



**DOWNTOWN  
DEVELOPMENT  
AUTHORITY**  
of Augusta

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**Downtown Development Authority of Augusta  
Board Meeting Minutes  
February 22, 2024 at 10 am  
DDA Offices, 1101 Greene Street**

The Downtown Development Authority held its monthly meeting on February 22, 2024 at 10am at the DDA Offices , located at 1101 Greene Street.

DDA board members and staff in attendance were Chairman Jack Evans, Vice-Chairman James Heffner, Commissioner Jordan Johnson, Secretary-Treasurer Stephen King, Court Judge Ashanti Pounds , Phuong Nguyen, Pastor Anthony Booker, Executive Director Margaret Woodard, Project Coordinator Corbin Freeman, Media Specialist Tara Wood, Intern Holly Heizer and Legal Counsel Jeb Murray. Also in attendance was Executive Director of Augusta Tomorrow Lauren Dallas.

Chairman Evans called the meeting to order at 10:06 am and motioned to approve with a second by Pastor Booker and the motion passed unanimously.

Mr. King introduced the consent agenda, which included the December 2023 meeting minutes and December 2023 financial reports. There were no questions or comments. Mr. King made a motion to accept financials, with a first by James and a second by Jordan and the motion passed unanimously.

Ms. Woodard presented the Director's Report, highlighting the following:

**Economic Development**

**Lamar Building:**

Developer has term sheet from bank for construction loan.

Next step is MOU and Bond Inducement Resolution for Board approval.

Parking deck with the city is the next topic.

**401 Greene Street:**

GC Loan Closing anticipated by end of February. Closing documents are underway.

**King Mill:**

Had a meeting on 1/23 . We are currently assisting with Opportunity Zones credits and financing for construction .

**EDS Development for 6<sup>th</sup> Street Redevelopment:**

Opportunity Zone credits , Tax Abatements & Georgia Cities Loan.

**Grand Villas:9**

New construction and Georgia Cities Loan Application underway.

**Union Lofts:**

Facade Grant application needs to be approved .



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**2023 Annual Statistics:**

56 net gain of new businesses  
40.4% Minority Owned  
1 Expansion  
1 Relocation  
\$90,595,000 in Private Investments

**Microenterprise Center: 600 Broad Street**

Ad Hoc meeting was held on Feb.9,2024 and 4 Community at Large Members were selected. Construction plans are 75% completed. Project will start in April and will be completed in December. Budget exceeded 1.4 \*\*\*\*\*million over budget and has been reduced to \$227,000. Chris Dickson was in town on 2/16 and discussed the future phases and asset mapping .

**Ribbon Cuttings:**

Tip Top Tap            1/25

**Other Initiatives:**

Project Incentive Checklist is completed and ready for review .  
Augusta Tomorrow Master Plan Consultant meeting was held on 2/1 . Interviews are in the process of being scheduled with the finalists.  
The meeting for the Outdoor Adventure Center Development was held on 2/21. RFP's have been issued.

**Design**

**SPLOST Projects:**

The 10<sup>th</sup> Street Arch installation is set for mid-April.  
Entertainment District Ordinance has been put on hold but the research is completed.  
TESLA zoom meeting was held on 2/6 and we discussed the possible locations for the charging stations in downtown. In the process of sending over our options for them to consider .

**ACE Cleanup:**

\$428,500 has been used for maintenance to date with a remaining payment in April 2024 of \$225,000.

**Chronic Vacant Building/Blight Initiative:**

\$275,000 in a designated fund for this initiative (\$250,000 ARF,\$25,000 GP)  
Site visit scheduled for April 24-25.  
Committee met on 2/13 and a core team was discussed as well as advisory members and resources.  
More research has to be done on Zoning, Codes , and Ordinances.  
Next steps include a follow-up call with Vinson and additional research.  
Committee plans to meet again in March.

**Finance:**

Audit will commence in March.



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DDA Operating Budget has been completed and ready for Board Approval.

**Organization:**

Meeting with Mayor Johnson	1/31
Presentation to AU ED Team	2/7
LA Executive Forum (May 1-4)	2/7
Presentation to AT Board	2/13
Chamber Annual Meeting	2/15

Mr. Evans made a motion to approve the director's report with a second by Jordan Johnson and the motion passed unanimously.

Under **New Business** , Stephen King discussed the Operating Budget of the DDA . Jack then motioned to approve the Operating Budget with a first by James and a second by Pastor Booker and the motion passed unanimously .

Also under **New Business** , Margaret discussed the approval of the Façade Grant for the Union Lofts. She also acknowledged the support of GA Power with this project . Next , Margaret asked for the Board's approval of the Façade Grant for the Union Lofts . Chairman Jack Evans made a motion to approve the Façade Grant for the Union Lofts with a second by Pastor Booker and the motion passed unanimously . To top off the **New Business** category , Lauren spoke on Augusta Tomorrow's masterplan process. They've narrowed the selection down to Perkins & Will , Gehl , and Cooper Roberson . Final decision will be made in mid March after all presentations .

Chairman Jack Evans closed the meeting by expressing to us how much momentum has been going on through out our journey and for everyone to keep up the good work . Noting how some projects will get frustrating but if we continue to be the voice of the people and continue to keep everyone informed on Downtown Augustas progress, we will continue to be successful .

Jack made a motion to adjourn the meeting and the motion was seconded by James and the motion passed unanimously.

The meeting adjourned at 10:37am.



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