



**Downtown Development Authority
of Augusta, Georgia**

**Director's Report
November 2018**

Economic Development

Active

905 Broad Street	Loan approved/\$250,000/Expired/Needs Board re-approval
1051 Broad Street	GC Loan approved by Board
901 Greene Street	GC Loan approved by Board
758 Broad Street	GC Loan approved by Board
1008 Broad Street	GP Matching Grant approved by Board
1010 Broad Street	GP Matching Grant approved by Board

Sold

- 802 Broad Street Woolworth Building/Jay Klugo
- 1109 Broad Street/Security Federal Bank

Under Construction

- 941 Ellis Street/Mark Donahue/Walk-up apartments
- 302 10th Street (old Sandwich City)/Riverside Smoke Barbeque
- 945 Broad Street (Tax Slayer)/Completion date December 31st
- 1268 Broad Street (Hyatt House)/Opening mid-December
- 901 Greene Street (Shared Space)/Opening mid-December
- 980 Broad Street W/S addition
- 972 Broad Street (Bee Hive)/New home to Loop
- 901 Broad Street/Laziza Mediterranean Restaurant and loft apartments
- 922 Ellis Street has sold to McWhirter out of Atlanta/New DDA Offices/July 2018

Ribbon Cuttings/Grand Openings/Groundbreakings

- Augusta Candle Shop ribbon cutting held November 5th.
- Southern Salads has opened.
- Groucho's Deli has opened.

Announcements

- 1140 Broad Street announcement forthcoming/ Façade drawings almost completed for approval

Other

- Working with Charleston based developer on a large housing project.
- Working with Lamar Building prospect.
- Southeastern Bus Station property is on the market for sale.
- Property across the street from Phoenix Printing is under contract.

Depot Property

- Purchase Sale and Development Agreement executed October 5th.
- Project Reveal at Augusta Museum held October 5th.
- Due Diligence Period (270 days) has begun.
- Earnest money deposited October 5th.
- Property survey and title work underway.
- Team organization and scopes are being defined to secure formal proposals.
- Defining the scope for an updated marketing study.
- Marketing of the Depot: Brochure and website completed. Have met with 30 prospects.
- Developing approach for historic tax credits and opportunity zone financing.
- Initiated discussions with equity and debt partners.
- Working on final Due Diligence schedule and responsibility matrix.
- November Report and Schedule in Board notebooks.

Pilot SPLOST Project

- Springfield Park application approved by Board.
- Payment application underway.

SPLOST VI Project/Riverwalk

- Shade structure design completed/Rick Keuroglan is working with Glenn Parker
- Arch design review completed/Rick Keuroglan is working with procurement

Downtown Programs

Retail Strategy

- Working on 511 Reynolds Street.
- Completed updates to marketing brochures and demographic reports.
- Assisting Hyatt House, Lamar, Discovery Plaza and local brokers and property owners.
- Assisting with three retail sites in Laney-Walker-Medical District (Foundry, Galleria and Beulah Grove).
- \$10,000 raised in sponsorships (received \$5,000 to- date).
- Casual Dining remains the fastest growing retail segment.
- Detailed November update in Board notebooks.

Grant Projects

James Brown Blvd. Phase 2

- Project Budget \$589,500
- Concept Report completed and submitted to GDOT in January for review and approval.
- Received approval to request Preliminary Field Plan Review.
- Team meeting held September 20th.
- Payment Schedule submitted to City and GDOT for approval.
- Next Steps: Right of Way Plans and final construction plans.

Georgia Power Matching Grant Program

- Program Completed/Three grants awarded at \$5,000 each

Jones Street Alley

- Final design plans have been completed and submitted to City.
- Project cost estimates underway.
- Design Budget: \$26,967.50
- Final invoice has been paid to Cranston.

*Phase 2 Design concepts are completed/Review on February 9th/Cost estimates underway

Asset Inventory

- Inventory updates for office, retail, empty building and available sites completed.
- Market Housing Feasibility Report is completed.
- Marketing brochure for retail and demographics updates completed.
- Retail map project is completed.

Laney-Walker Corridor

- Working with HED on a retail strategy and other development opportunities.
- Working on the Foundry, Beulah Grove and the Galleria.

Parking

- Sunken bay closures approved by Traffic Engineering for Miller and Imperial.
- Additional handicap space have been added to each block on Broad from 13th to 5th.

Other

- Marina Assessment by Georgia Power underway and almost completed.
- City ED Subcommittee meeting August 29th.
- TIA lunch with Chamber & DOT.
- Mayor's Parking Committee Meeting held September 10th.
- Augusta Chronicle Magazine 1736 Launch Party October 29th.

- CLUS planning is underway for December 1st.
- We are chairing ED for Leadership Augusta December 6th.
- Entertainment Zone passed by Commission (Ordinances will be revised to reflect changes).
Boundaries are 13th to 5th and river to Greene Street.
Meetings held September 14th and October 12th.
Noise ordinance will be extended to midnight.
Food Trucks will be allowed on public spaces (The Common).
Bars will be allowed outside tables for smoking.
Optional fencing for outside seating will be permitted.