

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
February 9, 2012

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held February 9, 2012 at 8:30 a.m. at the DDA offices located at 936 Broad Street, Suite 107. Those members in attendance were Cameron Nixon, Steven Kendrick, Scylance Scott, Jr., Rick Allen, Commissioner Hatney, Legal Counsel Byrd Warlick, and Executive Director Margaret Woodard. Guests and observers included DDA Office Manager Roxanne Walls, CADI Project Manager Jessica Fuselier, Peggy Seigler and Barry White with the Augusta Convention and Visitors Bureau, Sue Parr with the Augusta Metro Chamber of Commerce, Phil Wahl on behalf of the Augusta Metro Chamber of Commerce, Chris Selmek with Verge, Camille Price with Augusta Tomorrow, Gracie Sheppard with Augusta Chronicle, and Chris Thomas with WRDW.

Mr. Kendrick called the meeting to order at 8:30 a.m. and welcomed everyone to the meeting.

Mr. Kendrick presented the previous meeting minutes from January 12, 2012 in the absence of Mr. Hadden. With no additions or corrections, Mr. Allen made the motion to approve the previous meeting minutes. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Mr. Nixon presented the financials.

The final financials as of December 31, 2011 include completed year-end entries.

The Profit & Loss Budget Performance (DDA Operating) Report reflected the following for January 2011 – December 2011: total income in the amount of \$190,306.99; total expenses in the amount of \$179,464.19.

The January 2012 financials were also presented and did not include budget numbers as the 2012 operating budget will be presented later during the meeting.

The Profit & Loss Budget Performance (DDA Operating) Report reflected the following as of January 31, 2012: total income in the amount of \$15,325.26; total expenses in the amount of \$1,934.69; net income in the amount of \$13,390.57. This surplus is due to the timing of the city salary payback for the first quarter.

With no questions from the Board, the motion came from Mr. Nixon to accept the Treasurer's Report as information. Mr. Scott, Jr. seconded the motion. All were in favor and the motion passed unanimously.

Mr. Kendrick thanked Mr. Nixon for the Treasurer's Report.

Mr. Nixon presented the 2012 operating budget for the DDA. This budget does not include any SPLOST funds or any special funds that are run through our office for projects that we assist the city with.

No motion was made to approve the operating budget as the Board will go into closed session to discuss a personnel matter that affects the budget.

Mr. Kendrick thanked Mr. Nixon for the operating budget presentation.

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

Active ED Projects

- The ribbon cutting for the Dunbar-Howard House was held on January 26th. This is a Georgia Cities Foundation Revolving Loan recipient. There are nine loft apartments and they are all leased.
- A Georgia Cities Foundation Revolving Loan in the amount of \$105,932.00 has been approved by the Georgia Cities Foundation for 566 Broad Street.
- A letter of intent has been prepared for a Georgia Cities Revolving Loan in the amount of \$250,000.00 for 901 Broad Street.
- A Green Loan has been approved for the Oddfellows Building on 8th Street.

Mr. Hiott with the Georgia Cities Foundation was in town on January 26th and the Georgia Cities Revolving Loan funds are getting low.

\$1,003,325 in loan results:

- \$10,000,000 in private investment renovations
- Provided 70 new market rate apartments and condominiums
- Provided 15,000 SF in new retail/office space
- Provided office space for four new businesses
- Added \$1.4 million to the Augusta-Richmond County tax base

SPLOST V Projects

Pilot SPLOST Project

- An application has been received for Olde Town signage and the committee has met and reviewed. The application will be discussed under New Business.

Downtown Programs

CADI

- SGI was in town January 26th to assist with the future initiatives of the BID.
- We are in the process of obtaining letters of support to mail with the CADI Annual Report and surveys to BID property owners.
- We will be meeting with the Augusta Metro Chamber of Commerce, Augusta Convention and Visitors Bureau, and Augusta Tomorrow to garner support.

- The monthly report is in Board notebooks for review.

Ms. Woodard did point out that pedestrian assistance in the amount of 54 was high. SGI has started some new training with CADI that goes along with the Augusta Convention and Visitors Bureau training that CADI receives. During this training CADI goes to different restaurants and venues to make suggestions to downtown visitors. With the new SGI training CADI now does not only just give directions but will physically take them to the location.

Grant Projects

James Brown Blvd. Phase 1

- The contract will let in April 2012 to begin construction.

James Brown Blvd. Phase 2

- The design work is underway.

Other

- Renderings, budgets, and drawings for most of the SPLOST VI projects have been obtained and will be presented at the retreat planned for March 8th.
- The 2011 audit is underway.
- The presentation to the Augusta-Richmond County Commission will be held on February 21st at 5:00 p.m. to present our accomplishments for 2011 and our goals for 2012.
- The presentation to Young Professionals was held on February 7th.

Ms. Woodard attended the Junior Achievement Hall of Fame dinner. Mr. Allen and Mr. Hadden were both inducted.

Mr. Kendrick commented on a recent article regarding CADI. He commended Ms. Woodard on her involvement in helping to start that program and Mrs. Fuselier for making sure that the program continues to have the standards that it does.

A complete copy of the Director's Report is in Board books for review.

With no questions from the Board, Ms. Woodard asked for a motion to accept the Director's Report as information. Mr. Nixon made the motion. Mr. Allen seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Wahl came before the Board to ask for a letter of support for T-SPLOST from the DDA. T-SPLOST is going to generate \$620 million over 10 years. It will fund over 80 projects which are on the books to date and probably more will be added and 50 of those projects are in Augusta-Richmond County with 20 of those in the downtown area.

No motion was made but the Board will provide feedback through Ms. Woodard and will get back with Mr. Wahl soon. The Board thanked Mr. Wahl.

Under New Business, Mr. White and Mrs. Seigler gave the Board an update on the TEE Center. The Augusta Convention and Visitors Bureau will spend about \$350,000.00 over the next 11 months for the pre-opening marketing of the TEE Center. This is funded through a portion of the dollar hotel fee that is previously designated for pre-opening marketing. The Augusta Convention and Visitors Bureau will market the center but the operator controls the calendar, rate, and contract signing. The website for the TEE Center is www.augustateecenter.com and it is “live”.

The Board thanked Mr. White and Mrs. Seigler.

Under New Business, Mr. Nixon presented an application for the Georgia Cities Foundation Revolving Loan Fund for 834 Greene Street for approval to recommend to the Georgia Cities Foundation. The loan amount requested is \$250,000.00. The building will be renovated into six market rate apartments.

Mr. Nixon made the motion to approve and recommend the Georgia Cities Foundation Revolving Loan Fund application for 834 Greene Street to the Georgia Cities Foundation. Commissioner Hatney seconded the motion. All were in favor and the motion passed unanimously.

Mr. Kendrick thanked Mr. Nixon.

Under New Business, Mr. Nixon presented a Pilot SPLOST application for the Olde Town Neighborhood Association for Board approval. The application has been reviewed by committee. Mr. Keuroglan has renovated a house on lower Greene Street. As part of the renovation he has asked for \$7,000.00 to put gateway signage for Olde Town at 4th and Broad Street and 4th and Greene Street. The committee has denied using Pilot SPLOST funds but asked Ms. Woodard to find other funds to help this project.

All of the SPLOST funds allocated to the Emporium Lighting Project were not used. The committee’s recommendation is to reallocate unused SPLOST funds in the amount of \$7,000.00 from the Emporium Lighting Project to the sign project on the lower end of Greene and Broad Street for Olde Town.

Mr. Nixon made the motion to not accept the recommendation to fund the signage out of the Pilot SPLOST program but to reallocate unused funds from the Emporium Lighting Project in the amount of \$7,000.00 to the sign project for Olde Town. Commissioner Hatney seconded the motion. All were in favor and the motion passed unanimously.

Mr. Kendrick asked for a motion to go into closed session to discuss a personnel matter. Mr. Nixon made the motion. Commissioner Hatney seconded the motion. All members present voted in favor of going into closed session.

The Board went into closed session.

The Board came out of closed session with the motion to accept the 2012 operating budget as proposed. Mr. Scott, Jr. seconded the motion. The motion to accept the 2012 operating budget as proposed passed 4-1 with Commissioner Hatney, Mr. Scott, Jr., Mr. Kendrick, and Mr. Nixon voting yes and Mr. Allen opposed.

With no further business to discuss, Mr. Kendrick made the motion to adjourn the meeting. Mr. Scott, Jr. seconded the motion. All were in favor and the motion passed unanimously.

The meeting adjourned at 9:55 a.m.

Respectfully Submitted,

Joey Hadden, Secretary