

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
September 10, 2015

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on September 10, 2015 at 8:30 a.m. at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were Joey Hadden, David Hutchison, Rick Keuroglan, Natalie McLeod, Cameron Nixon, Scylance Scott, Jr., Executive Director Margaret Woodard, and Legal Counsel Byrd Warlick. Guests and observers included DDA Office Manager Roxanne Walls, Mike Clark of Family Y, Jack Wilde of Augusta Regional Collaboration, Camille Price of Augusta Tomorrow, Jenna Martin of *The Augusta Chronicle*, Augusta-Richmond County Administrator Janice Jackson and Augusta-Richmond County Deputy Administrator Ted Rhinehart.

Mr. Nixon called the meeting to order at 8:32 a.m.

Mr. Nixon presented for approval the previous meeting minutes from August 13, 2015. With no additions or corrections, Mr. Nixon asked for a motion to approve. Mr. Scott made the motion. Mr. Keuroglan seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. McLeod presented the financials for August 2015.

The Profit and Loss Budget Performance (DDA Operating) Report reflected the following for year-to-date: total income in the amount of \$109,172.98; net income in the amount of -\$40,979.20 after depreciation.

The Profit and Loss Budget Performance (Consolidated) includes operating, SPLOST and Christmas and reflects a net ordinary income in the amount of \$9,129.89 for August 2015. Our year-to-date total income is less than budgeted largely due to the retail recruitment sponsorships. We have received retail recruitment sponsorships for year-to-date in the amount of \$5,800.00 with a year-to-date budget in the amount of \$10,000.00. We are still in the process of raising those sponsorships.

Mr. Nixon asked the board if there were any questions and hearing none he asked for a motion to accept the Treasurer's Report as information. Mr. Scott made the motion. Mr. Hutchison seconded the motion. Mr. Nixon asked if any further discussion. Hearing none all were in favor and the motion passed unanimously.

The August 2015 financial reports are in board books.

In the Director's Report, Ms. Woodard updated the board on the following:

Active Economic Development Projects

Georgia Cities Foundation (GCF) Loans

- A federal loan in the amount of \$250,000.00 for 905 Broad Street has been approved and the applicants are in the process of settling fire damage with Perry Salon which burned last year.
- The loan closing for 1033 Broad Street (Sole Augusta) in the amount of \$250,000.00 is scheduled for September 16th.
- The loan for 912 Ellis Street has been approved by GCF and we are trying to schedule the loan closing by September 25th.
- The loan for 1162–1168 Broad Street is in underwriting. This is the Osbon property that burned and due to high construction costs, applicant had to go back to the drawing table.
- To-date we have \$1.8 million in loans with a million under consideration. Three of these loans will close by the end of the year.

Other

- The energy loan program previously offered through GCF has been converted to an energy rebate program with Augusta as one of the pilot cities. Forms and rebate request are on line at georgiacitiesfoundation.org and you do not have to be in the DDA footprint for this rebate.
- To-date three projects in Augusta have used the energy rebate program at approximately \$100,000.00 in energy rebates.
- Purely Painted Market has opened at 1036 Broad Street and a ribbon cutting will be held on September 16th at 11:30 a.m.
- The building located at 1051 Broad Street is under contract with a lease to purchase with Tradewinds Antiques & Interior Design and possible opening by the end of the year.

SPLOST VI Project/Riverwalk

- Recommendations from Cooper Carry are two lit arches facing Reynolds Street to be located at 10th Street and 8th Street, upgrades to playground behind St. Paul's Church, splash pad next to playground, create a loop behind the Marriott, and improvements such as additional lighting and plantings at Unisys.
- Recommendations are estimated to cost about \$1.7 million and we have \$1 million in SPLOST funds allocated to this project.
- Kiwanis Club is speaking with their Executive Committee for a possible donation for the playground.

Downtown Programs

Retail Strategy

- At the October 8th board meeting to be held at 8:30 a.m., Mr. Wade Robinett of Retail Strategies will present a retail strategy update and will also present at a sponsor meeting to be held at 9:30 a.m.
- On a local level, we are reaching out to cities that are within a three mile travel to Augusta.

- Ms. Woodard has met with storeowners in Aiken, South Carolina and has a trip scheduled for Madison, Georgia in the next upcoming weeks.
- Ms. Woodard is working with Mr. Billy Parrish of Parrish Consulting and they have pulled incentives that are offered by 80 cities in Georgia and North Carolina. The next step is to see if there is anything that can be used on a local basis.

Other

- We are still in the process of raising \$8,500.00 from private partners for the Housing Demand Feasibility Report and are hoping to have all money raised by the end of the year.

Grant Projects

James Brown Boulevard Phase I

- One block remains for project completion.
- Anticipated August completion date but due to issues with pavers a completion date is pending.
- A ribbon cutting will be held once completed.

James Brown Boulevard Phase II

- Awarded TAP (Transportation Alternatives Program) in the amount of \$450,000.00 for new improvements from Twiggs Circle to Laney Walker Boulevard.
- Phase II to begin after completion of Phase I.

Website

- The redesign is underway.
- The economic development video should be ready for board members to view at the October board meeting. Funds received from the Augusta Convention and Visitors Bureau made this video possible.
- Retail Strategies is working on the retail component for the redesigned website.

Christmas Light-Up Spectacular – December 5th

- Planning is underway.

Other

- The Jones Street Alley Project has been approved by the Commission.
- The Downtown Advisory Panel (DAP) resolution which included revisions has been approved by the Commission. The DAP will have 13 members with four appointees with an annual meeting and will elect themselves via caucus. They will meet on an as needed basis.

With no questions for Ms. Woodard the board accepted the Director's Report as information.

A complete copy of the Director's Report is in board books.

Under New Business, Mr. Nixon introduced Augusta-Richmond County Administrator Janice Jackson for the SPLOST VII presentation.

The SPLOST VII presentation was given and copies were distributed to board members and guests.

Mr. Hutchison made the motion for DDA to publicly support SPLOST VII. Mr. Keuroglan seconded the motion. Mr. Nixon asked if any further discussion. Hearing none all were in favor and the motion passed unanimously.

Mr. Nixon thanked Mrs. Jackson for the presentation.

With no further business to discuss Mr. Nixon adjourned the meeting at 9:42 a.m.

Respectfully submitted,

Joey Hadden, Secretary