

**Downtown Development Authority
Meeting Minutes
June 10, 2010**

The regularly scheduled meeting of the Downtown Development Authority was held June 10, 2010 at 8:30 a.m. at the DDA offices located at 936 Broad Street, Suite 107. Those members in attendance were Cameron Nixon, Mark Bowling, Joey Hadden, Steven Kendrick, 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 Augusta Chronicle, Camille Price of Augusta Tomorrow, Barry White of the Augusta Convention and Visitors Bureau, Phil Wahl of First Citizens Bank, Chris Thomas of News 12, Paul King of Rex Group and Stacey Eidson of the Metro Spirit.

Mr. Kendrick called the meeting to order at 8:34 a.m. and thanked everyone for attending the meeting.

Mr. Kendrick and Mr. Wahl both made a short speech to recognize Mr. King for his service to the board. Mr. King resigned from the board in May. Mr. Kendrick presented Mr. King with a recognition award and everyone applauded. Mr. King then made a short speech. Mr. Kendrick thanked Mr. King again for his service.

Mr. Bowling presented the previous meeting minutes from May 13, 2010 for approval. With no additions or corrections, Mr. Nixon made the motion to accept the minutes from May 13, 2010 as presented. Mr. Hadden seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Mr. Nixon presented the DDA financials as of May 31, 2010.

The Balance Sheet does not change much from month to month.

The Profit & Loss Budget Performance (DDA Operating) Report reflected total income for January 2010 through May 2010 as more than the year to date budget as some of the funds rolled over from the previous year. We are on track for the rest of the year.

Earlier in the year the DDA was denied the full funding that was requested from the Augusta-Richmond County Commission. The budget was built on a reduction for the office manager salary. That is the reason for the part-time office manager expense on the DDA budget. That full time position along with benefits was committed to be paid through June. The Finance Committee met with City Administrator Fred Russell earlier in the month to see what the plan is going forward. There will be a Finance Committee meeting of the Augusta-Richmond County Commission later this month and we are hopeful to make a presentation to get our funding restored.

Net income in the amount of \$42,025.98 shows as a profit for January 2010 through May 2010. That is due to the timing of the salary payback invoice to the city for the director and the office manager salaries.

Mr. Nixon says the Saturday Market shows a small loss but that is due to the timing of the expenses, receipt of sponsorships and timing of merchandise sales.

With no questions for Mr. Nixon, Mr. Kendrick asked for a motion to accept the Treasurer's Report as information. Mr. Bowling made the motion with a second from Mr. Hadden. All were in favor and the motion passed unanimously.

In the Director's Report, Ms. Woodard updated the board on various projects.

The resolution for facility bonds for the Hyatt parking deck will be presented to the Augusta-Richmond County Commission for approval on 6/15/10 in the amount of \$6.8 million dollars. We are not asking for any bonding for the hotel itself. Mr. Dusseau is working with Mr. Osteen, Augusta Tomorrow and Mr. Boardman in getting conventional bank loans and private investors to finance the hotel. Tax Advantage Group will be in town next week to set up the LLC for New Market Tax Credits. The goal is to get the revenue bonds by the end of October.

We are still trying to get the Johnson Building closed. Queensboro Bank has asked for a recent appraisal and estimated construction costs. That information has been submitted.

The architectural drawings for the Holiday Inn are being finalized. They are not going to use Historic Tax Credits due to what the building looks like and what Holiday Inn requires. The financing is pending sale of another property.

The Pilot Lighting Project was awarded on 6/4/10 to World Fiber Technologies. Construction will begin in the next 30 to 60 days with a completion date of 7/31/2011. Notices will be sent out to property owners.

Mr. Cassell confirmed that our SPLOST money in the amount of \$100,000.00 is not needed for the Pilot Lighting Project.

The Tree Well Project will commence behind the Lighting Project.

CADI has removed almost 4 tons of debris out of downtown last month. They assisted 126 people.

Mr. Bowling says that if it was not for the CADI downtown would look disgraceful. After First Friday, CADI has things cleaned up by 11:00 a.m. and no one really knows what it looked like. The hard work of CADI needs to be recognized.

Mr. Kendrick asked Ms. Woodard about CADI special projects. Ms. Woodard explained

that some special projects are fee for services work which CADI will charge for such as mowing lots or cleaning the White's warehouse. Some special projects are not billed such as CADI volunteering to help move books from the old library into the new facility.

Georgia Bank & Trust has become a Saturday Market sponsor. Saturday Market sponsorships raised to date are in the amount of \$8,900.00. On 6/5/10 there were a record number of vendors. Vendors were set up all the way to the Riverwalk. Ms. Woodard says that "the partnership with Ms. Buxton has been the smartest thing that we have ever done and she has been a pleasure to work with." The Saturday Market bank balance is in the amount of \$5,275.93.

Ms. Woodard thanked the Metro Spirit as they are now the official print sponsor for the Saturday Market.

The design concept is finished for the James Brown Boulevard Project. The amount received for this project was \$850,000.00 and \$800,000.00 of that amount was going to do most of the sidewalks. It will cost \$600,000.00 to bury the Georgia Power and AT & T lines. Commissioner Aitken is helping to find SPLOST dollars or other funds to bury the utility lines.

The Historic Preservation Grant/Harrisburg Phase 2 is almost completed. NARGHIS input to begin soon. That project should be completed in September.

Ms. Woodard met with Mass Media to begin updating the DDA website. She also met with Blanchard & Calhoun. They are going to help with the demographics which will reflect our current boundaries. The demographics that are currently on the DDA website reflect our old boundaries. A SPLOST tab will be added to show DDA SPLOST Projects and to talk about how to request SPLOST money if someone has done private investment. There will also be a CADI tab which will show the weekly CADI status reports.

The draft parking ordinance has been submitted to department heads and legal for review and comments which should be completed by June 25th.

A "Rediscover Downtown Augusta" commercial will air on WJBF and WAGT.

The Georgia Cities Loan application has been completed for Rex Group. A letter of intent has been signed by Sanford Bruker Banks (931 LLC) to apply for a Georgia Cities Loan for the renovation of the second and third floor of their building.

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

Under Old Business, Mr. Nixon spoke on behalf of the Finance Committee regarding the History Museum SPLOST request.

In April, Mr. Roberts came before the board to present the History Museum's request to transfer or reallocate \$50,000.00 in SPLOST from the Greenway Project to the museum to use to repair the museum roof.

Mr. Nixon made the motion that the proposal from the History Museum to redirect SPLOST funds to repair their roof be declined. Mr. Bowling seconded the motion. All were in favor and the motion passed unanimously.

Under Old Business, Mr. Nixon spoke on behalf of the Finance Committee regarding the Emporium Building SPLOST request.

In April, Dr. McLeod came before the board with a SPLOST request for the Emporium for public space improvements that are adjacent to their project. He requested 6% of this project cost or \$156,000.00 towards sidewalks and lighting for the area on Eleventh and Ellis Street adjacent to their project.

Mr. Nixon made the motion to fund the Emporium Building SPLOST request in the amount of \$30,000.00 to install six lights in which the installation will be managed by the DDA. Mr. Bowling seconded the motion. All were in favor and the motion passed unanimously.

Under Old Business, Mr. Nixon spoke on behalf of the Finance Committee regarding the \$35,000.00 SPLOST allocation to Riverwalk.

Mr. Bowling spoke of making improvements to the Eighth Street Bulkhead. With the "Candlelight Jazz Series" on Sunday nights it has evolved into being used as a mini amphitheatre. The area has not been maintained. There is "standing" water and a drain that is not functioning. Last Sunday, Mr. Bowling counted 250 people. The idea is to renovate this area so that it can function better and can be used throughout the year.

Mr. Nixon made the motion to allocate \$35,000.000 in current SPLOST allocation to a section of Riverwalk. Mr. Hadden seconded the motion. All were in favor and the motion passed unanimously.

Under Old Business, Mr. Nixon spoke on behalf of the Finance Committee regarding the \$35,000.00 SPLOST allocation to worthy projects Fall 2010.

The remaining \$35,000.00 of SPLOST money would be available for people to apply to the DDA and the money would be used for projects that are on the drawing board, half completed or just getting started. There would be a place on the website for applications with a deadline to apply to be determined. Eligibility requirements and guidelines are to be determined before the application is available. The money would be used for projects downtown for downtown business owners to be used as matching funds with private development dollars.

Mr. Nixon made the motion to allocate \$35,000.00 SPLOST for projects to be determined by application by the Finance Committee/DDA for future partnership projects downtown. Mr. Bowling seconded the motion. All were in favor and the motion passed unanimously.

Mr. Kendrick thanked Mr. Nixon for all of the hard work on all of the different presentations and motions.

Under New Business, Mr. Bowling spoke of appointing Mr. Rick Allen to replace Mr. Paul King who recently vacated the board with an unexpired term. Mr. Donnie Thompson was originally submitted for Mr. King's replacement but Mr. Thompson was recently approved for the Aviation Commission. There is a rule that an individual cannot be on two Augusta-Richmond County Commission appointed authorities. Mr. Thompson's name had to be withdrawn.

Mr. Bowling made the motion to present Mr. Rick Allen's name to the Augusta-Richmond County Commission for board membership. Mr. Hadden seconded the motion. All were in favor and the motion passed unanimously.

Under New Business, Mr. Kendrick requested that due to the busy nature of summer it is traditional for the board to not have a regularly scheduled meeting in July. If there is business to be discussed prior to the next regularly scheduled board meeting, a special called meeting would be held with the proper notification.

Under New Business, Mr. Nixon spoke of the recommendation to approve a Georgia Cities loan application for Mr. King who is redeveloping a piece of property at 314-316 Greene Street which is the Old Azalea Inn.

Ms. Woodard explained that the Georgia Cities Foundation has funding available for projects in downtowns. The criterion is that it has to come through the DDA. The DDA serves as a conduit and submits the application with board approval. A board in Atlanta will either approve or not approve the application for the loan. It is a 15 year note and is below market rate. Three applications have been approved so far and each received a Georgia Cities loan. They are R.W. Allen, the White's Building and the Quilt Shop. It is a public/private partnership.

Mr. Nixon made the motion to approve the Georgia Cities application for Rex Properties and to establish the resolution which would authorize the DDA to execute legal and all documents necessary to process the application. Mr. Hadden seconded the motion. All were in favor and the motion passed unanimously.

The DDA does charge a fee for preparing the application for submittal to the Georgia Cities Foundation. The fee is 1% of the requested loan amount.

With Mr. Kendrick's permission, Mr. White made two statements regarding the Riverwalk and the TEE Center.

Mr. White thanked the DDA for the SPLOST allocation for Riverwalk.

The TEE Center groundbreaking is Wednesday, June 16 at 11:00 a.m. Mr. White thanked the DDA board members and the preceding board members that have supported the project over the last several years.

With no additional comments or questions, Mr. Nixon made the motion to go into closed session to discuss the possible acquisition of real estate. Mr. Bowling seconded the motion. All board members present voted in favor of going into closed session.

The board went into closed session.

The board came out of closed session.

With no further business, Mr. Kendrick adjourned the meeting at 9:36 a.m.

Respectfully Submitted,

Mark Bowling, Secretary