



Administrative Services Committee Meeting Commission Chamber - 11/24/2015

ATTENDANCE:

Present: Hons. M. Williams, Chairman; D. Williams, Vice Chairman; Lockett and Davis, members.

Absent: Hon. Hardie Davis, Jr., Mayor.

ADMINISTRATIVE SERVICES

1. Motion to approve the revocation of the contract with Cigna for Universal Life and to negotiate an agreement with a vendor to offer the coverage elected by employees as well as new enrollments without requiring an Evidence of Approved Insurability (EOI). **Item Action:**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Mary Davis	Commissioner William Lockett	Passes

2. Motion to approve the minutes of the Administrative Services Committee held on November 10, 2015. **Item Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner William Lockett	Commissioner Mary Davis	Passes

3. Report from the HCD Director regarding the difference between Enterprise Zones and Tax Allocation Districts. (Requested by Commissioner Hasan) **Item Action:**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 4-0.	Commissioner William Lockett	Commissioner Mary Davis	Passes

4. Motion to **reauthorize** the ordinance designating the Laney-Walker Enterprise Zone. Originally approved by Commission May 21, 2002. **(Referred from November 17 Commission meeting)** **Item Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner William Lockett	Commissioner Mary Davis	Passes

5. Motion to **reauthorize** the ordinance designating the Rocky Creek Enterprise Zone. Originally approved by Commission May 21, 2002. **(Referred from November 17 Commission meeting)** **Item Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner William Lockett	Commissioner Mary Davis	Passes



**Administrative Services Committee Meeting
11/24/2015 1:05 PM
Attendance 11/24/15**

Department:

Caption:

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

October 28, 2015



RE: Augusta Richmond County
Group Universal Life

We have reviewed the circumstances for the proposed Group Universal Life (GUL) coverage for Augusta Richmond County.

Our proposal reflected the Minimum Participation Requirement of 20% or 200 applicants. The agreed upon Open Enrollment Period (July 6, 2015 through July 17, 2015) did not yield the minimum participation results that were needed for the coverage to be implemented with Cigna..

As a result the GUL offer is therefore being withdrawn. GUL policies will not be issued to the employer, or its employees. Inasmuch Augusta Richmond County sponsors Basic and Voluntary Term Life programs to its employees.

Sincerely,

Connecticut General Life Insurance Company

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Administrative Services Committee Meeting
11/24/2015 1:05 PM
Cigna Revocation - Universal Life

Department:	Human Resources
Caption:	Motion to approve the revocation of the contract with Cigna for Universal Life and to negotiate an agreement with a vendor to offer the coverage elected by employees as well as new enrollments without requiring an Evidence of Insurability (EOI).
Background:	Augusta, Georgia reviewed several companies to select a single carrier for The Universal Life contract. The objective of the RFP process was to select a carrier who will provide eligible participants with a quality, affordable life insurance policy with high guarantee issue limits (minimum \$100,000 GI) and a solid minimum guaranteed interest rate. The Cigna proposal reflected the Minimum Participation Requirement of 20% or 200 applicants. The agreed upon Open Enrollment Period (July 6, 2015 through July 17, 2015) did not yield the minimum participation results (only 90 employees participated) that were needed for the coverage to be implemented with Cigna (see attachment). For this reason, the Cigna contract needs to be revoked.
Analysis:	We reviewed four (4) compliant respondents to the Universal Life RFP. While all the companies had the capabilities required to provide this product to Augusta, Georgia, we felt that Cigna stood out above the others.
Financial Impact:	It had been more than seven (7) years since this policy was vetted. We believed that Cigna could offer employees an improved product with premium savings for most employees. There was no cost to Augusta Richmond County for this product.
Alternatives:	The alternative to our recommendation is to not have a Universal Life vendor.
Recommendation:	Negotiate an agreement with a vendor to offer the coverage elected by the 90 employees as well as new enrollments without requiring an Evidence of Insurability (EOI)

**Funds are Available
in the Following
Accounts:**

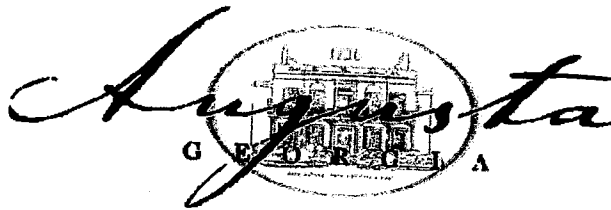
REVIEWED AND APPROVED BY:

Finance.

Law.

Administrator.

Clerk of Commission



Administrative Services Committee Meeting Commission Chamber - 11/10/2015
ATTENDANCE:

Present: Hons. M. Williams, Chairman; D. Williams, Vice Chairman; Lockett, member.

Absent: Hons. Hardie Davis, Jr., Mayor and Davis, member.

ADMINISTRATIVE SERVICES

1. Update from the Augusta Housing Authority regarding the Cherry Tree Crossing Housing Project. (Requested by Commissioner Marion Williams) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 3-0.	Commissioner Dennis Williams	Commissioner William Lockett	Passes

2. Motion to amend the Laney Walker / Bethlehem Urban Redevelopment Plan (that designates Laney Walker / Bethlehem as an Urban Redevelopment Area (URA)) to include the development efforts of community partner - Walton Communities in the old Cherry Tree Crossing area. (Originally approved by Commission March 16, 2010) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner William Lockett	Commissioner Dennis Williams	Passes

3. Update from the General Counsel regarding the request for information **Item**

(10/13/15) for a list of attorneys working for the various ARC Boards, **Action:** Authorities and Commissions. 1) how they were hired 2) how long they've been Approved there and 3) total amount paid in compensation. **(Requested by Commissioner Marion Williams) (Referred from November 3 Commission meeting)**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 3-0.	Commissioner Dennis Williams	Commissioner Marion Williams	Passes

4. Renew self-funded Health and Welfare plans with BCBS Georgia, EyeMed and Delta Dental. **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner Dennis Williams	Commissioner William Lockett	Passes

5. Update from the General Counsel regarding the request for information relative to the compensation paid to the various ARC Boards, Authorities and Commissions and by what authority. **(Requested by Commissioner Marion Williams) (Referred from November 3 Commission meeting)** **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 3-0.	Commissioner Dennis Williams	Commissioner William Lockett	Passes

6. Motion to reauthorize the ordinance designating the Laney-Walker Enterprise Zone. (Originally approved by Commission May 21, 2002) **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner William Lockett	Commissioner Dennis Williams	Passes

7. Motion to approve the minutes of the Administrative Services Committee held on October 27, 2015.

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner William Lockett	Commissioner Dennis Williams	Passes

8. Discuss whether the revitalization of the Laney Walker/Bethlehem Area has had on longtime residents and businesses. Explain what methodologies are utilized or needed to accomplish revitalization without displacement. Provide demographic and socioeconomic status of those displaced and of those moving into the revitalized properties. (Requested by Commissioner Lockett) (Referred from October 27 Administrative Services Committee)

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information. Motion Passes 3-0.	Commissioner William Lockett	Commissioner Dennis Williams	Passes

9. Motion to reauthorize the ordinance designating the Rocky Creek Enterprise Zone. (Originally approved by Commission May 21, 2002)

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve.	Commissioner	Commissioner	Passes

Motion Passes 3- William Lockett Dennis Williams
0.

10. Motion to approve renewal of Consulting Agreement with USI Insurance Services (formerly known as Well Fargo Insurance Services) to continue to provide strategic benefit planning, design, funding, administration, and communication services with respect to Augusta's employee benefit program. **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 3-0.	Commissioner William Lockett	Commissioner Dennis Williams	Passes

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**Administrative Services Committee Meeting
11/24/2015 1:05 PM
Minutes**

Department: Clerk of Commission

Caption: Motion to approve the minutes of the Administrative Services Committee held on November 10, 2015.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:



**Administrative Services Committee Meeting
11/24/2015 1:05 PM
Enterprise Zones and Tax Allocation Districts**

Department: Clerk of Commission

Caption: Report from the HCD Director regarding the difference between Enterprise Zones and Tax Allocation Districts. (Requested by Commissioner Hasan)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

increase the salary appropriations and fringe benefits shall require the approval of the Commission.

Sec. 2-3-9. Time for compliance.

The budget officer shall prepare a timetable for complying with the provisions in this article, which shall be submitted not later than the first Tuesday in September of each year to the chairman of the Finance Committee and county administrator for approval or modification within the parameters set forth in this article.

Sec. 2-3-10. Annual audit required.

There shall be made an annual audit of the financial affairs and transactions of all funds and activities of Augusta for each fiscal year of the local government. The audit shall be conducted in accordance with generally accepted auditing standards. Each audit shall also contain a statement of any agreement or arrangement under which Augusta has assumed the actual or potential liability of the obligations of any governmental or private agency, authority or instrumentality. Such statement shall include the purpose of the agreement or arrangement; shall identify the agency, authority or instrumentality upon whose obligations Augusta is or may become liable; and shall state the amount of actual liability and the maximum amount of potential liability of August under the agreement or arrangement.

Sec. 2-3-11. Contents of audit reports.

All annual audit reports of Augusta shall contain at least the following:

- (a) Financial statements prepared in conformity with generally accepted governmental accounting principles, setting forth the financial condition and results of operations of each fund and activity of Augusta, and such financial statements shall be the representation of Augusta; and
- (b) The opinion of the performing auditor with respect to the financial statement, in addition to an explanation of any qualification or disclaimer contained in the opinion, and such opinion shall also disclose, in accordance with generally accepted au-

dit standards, any apparent material violation of state or local law discovered during the audit.

Sec. 2-3-12. Submittal of audit to state auditor.

Each annual audit of Augusta shall be completed and a copy of the report forwarded to the state auditor within one hundred eighty (180) days after the close of Augusta's fiscal year.

Secs. 2-3-13—2-3-24. Reserved.

Chapter 4

ENTERPRISE ZONES

ARTICLE 1 IN GENERAL

Sec. 2-4-1. Purpose.

The Augusta-Richmond County Commission desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in an area meeting criteria established by the Enterprise Zone Employment Act of 1997, as amended (O.C.G.A. § 36-88-1), and to provide employment to residents of such area. (Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-2. Procedures.

Whenever the necessary conditions exist in a designated area to qualify the area as an Enterprise Zone as provided in O.C.G.A. § 36-88-6, the Commission by Ordinance may establish such area as an Enterprise Zone, which designation shall continue for a period of ten (10) years unless redesignated as an Enterprise Zone for an additional period. (Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-3. Qualifications.

An area to be redesignated as an Enterprise Zone shall meet the criteria as provided for in O.C.G.A. § 36-88-6. (Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-4. Incentives.

Augusta shall provide the following incentives in an area designated as an Enterprise Zone, including tax incentives, to qualifying businesses in accordance with the definition of such businesses outlined in the Enterprise Zone Employment Act, which incentives are not applicable throughout the city:

- (a) The Augusta-Richmond County Commission shall exempt qualifying businesses from state, county, and municipal ad valorem property taxes, excluding property taxes imposed by school districts, that would otherwise be levied on the qualifying business and service enterprises in accordance with the following schedule:
 - (1) One hundred (100) percent of the property taxes shall be exempt for the first five (5) years;
 - (2) Eighty (80) percent of the property taxes shall be exempt for the next two (2) years;
 - (3) Sixty (60) percent of the property taxes shall be exempt for the next year;
 - (4) Forty percent (40) of the property taxes shall be exempt for the next year; and
 - (5) Twenty (20) percent of the property taxes shall be exempt for the last year.
- (b) Other incentives that may be granted will be negotiated on a case-by-case basis by the Augusta-Richmond County Commission through the The Housing and Community Development Department and could include exemption from any or all of the following:
 - (1) Building Permit Fees;
 - (2) Sign Permit Fees;
 - (3) Business License Administrative Fee;
 - (4) Rezoning Fees;
 - (5) Engineering Fees;

- (6) Other local fees authorized by the Augusta-Richmond County Commission, as applicable.

(Ord. No. 6292, § 1, 7-20-00; Ord. No. 6939, § 11, 1-2-07)

Sec. 2-4-5. Authorized agency.

The Augusta-Richmond County Commission is the authorized agency to act in all matters pertaining to the Enterprise Zone and reserves the power to grant the incentives listed above to qualifying businesses in accordance with the authorization powers granted local governments in the administration of the Enterprise Zone in the Enterprise Zone Employment Act of 1997 (O.C.G.A. § 36-88-1 et seq.).

(Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-6. Liaison.

The Augusta-Richmond County Commission directs and designates its Director of The Housing and Community Development Department as liaison for communication with the Georgia Department of Community Affairs; the Georgia Department of Industry, Trade, and Tourism; the business community; and all others to oversee Enterprise Zone activities and administration, and communications with qualified businesses, and to recommend to the Commission the establishment of Enterprise Zones.

(Ord. No. 6292, § 1, 7-20-00; Ord. No. 6939, § 11, 1-2-07)

Sec. 2-4-7. Enforcement.

The Augusta-Richmond County Commission has the power to administer, require, and enforce compliance with the provisions of this chapter and to adopt such administrative rules or regulations as are necessary to implement same, including, but not limited to, the requiring of reports and data information from businesses within the Enterprise Zone to verify compliance with this Chapter and state law.

(Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-8. Contractual agreement.

A qualifying business shall enter into a contractual agreement that outlines the incentives of-

ferred to the business and the guidelines for the recapture, revocation, or reimbursement should the terms of the contract be violated by the target business.

(Ord. No. 6292, § 1, 7-20-00)

Secs. 2-4-9—2-4-19. Reserved.

ARTICLE 2

Sec. 2-4-20. Designation of "Laney-Walker Enterprise Zone".

The Augusta-Richmond County Commission hereby designates the area hereinafter described as an Enterprise Zone to be known as the "Laney-Walker Enterprise Zone", to wit:

BOUNDARY DESCRIPTION

"Beginning at a point, which is the intersection of the centerlines of 12th Street and Telfair Street; thence, in a southeasterly direction along the centerline of Telfair Street for a distance of 4,540 feet, more or less, to a point of intersection with the centerline of 5th Street; thence, in a southwesterly direction along the centerline of 5th Street for a distance of 3,715 feet, more or less, to a point of intersection with the centerline of Laney-Walker Boulevard; thence, in a northwesterly direction along the centerline of Laney-Walker Boulevard for a distance of 2,940 feet, more or less, to a point of intersection with the centerline of James Brown Boulevard (9th Street); thence, in a southwesterly direction along the centerline of James Brown Boulevard a distance of 1,560 feet, more or less, to point of intersection with the centerline of Wrightsboro Road; thence, in a northwesterly direction along the centerline of Wrightsboro Road a distance of 3,850 feet, more or less, to a point of intersection with the centerline of Augusta Avenue; thence, in a northwesterly direction along the centerline of Augusta Avenue a distance of 1,685 feet, more or less, to a point of intersection with the centerline of Laney-Walker Boulevard; thence in a northwesterly direction along the centerline of Laney-Walker Boulevard a distance of 120 feet, more or less, to a point of intersection with the

centerline of R. A. Dent Boulevard; thence, in a northeasterly direction along the centerline of R. A. Dent Boulevard a distance of 1,910 feet, more or less, to a point of intersection with the centerline of D'Antignac Street; thence in a southeasterly direction along the centerline of D'Antignac Street a distance of 950 feet, more or less, to a point of intersection with the centerline of 12th Street; thence, in a north-easterly direction along the centerline of 12th Street a distance of 2,165 feet, more or less, to a point of beginning."

(Ord. No. 6292, § 1, 7-20-00; Ord. No. 6460, § 1, 2-20-02; Ord. No. 6508, § 1, 5-21-02)

Sec. 2-4-21. Designation of "Rocky Creek Enterprise Zone".

The Augusta-Richmond County Commission hereby designates the area hereinafter described as an Enterprise Zone to be known as the "Rocky Creek Enterprise Zone", to wit:

BOUNDARY DESCRIPTION

Beginning at the point of the intersection of the centerline of Milledgeville Road/Martin Luther King, Jr. Blvd and the centerline of Olive Road; thence, in a southeasterly direction along the centerline of Olive Road to the intersection of the centerline of Gordon Highway (US 1/25/78/278); thence in a southwesterly direction along the centerline of Gordon Highway (US 1/25/78/278) to point of intersection with Peach Orchard Road (US 25); thence continuing in a southwesterly direction along the centerline of Peach Orchard Road (US 25); to a point of intersection with the centerline of Tubman Home Road/Mike Padgett Highway (State Route 56); thence, continuing in a southeasterly direction along the centerline of Mike Padgett Highway (State Route 56) to its intersection with the centerline of Nixon Road; thence in an easterly direction along the centerline of Nixon intersection with the right-of-way of the Norfolk Southern Railroad; thence in a southwesterly direction along the northwest right-of-way of the Norfolk Southern Railroad to its intersection with the centerline of Rocky Creek; thence, in a westerly direction along the centerline of Rocky Creek to its intersection

with the centerline of Deans Bridge Road; thence, in a southwesterly direction along the centerline Richmond Hill Road to its intersection with the centerline of the Bobby Jones (I-520) Expressway; thence, in a westerly direction along the centerline of Bobby Jones Expressway to its intersection with the centerline of Old McDuffie Road; thence, in a northerly direction along the centerline of Old McDuffie Road to its intersection with the centerline of Milledgeville Road; thence, in a northeasterly direction along the centerline of Milledgeville Road to the point of beginning.

(Ord. No. 6424, § 1, 10-16-01; Ord. No. 6516 § 1, 6-4-02)

Laney Walker Enterprise Zone

Legend

-  Original Enterprise Zone
-  Proposed Enterprise Zone
-  Rail Roads

		ALL PARCELS - LANEY WALKER				
		RESIDENTIAL AND COMMERCIAL - TAXABLE				
Value Summary		2001(Pre-Implementation)			2009	2015
		\$ 65,535,339			\$ 87,844,855	\$ 90,141,371
VALUE CHANGES						
2001 TO 2009		2009 TO 2015			2001 TO 2015	
\$ 22,309,516		\$ 2,296,516			\$ 24,606,032	
34%		3%			38%	

GEORGIA

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Laney Walker Enterprise Zone

Legend

- Original Enterprise Zone (Orange outline)
- Proposed Enterprise Zone (Green fill)
- Rail Roads (Black line with cross-ticks)

Enterprise Zone Growth Since Implementation	
Total Parcels	105
Value Summary	2001(Pre-Implementation) \$ 3,751,990 2015 \$ 16,078,312
	Dollar Growth \$12,326,322 Percentage Growth 329%

		Enterprise Zone Growth Since Implementation		
	Total Parcels	105		
	Value Summary	2001(Pre-Implementation)		2015
		\$ 3,751,990		\$ 16,078,312
		Dollar Growth		
		\$12,326,322		
		Percentage Growth		
		329%		

Existing Laney Walker Enterprise Zone Boundary Description

Beginning at a point which is the intersection of the centerlines of 12th Street and Telfair Street thence in a southeasterly direction along the centerline of Telfair Street a distance of 4 540 feet more or less to a point of intersection with the centerline of 5th Street thence in a southwesterly direction along the centerline of 5th Street a distance of 3 660 feet more or less to a point of intersection with the centerline of Laney Walker Boulevard thence in a northwesterly direction along the centerline of Laney Walker Boulevard a distance of 1 080 feet more or less to a point of intersection with the centerline of the right of way of the Norfolk Southern Railroad thence in a southwesterly direction along the centerline of the Norfolk Southern Railroad a distance of 8 150 feet more or less to a point of intersection of the centerline of Molly Pond Road thence continuing southwest along the centerline of the Norfolk Southern Railroad a distance of 325 feet to a point thence going north 32 degrees 47 minutes west a distance of 2 480 feet more or less to a point on the centerline of Old Savannah Road thence in a northeasterly direction along the centerline of Old Savannah Road a distance of 1 090 feet more or less to a point of intersection with the centerline of the right of way of the CSX Beltline Railroad thence in a northwesterly direction along the centerline of the CSX Beltline Railroad a distance of 2 140 feet more or less to a point of intersection with the centerline of Clay Street thence in a northeasterly direction along the centerline of Clay Street a distance of 1 575 feet more or less to a point of intersection with the centerline of Anderson Avenue thence in a westerly direction and then a northerly direction along the centerline of Anderson Avenue a distance of 550 feet more or less to a point of intersection with the centerline of Poplar Street thence in a northwesterly direction along the centerline of Poplar Street a distance of 1 490 feet more or less to a point of intersection with the centerline of McCauley Street thence in a northeasterly direction along the centerline of McCauley Street a distance of 655 feet more or less to a point of intersection with the centerline of Wrightsboro Road then in a westerly direction along the centerline of Wrightsboro Road a distance of 175 feet more or less to a point of intersection with the centerline of RA Dent Boulevard thence in a northeasterly direction along the centerline of R A Dent Boulevard a distance of 4 325 feet more or less to a point of intersection with the centerline of D'Antignac Street thence in a southeasterly direction along the centerline of D'Antignac Street a distance of 950 feet more or less to a point of intersection with the centerline of 12th Street thence in a northeasterly direction along the centerline of 12th Street a distance of 2 165 feet more or less to the point of beginning.

Recommended Laney Walker Enterprise Zone Boundary Expansion Description

AHCD recommends that the Commission update the boundary description for Laney Walker Enterprise Zone to include Cherry Tree, the Foundry Site and its associated parcels thusly:

Beginning at the point of intersection of the centerline of Laney Walker Boulevard and the centerline of R.A. Dent Boulevard; thence in a southwesterly direction along the centerline of R.A. Dent Boulevard to the point of intersection of the centerline of R.A. Dent Boulevard and the centerline of Wrightsboro Road; thence in an easterly direction a distance of 150 feet, more or less, to the point of intersection of the centerline of Wrightsboro Road and the centerline of Railroad Avenue; thence southwesterly along the centerline of Railroad Avenue a distance of 945 feet, more or less, to the point of intersection of the centerline of Railroad Avenue and the centerline of Poplar Street; thence southwesterly along the centerline of Poplar Street to the point of intersection of the centerline of Poplar Street and the centerline of Government Road; thence easterly along the centerline of Government Road to the point of intersection of the centerlines of Government Road and 15th Street; thence in a southerly direction along the centerline of 15th Street to the point of intersection of the centerline of 15th Street and the centerline of Suwanee Quintet Boulevard; thence easterly along the centerline of Suwanee Quintet Boulevard to the point of intersection of the centerlines of Suwanee Quintet Boulevard and the centerline of Lee Beard Way; thence northeasterly along the centerline of Lee Beard Way to the point of intersection of the centerline of Lee Beard Way and the centerline of Wrightsboro Road; thence in a southeasterly direction along the centerline of Wrightsboro Road to the point of intersection of the centerline of Wrightsboro Road and the centerline of Augusta Avenue; thence northeasterly along the centerline of Augusta Avenue to the point of intersection of the centerline of Augusta Avenue and the centerline of Laney Walker Boulevard.



Administrative Services Committee Meeting
11/24/2015 1:05 PM
Laney-Walker Enterprise Zone Reauthorization

Department:	Augusta Housing and Community Development
Caption:	Motion to reauthorize the ordinance designating the Laney-Walker Enterprise Zone. Originally approved by Commission May 21, 2002. (Referred from November 17 Commission meeting)
Background:	The Augusta Code at 2-4 provides for the Designation of Enterprise Zones as an economic development incentive for depressed areas suffering from disinvestment as a way to encourage reinvestment in housing and employment for the area. The area previously designated as the Laney-Walker Enterprise Zone meets the criteria for designation and reauthorization found at O.C.G.A. 36-88-8, and with continued development in the area related to the Neighborhood Revitalization Strategy specifically targeting the Laney-Walker and Bethlehem neighborhoods. Additionally, these neighborhoods are identified in the Augusta-Richmond County Comprehensive Plan as 'Areas in Need of Redevelopment.' With the assistance of these incentives, and further execution of these development plans, Laney-Walker / Bethlehem projects to see continued growth and development over the coming years. The designation, in place since 2002, will continue to allow for the incentives to businesses that create 5 or more new jobs being exempt from ad valorem taxes on a scale over a 10-year period. Residential investment will also continue to be encouraged through the continued 10-year ad-valorem property tax exemption as well. To better align this strategic economic development tool with currently planned developments in the area, we are recommending extending the boundaries of the Laney-Walker Enterprise Zone to incorporate developments already underway by Walton Communities in the old Cherry Tree Crossing area, as well as planned developments scheduled for the Foundry site location. Please reference the attached maps and boundary descriptions for precise descriptions of the recommended boundary expansions.
Analysis:	AHCD is working with reputable developers (in this expanded area) to construct/develop multi family high density housing (affordable on the Cherry Tree Crossing site & market rate on the

Foundry site). The expansion of the enterprise zone, will potentially enable the developer to receive enhanced credits. As such, AHCD is before the Commission asking for permission to expand the boundaries of the existing enterprise zone to include these project sites. These project are consistent to the LW/B Urban Redvelopment Plan of providing a mixture of housing options in the LW/B area. The incentives of tax abatement are positive, and the theory is that revenue not realized due to the abatement would not have happened without the incentives. The abatement schedule for ad valorem taxes is as follows: 100% first 5 years; 80% for years 6 and 7; 60% for year 8; 40% for year 9 and 20% for year 10. In addition, the City could elect to waive fees and other forms of revenue.

Financial Impact: See the Value Summary on the attached Boundary Map.

Alternatives: 1)Re-authorize Laney Walker Enterprise Zone with recommended boundary expansions (see attachment), 2)Reauthorize Laney Walker Enterprise Zone with existing boundaries, or 3)Don't re-authorize Laney Walker Enterprise Zone.

Recommendation: Re-authorize Laney Walker Enterprise Zone with recommended boundary expansions.

**Funds are Available
in the Following
Accounts:** N/A

REVIEWED AND APPROVED BY:

increase the salary appropriations and fringe benefits shall require the approval of the Commission.

Sec. 2-3-9. Time for compliance.

The budget officer shall prepare a timetable for complying with the provisions in this article, which shall be submitted not later than the first Tuesday in September of each year to the chairman of the Finance Committee and county administrator for approval or modification within the parameters set forth in this article.

Sec. 2-3-10. Annual audit required.

There shall be made an annual audit of the financial affairs and transactions of all funds and activities of Augusta for each fiscal year of the local government. The audit shall be conducted in accordance with generally accepted auditing standards. Each audit shall also contain a statement of any agreement or arrangement under which Augusta has assumed the actual or potential liability of the obligations of any governmental or private agency, authority or instrumentality. Such statement shall include the purpose of the agreement or arrangement; shall identify the agency, authority or instrumentality upon whose obligations Augusta is or may become liable; and shall state the amount of actual liability and the maximum amount of potential liability of August under the agreement or arrangement.

Sec. 2-3-11. Contents of audit reports.

All annual audit reports of Augusta shall contain at least the following:

- (a) Financial statements prepared in conformity with generally accepted governmental accounting principles, setting forth the financial condition and results of operations of each fund and activity of Augusta, and such financial statements shall be the representation of Augusta; and
- (b) The opinion of the performing auditor with respect to the financial statement, in addition to an explanation of any qualification or disclaimer contained in the opinion, and such opinion shall also disclose, in accordance with generally accepted au-

dit standards, any apparent material violation of state or local law discovered during the audit.

Sec. 2-3-12. Submittal of audit to state auditor.

Each annual audit of Augusta shall be completed and a copy of the report forwarded to the state auditor within one hundred eighty (180) days after the close of Augusta's fiscal year.

Secs. 2-3-13—2-3-24. Reserved.

Chapter 4

ENTERPRISE ZONES

ARTICLE 1 IN GENERAL

Sec. 2-4-1. Purpose.

The Augusta-Richmond County Commission desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in an area meeting criteria established by the Enterprise Zone Employment Act of 1997, as amended (O.C.G.A. § 36-88-1), and to provide employment to residents of such area. (Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-2. Procedures.

Whenever the necessary conditions exist in a designated area to qualify the area as an Enterprise Zone as provided in O.C.G.A. § 36-88-6, the Commission by Ordinance may establish such area as an Enterprise Zone, which designation shall continue for a period of ten (10) years unless redesignated as an Enterprise Zone for an additional period. (Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-3. Qualifications.

An area to be redesignated as an Enterprise Zone shall meet the criteria as provided for in O.C.G.A. § 36-88-6. (Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-4. Incentives.

Augusta shall provide the following incentives in an area designated as an Enterprise Zone, including tax incentives, to qualifying businesses in accordance with the definition of such businesses outlined in the Enterprise Zone Employment Act, which incentives are not applicable throughout the city:

- (a) The Augusta-Richmond County Commission shall exempt qualifying businesses from state, county, and municipal ad valorem property taxes, excluding property taxes imposed by school districts, that would otherwise be levied on the qualifying business and service enterprises in accordance with the following schedule:
 - (1) One hundred (100) percent of the property taxes shall be exempt for the first five (5) years;
 - (2) Eighty (80) percent of the property taxes shall be exempt for the next two (2) years;
 - (3) Sixty (60) percent of the property taxes shall be exempt for the next year;
 - (4) Forty percent (40) of the property taxes shall be exempt for the next year; and
 - (5) Twenty (20) percent of the property taxes shall be exempt for the last year.
- (b) Other incentives that may be granted will be negotiated on a case-by-case basis by the Augusta-Richmond County Commission through the The Housing and Community Development Department and could include exemption from any or all of the following:
 - (1) Building Permit Fees;
 - (2) Sign Permit Fees;
 - (3) Business License Administrative Fee;
 - (4) Rezoning Fees;
 - (5) Engineering Fees;

- (6) Other local fees authorized by the Augusta-Richmond County Commission, as applicable.

(Ord. No. 6292, § 1, 7-20-00; Ord. No. 6939, § 11, 1-2-07)

Sec. 2-4-5. Authorized agency.

The Augusta-Richmond County Commission is the authorized agency to act in all matters pertaining to the Enterprise Zone and reserves the power to grant the incentives listed above to qualifying businesses in accordance with the authorization powers granted local governments in the administration of the Enterprise Zone in the Enterprise Zone Employment Act of 1997 (O.C.G.A. § 36-88-1 et seq.).

(Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-6. Liaison.

The Augusta-Richmond County Commission directs and designates its Director of The Housing and Community Development Department as liaison for communication with the Georgia Department of Community Affairs; the Georgia Department of Industry, Trade, and Tourism; the business community; and all others to oversee Enterprise Zone activities and administration, and communications with qualified businesses, and to recommend to the Commission the establishment of Enterprise Zones.

(Ord. No. 6292, § 1, 7-20-00; Ord. No. 6939, § 11, 1-2-07)

Sec. 2-4-7. Enforcement.

The Augusta-Richmond County Commission has the power to administer, require, and enforce compliance with the provisions of this chapter and to adopt such administrative rules or regulations as are necessary to implement same, including, but not limited to, the requiring of reports and data information from businesses within the Enterprise Zone to verify compliance with this Chapter and state law.

(Ord. No. 6292, § 1, 7-20-00)

Sec. 2-4-8. Contractual agreement.

A qualifying business shall enter into a contractual agreement that outlines the incentives of-

ferred to the business and the guidelines for the recapture, revocation, or reimbursement should the terms of the contract be violated by the target business.

(Ord. No. 6292, § 1, 7-20-00)

Secs. 2-4-9—2-4-19. Reserved.

ARTICLE 2

Sec. 2-4-20. Designation of "Laney-Walker Enterprise Zone".

The Augusta-Richmond County Commission hereby designates the area hereinafter described as an Enterprise Zone to be known as the "Laney-Walker Enterprise Zone", to wit:

BOUNDARY DESCRIPTION

"Beginning at a point, which is the intersection of the centerlines of 12th Street and Telfair Street; thence, in a southeasterly direction along the centerline of Telfair Street for a distance of 4,540 feet, more or less, to a point of intersection with the centerline of 5th Street; thence, in a southwesterly direction along the centerline of 5th Street for a distance of 3,715 feet, more or less, to a point of intersection with the centerline of Laney-Walker Boulevard; thence, in a northwesterly direction along the centerline of Laney-Walker Boulevard for a distance of 2,940 feet, more or less, to a point of intersection with the centerline of James Brown Boulevard (9th Street); thence, in a southwesterly direction along the centerline of James Brown Boulevard a distance of 1,560 feet, more or less, to point of intersection with the centerline of Wrightsboro Road; thence, in a northwesterly direction along the centerline of Wrightsboro Road a distance of 3,850 feet, more or less, to a point of intersection with the centerline of Augusta Avenue; thence, in a northwesterly direction along the centerline of Augusta Avenue a distance of 1,685 feet, more or less, to a point of intersection with the centerline of Laney-Walker Boulevard; thence in a northwesterly direction along the centerline of Laney-Walker Boulevard a distance of 120 feet, more or less, to a point of intersection with the

centerline of R. A. Dent Boulevard; thence, in a northeasterly direction along the centerline of R. A. Dent Boulevard a distance of 1,910 feet, more or less, to a point of intersection with the centerline of D'Antignac Street; thence in a southeasterly direction along the centerline of D'Antignac Street a distance of 950 feet, more or less, to a point of intersection with the centerline of 12th Street; thence, in a north-easterly direction along the centerline of 12th Street a distance of 2,165 feet, more or less, to a point of beginning."

(Ord. No. 6292, § 1, 7-20-00; Ord. No. 6460, § 1, 2-20-02; Ord. No. 6508, § 1, 5-21-02)

Sec. 2-4-21. Designation of "Rocky Creek Enterprise Zone".

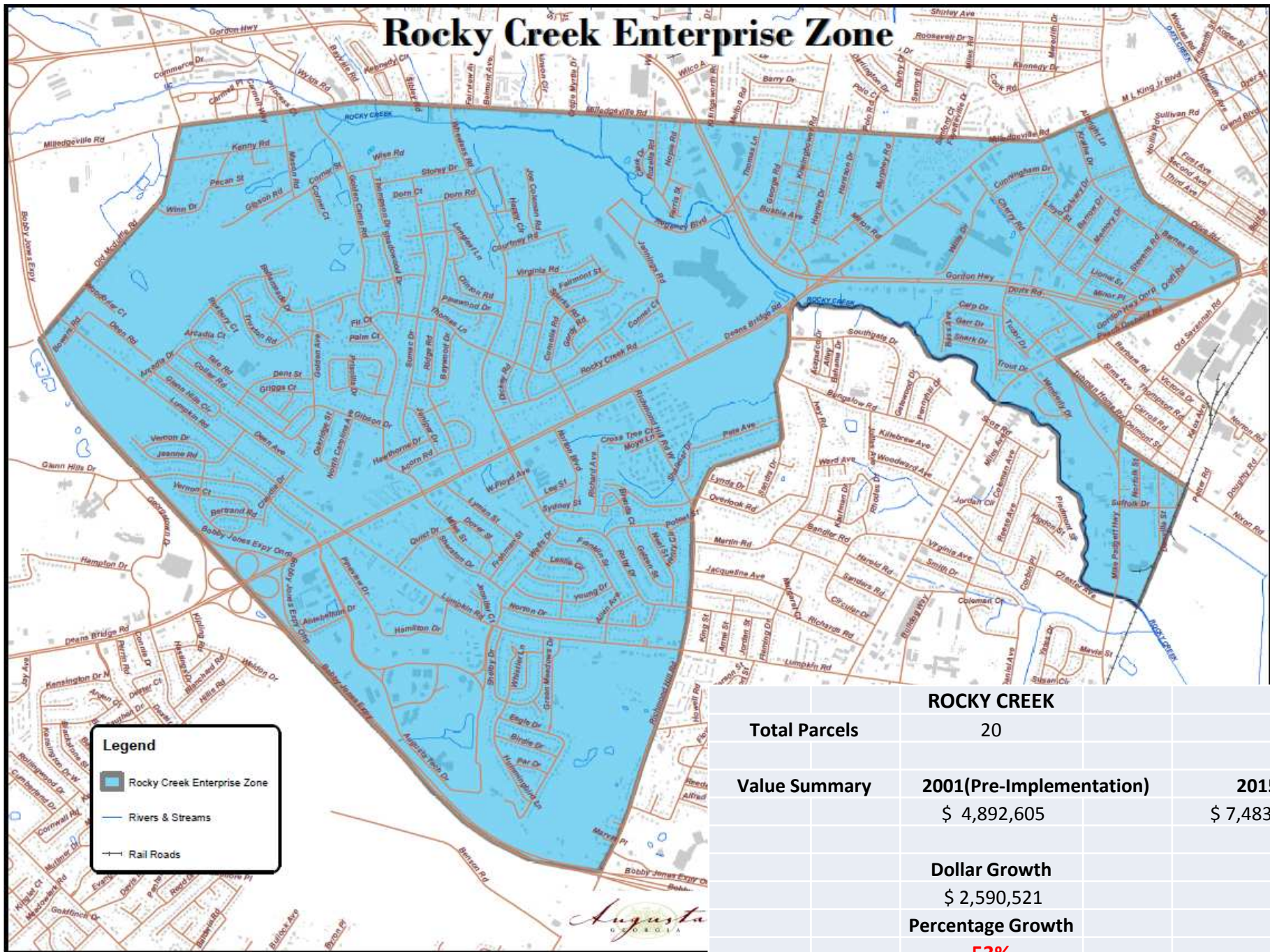
The Augusta-Richmond County Commission hereby designates the area hereinafter described as an Enterprise Zone to be known as the "Rocky Creek Enterprise Zone", to wit:

BOUNDARY DESCRIPTION

Beginning at the point of the intersection of the centerline of Milledgeville Road/Martin Luther King, Jr. Blvd and the centerline of Olive Road; thence, in a southeasterly direction along the centerline of Olive Road to the intersection of the centerline of Gordon Highway (US 1/25/78/278); thence in a southwesterly direction along the centerline of Gordon Highway (US 1/25/78/278) to point of intersection with Peach Orchard Road (US 25); thence continuing in a southwesterly direction along the centerline of Peach Orchard Road (US 25); to a point of intersection with the centerline of Tubman Home Road/Mike Padgett Highway (State Route 56); thence, continuing in a southeasterly direction along the centerline of Mike Padgett Highway (State Route 56) to its intersection with the centerline of Nixon Road; thence in an easterly direction along the centerline of Nixon intersection with the right-of-way of the Norfolk Southern Railroad; thence in a southwesterly direction along the northwest right-of-way of the Norfolk Southern Railroad to its intersection with the centerline of Rocky Creek; thence, in a westerly direction along the centerline of Rocky Creek to its intersection

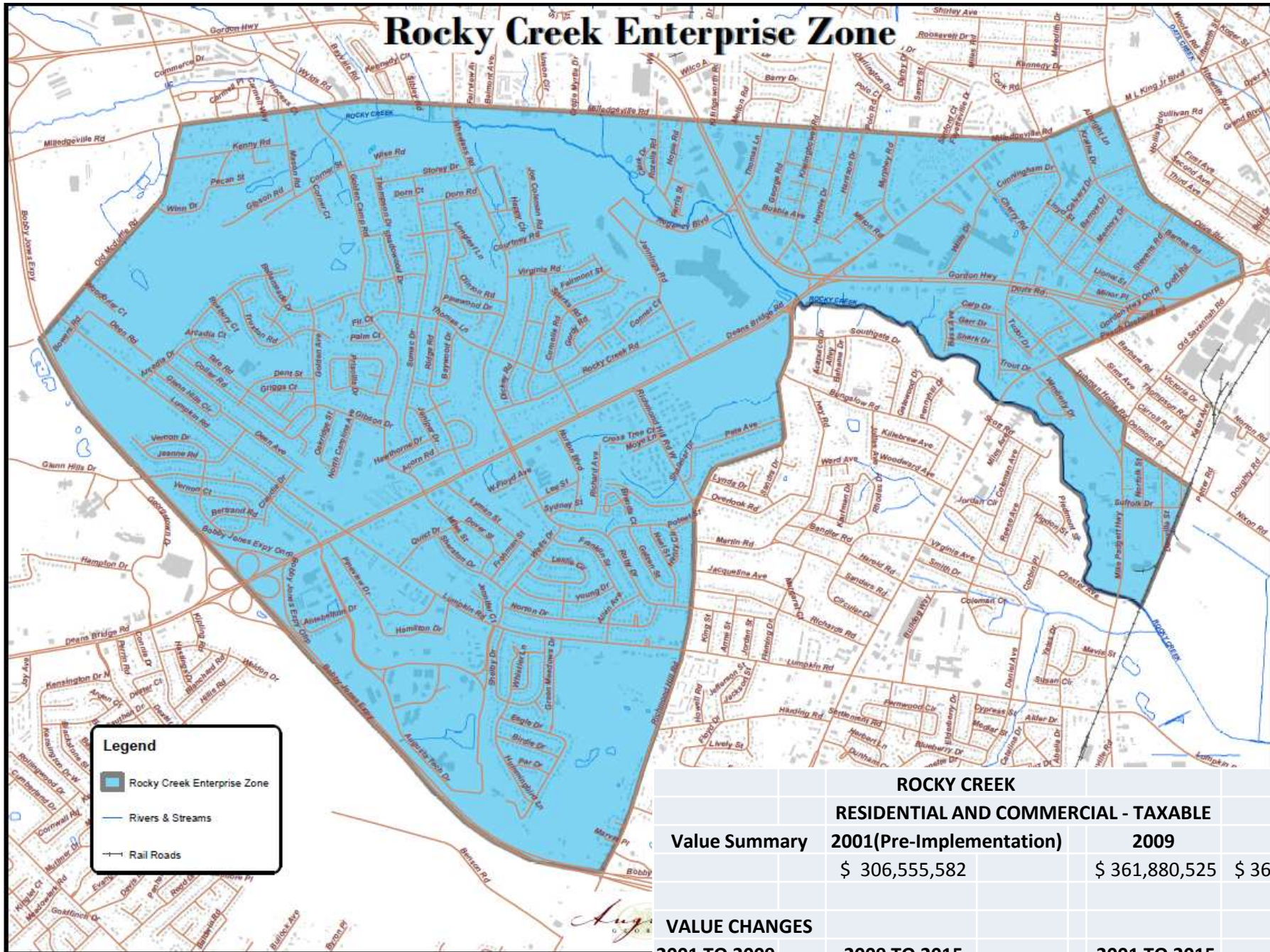
with the centerline of Deans Bridge Road; thence, in a southwesterly direction along the centerline Richmond Hill Road to its intersection with the centerline of the Bobby Jones (I-520) Expressway; thence, in a westerly direction along the centerline of Bobby Jones Expressway to its intersection with the centerline of Old McDuffie Road; thence, in a northerly direction along the centerline of Old McDuffie Road to its intersection with the centerline of Milledgeville Road; thence, in a northeasterly direction along the centerline of Milledgeville Road to the point of beginning.

(Ord. No. 6424, § 1, 10-16-01; Ord. No. 6516 § 1, 6-4-02)



	ROCKY CREEK	
Total Parcels	20	
Value Summary	2001(Pre-Implementation)	2015
	\$ 4,892,605	\$ 7,483,126
	Dollar Growth	
	\$ 2,590,521	
	Percentage Growth	
	53%	

Rocky Creek Enterprise Zone



		ROCKY CREEK			
		RESIDENTIAL AND COMMERCIAL - TAXABLE			
Value Summary		2001(Pre-Implementation)		2009	
		\$ 306,555,582		\$ 361,880,525	
				\$ 364,503,441	
VALUE CHANGES					
2001 TO 2009		2009 TO 2015		2001 TO 2015	
\$ 55,324,943		\$ 2,622,916		\$ 57,947,859	
18%		1%		19%	



Administrative Services Committee Meeting
11/24/2015 1:05 PM
Rocky Creek Enterprise Zone Reauthorization

Department:	Augusta Housing and Community Development
Caption:	Motion to reauthorize the ordinance designating the Rocky Creek Enterprise Zone. Originally approved by Commission May 21, 2002. (Referred from November 17 Commission meeting)
Background:	The Augusta Code at 2-4 provides for the Designation of Enterprise Zones as an economic development incentive for depressed areas. Rocky Creek meets the criteria for designation found at O.C.G.A. 36-88-8, and with continued redevelopment and reinvestment in the area encouraged by the Enterprise Zone tax incentives this area projects to see continued growth and development over the coming years. The designation, in place since 2002, will continue to allow for the incentives to businesses that create 5 or more new jobs being exempt from ad valorem taxes on a scale over a 10-year period.
Analysis:	The incentives of tax abatement are positive, and the theory is that revenue not realized due to the abatement would not have happened without the incentives. The abatement schedule for ad valorem taxes is as follows: 100% first 5 years; 80% for years 6 and 7; 60% for year 8; 40% for year 9 and 20% for year 10. In addition, the City could elect to waive fees and other forms of revenue.
Financial Impact:	See attached Valuation Summary contained on the Boundary Map.
Alternatives:	Reauthorize Rocky Creek Enterprise Zone or don't reauthorize Rocky Creek Enterprise Zone.
Recommendation:	Reauthorize Rocky Creek Enterprise Zone.
Funds are Available in the Following Accounts:	N/A

REVIEWED AND APPROVED BY:
