

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
March 15, 2018

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was rescheduled from March 8, 2018 and held on March 15, 2018 at 8:30 a.m. at the DDA office located at 936 Broad Street, Suite 107. Those members in attendance were Jack Evans, Commissioner Fennoy, Rick Keuroglian, Cameron Nixon, Scylance Scott, Jr., DDA Executive Director Margaret Woodard and Legal Counsel Byrd Warlick with David Hutchison and Natalie McLeod not in attendance. Guests and observers included DDA Office Manager Roxanne Walls, Camille Price of Augusta Tomorrow, Mike and Christine Boerner of Augusta on Ice, Scott Poag of W&A Engineering, downtown property owner Rafy Bassali, Jeb Murray with Turner Padget (left meeting at 8:51 a.m.), Charles Murdorf of 600 Broad, Damon Cline of *The Augusta Chronicle*, Ashli Doss of WJBF and Andy Ackerman of VanderMorgan Realty.

Mr. Scott called the meeting to order at 8:30 a.m. and welcomed everyone. He introduced new board member Jack Evans. Mr. Scott also announced that Mr. Warlick, longtime legal counsel for DDA, is transitioning into another position and will be leaving the DDA. Mr. Scott presented Mr. Warlick with a token of appreciation.

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

Mr. Scott presented for approval the previous meeting minutes from February 8, 2018. With no additions or corrections, Mr. Nixon made a motion to approve the previous meeting minutes from February 8, 2018. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Ms. Woodard presented the financials for February 2018 in the absence of Ms. McLeod. The balance sheet as of February 28, 2018 reflected total checking and savings in the amount of \$923,570.65; accrued liabilities in the amount of \$5,275.56 for 12/18/17-12/29/17 salaries; deferred inflow in the amount of \$906,676.85 which is SPLOST deferred revenue for Riverwalk improvements. The Profit & Loss Budget Performance (DDA Operating) Report reflected the following: total income in the amount of \$16,910.26 which includes a retail recruitment sponsorship in the amount of \$2,500.00 from Housing and Community Development, February city funding in the amount of \$12,884.17, Miller reimbursement in the amount of \$1,500.00 for services by Warlick, Stebbins, Murray & Chew which were originally paid by DDA and interest income in the amount of \$26.09 for DDA (operating) checking; total expense in the amount of \$6,707.94 which includes annual website hosting and maintenance in the amount of \$429.00, our portion for special development legal consultant for the Depot Project and accounting fees in the amount of \$550.00 for 2017 4th quarter services; net income in the amount of \$10,202.32. The Profit & Loss Budget Performance (Consolidated) Report also reflected income and expenses.

Mr. Scott asked if any questions. Hearing none, Mr. Nixon made a motion to accept the Treasurer's Report as information. 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:

Active ED Projects

Georgia Cities Foundation Loans

- 1051 Broad Street – The loan application is completed and will be presented under new business on today's agenda for Board approval.
- 901 Greene Street – A loan application has been requested.

Other

- 901 Greene Street – This is under contract for a 15,000 sf user and have met with legal and Augusta Planning and Development.
- 1140 Broad Street - An announcement is forthcoming, plans are on the drawing board and is now a priority for the developer.
- The top three projects we are working on are 901 Greene Street, Depot property and 1140 Broad Street with announcements forthcoming in next 90 days.
- Renovations are underway at the SunTrust Building and toured on March 1. This will be build-to-suit office space. Also a conference call has already been scheduled with Retail Strategies to see how they can assist.

SPLOST VI Project/Riverwalk

- Arch design is under review with various department heads then will go to procurement with shade structures.

Downtown Programs

Retail Strategy

- They were in Augusta on March 8 with the purpose of looking at the building inventory, meeting with Mr. Welcher and Beulah Grove Church on Vision Village and also met with Ms. Woodard and Chairman Scott.
- In addition to Mr. Joe Strauss and Mr. Scott Von Cannon, Mr. John Jackson and Mr. Jeff Sommer have been added to the team for Augusta which has grown from two to four.
- Recent wins for Retail Strategies are Dollar Tree on Laney-Walker Blvd., and on Walton Way both Burger King which is open and Waffle House in which construction is to start soon.

Grant Projects

James Brown Boulevard – Phase II

- The concept report is completed and was submitted to GDOT in January for review and approval.

Jones Street Alley – Phase II

- The preliminary design work is completed and we are working on cost estimates.

Parking

Miller and Imperial Theatre

- Sunken bay closures approved by the Traffic Engineering Department and the Richmond County Sheriff's Office (RCSO) for Miller and Imperial Theatre performances with permission for handicap patron parking free of charge. They must have a handicap license plate or display placard and area is patrolled by an officer from the RCSO.
- Allowed to close sunken bays up to two hours prior to a performance and are responsible for putting up signage.

Other Parking

- A handicap van accessible space is being added to each block from 15th to Gordon Highway. This is forthcoming in the next few weeks.
- Working with GDOT on a park and drive lot on lower Broad Street near Gordon Highway. The lot has about 44 spaces. It will be restriped, signage added and will do a marketing campaign. This is to alleviate issues with carpoolers on upper Broad Street.

Other

- The marina assessment is underway with Georgia Power and a meeting was held on February 14. Report with suggestions is forthcoming.
- The Personal Transportation Task Force met on March 14 to look at the golf cart ordinance. Working with legal with a goal of possibly getting to the Augusta Commission by the end of May.
- The Bar Association presentation was made on February 13 and was well attended.
- A presentation was made to Augusta department heads on February 15.
- The reception for Mr. Cal Wray was held on February 28 and he has been invited to speak at the April Board meeting.
- The Augusta Metro Chamber of Commerce Annual Dinner was held on March 1.
- Mr. Jack Evans was approved by the Augusta Commission on March 6.

Ms. Woodard also added that there are 50 prospects on the confidential retail listing and that they are soft peddling the Depot site. She also showed to the Board an example of some work that Retail Strategies is doing for Housing and Community Development which shows a halo effect and can be done for any project area or property.

Mr. Scott asked if there were any other questions/comments. Hearing none, Mr. Scott asked for a motion to accept the Director's Report as information. Mr. Nixon made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott introduced Mrs. Christine Boerner for an "Augusta on Ice" presentation. The presentation was a recap of the event held in 2017 and recommendations for 2018. The Board thanked Mrs. Boerner and copies of the presentation are in Board notebooks.

Under New Business, Ms. Woodard presented for approval a Georgia Cities loan application for a loan request in the amount of \$250,000.00 for 1051 Broad Street. This project is \$1.5 million

including building purchase. The first floor will be retail/restaurant, office user on the second floor and meeting/event space on third floor.

Ms. Woodard asked for a motion to approve the Georgia Cities loan for 1051 Broad Street to send to Georgia Cities Foundation for their approval. Mr. Keuroglian made the motion. Commissioner Fennoy seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott took executive privilege and allowed Legal Counsel Warlick to say some parting words.

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 9:14 a.m.

Respectfully submitted,
Cameron Nixon, Secretary