

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
September 11, 2014

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on September 11, 2014 at 8:30 a.m. on the 2nd floor conference room at Metro Market located at 851 Broad Street. Those members in attendance were Joey Hadden, Natalie McLeod, Cameron Nixon, Scylance Scott, Jr., Dennis Welch, Commissioner Marion Williams, Executive Director Margaret Woodard, and Legal Counsel Byrd Warlick. Guests and observers included DDA Office Manager Roxanne Walls, Phil Wahl on behalf of the Augusta Metro Chamber of Commerce, Camille Price of Augusta Tomorrow, Sue Parr of the Augusta Metro Chamber of Commerce, local citizen Linda Bourassa, Anna Felz of Metro Market, downtown property owner Michael Osbon, Kevin Laird of Comcast, Jenna Martin of *The Augusta Chronicle*, and former Augusta Commissioner Matt Aitken.

Mr. Nixon called the meeting to order at 8:30 a.m.

Mr. Nixon introduced Ms. Felz. She spoke briefly about Metro Market which opened in August. The board thanked Ms. Felz.

Mr. Nixon presented for approval the previous meeting minutes from August 14, 2014. With no additions or corrections, Mr. Nixon asked for a motion to approve. Mr. Scott made the motion. Mr. Hadden seconded the motion. Mr. Nixon asked if any further comments. Hearing none all were in favor and the motion passed unanimously.

In the financial report, Ms. Woodard presented the financials, in the absence of Mr. Loyd, for August 2014 which also include year-to-date.

The Profit & Loss Budget Performance (DDA Operating) Report for August 2014 reflected the following for year-to-date: budgeted income in the amount of \$118,405.36; total income in the amount of \$112,685.83; total expenses in the amount of \$113,734.99.

We are under budget and expect to receive the salary payback invoice from the city next month.

The balance sheet as of August 31, 2014 reflected the following: savings in the amount of \$200.00; checking in the amount of \$84,464.31. Due to a higher interest rate in checking money has been moved from savings to checking leaving a \$200.00 balance in savings. The \$200.00 had to remain in savings to avoid service charges.

As the Christmas Light-Up event approaches we will begin to see those charges reflected on the Profit & Loss Budget Performance (Consolidated) Report. To date \$5,000.00 has been raised for this event with a goal to raise \$5,000.00 more.

Both Ms. Woodard and Mr. Nixon asked if there were any questions. Hearing none Mr. Nixon asked for a motion to accept as information. Mr. Welch made the motion. Ms. McLeod seconded the motion. All were in favor and the motion passed unanimously.

The August financial reports which include year-to-date 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

- We have four loans active in underwriting at GCF.

GCF Loans in the pipeline:

- An application for 1162 Broad Street for board approval is on the agenda under New Business. After approval of this loan today, we are on hold for a few months until some of the loan funds are paid back.
- We have two people in line to apply once the money is available.

Other

The Boot Factory Building on Ellis Street

- It has been purchased by Mr. Mark Donahue of Peach Contractors with 20 apartments under construction.
- He has also purchased the parking lot for residential parking.
- Once GCF loan funds are available Mr. Donahue will apply.

SPLOST VI Project/Riverwalk

- The RFP is in city's procurement department.
- Ms. Woodard has some paperwork to forward to procurement so that the RFP can be issued by the end of the year with proposals expected in January.

Downtown Programs

Retail Strategy

- Mr. Chuck Branch was in town on August 15 to look at sites on behalf of two developers.
- Edward Jones has agreed to come and teach a New Markets Tax Credit seminar in Augusta.
- We are currently working on our Food Desert designation which will allow us to apply for additional grant money.
- Demographic reports have been finalized and we received our first request this week from a developer in Charleston, SC.
- Demographic reports to be loaded on website by the end of the year and interested parties will have to input contact information for follow up.

Grant Projects

James Brown Boulevard Phase I

- All paperwork has gone through Engineering Services Committee and the commission and has been forwarded to Georgia Department of Transportation (GDOT) so we can get official notice to proceed.
- Pre-bid meeting October 6 with a possible construction start date of October 20.
- This phase is for streetscape improvements from Jones Street to Telfair Street and Walton Way to Barnes Street.

James Brown Boulevard Phase II

- This phase is for streetscape improvements at Wrightsboro Road and Twiggs Street and move back towards Broad Street.

There is more money available in another program that is not through GDOT. In order to complete James Brown Boulevard we will probably apply for another round through that program.

GRU Day – September 18

- There are over 70 participating merchants offering specials or discounts to GRU staff, faculty, and students who show their badge.
- Shuttles to run from both campuses to downtown from 4:00 p.m. to 10:00 p.m.
- The closing down of Broad Street from 9th to 10th has been approved.
- Arts in the Heart is allowing us to use their stage on Macartan Street for “Funk You” two set performances from 6:00 p.m. to 9:00 p.m. and is open to the public.
- Fat Man’s will be there to sell food and beverages.

Parking

- Information has been updated and is available when commissioners are ready to have a workshop.

Other

- Planning for Christmas-Light Up to begin.
- The DDA 2015 budget hearing is September 16 at 10:45 a.m. for budget request presentation to city administration and finance staff.
- A ground breaking was held on September 9 for CanalSide Apartments located at 1399 Walton Way and will consist of 106 apartments.
- Ms. Woodard participated with Congressman John Barrow in a well-attended small business seminar that was held at the Kroc Center. We have a GCF loan applicant on the list because of this seminar.

The Renaissance Act passed this year and it funds \$20 million over a four year period which is \$5 million a year into a fund similar to the Georgia Cities fund. Originally it was based on population in which we would not qualify. A group that would not have access to this funding contacted appropriate parties and that has since changed. As of 2016, we will be eligible to borrow up to \$500,000.00 on a project and this can be used in

conjunction with GCF loans for a borrowed total up to \$750,000.00. The interest rate on both is below bank interest rate.

Commissioner Williams has asked the Clerk's Office to put downtown parking on the upcoming commission agenda for discussion.

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

The board accepted the Director's Report as information.

Under New Business, Ms. Woodard presented for board approval an application for a Georgia Cities Foundation loan for 1162-1168 Broad Street in the amount of \$250,000.00 for submission to GCF.

This building is owned by the Julian W. Osbon Family Partnership, LLLP. GCF has seen this project and has pre-approved it. The total project cost is in the amount of \$1,640,800.00 with bank financing in the amount of \$1,097,400.00 and owner equity in the amount of \$300,000.00. It will be a two-story building with 10 market rate apartments. The back lot will be gated for dedicated off- street residential parking. Mr. Osbon is unable to use historic tax credits due to insurance money. All of the paperwork is ready for submission to GCF.

Mr. Nixon thanked Mr. Osbon for his investment.

Mr. Nixon asked for a motion to approve. Mr. Scott made the motion to approve the GCF loan application for 1162-1168 Broad Street in the amount of \$250,000.00 for submission to GCF. Mr. Hadden seconded the motion. Mr. Nixon asked if any further discussion. Hearing none all were in favor and the motion passed unanimously.

Under New Business, Mr. Nixon introduced Ms. Parr and Mr. Wahl who were both invited to give a T-SPLOST update. The update was requested by Commissioner Williams.

Ms. Parr presented the update with Mr. Wahl. Copies of the presentation were distributed to board members.

Mr. Scott wants to be sure that the DDA investment in the TE Grant for James Brown Boulevard will not be "dug up" as there is \$6 million or so slated in T-SPLOST for reconstruction of James Brown Boulevard. Ms. Woodard used the 10th Street Demonstration Block as an example that the sewer department came in to fix something and they took out the new granite curb that we had invested in. Mr. Ladson, director of the Augusta Engineering Department, is aware that we are getting ready to begin the TE Grant. Ms. Woodard explained that T-SPLOST should not affect the James Brown Boulevard Streetscape improvements that will be made with the TE Grant received by the city since that will be used for new sidewalks, adding trees, and furnishings. It will not be used for road work.

Mr. Nixon thanked both for the update. Both Ms. Parr and Mr. Wahl were available after the meeting for any additional questions.

Under New Business, Mr. Nixon introduced Mrs. Price for an Augusta Tomorrow update.

Ms. Price gave the update. Mr. Nixon thanked her for the update.

The next item on the agenda was closed session. The reason for closing the meeting was to discuss a possible conveyance of an interest in real estate. Mr. Nixon asked for a motion to go into closed session. Ms. McLeod made the motion. Mr. Scott seconded the motion. Mr. Nixon asked if any further discussion. Hearing none all were in favor and the motion passed unanimously.

The board went into closed session at 9:36 a.m. and came out of closed session at 9:50 a.m.

With no further business to discuss, Mr. Nixon made the motion to adjourn. Mr. Hadden seconded the motion. All were in favor and the motion passed unanimously.

The meeting adjourned at 9:50 a.m.

Respectfully Submitted,

Joey Hadden, Secretary