



**Downtown Development Authority
of Augusta, Georgia**

**Director’s Report
October 2019**

Economic Development

Active

905 Broad Street	Loan approved/\$250,000/Expired/Needs board reapproval
1051 Broad Street	GC Loan approved by board
901 Greene Street	Loan closing held 1/16/19
758 Broad Street	Loan closing held 12/27/18
1008 Broad Street	Funds dispersed
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401 Greene Street	Met with Heard Robertson to begin loan application 11/29/18
204 Thirteenth Street	Loan approved by GCF
922 Greene Street	GC Loan application on today’s agenda for board approval

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/Awaiting new lease for DDA Office

Under Construction

- 941 Ellis Street/Mark Donahue/Construction is completed
- 980 Broad Street W/S addition
- 972 Broad Street (Bee Hive)/New home to Loop
- 901 Broad Street/Laziza Mediterranean Restaurant and loft apartments
- 204 Thirteenth Street/Six loft apartments

Ribbon Cuttings/Grand Openings

• TaxSlayer Headquarters	945 Broad Street	3/20/19
• EM Andrews Warehouse	941 Ellis Street	3/28/19
• Best Lawyers	Sun Trust Bldg.	5/2/19
• Augusta & Co	1010 Broad Street	5/10/19 at 5 p.m.

- Pexcho's American Dime Museum 216 Sixth Street Grand Opening 6/8/19
- Beans & Bites 956 Broad Street Opened 6/12/19
- Hyatt House 1268 Broad Street Ribbon cutting 6/20/19
- American Journeyman 970 Broad Street Ribbon cutting 9/6/19
- Knox Music Institute 708 Broad Street Ribbon cutting 9/5/19
- Buona Coffee 520 Reynolds Street Ribbon cutting 8/29/19

Other

- Working with Charleston based developer on a large housing project.
- Southeastern Bus Station property is on the market for sale.
- Property across the street from Phoenix Printing is under contract/4-acre site/Met with developer 1/3/19.
- Working with Jordon Trotter on a potential project.

Depot Property

- Purchase Sale & Development Agreement executed 10/5/18.
- Project Reveal at Augusta Museum 10/5/18.
- Due Diligence Period (270 days) has begun. We are at half-way mark.
- Earnest money deposited 10/5/18.
- Property survey is completed and title work underway.
- Team organization and scopes are being defined to secure formal proposals.
- Bloc continues to monitor rental rates opening in the market for both apartments and retail.
- 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 and are very pleased with responses.
- In conversation with a national office tenant recruiter.
- Working on final Due Diligence schedule and responsibility matrix. Completed.
- Team Meeting held in Atlanta on 2/7/19.
- Meeting with Mayor to update this week.
- Commission approved amendment to IGA on Depot 12/11/18.
- Retail Strategies in Augusta 3/14/19 to update available space inventory.
- Sent project update to Ms. Jackson on 3/13/19.
- Marina improvements cost estimate completed by Georgia Power.
- Responded to Ms. Jackson's letter dated 4/8/19.
- Lunch with Jarvis Sims (interim director) and Maurice McDowell 4/26/19.
- Updated commissioners in legal session 4/30/19.
- Have started document submission to the city with a completion date of 5/17/19.
- Updated commissioners in legal session 7/9/19.
- Due Diligence is completed/Bank commitment in place

Pilot SPLOST Project

- Springfield Park application approved by board/Payment application submitted to city
- Shared Space application approved 7/11/19 by board for sidewalk improvements/Payment application submitted to city

SPLOST VI Project/Riverwalk

- Working with John Ussery to get arches to procurement.
- Working with Ron Houck to get shade structures to procurement.

Downtown Programs

Retail Strategy

- Involved with leasing of historic depot.
- 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).
- Working on sponsorships for 2019.
- Casual Dining remains the fastest growing retail segment. Working 40 active prospects.
- Detailed and confidential October update in board notebooks.
- Joe Strauss in Augusta 12/18/18 – 12/20/18 to meet with prospects.
- Affordable Apparel pop-up store 3/4/20 – 3/5/20.
- Renewal contract for 2019 – 2020 on today's agenda for board approval.

Grant Projects

James Brown Blvd. Phase 3

- Project Budget \$589,500
- Concept Report completed and submitted to GDOT in January for review and approval.
- Team meeting held 4/23/19.
- We have received comments from GDOT and have 30 days to respond.
- Received approval to request Preliminary Field Plan Review.
- Payment Schedule submitted to city and GDOT for approval.
- Next Steps: Right-of- Way Plans and final construction plans completed end of 2019.
- Project will be ready to bid thru Procurement Department 1st quarter of 2020.
- TAP Grant submitted for Phase 4 (west side of street).

Georgia Power Matching Grant Program

- Georgia Power has provided \$15,000 for three more grant awards.
- Application completed for 204 Thirteenth Street/Awaiting project completion and CO for board approval of application
- Application for 1143 Laney-Walker received.

Jones Street Alley

- Final design plans have been completed and submitted to city.
- Project cost estimates complete \$450,000
- Met with Cranston on 2/6/19.

Asset Inventory

- Inventory updates for office, 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.
- Retail Specialties is updating available space inventory.

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 has been added to each block on Broad from 13th to 5th.
- Commission approved the RFP on 2/5/19 to hire a private parking consultant.
- Public Meetings:
 - 10/14/19 Beasley Room (Municipal Building) 6:00 p.m. – 7:00 p.m.
 - 10/15/19 Chamber of Commerce 11:00 a.m. – 1:00 p.m. and 6:00 p.m. – 7:00 p.m.

Christmas Light-up Spectacular

- Event will be held on Friday, 12/6/19 at 6:00 p.m. with tree lighting and fireworks at 8:00 p.m.
- City to host and coordinate at Augusta Common.

Augusta Christmas Parade

- Parade will be held on Saturday, 12/14/19 at 6:00 p.m.
- Ronald McDonald House Charities of Augusta is coordinating this event with assistance from city offices.

Other

- Spoke to YPA on 3/21/19
- Chamber Board Meeting 3/26/19
- Vietnam Memorial Dedication 3/29/19
- Red Carpet Tour was a tremendous success 4/8/19 - 4/14/19.
- Working on a smart cities initiative for the Marina.
- Spoke at Meybohm monthly broker breakfast 4/24/19.

- Represented Shared Space at Historic Commission Meeting 4/25/19.
- Working with city on Shared Space parking lot issues.
- Hub Cities Conference 4/29/19 - 4/30/19
- Invest Augusta Conference 5/9/19
- Board Retreat held 8/8/19 at SharedSpace.
- TAP Grant completed for James Brown Blvd. Phase 4.
- Budget request for 2020 submitted on 8/9/19 to city. Board members Rick Keuroglian and Jack Evans attended a work session on 9/12/19 with representatives of Administrator's Office and Finance Department.
- Arts in the Heart 9/20/19 – 9/22/19
- Chamber Board Meeting 9/24/19
- Ronald McDonald House Meeting 9/24/19
- Luncheon with Avery Spears-Mahoney of North Augusta Forward on 9/24/19.
- Ironman 70.3 Augusta 9/29/19
- Eighth Street will receive the honorary designation of "Jessye Norman Boulevard" with an unveiling ceremony on 10/11/19 at 4:30 p.m. in the 700 block of Eighth Street and is open to the public.
- History Museum – 10/9/19 Brown Bag Downtown Presentation
- Augusta County Club speaking engagement 2/12/20