

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
March 10, 2016

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on March 10, 2016 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, 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, Augusta-Richmond County City Administrator Janice Allen-Jackson, Melanie Wilson of Augusta-Richmond County Planning and Development, Camille Price of Augusta Tomorrow, Augusta resident Melvin Kelly, Janie Peel of Prime Commercial Properties, Matt Aitken of Sherman and Hemstreet, and Augusta-Richmond County Deputy City Administrator Ted Rhinehart.

Mr. Scott called the meeting to order at 8:35 a.m. and welcomed guests. He mentioned that Augusta is on the verge of some great things in downtown Augusta as evident by the Downtown Summit that was orchestrated by Mrs. Camille Price, Augusta Tomorrow and local government. He introduced special guests Augusta-Richmond County City Administrator Janice Allen-Jackson and Augusta-Richmond County Planning and Development Department Director Melanie Wilson. Both are on the agenda under new business.

On the agenda under new business as item number three, Mr. Wade Robinette of Retail Strategies was to make a presentation to the Board. However, he was unable to attend the meeting due to a family emergency. Mr. Scott, chairman of the DDA Board, would like to add under new business as item number three on today's agenda a motion for the proposed Riverwalk concept.

Mr. Scott asked for a motion to adopt the agenda. Mr. Keuroglan 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 February 11, 2016. With no additions or corrections, Mr. Nixon made a motion to approve the previous meeting minutes. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. McLeod presented the February 2016 financials.

The balance sheet as of February 29, 2016 reflected total checking/savings in the amount of \$58,195.96. This total includes a new checking account that was opened as required by the city for the restricted funds that will be used for the Jones Street Alley project.

The Profit & Loss Budget Performance (DDA Operating) Report reflected the following for February 2016: total income in the amount of \$14,906.36 which includes \$2,000.00 for the management of the Jones Street Alley project; net income in the amount of \$11,826.07.

Mr. Scott asked if there were any questions. Hearing none he asked for a motion to accept the Treasurer's Report as information. Mr. Nixon made the motion. Mr. Keuroglan 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:

SPLOST VI Project/Riverwalk

- Cooper Carry has finalized budgets and final concepts which will be discussed under new business on today's agenda.
- The next step is to take the final concepts to the Augusta Commission for approval and once approved will go into final design and then go through the procurement process for construction.

Downtown Programs

Retail Strategy

- The presentation to be given by Mr. Wade Robinette will be rescheduled.
- The 2016 marketing brochure has been updated and several copies have already been distributed.

Grant Projects

James Brown Boulevard Phase I

- The final punch-list meeting was held on February 26 and hope to have work items completed in the next 30 days.
- The work at the Jones Street Alley was completed as they poured a sidewalk by the fire hydrant.
- We are partnering with the city for trees and they are forthcoming.
- The contract with GDOT has been extended to the end of the year due to unforeseen issues.
- There are some change orders that need to be reviewed and at project completion we will submit the final pay request and schedule a ribbon cutting.

James Brown Boulevard Phase II

- This phase will start at Twiggs Circle.
- The draft RFQ for design work is under review with the consultant for GDOT and will then go through city procurement.
- A detailed project schedule is forthcoming (2016 Design, 2017 Right-of-Way, 2018 Field Construction).

Jones Street Alley

- The first design meeting was held on February 26.
- The preliminary design draft should be completed by March 18 for the Augusta Commission.

Office Inventory

- We have completed most of the information gathering and hope to have this project completed by Masters.

Ms. Woodard also mentioned that in regards to the SPLOST VI Riverwalk project we are working with local banks for a line of credit to do the projects. Mr. Scott is aware of this and the invoices will be then be submitted to the city for reimbursement which will be used to pay down the line of credit. This will be brought back to the Board for approval.

Other

- The Augusta Tomorrow Summit was held on March 11 and was well attended.
- The James Brown Birthday Bash will be held on May 3. Friends with Benefits is working with the city on this event.
- We are trying to schedule a Downtown Advisory Panel meeting for March 23 as we have received the appointees from the city.
- Work is underway on the James Brown Plaza with landscaping and furniture improvements.
- The TIA public meetings are being held this week and Cooper Carry will be at 600 Broad through today for input on what the projects will look like for Broad Street, Telfair Street, Greene Street, 9th Street, 13th Street and 6th Street.
- We are working on not only a building inventory and office inventory but also a site inventory. Nine sites have been identified within our boundaries that are anywhere from 3 to 10 acres. Two parcels are riverfront sites in East Boundary and R360 and Daniel Advisors will be in town today to look at these sites. Daniel Advisors has built mixed-use projects across the country and advises communities. Mr. Chuck Branch was originally with Retail Strategies but left and has now started his own company which is R360. He has continued to send us good leads even though he has no contract with us.
- The Affordables Apparel “pop-up” event held at 600 Broad Street was a tremendous success and exceeded owner expectations.
- Ms. Woodard met this week with Mr. Keuroglan and Ms. McLeod in regards to the planning for the Greenville trip and they will speak with Commissioner Fennoy.

Ms. Woodard asked the Board if there were any questions. Hearing none Mr. Scott asked for a motion to accept the Director’s Report as information. Mr. Nixon made the motion. Mr. Hutchison seconded the motion. All were in favor and the motion passed unanimously.

Under new business, Mr. Scott introduced Augusta-Richmond County City Administrator Ms. Janice Allen-Jackson. Ms. Jackson and Ms. Wilson, director of planning and development, both shared their vision for downtown.

Ms. Jackson spoke of the need for office space like Discovery Plaza, a drugstore like a CVS or Walgreens, MCG Foundation is working on the Kroger area which she thinks of as a mid-town, spoke of parking and transportation issues, and partnerships with organizations.

Ms. Wilson spoke of the Business Improvement District and to look at BID boundaries, the need for targeted social services, public places for people to go and places that draw people to it, entry

ways and gateways have to be cleaned up and have a great design, and need infrastructure in good condition.

Mr. Scott thanked Ms. Jackson and Ms. Wilson.

Under New Business, Mr. Scott turned the floor over to Ms. Woodard for the motion to approve the Riverwalk concept.

We have had meetings and a lot of stakeholder input and now have preliminary budgets for four concepts that stakeholders and Cooper Carry really liked. The next step is to finish design and go before the Augusta Commission for approval. The top project is two LED lit brick arches possibly located at 8th and Reynolds Street and 10th and Reynolds Street with a cost of approximately \$545,000 for both; at the east end where St. Paul's Church and Unysis are located it is proposed to add lighting, landscaping, more public spaces, and seating with \$50,000 allocated; proposed for the entire upper level is five shade structures at \$50,000 each for a total of \$250,000; at the west end create a direct path for access to the River for \$150,000. We have \$1 million for the Riverwalk concept and do have some design fees and this allows for contingency fees for any unforeseen issues. Board input on the four concepts is needed as Cooper Carry would like to do some final conceptals to take to the Augusta Commission. Mr. Rhinehart and Mr. Nixon both left the meeting at 9:45 a.m.

Mr. Hutchison made a motion to approve the proposal to accept Riverwalk concepts. Mr. Keuroglan seconded the motion. All were in favor and the motion passed unanimously.

With no further business to conduct, Mr. Scott asked for a motion to adjourn. Mr. Keuroglan made the motion. Ms. McLeod seconded the motion. All were in favor and the motion passed unanimously. The meeting adjourned at 9:47 a.m.

Respectfully submitted,

Scylance Scott, Jr., Chairman