

**Downtown Development Authority
Meeting Minutes
June 11, 2009**

The regularly scheduled meeting of the Downtown Development Authority was held June 11, 2009 at 8:30 am at the DDA offices located at 936 Broad Street, Suite 107. Those members in attendance were Steven Kendrick, Paul King, Commissioner J. R. Hatney, Cameron Nixon, Mark Bowling, Legal Counsel Byrd Warlick, and Executive Director Margaret Woodard. Guests and observers included DDA Office Manager Roxanne Walls, CADI Project Manager Jessica Fuselier, Tim Rausch of the Augusta Chronicle, Carrie Andrews of the Convention and Visitor's Bureau, Derek Dugan of the Salvation Army, and Charlotte Ginn of Bible Deliverance Temple.

Mr. Kendrick welcomed everyone and called the meeting to order at 8:35 am.

In Mr. Roberts' absence, Mr. Kendrick presented the previous meeting minutes from April 16, 2009. Mr. Kendrick asked for a motion from the floor to approve the previous meeting minutes. With no additions or corrections, Mr. Nixon made the motion with a second by Mr. King. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Mr. Nixon presented the financials for May. The April financials were not discussed but were included in board books for board members to review.

The DDA Balance Sheet shows a healthy checking account balance as of May 31, 2009. That has changed and will be discussed later in the Treasurer's Report.

The Profit & Loss Budget Performance (DDA Operating) Report is for the DDA operating activities and does not include SPLOST or Saturday Market. Total income year to date is in the amount of \$87,118.36.

Commissioner Hatney asked Mr. Nixon about the Riverfront Parking Deck and the Port Royal Parking Deck that are reflected on the Balance Sheet as Fixed Assets. Mr. Warlick explained that the DDA has title to it as a sale lease back. The DDA has legal title to both parking decks and that is why they show on the DDA Balance Sheet. They are leased to the city. We do not get the income from those decks. The income goes to bond debts.

Mr. Nixon continued with the Profit & Loss Budget Performance (DDA Operating) Report. Net income for January through the end of May is in the amount of \$58,234.81. This is largely because the city has not requested us to reimburse them for payroll expenses. We have since received this request and it will be reflected in the June statements. The payroll expense for the 1st quarter of 2009 is \$33,315.01. The DDA checking account is healthy because the city has not asked us to reimburse them for two years for salaries. The city will now bill us on a quarterly basis for salaries.

The DDA Profit & Loss Budget Performance (Consolidated) Report includes operating, Christmas decorations, and SPLOST.

The Saturday Market on the River Profit & Loss Budget Performance shows total income in the amount of \$11,732.05 for January through May. This amount is a combination of a tourism grant, sponsorships, vendor fees, and market merchandise. There is a net income in the amount of \$7,369.08.

With no questions or comments, Commissioner Hatney made the motion to accept the Treasurer's Report as information with a second by Mr. King. All were in favor and the motion passed unanimously.

In the Director's Report, Ms. Woodard is stated the RFP for James Brown Blvd. streetscape has been issued and the bid date is June 17th. A complete construction schedule is included in the director's report. The grant was in the amount of \$215,000.00 and is a Georgia DOT Transportation Enhancement grant.

The Pilot Lighting Project bids have come in. The low bidder was at \$3.4 million. This was to do all lights at Broad Street plus signalization updates. The DDA had put a \$100,000.00 to do a model block. Instead of having one light there will be two which is the new standard that the city has done. Mr. Cassell of the Traffic Engineering Division has met with the low bidder and is trying to reduce the bid to \$3.1 million. This project will be starting up very soon.

The Ellis Street Streetscape electrical plans have been approved by the city. The work to finish the project can now resume. Electrical boxes are on order.

The trolley trip to Little Rock, AR will be Tuesday, June 16th and Wednesday, June 17th. The group that will be going is Ms. Woodard, Mr. Juriah Lewis, and Mr. Steve Cassell. There is another stimulus package that is getting ready to be unveiled called "Fast Start". It is for shovel ready projects in the \$25 million dollar range and are 90% federally funded. The group will finish up the analysis for the proposed Augusta project in Little Rock.

The Harrisburg Historic Preservation Survey Phase 1 is underway with computer input. Historic Augusta was successful in getting a second grant which the DDA will administer as well. Phase 2 contracts are at the city for signature. Platt's Funeral Home has completed their work for the police substation. A volunteer effort will be started to get the police substation open in the next sixty days.

The CADI statistics are listed on the Director's Report for board members to review. A CADI board meeting is scheduled for June 12th.

Ms. Woodard and Mr. King met with Mr. Tom Robertson of Cranston Engineering regarding Riverwalk public/private partnership. A draft report will be available at our next board meeting for discussion.

The active economic development projects were listed on the Director's Report for the board members to review.

Ms. Woodard is working with a developer out of Columbia, SC that has a contract on the Marion Building. He has to do his due diligence but has 52 market rate apartments in the works. We will continue to assist Cortland Dusseau with financing and new market tax credits for the proposed hotel at the Commons.

The audit was submitted to the city.

Ms. Woodard and Mr. Nixon are attending DDA Training in Savannah on June 20th.

A Street Smart firm is assisting with the final parking recommendation for board discussion. The report will be completed by late September.

Ms. Woodard asked for a motion to accept the Director's Report as information. Commissioner Hatney made the motion with a second by Mr. Nixon. All were in favor and the motion passed unanimously.

Under Old Business, in Mr. Roberts' absence, Ms. Woodard presented the DDA mission statement and goals for 2009.

The Design Committee met several weeks ago and tweaked the mission statement from the DDA retreat in May. Mr. Kendrick asked the board if this is something they wanted to try to approve today or take back and review. Mr. King moved to vote on it and approve it with a second from Mr. Nixon.

The motion was then amended as the board decided to change the mission statement to delete Central Business District (CBD) and replace with downtown Augusta. An amended motion was made to accept the mission statement with the changes that have been recorded by the executive director and to also accept the 2009 DDA priorities. Mr. King made a first to the amended motion with a second from Commissioner Hatney. All were in favor and the motion passed unanimously.

Under New Business, Mr. Kendrick introduced Mr. Dugan of the Salvation Army. Mr. Dugan presented the Kroc Center presentation to the board. The Harrisburg neighborhood has been chosen for the Kroc Center. The site will be on 17 acres between Broad Street, 8th Street, and the Canal. The building itself will sit closer to the corner of Broad Street and 8th Street. It will consist of the Art Center, Education Center, Recreation Center, and the First Stop Family Services Center which will house the United Way.

The Kroc Center also has a proposed 400 seat performing arts theater which is from SPLOST 2003 which will also double as the Salvation Army church on Sundays.

There was \$33.9 million received from the Kroc Estate which pays for construction which is land acquisition, design fees, FF&E, and the building itself which is actually a \$22 million construction budget. The \$33.9 million endowment is maintained by the Salvation Army in the corpus of the Southern territory at a guaranteed 4.5% rate. That is to maintain long term operations for the facility. This is a fully budgeted facility and includes long term operation expenses.

The Kroc Center will be a membership based facility. The campaign is for a five year pledge period.

A campaign viewbook was handed out to board members.

Mr. Kendrick thanked Mr. Dugan for his presentation.

Under New Business, Mr. Kendrick discussed not having a board meeting in July. He did propose if there was any special business that needed to be discussed we could have a special called meeting. The regularly scheduled board meetings will resume on the second Thursday in August.

Mr. Kendrick asked the board if there was any further business to come before the board.

Board terms were discussed and Mr. Warlick and Mr. Kendrick will check into the terms.

With no further business, Mr. King adjourned the meeting at 9:40 am.

Respectfully Submitted,

Julian Roberts, Secretary