



**Downtown Development Authority
of Augusta, Georgia**

**Director’s Report
March 2020**

Economic Development

Active

204 Thirteenth Street
922 Greene Street

Loan approved by GCF/Closing in February
Loan approved by GCF

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 11th & Fenwick Street/155 apartments/Opportunity Zone Credits
- Havird Usry has purchased property across from Kroc Center and Fireside Grill building.

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.
- Site work has begun on Millhouse Station.

Ribbon Cuttings/Grand Openings

- | | | |
|----------------------------------|------------------------|-------------------|
| • Security Federal | 1607 Walton Way | October 8, 2019 |
| • Jesse Norman Street Dedication | 8 th Street | October 11, 2019 |
| • Ubora Coffee | 1128 Jones Street | November 7, 2019 |
| • Dr. Carter (Dental) | 985 Broad Street | November 15, 2019 |
| • Freeloader Launch | | January 21, 2020 |
| • James Brown TIA Project | | February 27, 2020 |
| • Harrisburg Portal Sculpture | A.L. Williams Park | March 13, 2020 |

Other

- Working with Charleston based developer on a large retirement housing project.
- Southeastern Bus Station property is on the market for sale.
- Working with developer from NY on demographics for due diligence.
- Assisting the Atticus with demographic reports.
- Working with a local developer for sites for housing.

Depot Property

- Project has been closed out and all documentation has been forwarded to Jarvis Sims.

Pilot SPLOST Project

- Springfield Park application approved by board/Payment application submitted to city.
- Shared Space application approved July 11, 2019 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 and Cranston to get arches to procurement.
- Working with Ron Houck and Cranston to get shade structures to procurement.

Downtown Programs

Retail Strategy

- Updates to marketing brochures and demographic reports for 2020 underway.
- Tapestry Segmentation has been completed.
- Preparing for Charlotte ICSC in late March.
- Webinar March 12, 2020 at 2 p.m. on tech trends in commercial real estate.
- Assisting local brokers and property owners.
- Providing assistance to Laney Walker Corridor.
- Working on sponsorships for 2020.
- Augusta site visit planned for 2nd Quarter 2020.
- Affordable Apparel pop-up store May 2020.

Grant Projects

James Brown Blvd. Phase 3

- Project Budget \$589,500
- Engineering Department will take the lead on this project.

Georgia Power Matching Grant Program

- Georgia Power has provided an additional \$50,000.00 for this program.

- Application completed for 204 Thirteenth Street/Awaiting project completion and CO for board approval of application
- Application for 1143 Laney-Walker received.
- Five additional applications are underway.

Asset Inventory

- Inventory updates for office, empty building and available sites are underway.
- Market Housing Feasibility Report is underway.
- Office Feasibility Report 2020 is completed.
 - 45 properties reviewed
 - Leasable office space 1,853,867 SF
 - Leased 1,188,336 SF
 - Available 665,531 SF
 - Vacancy rate 35.90%

573,000 SF of additional office space has been added to inventory in the last two years.
268,000 SF has been absorbed.
- Marketing brochure for retail prospects and demographics updates are underway.
- Retail map project in the process of being updated.
- Retail Specialties is updating available space inventory.
- Working on additional assemblages from 13th to 15th Street.

Parking

- Public Meetings:
 - October 14, 2019 Beasley Room (Municipal Building) 6:00 p.m. – 7:00 p.m.
 - October 15, 2019 Chamber of Commerce 11:00 a.m. – 1:00 p.m. and 6:00 p.m. – 7:00 p.m.

Other

- Submitted 3 Projects for SPLOST 8 consideration:

5 th Street Marina	\$2,922,556
James Brown Blvd. Phase 4	\$ 972,500
Jones Street Alley Improvements	\$1,102,000
- James Brown Trace Committee /Vinyl Sidewalk Project/Presentation under new business
- DDA presentations to outside groups January 13, 2020 and February 12, 2020.
- Shared Space meeting held January 29, 2020.
- Connect Downtown 2020 presentation January 30, 2020.
- Chamber Annual Dinner February 20, 2020
- Lease received for 922 Ellis. Will forward to Jeb Murray for review.
- 2020 Operating budget completed for board approval under new business.

- The 2019 audit is underway with SME fieldwork scheduled for March 18, 2020 and March 19, 2020.
- DDA Website