



**DOWNTOWN
DEVELOPMENT
AUTHORITY**
of Augusta

Downtown Development Authority of Augusta

Board Meeting Minutes

April 17, 2025 at 1 pm

DDA Offices, 1101 Greene Street

The Downtown Development Authority held its monthly meeting on April 17, 2025 at 1 pm at DDA offices located at 1101 Greene Street.

DDA board members and staff in attendance were Chairman Jack Evans, Vice-Chairman James Heffner, Phuong Nguyen, Pastor Anthony Booker, Executive Director Margaret Woodard, Legal Counsel Jeb Murray, Media Specialist Tara Wood, and Project Coordinator Corbin Freeman.

Chairman Mr. Evans called the meeting to order at 1:00 pm. Mr. Evans continued by asking if we had a motion to approve the consent agenda. The first motion of approval was made by James Heffner, and Mr. King made the second, and the motion passed unanimously.

Mr. King introduced the consent agenda, which included the March 2025 meeting minutes and Financial Reports. There were no questions or comments. Mr. King asked for a motion to approve financials. Mr. Heffner motioned to approve the financials with a second from Phuong Nguyen, and the motion passed unanimously.

Mr. Evans then handed it over to Ms. Woodard to present her director's report, highlighting the following:

Economic Development:

Lamar Building: Has new investors and they are currently pursuing a construction loan.

Hotel Project: Secured financing and expecting to close on the property by the end of May.

Marion Building: Their team is currently working on a housing credit application which will be due in May.

Framework: Curtis Baptist is looking to close in June and start construction during the fall.

Student Housing: Ayer developers are interested in the DEPOT site for this project. They are looking to do 250 units with possible mixed-use space as well. But parking is still a conflict of interest for this project.

Broad Street TIA Project: Being coordinated with the city administrator. Reynolds Street will be taken down to two lanes which will bring more space for parking. Ellis street will become a one-way which will also add more parking. Two-hour parking will be reinforced by the Sheriff's department soon.



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Accelerate Augusta Update: Final construction meeting was held, the elevator has passed inspection, and a new roof has been installed. Overall, the project came in under budget, but we will still need to do some fundraising for the signage and landscaping. We are in search of a new Executive Director so the committee will be conducting interviews starting in May.

Accelerate Augusta Bylaws: Mr. Murray helped explain the bylaws to the Board. It had been decided that a separate 501c entity should be created with the DDA as a single owner. The Board discussed there being 11 official members with 4 non-voting ex-officio members. The amendments made to the bylaws were the DDA director should serve as the vice chair (voting member) reducing at-large appointments to one, adding Payne College President as ex-officio member. The staggered terms should be 1-3 years. DDA will make 4 appointments, Augusta Tech will make 1 and Augusta University will have 1 as well.

After everything was discussed Chairman Jack Evans made a motion to approve the amended Bylaws. James Heffner motioned to approve with a second by Stephen King. The motion passed unanimously.

Other

Organization: Tara has finished another appropriations grant through the Senator's office. Next week we will have a meeting with the administrator's office to discuss the Vinson project. Corbin is currently working on the Tax Accessors project which has been allowing her to build relationships with the new and existing businesses.

New Business: Bradley's BBQ will be submitting their loan application for approval. This project is not only expected to enhance our local food scene, but it will also provide jobs and boost our economic activity in the surrounding area. On another note, Augusta Player's Façade Grant has been approved for their request of \$5,000 to help improve their lighting setting for the building which is up for Board approval today. Chairman Jack Evans moved for a motion to approve. Pastor Booker made the first motion of approval, and Mr. King made the second. The motion passed unanimously.

Mr. Evans expressed appreciation of the Board's engagement and commitment to the community's development. He made sure to highlight the Board members and the staff members significant contributions to driving progress in Downtown Augusta. Chairman Jack Evans motioned to adjourn the meeting. Stephen King made the first motion with a second by James Heffner, and the motion passed unanimously.

The meeting adjourned at 1:41 pm.