

Proposed Revitalization of Dyess Park Fire Station

BY: Historic Augusta, Inc and Augusta Epic, LLC

Location : 902 James Brown Blvd, Augusta, Ga 30901



(a) Project description

(i) Provide a description of the project:

Location: 902 James Brown Blvd., Augusta, GA 30901

Conceptual Design of such facility

We are thrilled about the opportunity to preserve a significant piece of Augusta's history—The Fire Station at Dyess Park. This property is a contributing building to the Laney Walker Historic District that continues to stand as a local landmark for nearly 135 years. Saving the Fire Station will promote recent city and county enhancement initiatives that already have a track record of positively transforming Downtown Augusta. Allowing the renovation and preservation of the Fire Station will benefit the City and the neighborhood.

If given this chance, we pledge to cooperate with the City and the Laney Walker neighborhood to use private funds to revitalize the building, ensuring its continued alignment with upcoming improvements to Dyess Park and the Laney Walker Historic District.

Conceptual Plan Reference Exhibit #A

(ii) Identify and fully describe the scope of work to be performed by the purposers with enough detail to allow an analysis by Augusta, GA

Historic Augusta has partnered with Augusta Epic, LLC—a local property development company to submit this Unsolicited Proposal. This working arrangement will allow a partnership that contributes knowledge and assets in an effort to preserve this landmark building.

We intend to utilize private funds to immediately stabilize the building with plans to renovate it for commercial occupancy that is complementary to the park—in exchange for eventual transfer of deed to Historic Augusta.

Several local companies have shown interest in renting the first floor of the Fire Station. Types of businesses include: cafe, clinic, events company, media company. Please note that these companies are awaiting approval of this proposal before committing to a lease agreement.

We are submitting this Unsolicited Proposal as requested by Takiyah Douse. We are presenting two proposals (Proposal A, Proposal B) for the City's consideration. Please keep in mind that they are just a starting point and we are eager to collaborate with the City Administrator to address additional details.

(iii) Identify and fully describe any work to be performed by Augusta.

This plan does not use City funds towards the renovation and maintenance of the Fire Station. In compliance with this request, we are submitting this joint plan from Historic Augusta Inc. and Augusta Epic LLC, a qualified and experienced developer, to provide two alternatives to demolition which will allow the renovation and use of this structure in a manner that is complementary to the park.

On January 5, 2024, Historic Augusta was advised by the City Attorney, Rachel Mack that a proposal may be acceptable that is similar to the one utilized by the City and Historic Augusta to allow for the development of the Augusta Jewish Museum. We hope that the City can successfully redesign its plans for the Dyess Park with the two hundred thousand dollars that was budgeted for demolition.

We are requesting that the City show leniency with commercial parking space variance - and a new property line that is inclusive to landscaping and curved wall developed in 2012.

(iv) Identify any anticipated adverse social, economic, and environmental impacts of the project

Renovating the historical Fire Station is a way of honoring the community. Improving and repurposing the property to attract new visitors to Dyess Park may discourage intoxicated individuals from lingering near the playground; thereby, making the area more appealing to families.

The abatement of lead paint and asbestos within the park contributes to a significant reduction in its overall toxicity levels. This proactive measure enhances the safety and well-being of park visitors and surrounding ecosystems by eliminating harmful substances, thereby creating a healthier and more environmentally friendly space.

Enhancing Dyess Park could lead to increased property values in the surrounding area, prompting concerns about potential displacement of lower-income residents due to rising housing costs. However, supporting a local business in the park could symbolize hope, showcasing that success is attainable for everyone.

(v) Identify the project positive social, economic, and environmental impacts of the project.

The Fire Station at Dyess Park is a contributing building to the Laney Walker Historic District that continues to stand as a local landmark after nearly 135 years.

Saving the Fire Station will promote positive social, economic, and environmental change—supporting the recent city and county enhancement initiatives that already have a positive track record of evolving Downtown Augusta.

The beautification and repurposing of the Fire Station will not only attract a new clientele to Dyess Park but also enhance the overall quality of life for residents and visitors. As the park becomes a more inviting space, families and community members can enjoy recreational activities in a safer and more pleasant environment.

Moreover, the revitalization efforts are likely to contribute positively to the local economy by increasing property values and attracting businesses to the area. This economic growth can lead to job opportunities, stimulate further development, and increase property and sales tax. We want to help bring people to the area who will enjoy the park and evolve the community for the better.

We are committed to finding tenants that compliment the evolution of Dyess Park and the Laney Walker Historic District. We are in communication with several community based businesses who are interested in renting this space: cafe, clinic, events company, media company. Each of these community based companies are founded and operated in Augusta and are an example of positive change to the City.

Historic Augusta has partnered with Augusta Epic, LLC—a local property development company to submit this Unsolicited Proposal. This working arrangement will allow a partnership that contributes knowledge and assets in an effort to preserve this landmark building. We believe that we are in good hands with Augusta Epic, LLC because they hire local talent who have a passion for breathing new life into properties.

Additionally, the potential rise in property values could empower existing residents and improve their financial well-being. The increased foot traffic may also support local businesses, fostering a vibrant and thriving community. In summary, the positive impacts of renovating Dyess Park extend beyond the immediate beautification, enriching the community socially, economically, and environmentally.

(vi) State assumption related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the August's use of the project.

Preserving a historic fire station involves various considerations related to ownership, legal liability, law enforcement, and project operation. In this case, possible ownership remains with the city of Augusta, which underscores the significance of understanding the city's role and responsibilities in preserving the historic site. This may involve collaborative efforts with local government authorities and adherence to municipal regulations governing the ownership and preservation of historical landmarks.

Legal liability, on the other hand, is assumed to fall onto the leasers of the property, namely Historica Augusta and Augusta Epic, LLC. This implies that these entities bear the responsibility for addressing legal aspects such as safety, compliance with preservation regulations, and any potential liabilities associated with the preservation efforts. Engaging legal experts and ensuring that leases explicitly outline these responsibilities is crucial for a clear and legally sound arrangement.

Law enforcement considerations in preserving the historic fire station involve measures to secure the site and prevent unauthorized access. Collaborating with local law enforcement agencies can enhance the security infrastructure and safeguard the historical significance of the fire station. This collaborative effort may include the establishment of security protocols, surveillance systems, and community engagement to foster a sense of shared responsibility for the preservation of the site.

Regarding the operation of the preservation project, a strategic plan is necessary. This includes addressing funding mechanisms, community engagement initiatives, and ongoing maintenance efforts. The involvement of Historica Augusta and Augusta Epic, LLC. as leasers adds a layer of responsibility in ensuring the successful and sustainable operation of the preservation project.

Furthermore, the project involves specific requests, such as seeking a parking space requirement variance from the City of Augusta. This suggests a proactive approach to addressing practical considerations related to the site's accessibility. Additionally, the request for a new property line inclusive of landscaping and a curved wall indicates a commitment to enhancing the aesthetic and structural aspects of the site, contributing to a comprehensive preservation effort.

In summary, the preservation of the historic fire station involves navigating complexities related to ownership, legal liability, law enforcement, and project operation. Collaboration with relevant stakeholders, adherence to legal frameworks, and addressing specific requests demonstrate a dedicated and meticulous approach to the responsible preservation of this significant historical landmark

(b) PROJECT FEASIBILITY STATEMENT

(i) A feasibility statement that includes:

Historic Augusta and Augusta Epic, LLC have visually assessed the property through multiple walkthroughs, and we are well-prepared for the inherent challenges of dealing with an old building. We are confident that successfully rehabilitating the Fire Station is feasible.

The building shows signs of a roof leak and therefore water damage: structural damage to the second-level floor, and first-floor break room, and overall building electrical system. These fall under the needs of a standard rehabilitation project. As we commence work and open walls, we

acknowledge the potential discovery of additional issues, and we are fully equipped to address them.

(A) The method by which the private entity proposes to secure any necessary property interests required for the project;

The current property interest is City of Augusta. If this proposal is successful the City will grant the property interests to Historic Augusta in a typical real estate transaction.

(B) A list of all permits and approvals required for the project from local, state, or federal agencies; and

- Approval from City Council for transaction
- Approval from City Administrator
- Parking Variance
- Construction/Building Permits

(C) A list of public utility facilities, if any, that will be crossed by the project and a statement of the plans of the private entity to accommodate such crossings;

None

(ii) Provide a list of any contingencies that must occur for the project to be successful.

- Approval from the City
- Construction Permit required for renovation
- Contain costs to within budget for renovation
- Lease the space after Renovation

(iii) Provide a list of any other assumptions relied on for the project to be successful.

If the above contingencies are fulfilled no other assumptions are necessary for success.

(iv) Provide information relative to ongoing maintenance and operational costs after the project is completed.

After the major renovation that we have planned the amount of ongoing maintenance will be minimal for the first 5 years. Standard HVAC service, lawn care, annual roof inspections, pest control will all be on a schedule over the course of a year. After that, any major work needed IE brick maintenance, roof repair, replacing of water heater ect will be paid for out of the capital reserve fund build up from the monthly rent payments over the first 5 years.

Estimated Annual Operational Costs:

Taxes - TBD

Insurance - \$5000

(c) PROJECT SCHEDULE

(i) A schedule for initiation, construction, and completion of the project to include the proposed major responsibilities and timeline for activities to be performed by both the local government and private entity.

Proposed Schedule

Transfer Date - TBD

Month 1 — Repair roof, assess floor damage, meet with architects

Month 2 — Apply for construction permit

Month 4 — Stabilize structure

Month 5 — Begin interior renovation

Month 8 — Begin marketing commercial space for lease

Month 10 — Finish interior renovation

Month 14 — Sign lease for first tenants

All responsibility for the City ends with transfer of property

(ii) A schedule for obtaining all federal, state, and local permits and approvals required for the project.

The only permits needed are regular renovation permits from the City Permit office, as with any other building renovation. In the past they have returned permits with 1 month of application.

(iii) Identify the proposed schedule for strategies or actions to mitigate known impacts of the project.

We have identified 1 negative impact to the City. The plans for the front corner of the Dyess Park Redevelopment will require expense to slightly alter the plans.

- To mitigate this simple change we suggest reallocating the \$200,000 budget for demolition of the Fire Station towards change costs.

(iv) Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

We are not planning a phased opening.



Exhibit A. Concept drawing. Possible co-working on the first floor. Types of businesses include: clinic, cafe, events company, media company. Please note that companies are awaiting approval of this proposal before committing to a lease agreement.

(d) PROJECT FINANCING PLAN

(i) A financial plan setting forth the private entity's general plans for financing the project, including the sources of the private entity's funds and identification of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity; and description of user fees, lease payments and other service payments over the term of the proposed comprehensive agreement (as defined in the PPFIA); and a methodology and circumstances for changes to such user fees, lease payments and other service payments over time.

We propose to use \$375,000 cash on hand for the majority of the project expenses. There is a \$150,000 contingency fund available via private financing guaranteed by the Principles of Augusta Epic, LLC. It is interest only at 6% interest.

For proof of funds details please see Exhibit C attached at the end of document.

Anticipating a lease rate of \$10 per sq ft the initial lease would generate \$25,000 in income per year. With continued growth in the area that income would rise in the near future, 3-5 years.

(ii) Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.

In consultation with a general contractor, based on walk throughs and photos, the estimate for work is as follows:

Roof joist work		\$30,000.00
New floor		\$60,000.00
Electric		\$30,000.00
Down bath		\$15,000.00
Break room		\$6,000.00
Cement floor		\$18,000.00

Demo		\$15,000.00
Windows		\$9,000.00
Painting		\$15,000.00
Landscaping		\$5,700.00
Court yard		\$15,000.00
Door opening		\$24,000.00
Lighting		\$4,500.00
Plumbing		\$6,000.00
Permita		\$3,000.00
Professional fees		\$15,000.00
GC		\$15,000.00
Roof		\$3,000.00
Rough Total		\$295,200.00
General Const Contencecy		\$73,800.00
Management Fees		\$28,920.00
TOTAL		\$375,960.00

(iii) Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required containing enough detail to allow an analysis by the local government of the financial feasibility of the proposed project. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports. Identify the sources of the private entity's funds and identification of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.

Proposed Financial Schedule

Transfer Date - TBD	1%	\$3,690
Month 1 — Repair roof, asses floor damage, meet with architects	3%	\$11,070
Month 2 — Apply for construction permit	1%	\$3,690
Month 4 — Stabilize structure	25%	\$90,000
Month 5 — Begin interior renovation	20%	\$76,050
Month 8 — Begin marketing commercial space for lease	1%	\$3,690
Month 10 — Finish interior renovation	40%	\$247,600
Month 14 — Sign lease for first tenants	9%	\$33,210

Staffing needed— Augusta Epic partners Tobin Hagler and Christopher Junkin will work with Historic Augusta by managing the project and delivering the renovated and rented building. We have a local team of contractors and craftsman who we plan on utilizing.

(iv) Provide a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition, complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

Element 1

Save the Fire Station from unneeded demolition.

- We are assuming that the City does not want to remove this amazing piece of history but has realized that the usefulness as a public building has ended.
- We assume that the cost associated with redrawing a small portion of the Dyess Park Revitalization Plan will cost less than the \$200,000 earmarked for demolition costs, thus saving money as well as the historical building.

Element 2

Transfer the responsibility of the structure to Historic Augusta, Inc and its partner Augusta Epic, LLC

- Assuming that the City does not want to continue to be responsible for the Fire Station then a team of Historic Augusta and Augusta Epic is needed to step forward.
- Assuming that the standard practice of real estate transactions can be followed, the transfer of responsibility should be simple.

Element 3

Renovate the building into a useable commercial space

- We are assuming that with our combined expertise and experience that the needed work can be planned and executed.

Element 4

Return the building to the community on a whole as a usable commercial space that will be a historic reminder of the past and a bright spot for the neighborhood moving into the future.

- Preserving the historic Dyess Park Fire Station is expected to bring positive social change, boosting community engagement and pride. When making changes, consider the whole community. We view the community as a whole when considering changing a physical structure.
- Showcasing the Fire Station's history honors first responders and community leaders, adding to the community's story. Adding an educational opportunity for local tourism, further enriching the experience of visiting Dyess Park.
- Preserving the Fire Station and allowing a local business to occupy the space will contribute to a safer environment. Having a tenant on-site helps keep an eye on the property, ensuring safety, even if this is only during business hours. It's all about making the area secure and enjoyable for everyone, establishing an occupied space for families and community activities, all while prioritizing safety.
- Beautification of the Dyess Park Fire Station will create a more inviting space for families and community members, fostering recreational activities in a safer and pleasant environment.

We have a goal of there being little to no financing involved in the project. If the final funds need to be financed they will be at 6% interest only for the life of the loan with principle payments made each month to pay the amount back within 5 years.

(v) Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the local government's credit or revenue.

We are NOT requesting any local, state, or federal resources for this project. The total commitment requested from the City is to negotiate in good faith the details of transfer of the property.

(vi) Identify the amounts and the terms and conditions for any revenue sources.

All revenue will come from the commercial lease or leases derived from the property. The exact terms have not been decided on but the estimated rent initially has been discussed at \$25,000-\$35,000 per year.

(vii) Describe a proposed allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.

There is a timing contingency built into our schedule. We do not anticipate working beyond the agreement's completion date. We feel strongly that with the team in place and the money to spend the project will be completed in a timely manner.

(viii) Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

Not Applicable

The unsolicited proposal may include financing options, including the imposition of user fees, lease payments or other service payments. Such financing arrangements may include the issuance of debt instruments, equity or other securities or obligations. Depending on Augusta's authority and the circumstances of each transaction, financing options might also include the use of special purpose entities, sale and leaseback transactions, enhanced use leasing, development agreements, conduit financing and other methods allowed by law.

Notwithstanding the foregoing, Augusta, Georgia shall not loan money to a private entity in order to finance all or a portion of the qualifying project. Also, a multiyear lease entered into by Augusta which is not terminable at the end of each fiscal year during the term of the lease

shall be considered a debt of the local government which enters into such lease, and such lease shall apply against the debt limitations of the local government.

PROPOSAL A

Lease building from City for 3 years (Similar agreement to Augusta Jewish Museum)

- After lease terms are met, property transfers to Primary Lessee (Historic Augusta, Inc.)
- Lease amount \$300 monthly, commencing after signing of sub-tenant commercial lease of monthly rent >\$1000
- Benchmarks to be completed within 3 year term
 - 1) Repair roof
 - 2) Renovate the property
 - 3) Execute a commercial lease (Priority given to Non Profit and other community focused groups)
 - 4) Create memorial garden dedicated all the past fire fighters of Fire Company Number 2, and other Community leaders
- Request parking space requirement variance
- Requesting a new property line inclusive of landscaping and curved wall (Exhibit B.).
- Guarantee no vacant building after the renovation is complete, via owner occupant private office until commercial lease executed
- If City fails to transfer property after completion of terms, all costs incurred plus 10% will be reimbursed

PROPOSAL B

Augusta Epic, LLC will purchase property for \$75,000 as is with commercial zoning

- Begin work with-in 30 days of closing
- Request parking space requirement variance
- Requesting a new property line inclusive of landscaping and curved wall (Exhibit B.).
- Guarantee no vacant building after the renovation is complete, via owner occupant private office until commercial lease executed
- Guarantee priority given to Non Profit and other community focused groups
- Guarantee no vacant building after the renovation is complete, via owner occupant private office until commercial lease executed

Consideration for betterment of Community

- a) Offer building pro-bono for an annual fundraiser event in support of first responders in the community
- b) Create a memorial garden dedicated to all the past fire fighters of Engine Company Number 2, and other community leaders



Exhibit B. New Property Line marked by red color rectangle. This extended property line is inclusive of landscaping and curved wall along James Brown Blvd.

(e) BUSINESS CASE STATEMENT

(i) A business case statement that shall include a basic description of any direct or indirect benefits that the private entity can provide in delivering the project, including

relevant cost, quality, methodology, and process for identifying the project and time data.

Business Case Statement: Revitalization of Dyess Park Fire Station

The project aims to save and repurpose the historic Fire Station at Dyess Park, a contributing building to the Laney Walker Historic District in Augusta. Collaboratively undertaken by "Historic Augusta" and "Augusta Epic, LLC" the initiative seeks to promote positive social, economic, and environmental change while preserving a local landmark with a history spanning nearly 135 years.

Direct and Indirect Benefits:

Social Impact:

- Preserving the historic Dyess Park Fire Station is expected to bring positive social change, boosting community engagement and pride. When making changes, consider the whole community. We view the community as a whole when considering changing a physical structure.
- Showcasing the Fire Station's history honors first responders and community leaders, adding to the community's story. Adding an educational opportunity for local tourism, further enriching the experience of visiting Dyess Park.
- Preserving the Fire Station and allowing a local business to occupy the space will contribute to a safer environment. Having a tenant on-site helps keep an eye on the property, ensuring safety, even if this is only during business hours. It's all about making the area secure and enjoyable for everyone, establishing an occupied space for families and community activities, all while prioritizing safety.
- Beautification of the Dyess Park Fire Station will create a more inviting space for families and community members, fostering recreational activities in a safer and pleasant environment.

Economic Growth:

- The restoration of the Fire Station aims to attract businesses to the area, creating a dynamic commercial district that contributes to local economic growth.
- Preserving and repurposing the historic Fire Station fosters community cohesion—by creating a central gathering point for community engagement and social interactions.
- A catalyst for the evolution of the area, this project attracts new businesses that can thrive in the unique charm of the revitalized area—stimulating job creation, fostering employment opportunities, and encouraging local spending, resulting in a more vibrant and prosperous community.

- Saving the historic Fire Station is poised to increase property values, enhancing the overall economic landscape of the community.

Community-Based Tenants:

- Our commitment to securing community-based tenants compliments the vision for the improved Dyess Park.
- Carefully chosen tenants, ensures that the revitalized Fire Station becomes a true asset to the community. A number of Augusta based companies are already part of the conversation behind the scenes and are interested in supporting this project—cafe, clinic, events company, media company, to name a few.
- Including Augusta companies as tenants not only serves as a source of inspiration for aspiring entrepreneurs but also supports the sustainability and longevity of the revitalized park by fostering a sense of pride and enriched connection with the local community.

Partnership with Augusta Epic, LLC:

- Collaboration with Augusta Epic, LLC, a local property development company, ensures a partnership that combines knowledge and assets for the preservation of the landmark building.
- Augusta Epic, LLC's track record of hiring local talent aligns with the vision of breathing new life into properties, instilling confidence in the success of the project.

Empowering Existing Residents:

- The potential rise in property values is expected to empower existing residents, improving their safety and financial well-being.
- Increased foot traffic may support local businesses, fostering a vibrant and thriving community.

Quality, Methodology, and Process:

Quality Assurance:

- Preservation of the historic Fire Station will adhere to strict quality standards to ensure cultural significance of the landmark.

Methodology:

- Renovation efforts will follow a comprehensive methodology, addressing first structural aspects to ensure the longevity of the unique space.

Process for Identifying Project and Time Data:

- This project involves a collaboration between Historic Augusta and Augusta Epic, utilizing their expertise in historical preservation and property development.

- A well-defined timeline will be established once a proposal has been agreed to between the proposer's and the City; incorporating key milestones and deliverables to ensure the project's timely completion.

Conclusion: The revitalization of Dyess Park Fire Station goes beyond a mere restoration project, encompassing a holistic approach to positively impact the community socially, economically, and environmentally. The collaboration between Historic Augusta and Augusta Epic, LLC, along with the commitment to community-based tenants, reflects a strategic initiative that aligns with the city and county enhancement initiatives for Downtown Augusta.

(ii) Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state. Project benefits to be considered are those occurring during the construction, renovation, expansion or improvement phase and during the life cycle of the project.

Beneficiaries and Community Impact Analysis for Dyess Park Fire Station Revitalization

Beneficiaries:

The primary beneficiaries of the Dyess Park Fire Station revitalization project include:

Local Residents:

- **Empowerment through Economic Opportunities:** Explore potential employment and business opportunities that can empower individuals, enhancing their financial well-being.
- **Potential Rise in Property Values:** Consider the possibility of an increase in property values, contributing to the overall economic well-being of the community.
- **Overall Community Prosperity:** The pursuit of economic opportunities and the potential rise in property values can lead to a thriving and prosperous community, benefitting residents and businesses alike.
- **Prospective Tenants:** Community-based businesses, such as cafes, clinics, events companies, and media companies, will find a conducive space to operate, contributing to their growth and success.
- **Local Workforce:** Hiring local talent for the renovation project creates job opportunities, supporting the livelihoods of individuals within the community.

How They Will Benefit:

Social Enhancement:

- The preservation of the Fire Station is expected to bring positive social change, boosting community engagement and creating opportunity for commerce.
- Showcasing the Fire Station's history honors first responders and community leaders, adding an educational aspect for local tourism, further enriching the experience of visiting Dyess Park.
- Repurposing of the Fire Station will create a more inviting space for families and community members, fostering recreational activities in a safer and pleasant environment.
- The potential rise in property values is expected to empower existing residents, improving their safety and financial well-being.
- Increased foot traffic may support local businesses, fostering a vibrant and thriving community.

Economic Empowerment:

- Saving the Fire Station comes without cost to the City. This project is supported by private funds.
- Existing residents stand to benefit from potential rises in property values, leading to improved financial well-being.
- Local businesses, including prospective tenants like cafes, clinics, events companies, and media companies, can thrive, stimulating economic growth and job creation.
- The restoration of the Fire Station aims to attract businesses to the area, creating a dynamic commercial district that contributes to local economic growth.
- The commitment to securing community-based tenants ensures that the revitalized Fire Station becomes a true asset to the community, contributing to sustainability and longevity.

Job Opportunities:

- The local workforce will gain employment opportunities during the construction, renovation, and operational phases of the project.
- This project acts as a catalyst for the evolution of the area, attracting new businesses that stimulate job creation and foster employment opportunities.
- Carefully chosen tenants, including Augusta-based companies, not only serve as a source of inspiration for aspiring entrepreneurs but also support the sustainability and longevity of the revitalized park, fostering a sense of pride and connection within the local community.

Community, Region, or State Impact:

Community Transformation:

- The project contributes to the positive evolution of Augusta, aligning with city and county enhancement initiatives.
- Improved aesthetics and functionality of Dyess Park Fire Station will attract a diverse clientele, further enriching the community fabric.

Economic Growth:

- Increased property values and the attraction of businesses contribute to economic growth, benefitting the region as a whole.
- The project's life cycle fosters sustained economic activity, leading to a vibrant and thriving local economy.

Cultural Preservation:

- Preservation of the historic Fire Station ensures the retention of cultural heritage, positively impacting the identity and character of the region.

Social Cohesion:

- The revitalized space serves as a focal point for community gatherings and activities, promoting social cohesion and a sense of belonging.

Consideration of Project Benefits:

Construction and Renovation Phase:

- Job creation and economic stimulation during the construction phase contribute to immediate benefits for the local workforce and businesses.

Operational Phase:

- Long-term benefits include sustained economic growth, enhanced community well-being, and the preservation of cultural heritage.

In summary, the Dyess Park Fire Station revitalization project is poised to benefit a diverse range of stakeholders, fostering positive social, economic, and cultural impacts that extend beyond immediate construction and renovation phases, leaving a lasting legacy for the community, region, and state.

(iii) Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

Expected Public and Governmental Perspectives on the Dyess Park Fire Station Revitalization Initiative

Anticipated Public Support or Opposition

There are two known viewpoints to the incorporation of the fire station into the approved park plan.

- One side will be in favor of saving a landmark historic structure within the Laney-Walker Neighborhood. The structure has always served the community either as a fire station or a community center. By rehabilitating the structure for a private purpose that complements the park its legacy as a community asset will continue. Preservation is an important tool to maintain the community fabric and identity within an area.
- On the other side, there are those who want to see the demolition of the fire station. These opinions come from community residents who have been waiting for park improvements for years. Their reasons for wanting demolition are not for aesthetic reasons. It is because they do not want delays to the park improvement plan. These sentiments could be relieved if the rehabilitation of the fire station does not further delay the park improvement plan.

Anticipated Government Support or Opposition

- The Augusta-Richmond County Government has held two meetings with Historic Augusta. At each of these meetings, Commissioner Jordan Johnson and city staff expressed a desire to follow the wants of the constituents in the park area. The main takeaway from these meetings is that the city wants to execute a park improvement plan without delay. Government officials understand the history and significance of the structure but are unwilling to commit city resources towards its preservation beyond a small plaque or interpretation. Private investment can alleviate these issues and make the historic structure a city asset and show a city commitment to preserving the rich heritage of the Laney-Walker Neighborhood. Buildings like the historic Engine Company No. 2 help to provide a sense of place for residents and they cannot be replaced once they are demolished.

(iv) Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

Engagement and Communication Strategy for the Dyess Park Fire Station Revitalization Project

The strategy to involve and inform various stakeholders, including the general public, business community, and governmental agencies in the project-affected areas, encompasses the following:

Community Engagement:

- Implementing a multifaceted approach to engage the general public through town hall meetings, community forums, and information sessions.
- Establishing open channels for feedback to ensure the concerns and suggestions of residents are heard and considered in the decision-making process.

Business Community Interaction:

- Conducting targeted outreach to the business community through presentations, workshops, and networking events.
- Collaborating with local business associations and chambers of commerce to foster understanding and garner support for the project's economic benefits.

Governmental Agencies Collaboration:

- Initiating proactive communication with relevant governmental agencies to align the project with local policies and regulatory frameworks.
- Regular updates and consultations with agencies involved in zoning, environmental oversight, and historical preservation to address concerns and obtain necessary approvals.

Information Dissemination Plans:

Public Awareness Campaigns:

- Launching comprehensive public awareness campaigns through traditional and digital media channels.
- Utilizing press releases, social media platforms, and community newsletters to share project milestones, updates, and key information.

Interactive Website and Online Platforms:

- Developing an interactive project website with detailed information, visual representations, and a dedicated section for frequently asked questions.
- Utilizing online platforms for virtual engagement, including webinars, Q&A sessions, and interactive surveys to facilitate direct communication with stakeholders.

Collaborative Workshops:

- Organizing workshops and collaborative sessions with the business community to outline potential opportunities arising from the project.

- Facilitating dialogues to address concerns, understand business needs, and explore potential collaborations between the project and local enterprises.

Government Liaison Meetings:

- Scheduling regular meetings with relevant governmental agencies to provide updates on the project's progress, address regulatory considerations, and seek guidance.
- Establishing a transparent and collaborative relationship to navigate regulatory processes effectively.

Feedback Mechanism:

Implementing a robust feedback mechanism to gather input from all stakeholders, ensuring continuous improvement and responsiveness to evolving community and business needs.

In summary, the engagement and communication strategy for the Dyess Park Fire Station revitalization project focuses on inclusivity, transparency, and active collaboration with the aim of informing, involving, and garnering support from the general public, business community, and governmental agencies in the project-affected areas.

(v) Specify the strategies or actions to mitigate known impacts of the project.

Mitigation Strategies for Project Impacts

To address anticipated impacts of the Dyess Park Fire Station revitalization project, specific strategies and actions have been outlined:

Traffic Management:

- Implementing a comprehensive traffic management plan during the construction phase to minimize disruptions and enhance safety.
- Providing advanced notice to the community about potential road closures or diversions to manage traffic flow effectively.

Noise and Dust Control:

- Employing advanced construction technologies and practices to mitigate noise levels and control dust emissions.
- Scheduling noisy activities during off-peak hours and utilizing dust suppression measures to minimize environmental impact.

Community Outreach Programs:

- Establishing ongoing community outreach programs to keep residents informed about project timelines, potential inconveniences, and mitigation measures.

- Proactively addressing concerns and feedback through dedicated communication channels.

Environmental Conservation Measures:

- Implementing stringent environmental conservation measures, including the protection of surrounding green spaces, trees, and wildlife habitats.
- Utilizing eco-friendly construction materials and practices to minimize ecological impact.

Historical Preservation Oversight:

- Collaborating with historical preservation experts and organizations to ensure the careful restoration of the Fire Station while preserving its architectural and historical significance.
- Implementing protective measures to safeguard historical artifacts and features during construction.

Public Safety Measures:

- Installing clear signage and safety barriers around the construction site to ensure public safety.
- Collaborating with local law enforcement and emergency services to develop and communicate emergency response plans.

Business Continuity Support:

- Working closely with local businesses affected by construction activities to develop strategies for maintaining operations.

Community Benefits Program:

- Establishing a community benefits program that allocates amenities to offset any perceived negative impacts.
- Engaging in ongoing dialogue with community members to identify and prioritize desired community benefits.

Regular Impact Assessments:

- Conducting regular impact assessments throughout the project lifecycle to identify emerging challenges and adjust mitigation strategies accordingly.
- Soliciting continuous feedback from stakeholders to ensure adaptive and responsive project management.

In summary, the outlined strategies aim to proactively address and mitigate potential impacts associated with the Dyess Park Fire Station revitalization project, ensuring a harmonious integration within the community while minimizing disruptions and maximizing positive outcomes.

(vi) Describe the anticipated significant benefits to the community, region or state, including anticipated benefits to the economic condition of Augusta and whether the project is critical to attracting or maintaining competitive industries and businesses to Augusta or the surrounding region.

Anticipated Significant Benefits of the Dyess Park Fire Station Revitalization Project

The Dyess Park Fire Station revitalization project is poised to deliver substantial benefits to the community, region, and state, fostering positive economic conditions in Augusta. The anticipated significant benefits include:

Economic Growth and Vitality:

- The project is expected to stimulate economic growth in Augusta, with potential positive repercussions extending to the broader region and state.
- Increased economic vitality is anticipated through job creation, business development, and enhanced property values.

Job Opportunities and Employment Boost:

- Job opportunities created during the construction, renovation, and operational phases of the project will contribute to improved employment conditions in Augusta.
- The project's potential to attract businesses may lead to sustained job growth, further bolstering the local economy.

Enhanced Property Values:

- The revitalization efforts are likely to result in increased property values in the surrounding areas, benefiting homeowners and contributing to a more robust local real estate market.

Attraction of Competitive Industries:

- The project plays a pivotal role in attracting and maintaining competitive industries and businesses to Augusta and the surrounding region.
- The revitalized Fire Station's appeal may serve as a catalyst for attracting businesses aligned with the city's economic development goals.

Cultural and Historical Preservation:

- Preservation of the historic Fire Station contributes to the cultural and historical identity of Augusta, enhancing the city's unique character.
- The project ensures the retention of architectural and historical significance, enriching the cultural fabric of the community.

Positive Impact on Surrounding Businesses:

- The increased foot traffic resulting from the project is expected to benefit surrounding businesses, fostering a vibrant local commercial environment.

- Collaboration with community-based tenants, such as cafes, clinics, events companies, and media companies, adds to the positive ecosystem.

Community Well-being and Quality of Life:

- The revitalization of Dyess Park enhances the overall quality of life for residents and visitors.
- The improved aesthetics and recreational opportunities contribute to a safer, more pleasant environment, positively impacting community well-being.

Alignment with Development Initiatives:

- The project aligns with city and county enhancement initiatives, demonstrating a commitment to the strategic development goals of Augusta.
- It positions Augusta as an attractive destination for both residents and businesses seeking a dynamic and evolving community.

In summary, the Dyess Park Fire Station revitalization project is anticipated to bring about substantial and diverse benefits, ranging from economic growth and job opportunities to cultural preservation and community enhancement. The project's critical role in attracting and maintaining competitive industries underscores its significance in shaping Augusta's economic future.

(vii) Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government-spending plan.

Alignment with Local Planning and Government Spending Initiatives

The Dyess Park Fire Station revitalization project is in harmony with various local planning frameworks and government spending initiatives. This alignment is evident in its compatibility with:

Local Comprehensive Plan:

- The project seamlessly integrates with the objectives outlined in the local comprehensive plan, contributing to the envisioned development and enhancement of Augusta.
- By addressing key aspects such as community well-being, economic growth, and cultural preservation, the project aligns with the overarching goals of the comprehensive plan.

Local Infrastructure Development Plans:

- The revitalization project will comply with local infrastructure development plans, ensuring that the enhancements to Dyess Park Fire Station are accompanied by complementary infrastructure improvements.
- Coordination with infrastructure development initiatives guarantees a holistic approach, maximizing the positive impact on the community.

Capital Improvements Budget:

- The project aligns with the capital improvements budget because it comes at not cost to the city. We are using private funds for this project.
- Strategic allocation of resources ensures that the project aligns with the budgetary constraints while delivering substantial returns on investment.

Government-Spending Plan:

- The revitalization initiative is congruent with broader government-spending plans, reflecting a commitment to responsible resource allocation and strategic investment.
- We project that by saving the Fire Station that the City will save on the cost of demolition—roughly \$200,000.

Regulatory Compliance:

- The project ensures compliance with local regulations and zoning requirements, demonstrating a commitment to responsible and lawful development.
- Adherence to regulatory frameworks further reinforces the project's compatibility with government guidelines and standards.

Community Input Integration:

- Integration of community input and feedback into the project's planning and execution processes reflects a commitment to democratic governance and participatory decision-making.
- By incorporating community perspectives, the project aligns with the principles of transparency and inclusivity advocated by local government.

In summary, the Dyess Park Fire Station revitalization project is intricately aligned with the local comprehensive plan, infrastructure development plans, capital improvements budget, and broader government-spending initiatives. This alignment underscores the project's commitment to contributing positively to Augusta's development while adhering to established regulatory and fiscal frameworks.

(viii) Provide relevant proposer cost, quality, methodology, and process for identifying the project and time frame data

Details of Proposer's Cost, Quality, Methodology, and Process for Project Identification and Timeline

The proposer offers pertinent information on the cost, quality, methodology, and process associated with the Dyess Park Fire Station revitalization project, as well as the anticipated time frame. Key details include:

Cost Considerations:

- The proposer provides a comprehensive breakdown of costs associated with the revitalization, encompassing construction, renovation, and operational phases.
- Transparent cost projections and budget allocation ensure clarity on financial aspects throughout the project lifecycle.

Quality Assurance:

- The proposer outlines rigorous quality assurance measures, emphasizing the preservation of historical and architectural integrity during the restoration process.
- Adherence to high-quality standards is a cornerstone of the proposal, ensuring the longevity and authenticity of the revitalized Fire Station.

Methodology Overview:

- A detailed methodology is presented, covering both aesthetic and structural aspects of the revitalization.
- The proposer employs advanced construction technologies and eco-friendly practices to mitigate environmental impact and enhance project sustainability.

Process for Project Identification:

- The proposer elucidates the process undertaken to identify and conceptualize the Dyess Park Fire Station revitalization project.
- Collaboration between Historic Augusta and Augusta Epic, LLC, involving their expertise in historical preservation and property development, is highlighted as a strategic approach.

Timeline and Project Duration:

- A well-defined timeline is provided, delineating key milestones and phases throughout the project's lifecycle.
- Anticipated durations for construction, renovation, and operational phases are outlined, ensuring a clear understanding of the project's timeframe.

Community Engagement Process:

- The proposer emphasizes a community-centric approach, detailing the process of engaging with the public, businesses, and governmental agencies.
- Proactive communication channels are established to gather feedback, address concerns, and ensure inclusivity in decision-making.

Government Collaboration:

- Collaboration with relevant governmental agencies is highlighted, showcasing a commitment to regulatory compliance and adherence to local policies.
- The proposer engages in ongoing communication to navigate regulatory processes effectively, ensuring a smooth approval and implementation journey.

Continuous Improvement Mechanism:

- The proposal includes mechanisms for continuous improvement, with regular impact assessments and stakeholder feedback loops.

- Adaptive strategies are outlined to address emerging challenges and ensure the project remains responsive to evolving community and regulatory needs.

In summary, the proposer furnishes comprehensive details on cost, quality, methodology, and the process involved in identifying and executing the Dyess Park Fire Station revitalization project, along with a well-defined timeline for project completion.

(f) CONTACTS

(i) The names and addresses of the persons who may be contacted for further information concerning the unsolicited proposal.

Erick Montgomery, Executive Director, Historic Augusta, Inc.

Email: Erick@HistoricAugusta.org

Phone: 706.724.0436

Address: P.O. Box 37

Augusta, Georgia 30903-0037

Tobin Hagler, Co-Founder Augusta Epic

Christopher Junkin, Co-Founder Augusta Epic

Email: AugustaEpic@gmail.com

Phone: 404-247-3667

Address: 1111 Florence St

Augusta, Ga 30904

(ii) Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.

(iii) Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

Identification of Legal and Organizational Structure of the Proposal

The proposing team comprises two key entities: Historic Augusta, Inc., represented by Erick Montgomery, and Augusta Epic, LLC, co-founded by Tobin Hagler and Christopher Junkin. The legal and organizational structures are outlined as follows:

1. Historic Augusta, Inc.:

- Legal Structure: Private, nonprofit membership organization.
- Organizational Mission: To preserve historically or architecturally significant sites in Augusta and Richmond County, Georgia.
- Executive Director: Erick Montgomery.
- Contact Information:
 - Email: Erick@HistoricAugusta.org
 - Phone: 706.724.0436
 - P.O. Box 37, Augusta, Georgia 30903-0037.
- Mission Accomplishments:
 - Identifying and protecting significant historic resources.
 - Educating the public about historical importance.
 - Collaborating with government and private entities for historic preservation.
 - Assisting in the sale of historic buildings and taking title to endangered properties for preservation planning.

2. Augusta Epic, LLC:

- Legal Structure: Limited Liability Company.
- Founders: Tobin Hagler and Christopher Junkin.
- Organizational Focus: Preserving, rehabilitating, and repurposing properties with a commitment to quality and community.
- Contact Information:
 - Email: AugustaEpic@gmail.com
 - Phone: 404-247-3667
 - Address: 1111 Florence St, Augusta, GA 30904.
- Values and Approach:
 - Passion for preserving heritage and enhancing neighborhoods.
 - Enthusiastic about breathing new life into older properties.
 - Commitment to quality and community bonds.

Organizational Structure for the Project:

- Collaborative Partnership: Historic Augusta, Inc., and Augusta Epic, LLC are engaged in a collaborative partnership for the Dyess Park Fire Station revitalization.

- Roles and Responsibilities:
 - Historic Augusta, Inc.: Brings expertise in historic preservation, community engagement, and membership support.
 - Augusta Epic, LLC: Contributes real estate expertise, rehabilitation experience, and a commitment to community-driven development.
- Management Approach:
 - Joint decision-making and project oversight by both entities.
 - Regular coordination between Erick Montgomery, Executive Director of Historic Augusta, and Tobin Hagler and Christopher Junkin, Co-Founders of Augusta Epic.
 - Shared responsibility for project milestones, timelines, and stakeholder engagement.

Conclusion: The proposal integrates the strengths of Historic Augusta, Inc. and Augusta Epic, LLC, with a clear delineation of roles, responsibilities, and a collaborative approach. The combination of historical preservation expertise and real estate venture experience positions the team well for the successful execution of the Dyess Park Fire Station revitalization project.

(iv) Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.

Contact Information for Further Inquiries

For additional information regarding the Dyess Park Fire Station revitalization project, please feel free to reach out to the following individuals within the proposing team:

Historic Augusta, Inc.:

- Erick Montgomery
 - Position: Executive Director
 - Email: Erick@HistoricAugusta.org
 - Phone: 706.724.0436
 - Address: P.O. Box 37, Augusta, Georgia 30903-0037.

Augusta Epic, LLC:

- Tobin Hagler
 - Email: AugustaEpic@gmail.com

- Phone: 404-247-3667
- Address: 1111 Florence St, Augusta, GA 30904.
- Christopher Junkin
 - Email: AugustaEpic@gmail.com
 - Phone: 917-773-8086
 - Address: 1111 Florence St, Augusta, GA 30904.

Feel free to contact these individuals for any further inquiries or clarifications regarding the project proposal. They are readily available to provide additional information and address any questions you may have

(v) Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater for project proposals over \$20 Million.

Financial Statement Disclosure for Project Proposals

In accordance with standard practices for transparency and accountability, we are committed to providing pertinent financial information for the Dyess Park Fire Station revitalization project. For projects exceeding \$20 million, a current or most recently audited financial statement is typically required. However, it is important to note that this project falls below the \$20 million threshold.

To demonstrate our financial capacity and commitment, we are prepared to exhibit proof of funds in Exhibit C of the proposal documentation. These exhibits will comprehensively outline the financial resources, including private funds, earmarked for the preservation and revitalization of the property.

For any additional financial inquiries or if further clarification is needed, please do not hesitate to contact the project leads. Erick Montgomery of Historic Augusta and Tobin Hagler and Christopher Junkin of Augusta Epic will be available to provide detailed information and ensure transparency regarding the financial aspects of the Dyess Park Fire Station revitalization project.

(vi) Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to any State of Georgia and/or Augusta, Georgia conflict of interest laws.

Identification of Potential Conflicts of Interest and Commitment to Compliance with Laws

In adherence to State of Georgia and Augusta, Georgia conflict of interest laws, we acknowledge the importance of identifying any individuals associated with the proposer who may be obligated to disqualify themselves from participation in any transaction related to the Dyess Park Fire Station revitalization project.

We are committed to upholding the highest ethical standards and pledge to work collaboratively with the City to ensure full compliance with all applicable laws. In the event that any conflicts of interest arise, we will take proactive measures to address them transparently and in accordance with the legal frameworks in place.

Should there be any specific concerns or inquiries related to potential conflicts of interest, we are open to discussions and will cooperate fully to mitigate any such issues. Our commitment to legal compliance and ethical conduct is paramount in ensuring the integrity of the Dyess Park Fire Station revitalization project.

(f) *Description of any anticipated public support or opposition

(g) Qualifications and experience

Historic Augusta, Inc.

The mission of Historic Augusta, Inc. is to preserve historically or architecturally significant sites in Augusta and Richmond County, Georgia.

This mission is accomplished in many ways, including identifying significant historic resources in the community, educating the general public about their importance, and assisting others in preserving historic properties. We work with local, state and federal government to protect historic buildings, sites and districts. In some cases we assist in the sale of historic buildings to preservation minded owners, and in rare instances we take title to endangered historic properties until a plan for their preservation can be secured.

Historic Augusta, Inc. is a private, nonprofit membership organization dedicated to the preservation of the historic built environment of Augusta and Richmond County, Georgia. Chartered in 1965, the organization has approximately 415 members. In the fall of 2004 the offices of the organization moved to the historic Joseph R. Lamar

Boyhood Home at 415 Seventh Street. The Lamar House is next door to another property owned by Historic Augusta, the Boyhood Home of President Woodrow Wilson House Museum at 419 Seventh Street.

Augusta Epic, LLC

Augusta Epic, LLC, are seasoned professionals with over 25 years of combined experience. Our core mission is to breathe new life into heritage properties, specializing in the preservation, rehabilitation, and repurposing of various real estate spaces, including commercial and residential areas.

At Augusta Epic, we prioritize both quality and community. Christopher's inventive strategies, along with Tobin's extensive connections to Augusta, define our collaborative approach. Our expertise lies in revitalizing properties to enhance neighborhoods and foster lasting community bonds.

Tradition seamlessly meets modernity in our journey, propelling real estate forward with opportunities and community-centric initiatives. Augusta Epic's diverse property portfolio is a testament to delivering lasting value. Throughout our endeavors, we remain committed to legal and ethical considerations, ensuring a responsible and sustainable approach to real estate ventures. For example the church at 1111 Florence St., Augusta, GA 30901.

(h) Names and addresses of persons who may be contacted

Erick Montgomery, Executive Director, Historic Augusta

Email: Erick@HistoricAugusta.org
Phone: 706.724.0436
Address: P.O. Box 37
Augusta, Georgia 30903-0037

Tobin Hagler, Co-Founder Augusta Epic, LLC

Christopher Junkin, Co-Founder Augusta Epic, LLC

Email: AugustaEpic@gmail.com

Phone: 404-247-3667

Address: 1111 Florence St

Augusta, Ga 30904

**(i) *Additional information as Augusta, Georgia may reasonably request to
comply with the requirements of the PPFIA**

Exhibit A. Concept drawing



Exhibit A. Concept drawing. Possible co-working on the first floor. Types of businesses include: clinic, cafe, events company, media company. Please note that companies are awaiting approval of this proposal before committing to a lease agreement.

Exhibit B. New Property Line

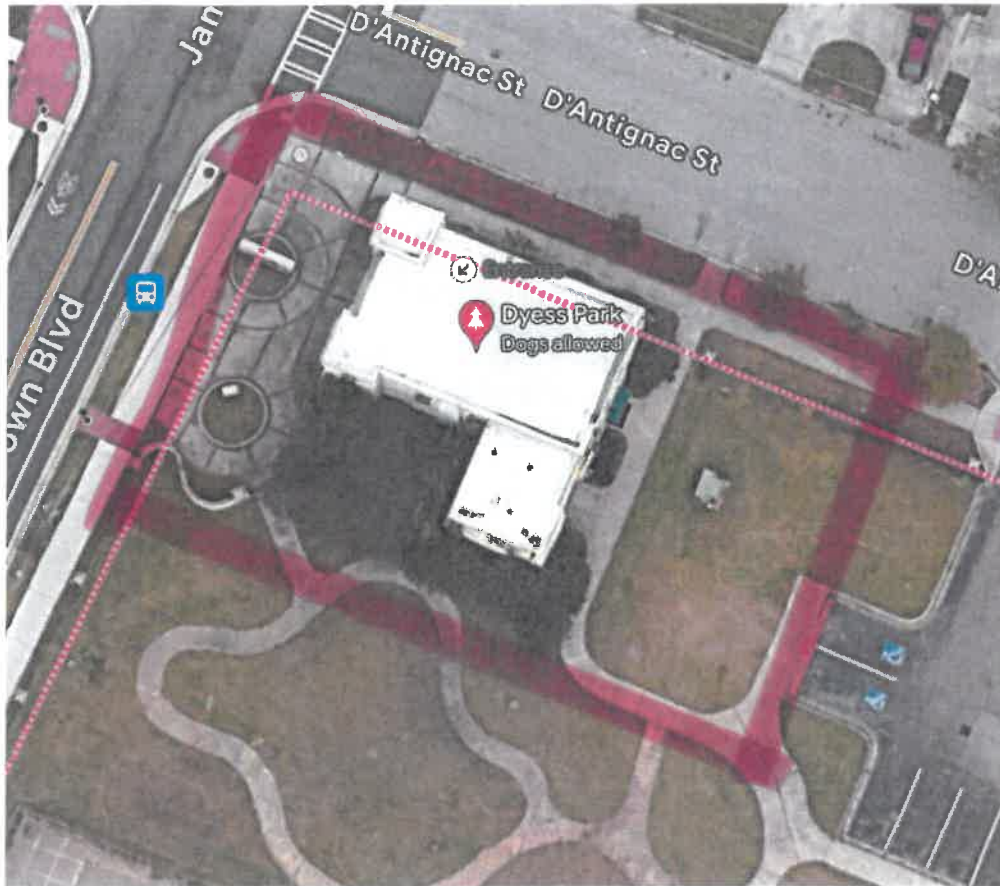


Exhibit B. New Property Line marked by red color rectangle. This extended property line is inclusive of landscaping and curved wall along James Brown Blvd.

Exhibit C. Proof of funds



Ally Bank
 P.O. Box 70377
 Philadelphia, PA 19176-0377

COMBINED CUSTOMER STATEMENT

Statement Date
 12/18/2023
 Page 1

Customer Care Information
 Toll Free 877-247-ALLY (2559)
 www.ally.com

060625/1391155/60625/0000/000000/255447 000 01 000000
 CHRISTOPHER C JUNKIN



CUSTOMER STATEMENT

Account Name	Account Number	Beginning Balance	Ending Balance
High Yield CD 12-Month	[REDACTED]	\$30,570.00	\$30,570.00
Savings Account	[REDACTED]	\$114,313.25	\$114,704.98
Savings Account	[REDACTED]	\$5,308.33	\$5,326.52
Total Account Balances:		\$150,191.58	\$150,601.50



- Accounts
- Trade
- Research
- Move Money
- Products
- Learn
- How To
-
- Messages

- Summary
- Balances**
- Positions
- Investment Income
- Portfolio Performance
- Corporate Actions
- Securities Lending
- History
- Statements
- Open An Account

Balances

Page last updated: 9:44 PM ET, 1/16/2024

All Brokerage Accounts

Total Balances

Total Accounts Value	Total Day Change	Total Cash & Cash Investments	Total Market Value
\$253,325.17	-\$2,148.48 (-0.84%)	\$624.27	\$252,700.90

[Total Balances Disclosures](#)

Accounts Breakdown

