

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
May 12, 2016

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on May 12, 2016 at 8:30 a.m. at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were David Hutchison, Rick Keuroglan, Cameron Nixon, Scylance Scott, Jr., and Legal Counsel Byrd Warlick. Guests and observers included DDA Office Manager Roxanne Walls, Cody O'Hara and Joe Owens of WRDW, Rick Evans and John Snider of Serotta Maddocks Evans (SME), Augusta resident Debra Presnell, Janie Peel of Prime Commercial Properties, Sheri Chambers of Chambers Design, Augusta resident Melvin Kelly, and Damon Cline of *The Augusta Chronicle*. Those members not in attendance were Commissioner Fennoy, Natalie McLeod and DDA Executive Director Margaret Woodard.

Mr. Scott called the meeting to order at 8:35 a.m. and welcomed everyone. He also announced that DDA Executive Director Woodard would not be attending due to a family emergency.

Mr. Scott asked for a motion to approve the agenda. Mr. Hutchison made the motion. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott presented for approval the previous meeting minutes from April 14, 2016. With no additions or corrections, Mr. Nixon made the motion to approve the previous meeting minutes. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

The Treasurer's Report will be given later in the meeting as awaiting arrival of Treasurer.

Under New Business, Mr. Scott turned the floor over to Mr. Rick Evans and Mr. John Snider of SME for the 2015 audit presentation. SME presented the required communications with governance letter and final financial statements. It is a qualified report due to certain properties that are owned by the DDA that are not reflected as assets in the financial statements due to the inability to determine the fair market value of the properties at the date they were received. The city transferred these properties to the DDA many years ago. It is a clean audit and there is no other modification to the report. In order to remove that modification the DDA could grant those properties back to the city or land trust, have an appraiser assist in valuing those properties, or contact the tax assessor to assist the DDA in valuing properties. These properties were also discussed previously at the SME draft audit presentation to the finance committee. Mr. Nixon made the motion to approve the 2015 audit. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

Mr. Nixon thanked SME and also acknowledged Mrs. Walls for her assistance with the audit. SME left the meeting after their presentation at 8:50 a.m.

Under New Business, the Board previously approved the IGA agreement for 511 Reynolds Street. However, the Commission approved the IGA on May 4, 2016 with a revision. The revision is a 30-day opt-out clause in which either party may terminate the agreement with 30 days' notice to the other party. After board discussion, Mr. Scott asked for a motion to approve

the revised IGA for 511 Reynolds Street with 30-day opt-out clause. Mr. Keuroglan made the motion. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott introduced Mrs. Debra Presnell for a “Healthy Augusta” presentation. She previously worked in public health in New York City and is a member of the Richmond County Board of Health. “Healthy Augusta” was an outgrowth of an ACHIEVE grant received by the YMCA from the CDC. BRFSS reports from 1985 to 2014 show Georgia obesity rates have gone from about 10 percent to about 35 percent. A collaboration between the Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute shows 22 percent of people in Augusta have poor or fair health. Richmond County ranks 135 in health outcomes out of 159 counties. Health outcomes is how healthy a county is now. These reports are used by businesses looking to develop in Augusta and can be used to determine how healthy the workforce is for that area. Also discussed making the downtown area more walkable, bike friendly, and improve infrastructure. The Board thanked Mrs. Presnell for her presentation. Handouts of the presentation were distributed.

The Board went back to the Treasurer’s Report. In the Treasurer’s Report, Mr. Scott presented the financials in the absence of Ms. McLeod. The balance sheet as of April 30, 2016 reflected total checking/savings in the amount of \$35,352.92; accounts payable in the amount of \$11,923.93 which consists of Cooper Carry invoices accrued at year-end. The Profit & Loss Budget Performance (DDA Operating) Report reflected the following for April 2016: total income in the amount of \$12,904.24; total expenses in the amount of \$33,553.11 which includes first quarter salary payback to the city. Mr. Scott asked the Board if there were any questions. Hearing none, the Board accepted the Treasurer’s Report as information.

With no further business to discuss, Mr. Scott asked for a motion to adjourn. Mr. Hutchison made the motion. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously. The meeting adjourned at 9:27 a.m.

Respectfully submitted,

Scylance Scott, Jr., Chairman