

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
February 14, 2019

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held on February 14, 2019 at 8:30 a.m. at the DDA Office located at 922 Ellis Street, Suite 100. Those members in attendance were Jack Evans, Rick Keuroglan, Natalie McLeod, Cameron Nixon, Scylance Scott Jr., DDA Executive Director Margaret Woodard and Legal Counsel Jeb Murray with Commissioner Fennoy not in attendance. Guests and observers included DDA Office Manager Roxanne Walls, Shawn Rhodes and Lt. Terry Norman of the Marshal's Office, Fran Forehand and Matt Forshee of Georgia Power, Camille Price of Augusta Tomorrow, Janie Peel of Prime Commercial Properties, Damon Cline of The Augusta Chronicle, Jennifer Bowen of the Augusta Convention and Visitors Bureau, Martine Roberts of Unique Janitorial and Maintenance Service and Edkesha Anderson of Keep Augusta Beautiful.

Mr. Scott called the meeting to order at 8:30 a.m. and welcomed everyone. Mr. Nixon made a motion to accept the February 14, 2019 agenda. Mr. Keuroglan seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott turned the floor over to Ms. Fran Forehand and Mr. Matt Forshee for the Georgia Power check presentation. About two years ago, Georgia Power gave the DDA seed money in the amount of \$15,000.00 and funds were used to encourage people to get into space that was empty. Recipients were Beulah's Antiques, Augusta Convention and Visitors Bureau and Southern Salads. A ceremonial check was presented to the DDA in the amount of \$15,000.00 to continue the Georgia Power Matching Grant Fund. The Board thanked Georgia Power. Ms. Forehand and Mr. Forshee left the meeting after the check presentation.

Mr. Scott turned the floor over to Mr. Nixon for approval of the January 2019 meeting minutes. Mr. Nixon presented for approval the January 10, 2019 meeting minutes. With no additions or corrections, Mr. Keuroglan made a motion to approve the January 10, 2019 meeting minutes. Mr. Evans seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott turned the floor over to Ms. McLeod for the Treasurer's Report. In the Treasurer's Report, Ms. McLeod presented the December 2018 financials. The balance sheet as of December 31, 2018 reflected the following: total checking and savings in the amount of \$847,508.46; accounts receivable in the amount of \$19,665.36; accounts payable in the amount of \$6,122.91; accrued liabilities in the amount of \$37,504.22; total liabilities and equity in the amount of \$1,571,325.82 which also includes deferred inflow for SPLOST Riverwalk funds. The Profit & Loss Budget Performance (DDA Operating) Report reflected the following: total income in the amount of \$27,574.77; total expense in the amount of \$55,268.91; net income in the amount of -\$44,357.89. The Profit & Loss Budget Performance (Consolidated) Report reflected a seasonal expense for Christmas Light-Up Spectacular.

In the Treasurer's Report, Ms. McLeod also presented the January 2019 financials. The balance sheet as of January 31, 2019 reflected the following: accounts receivable in the amount of

\$19,665.36; accounts payable in the amount of \$5,575.00; accrued liabilities in the amount of \$37,504.22; deferred inflow in the amount of \$826,718.85. The Profit & Loss Budget Performance (DDA Operating) Report reflected total income in the amount of \$12,898.37; net income in the amount of \$8,762.28. The Profit & Loss Performance (Consolidated) Report reflected the following: total income which includes a matching grant program sponsorship in the amount of \$15,000.00 which are the actual funds received from Georgia Power to continue the Georgia Power Matching Grant Fund; total expense in the amount of \$4,136.09; net income in the amount of \$24,115.16.

Mr. Keuroglan made a motion to accept the Treasurer's Report as information. Mr. Nixon seconded the motion. All were in favor and the motion passed unanimously.

Mr. Scott turned the floor over to Ms. Woodard for the Director's Report. In the Director's Report, Ms. Woodard updated the Board on the following:

Economic Development

Active

- 901 Greene Street (Shared Space) – The GCF loan closing was held on 1/16/19.
- 401 Greene Street – We are continuing to work with Mr. Heard Robertson on a GCF loan application for Board submission approval possibly in March.
- 511 Reynolds Street (Depot) – We are starting to work on a GCF loan application.

Sold

- 990 Broad Street (Blue Sky Kitchen)/Sold to Mr. Sean Wight
- 922 Ellis Street/Under contract (in due diligence period) with a company out of Atlanta

Ribbon Cuttings/Grand Openings/Groundbreakings

- Shaffer MacCartney Building (second Cyber Center building) ribbon cutting held on 1/10/19.
- Shared Space ribbon cutting held on 2/12/19.

Other

- Assisting Shared Space with sidewalk repairs and parking lot issues.
- Met with two prospects for the depot project.
- Met with Best Lawyers as they have leased 6,000SF in the Sun Trust Building with a possible grand opening in March.

Depot Property

- We are at half-way mark in due diligence period.
- Team meeting held in Atlanta and project is on track.
- February Progress Report is in Board notebooks.
- Responsibility matrix has been completed.

Downtown Programs

Retail Strategy

- Detailed and confidential February update in Board notebooks.

- Working with about 40 active prospects for downtown and the depot property.
- Affordables Apparel is interested in a pop-up store in 1st quarter 2019.

Grant Projects

James Brown Blvd. Phase 2

- Awaiting Concept Report approval. Once approved, can proceed with drawings.

Jones Street Alley

- Met with city and Cranston and a budget has been completed.
- The DDA will apply for a TAP grant (due in June) to fund this project.
- Project cost: \$450,000.00

Parking

- Augusta Commission approved the RFP on 2/5/19 to hire a private parking consultant.

Other

- Met with South Carolina Main Street Program Director Jenny Boulware on 2/12/19.
- Scheduling meeting with Ms. Avery Spears Mahoney with North Augusta Forward.
- DDA PowerPoint presentation for 2019 completed and presented to Sacred Heart Guild on 1/17/19.
- Depot presentation to the Augusta Convention and Visitors Bureau Board on 2/21/19.
- Hotel site on Broad Street will announce 1st quarter or early 2nd quarter.

Ms. Woodard asked for a motion to accept the Director's Report as information. Mr. Evans made a motion to accept the Director's Report as information. Mr. Keuroglian seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Scott introduced and turned the floor over to Lt. Terry Norman and Ms. Shawn Rhodes for Marshal's Office downtown cleanup. Ms. Rhodes spoke about the Marshal's Office being involved in "Fight the Blight" as they are currently working on the 15th Street corridor and also "Project Clean Space". They are also working on an ordinance for the marina and the abandoned vessels. Lt. Norman spoke about the enforcement division and gave the following enforcement case stats: 1,769 in 2016, 2,480 in 2017 and 2,979 in 2018. They have a monthly meeting called "Dump Stat" with community partners. Before 2017 the Marshal's Office had never made a felony dumping case. In 2017, 3 felony dumping cases were made and there were 11 in 2018. Lt. Norman and Ms. Rhodes answered questions from the Board. The Board thanked them both and they left the meeting.

Under New Business, Mr. Scott introduced and turned the floor over to Ms. Edkesha Anderson for a "Keep Augusta Beautiful" update. Ms. Anderson is the program manager for "Keep Augusta Beautiful" which is a division under the Environmental Services Department. They are an affiliate of "Keep America Beautiful" and that will be announced on March 23, 2019. She spoke about the Adopt-A-Spot Program and partnerships with various organizations. Ms. Anderson answered questions from the Board. The Board thanked her for the update.

Mr. Scott left the Board meeting at 9:13 a.m. and turned the meeting over to Mr. Keuroglian.

Mr. Nixon made a motion to go into closed session to discuss employee issue. Mr. Evans seconded the motion. All were in favor and the motion passed unanimously.

The Board went into closed session at 9:16 a.m.

Mr. Keuroglian made a motion to come out of closed session. Mr. Evans seconded the motion. All were in favor and the motion passed unanimously.

The Board came out of closed session at 9:37 a.m.

With no further business to discuss, Ms. McLeod made a motion to adjourn. Mr. Keuroglian seconded the motion. All were in favor and the motion passed unanimously.

The meeting adjourned at 9:37 a.m.

Respectfully submitted,
Cameron Nixon, Secretary