on February 15<sup>th</sup>.
- A meeting was held on March 8<sup>th</sup> to determine final paperwork needed to close out project.
- Letters will go through the Augusta Commission to accept the final project.

### **James Brown Boulevard – Phase II**

- The design contract has been negotiated with Cranston Engineering in the amount of \$125,680.00 and has gone through city procurement. It will go to the Augusta Commission next week.

### **Downtown Advisory Panel (DAP)**

- A meeting was held on February 22<sup>nd</sup> at the Westobou Gallery.

### **Other**

- A city economic development committee meeting was held on March 1<sup>st</sup> and called by Commissioner Marion Williams about doing more events in Augusta.
- The Augusta Metro Chamber of Commerce annual dinner was held on February 23<sup>rd</sup>.
- A “Serve Augusta” luncheon was held on February 23<sup>rd</sup>.

Regarding monthly mileage for the executive director, Ms. Woodard has decided to write off her mileage on her personal income taxes. She will not be submitting mileage for reimbursement. This has to be documented in our minutes as to not affect our audit.

Mr. Scott asked if there were any other questions. Hearing none, Mr. Scott asked for a motion to accept the Director’s Report as information. Mr. Hutchison made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Ms. Woodard presented the Retail Strategies contract for discussion and approval. The contract presented is a renewal contract for one year in the amount of \$15,000.00. We have been grandfathered in at this price in perpetuity. We have \$5,000.00 in commitments with a goal of \$10,000.00. Ms. Woodard asked the Board to please consider approving this contract so we can continue the great work with them. A copy of the renewal contract is in Board books for review. Commissioner Fennoy asked if the contract could be amended to include South Augusta. Ms. Woodard told him that it could be amended to include South Augusta.

Mr. Scott asked if there were any other questions regarding the renewal of the contract with Retail Strategies. Mr. Nixon made a motion to approve renewal of contract with Retail Strategies. Mr. Keurgolian seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott called on Mr. Keurgolian to present the design committee arch recommendation to the Board. The design committee met and had three designs in which they reviewed. The Board reviewed the proposed arch design recommendation with proposed locations at 8<sup>th</sup> and Reynolds Street and 9<sup>th</sup> and Reynolds Street which are strategic corridors in

close proximity to the Augusta Common. Once the recommendation is approved by the Board it will go to the Augusta Commission for approval. After Augusta Commission approval Cooper Carry will begin design and with construction it will take six to seven months for completion. A copy of the proposed arch design is in Board books.

Mr. Scott asked if there were any other questions. Hearing none Mr. Scott asked for a motion to approve the arch recommendation from the design committee. Commissioner Fennoy made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott gave the floor to Ms. Durant for a Public Art Master Plan presentation. Ms. Durant introduced Mr. Skelley who currently chairs the Augusta Convention and Visitors Board and is the vice president of the Greater Augusta Arts Council (GAAC). The GAAC used the same consultant, Convention Sports & Leisure, as the Augusta Convention and Visitors Bureau and Augusta Parks and Recreation. The draft plan reflected public art survey results, current offerings (comparison of public art installations with other downtowns), and recommendations (sculpture gardens, sculpture trails, monumental art, installations tied to a theme, interactive/innovative installations, creative/performance spaces and districts, events and festivals). A seven member panel is currently prioritizing this plan and looking at funding. Ms. Durant also introduced Ms. Bobrow, project manager for the GAAC, during the presentation. A date has not been set yet for a workshop to include all three plans (GAAC, ACVB and Augusta Parks and Recreation). The plan will need Augusta Commission approval. Aside from helping the GAAC up their funds they would also like DDA support with the installations to make sure they have city approval and clearance. Mr. Scott thanked GAAC for their presentation. A copy of the draft Public Art Master Plan is in Board books.

With no further business to discuss, Mr. Scott asked for a motion to adjourn. Mr. Nixon made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously. The meeting adjourned at 9:12 a.m.

Respectfully submitted,

Scylance Scott, Jr., Chairman