

Downtown Development Authority of Augusta, Georgia
Meeting Minutes
May 19, 2011

The regularly scheduled meeting of the Downtown Development Authority of Augusta, Georgia was held May 19, 2011 at 8:30 a.m. at the DDA offices located at 936 Broad Street, Suite 107. Those members in attendance were Mark Bowling, Scylance Scott, Jr., Cameron Nixon, Joey Hadden, Rick Allen, Steven Kendrick, Executive Director Margaret Woodard, and Legal Counsel Byrd Warlick. Guests and observers included DDA Office Manager Roxanne Walls, Chris Selmek of Verge, CADI Project Manager Jessica Fuselier, Camille Price of Augusta Tomorrow, and Chris Thomas of News 12.

Mr. Kendrick called the meeting to order at 8:38 a.m. and welcomed everyone to the meeting. Mr. Kendrick welcomed and congratulated new board member Mr. Scylance Scott, Jr. on his appointment to the board.

Mr. Hadden presented the previous meeting minutes from April 14, 2011. With no additions or corrections, Mr. Nixon made the motion to approve the previous meeting minutes. Mr. Bowling seconded the motion. All were in favor and the motion passed unanimously.

In the Treasurer's Report, Mr. Nixon presented the April 2011 DDA financials.

The Profit & Loss Budget Performance (DDA Operating) Report reflected the following for January 2011 through April 2011: total operating income in the amount of \$62,721.86; total income in the amount of \$67,176.71; net ordinary income in the amount of \$47,347.54.

The remainder of the DDA April 2011 financials are in board books for review.

The Saturday Market April 2011 financials are in board books for review. The market has officially been moved to Ms. Brooke Buxton. The financial responsibilities will be hers in June.

With no further discussion or questions from the board, the motion came from the Finance Committee to accept the Treasurer's Report as information. The motion was seconded by Mr. Allen. All were in favor and the motion passed unanimously.

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

Georgia Heart & Soul Tour 2011/April 14, 2011

- About 75 developers from across the state were welcomed for the tour.
- Participants were first taken to the Riverwalk Stage and were entertained by the Augusta Mini-Theatre with a tribute to James Brown.
- Participants toured Emporium, Green, and Slusky Buildings before attending dinner at Bees Knees and an overnight stay at Marriott.

Pilot Lighting

- Street lights are in the process of being installed.
- Working on conduit on 1200 block.
- Project is slated to be completed in October.
- Underground electrical work is also being done to make streets more “festival friendly”. Arts in the Heart will be the first festival to use this.

Broad Street will be closed from 10th Street to 7th Street for Arts in the Heart. Vendors will be set up in stages on Broad Street as the Morris gravel lot that was used previously is now being used for the staging area for the TEE Center.

CADI has delivered notices to all property owners so that they know Broad Street will be closed. Mr. Kendrick commended Ms. Woodard for working well with the Greater Augusta Arts Council. Without Ms. Woodard and the DDA/CADI to get the message out to store owners that streets would be closed there would probably be more problems.

Emporium Lighting Project

- Poles have been ordered by the city and as soon as the poles are received it will take about a week for the concrete bases.

This project may come in under budget but Ms. Woodard would like to wait until the project is completed before any left over money is applied to another project. This is due to problems that may be encountered during the underground work.

Clean Augusta Downtown Initiative, Inc. (CADI)

- Monthly activity report in board books for review.
- Bylaw Committee is meeting next week for Bylaw revisions. If approved the CADI Board will meet in the next 30 days.

At the last board meeting, Ms. Woodard was asked to contact Mr. Donnie Thompson regarding a complaint that he had with CADI. She has spoken with Mr. Thompson. He was not upset about the service he was receiving. It was about the misinformation that he received regarding the number of times that CADI was on his property. Technically CADI stops at his hotel but as of several weeks ago CADI now pan and brooms past the Chamber Building. Mr. Thompson was very appreciative.

Saturday Market

- Working out final details with city.
- Currently working on parking issues with Morris now that the lot has been privatized.

James Brown Blvd.

- Final plans have been submitted to Georgia Department of Transportation.
- Once approved it will go out for bid.

James Brown Blvd. (Phase 2)

- Waiting to find out if Phase 2 has been awarded yet.

Other

- Audit has been completed and will be presented under New Business.
- Blocks are Beautiful/Pine Street/tremendous success.

Lofts at Marbury Center

- Developers are still looking for private funding/investors.
- Building is on hold.

White's Building

- Using White's Warehouse for staging area.
- Construction on shell has started/Condo construction has begun to finish remaining 34 condos.
- Office spaces on first floor will be for sale. That should begin in the next week or so.

Other ED Projects

- Several applications for Energy Audits and Georgia Cities Loans underway.
- One of Mr. Merry's properties is under contract for high end apartments.
- Mr. Paul King has purchased building next to Presbyterian Church on 1200 block.
- 220-222 6th Street has been purchased by Mr. Smith and Mr. Berger for apartment renovations.
- Two grocery store brands in town. One came back for a second visit last week. A third will be coming here in two weeks. Interest in Laney-Walker area and the medical community area.
- A second hotel brand in town last week looking for a possible downtown hotel site.
- Proposed project at Augusta Common will be announced in a couple of weeks. It was approved by the Historic Commission.
- Ms. Woodard is meeting with Mr. Bryan Halterman today as he has purchased 566 Broad Street. He has signed a letter of intent for a Georgia Cities Loan.
- KROC Project is moving forward.

Ms. Woodard also mentioned that Soy Noodle House and Vintage Oolee are both expanding, Sundrees Urban Market has opened as well as a children's toy store next to David's Menswear.

Mr. Bowling asked if the parking ordinance had been changed. This is not the parking meter parking ordinance but vendor parking. Ms. Woodard, Mr. Patty, and Mr. Kendrick have met and are working on an overlay.

In regards to an earlier discussion regarding the DDA leaving its footprint in the Central Business District, Mr. Scott said "I just want to go on record in thanking the DDA

personally for its involvement in the Blocks are Beautiful on Pine Street Project. Much of the success was due to this body's support and of course the support of our illustrious executive director. I really appreciate the support of that project."

Mr. Kendrick said he did not see a lot of publicity for the Blocks are Beautiful Project. He received a few e-mail blasts but didn't see it on television. Ms. Woodard explained that it was sweeps week and WJBF was gracious enough to be a sponsor. She went on Mary Morrison's noon show the day before the event.

In closing the Director's Report, Ms. Woodard commended Mrs. Walls for an awesome job with the audit and Mrs. Fuselier for doing a great job running the CADI Program.

Mr. Kendrick thanked Ms. Woodard for the Director's Report.

Under New Business, Mr. Nixon presented for approval the 2010 audit. Management letter, SAS 114 letter, and financials are in board books for review.

The auditor noted on the management letter that the Authority does not have a formal conflict-of-interests policy. This will go to committee to establish some ideas to bring back to the board.

The SAS 114 letter explained the scope and the planning of what the auditors did as well as applicable accounting policies.

There are certain properties that were given to the DDA but are not reflected as assets in the financial statements due to the inability to determine the fair market value of the properties at the date they were received. The DDA is a discretely presented entity of the City of Augusta so our audit is prepared in a timely manner to be included in the city's audit. The audit was approved by the Finance Committee.

Legal Counsel Warlick commented on the refinancing of the bonds that secure the parking decks at Port Royal and Marriott. In those documents, once the bonds are retired the city has the ability to buy them back. The city attorney has contacted Mr. Warlick and says he wants to do that but has yet to do it. It has been 12 months.

Legal Counsel Warlick explained that the city has yet to complete the condemnation of the property that they are building the TEE Center on. The DDA owns a parcel of that property.

Mr. Nixon says the audit is sound. Mr. Nixon commended Mrs. Walls and Ms. Woodard for the work that they do along with help from Serotta and Matt Verdery's office. He is very pleased and the audit reflects that.

The motion came from the Finance Committee to accept the audit as presented. Mr. Hadden seconded the motion. All were in favor and the motion passed unanimously.

Mr. Kendrick thanked Mr. Nixon for his presentation of the audit. He also thanked Mrs. Walls and Ms. Woodard for their work on the yearly audit.

Mr. Kendrick told the board that the yearly intern will help in the DDA office as well as the Saturday Market. He also asked the board to go out and support the market and see what Ms. Buxton is doing. Ms. Woodard says that she is doing a great job and Mr. Hadden agreed.

Mr. Bowling commented that as more and more people start living downtown the grocery store is going to be more of an issue. Ms. Woodard has been working with City Administrator Fred Russell, Commissioner Aitken, and Mr. Matt Mills of Blanchard & Calhoun. It has been a great team effort. Statistics are almost finished. In 1999, we had 1,500 people living downtown and to date we are almost at the 5,800 mark.

With no further business to discuss, Mr. Kendrick adjourned the meeting at 9:18 a.m.

Respectfully Submitted,

Joey Hadden, Secretary