

**Downtown Development Authority of Augusta, Georgia**  
**Meeting Minutes**  
**September 14, 2017**

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on September 14, 2017 at 8:30 a.m. at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were Commissioner Fennoy, David Hutchison, Rick Keuroglan, Cameron Nixon, Scylance Scott, Jr., DDA Executive Director Margaret Woodard and Legal Counsel Byrd Warlick with Natalie McLeod not in attendance. Guests and observers included DDA Office Manager Roxanne Walls, Jennifer Bowen and Barry White of the Augusta Convention and Visitors Bureau (ACVB), Joe Hotchkiss and Damon Cline of *The Augusta Chronicle*, Taylor Arlington of Greenbrier High School, Jeff Eisman of Agon Sports & Entertainment, LLC (Augusta GreenJackets & Boise Hawks Baseball Club), Charles Murdorf of 600 Broad, Camille Price of Augusta Tomorrow and Matt Kaufax of WRDW.

Mr. Scott called the meeting to order at 8:30 a.m. He welcomed and thanked everyone for their help in making downtown Augusta a destination point.

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

Mr. Scott presented for approval the previous meeting minutes from July 13, 2017. With no additions or corrections, Mr. Nixon made a motion to approve the previous meeting minutes from July 13, 2017. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. Woodard presented the July and August 2017 financials.

The balance sheet as of July 31, 2017 reflected total checking/savings in the amount of \$984,103.50; accrued liabilities in the amount of \$31,610.24 which is a journal entry for second quarter salaries; deferred inflow in the amount of \$970,348.00 which is SPLOST funds for Riverwalk improvements. We received the fourth installment in the amount of \$250,000.00 for Riverwalk improvements and have now received all four SPLOST installments for a total amount of \$1 million. The Profit & Loss Budget Performance (DDA Operating) Report for July 2017 reflected the following: total income in the amount of \$12,904.89 which includes July city funding in the amount of \$12,884.00: total expenses in the amount of \$2,223.89 which includes accounting fees in the amount of \$550.00 for second quarter accounting services; net income in the amount of \$10,681.00. The Profit & Loss Budget Performance (Consolidated) Report for July 2017 reflected the following: SPLOST Riverwalk improvements income in the amount of \$7,250.00 which is a journal entry to recognize SPLOST deferred revenue for SPLOST Riverwalk improvements; interest income in the amount of \$353.01 for both of our checking accounts; SPLOST Riverwalk improvements expense in the amount of \$7,250.00 paid to Cooper Carry for final arch design.

The balance sheet as of August 31, 2017 reflected total checking/savings in the amount of \$949,231.15; deferred inflow in the amount of \$963,098.00. A check in the amount of \$31,610.24 has been cut for second quarter salary payback as originally reflected on June and July financials as accrued liabilities on the balance sheet. The Profit & Loss Budget Performance (DDA Operating) Report for August 2017 reflected the following: total income in the amount of \$12,909.68 which includes August city funding in the amount of \$12,884.00; total expenses in the amount of \$9,316.33 which includes office insurance in the amount of \$500.00 and special development legal consultant in the amount of \$6,287.50 which is our portion due for the Depot project legal consultant as we are sharing that expense with the city; net ordinary income in the amount of \$3,593.35. The Profit & Loss Budget Performance (Consolidated) Report for August 2017 reflected the following: SPLOST Riverwalk improvements income in the amount of \$7,250.00 which is a journal entry to recognize SPLOST deferred revenue for SPLOST Riverwalk improvements; interest income in the amount of \$420.22 for both of our checking accounts; SPLOST Riverwalk improvements expense in the amount of \$7,250.00 paid to Cooper Carry for professional services; net income in the amount of \$3,987.89.

Ms. Woodard and Mr. Scott asked if there were any questions. Hearing none, Mr. Scott asked for a motion to accept the Treasurer's Report as information. Mr. Hutchison made the motion. Mr. Nixon 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 and it is currently under construction for 11 new apartments and 4,000 sf of new retail.
- 318 8<sup>th</sup> Street – This has been purchased and will be a new antique store.
- 941 Ellis Street - Mr. Mark Donahue purchased this property and it is under construction for 12 new walk-up loft apartments.
- 1008 Broad Street – This has sold and will be a Fat Man's restaurant farm-to-table concept.
- 549 Broad Street – Purchased by Mr. Jay Klugo (Sole Augusta) and will be a second restaurant concept.
- 501 – 513 James Brown Blvd. – Property has sold and will be a call center. We are working with the owner on some parking issues and getting a bus stop relocated.
- Haltermann Properties has purchased the Merry Land Building at 7<sup>th</sup> and Broad Street.
- TaxSlayer has purchased the YMCA Building on Broad Street and the YMCA held a press conference on July 17<sup>th</sup> and made announcement that they will relocate to Discovery Plaza where the Unisys Building is located and will do a 10,000 sf express YMCA.
- 1140 Broad Street – Closed in October 2016, design drawings and financial models are underway with an announcement forthcoming first quarter of 2018.
- Mr. Rafy Bassali will be submitting a Georgia Cities loan application for the Henry Brothers Building for Board approval.

### **SPLOST VI Project/Riverwalk**

- The arches and shade structures will go to Public Services Committee on September 26<sup>th</sup> for approval.

- Once approved by the Augusta Commission, arches and shade structures will go into design and procurement.

## **Downtown Programs**

### **Retail Strategy**

- A confidential update is in Board books.
- Burger King has broken ground on Walton Way and Tuttle Street and a new announcement next door to that is forthcoming.
- Several property owners have taken their property off the market with expectations it will be worth more once some of the projects have been completed.
- A Broad Street Corridor map has been completed which reflects new projects and will be a great selling tool to show to prospects. The final map is forthcoming.
- Met with the Augusta University Foundation on July 13<sup>th</sup> and they are diligently working on a mixed-use project on the Kroger site.
- The first batch of retail sponsorship letters have been sent with the second round of letters to be sent next week. We have a potential \$5,000.00 sponsor. We have commitments in the amount of \$5,000.00 which we shall have by the end of the year. Ms. Woodard's personal goal is to raise \$15,000.00 in retail sponsorships for the \$20,000.00 initiative. She has set up a sponsorship in the amount of \$5,000.00 for a website opportunity.

### **Grant Projects**

#### **James Brown Boulevard – Phase II**

- The kick off meeting was held on August 24<sup>th</sup>.
- This phase will start at Twiggs Circle and move back towards the courthouse.
- Monthly meetings will be held and design concept drawings are underway.

#### **Jones Street Alley – Phase II**

- A kick off meeting was held on September 1<sup>st</sup> to extend Jones Street Alley to the Augusta Common.

### **Downtown Incentives**

- Items needed to look at downtown incentives have been obtained.
- A Downtown Incentive Committee meeting needs to be scheduled to discuss.

### **Other**

- Our first Georgia Power Façade application will be completed on September 15<sup>th</sup> and will be submitted in October for Board approval.
- Met with Augusta IT Department in regards to creating a possible parking app.
- Augusta Planning and Zoning and the Augusta Commission have approved our amended local ordinance for micro/craft breweries. The DDA and ACVB are continuing to work with a SC distillery that is very interested in space on Broad Street.
- Continuing work on the Georgia Hear & Soul Tour Workshop that is scheduled for November 2<sup>nd</sup> in Augusta.
- Working with Georgia Power to do a marina feasibility report.

- Christmas Light-Up Spectacular planning is underway and Amara Nursing Homes will be the fireworks sponsor. The event is scheduled for December 2<sup>nd</sup>.

Mr. Hutchison asked if the European grocery store concept is looking midtown/downtown and Ms. Woodard told him they are. Commissioner Fennoy wanted to know who we are working with on the James Brown Heritage Trail. We are working with Mr. Hawthorne Welcher, ACVB and the Arts Council. Mr. Welcher may be applying for an Our Town Grant and we are doing what we can to assist.

With no additional questions, comments or concerns, Ms. Woodard asked for a motion to accept the Director's Report as information. Mr. Hutchison made the motion. Mr. Keuroglan seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott introduced Mr. Jeff Eisman who serves as president and partner of Agon Sports and Entertainment for a baseball stadium update. The development formerly known as Project Jackson is now Riverside Village with the stadium named SRP Park. It will include apartments, office space, retail and restaurant space, senior living, single family unit homes and a hotel. His detailed presentation was shown via projector with no copies distributed or in Board books. The Board thanked Mr. Eisman for his presentation.

Under New Business, Legal Counsel Warlick presented for approval the SPLOST VI agreement for the renovation and financing of the Miller Theater. The Board previously authorized executive officers to meet with representatives of the city and Symphony Association in connection with the refurbishment of the Miller Theater and we have done that. The original resolution was adopted in August 2016 and we have continued those negotiations and are now in agreement with the lease and sublease. This will be about a \$25 million project with SPLOST funds in the amount of \$5,142,856.00 and has qualified for historic tax credits of around \$5 million. He presented the operating agreement in which we will facilitate by signing a long term lease with the Miller Theater and will then sublease to an organization controlled by the Symphony Association. SPLOST funds will flow through the DDA and we will be a pass thru. Construction is anticipated to be completed by April. The prior resolution approved by the Board authorized this and provided that any agreement would be brought back to the Board for final approval. Additional fees or costs incurred will be paid by them.

Mr. Nixon made the motion to accept the final agreement as proposed. Mr. Keuroglan 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. Commissioner Fennoy made the motion. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

The meeting adjourned at 9:46 a.m.

Respectfully submitted,  
Scylance Scott, Jr., Chairman