

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
May 11, 2017

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on May 11, 2017 at 8:30 a.m. at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were David Hutchison, Rick Keuroglian, Cameron Nixon, Scylance Scott, Jr., DDA Executive Director Margaret Woodard and Legal Counsel Byrd Warlick with Commissioner Fennoy and Natalie McLeod not in attendance. Guests and observers included DDA Office Manager Roxanne Walls, Charles Murdorf of 600 Broad, John Snider and Michelle Bennett of Serotta Maddocks Evans (SME), CPAs, Jennifer Bowen of the Augusta Convention and Visitors Bureau, Camille Price of Augusta Tomorrow, Hal Beman of The Christman Company, Janie Peel of Prime Commercial Properties, Sheri Chambers of Chambers Design, Melissa Tyler of Attaway Construction and Associates and Richard Roberson of WRDW.

Mr. Scott called the meeting to order at 8:31 a.m.

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

Mr. Scott presented for approval the previous meeting minutes from March 9, 2017 and special called meeting minutes from May 8, 2017. With no additions or corrections, Mr. Nixon made a motion to approve the previous meeting minutes from March 9, 2017 and special called meeting minutes from May 8, 2017 as presented. Mr. Keuroglian seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. Woodard presented the March and April 2017 financials.

The balance sheet as of March 31, 2017 reflected total checking/savings in the amount of \$503,131.74 which does include the SPLOST installments from the city per the MOU; current liabilities in the amount of \$36,510.50 for first quarter salary payback and remaining days in December 2016 that were accrued due to year-end. The Profit & Loss Budget Performance (DDA Operating) Report for March 2017 reflected the following: total income in the amount of \$12,913.78 which included March city funding in the amount of \$12,884.00; total expenses in the amount of \$34,499.96 which included first quarter salary payback as well as the balance due in the amount of \$1,450.00 for the downtown housing study in which we partnered with Georgia Power and the developer. The Profit & Loss Budget Performance (Consolidated) Report for March 2017 reflected the following: interest income in the amount of \$215.75 which is included in total income; total expenses in the amount of \$34,499.96 with expenses not out of the ordinary.

The balance sheet as of April 30, 2017 reflected our third SPLOST installment from the city with accrued liabilities reflecting first quarter salaries and remaining days in December 2016 that were accrued due to year-end. Ms. Woodard will get details regarding our SPLOST line of

credit as she feels we may need to close it as we may no longer need since we have received SPLOST funds. With shade structures under design and with the arches, costs are approximately \$500,000.00 and we anticipate spending the SPLOST funds we have. The Profit & Loss Budget Performance (DDA Operating) Report for April 2017 reflected the following: total income in the amount of \$12,911.84 which included April city funding in the amount of \$12,884.00; net ordinary income in the amount of \$11,226.01 with expenses not out of the ordinary. The Profit & Loss Budget Performance (Consolidated) Report for April 2017 reflected the third SPLOST installment as well as interest income included in total income. We have commitments in the amount of \$5,000.00 for retail recruitment sponsorships. Invoices have been sent but funds have not been received to-date.

Mr. Scott asked if any other questions regarding the Treasurer's Report. Hearing none, Mr. Nixon made a motion to accept the Treasurer's Report as information. Mr. Keuroglan 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:

ED Projects

- 901 Broad Street - Mr. Bryan Haltermann has purchased this property from Cranston Engineering Group and will proceed with apartments and retail. Retail will be on the bottom floor.
- 318 8th Street - This property has closed and will be a small antique store.
- 941 Ellis Street - Mr. Mark Donahue purchased this property and new walk-up loft apartments are under construction.
- 1008 Broad Street – This property has sold for a new restaurant.
- 549 Broad Street – This property has sold for a new restaurant.
- 1298 Broad Street – This property has sold to an Aiken couple and they are finishing out the top floors into loft apartments.

Other

- We currently have five possible GCF applicants.
- DCA has received a large grant so there will be additional funds available. Details are forthcoming as they just received the letter telling them they received the grant.
- We have seen a tremendous amount of interest in brewpubs and distilleries with the passing of the beer bill which will go into effect in September. The SC distillery is back in town looking for space. Awaiting changes in local ordinance to allow them in commercial space.

SPLOST VI Project/Riverwalk

- We met with Mr. Glenn Parker and have found a company that will do the shade structure and they are working on the design. Ms. Woodard should have something by the end of this week.
- The shade structure design will then go to DDA Design Committee and then to the Augusta Commission along with the arches.

Downtown Programs

Retail Strategy

- Mr. Robert Jolly was in town this week.
- They are working on several other projects for us.
- Retail Strategies is actively working with the Augusta University Foundation on the Kroger site and has met with Mr. Ian Mercier.

Grant Projects

James Brown Boulevard – Phase I

- We are still in the process of closing out this phase.

James Brown Boulevard – Phase II

- Cranston Engineering Group has been approved by the Augusta Commission for design engineer.
- Awaiting notice to proceed for design work to begin.

Laney-Walker Corridor

- Continuing to work with Mr. Hawthorne Welcher for a grocer at Armstrong Galleria. A South Carolina grocer is interested.

Downtown Advisory Panel (DAP)

- A meeting was held on April 26 at the Westobou Gallery.
- Their meetings are held the fourth Wednesday of each month.
- The upcoming May meeting will be held in one of the classrooms at Redemption Church located in the Doris Building.

Other

- We have met with commissioners in regards to what we are doing to support the Miller Theater and are awaiting a memorandum of understanding from the city for DDA Legal Counsel to review.
- We participated in the SOGO bus tour.
- We wrote a guest op-ed piece that ran during Masters in *The Augusta Chronicle* which showcased downtown and was well received.
- We had a dinner with Georgia Power last week.
- We participated in a statewide Georgia Department of Economic Development meeting.
- We participated in “City Serve”.

Ms. Woodard commended Mr. Keuroglan for “City Serve”.

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

Under New Business, Mr. Scott turned the floor over to Ms. Michelle Bennett and Mr. John Snider of SME for the 2016 audit presentation. Copies of the required communications with

governance letter and bound final financial statements were distributed to the Board and presented by SME. It is a clean qualified opinion due to certain properties that are owned by the DDA that are not reflected as assets in the accompanying financial statements due to the inability to determine the fair market value of the properties at the date they were received. Regarding the SPLOST VI MOU with the city for remaining installments that are forthcoming for Riverwalk improvements, that revenue is not ready to be recognized so it is on the balance sheet as a deferred inflow. The city has not recognized those funds as payables at 12/31/16 so it is a deferred outflow for the city.

Mr. Scott asked if there were any questions. Hearing none, Mr. Scott asked for a motion to approve the 2016 audit. Mr. Nixon made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

Ms. Woodard recognized Mrs. Walls for all of her hard work on the audit.

Under New Business, the Arts Council would like a formal letter of support from the DDA to approve the city of Augusta Public Art Master Plan. This plan was presented to the Board at the March Board meeting and at that time the Arts Council did not ask for a motion to support.

Mr. Scott asked for a motion to support the city of Augusta Public Art Master Plan. Mr. Keuroglan made the motion. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

With no further business to discuss, Mr. Scott asked for a motion to adjourn. Mr. Keuroglan made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously. The meeting adjourned at 8:55 a.m.

Respectfully submitted,

Scylance Scott, Jr., Chairman