



Administrative Services Committee Meeting Commission Chamber - 8/31/2021

**ATTENDANCE:**

Present: Hons. Hasan, Chairman; Scott, Vice Chairman; Frantom and B. Williams, members.

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

**ADMINISTRATIVE SERVICES**

1. Presentation on Final Report from the Mayor's Task Force on Confederate Monuments. **Item Action:**  
Approved

**Motions**

| Motion Type | Motion Text                                                              | Made By                     | Seconded By            | Motion Result |
|-------------|--------------------------------------------------------------------------|-----------------------------|------------------------|---------------|
| Defer       | Motion to refer this item to the full Commission with no recommendation. | Commissioner Bobby Williams | Commissioner Ben Hasan |               |

No action was taken on this motion due to the passage of the substitute motion.

**Motions**

| Motion Type | Motion Text                                                                         | Made By                  | Seconded By                 | Motion Result |
|-------------|-------------------------------------------------------------------------------------|--------------------------|-----------------------------|---------------|
| Approve     | Substitute motion to approve receiving this item as information. Motion Passes 4-0. | Commisioner Sean Frantom | Commissioner Bobby Williams | Passes        |

2. Staff will provide a public update to the Commission related to the implementation of VaxUp Augusta to include an update on the status of partner MOUs, program roll-out, and general program projections. **Item Action:**  
Approved

### Motions

| Motion Type | Motion Text                                                                 | Made By                  | Seconded By                 | Motion Result |
|-------------|-----------------------------------------------------------------------------|--------------------------|-----------------------------|---------------|
| Approve     | Motion to approve receiving this item as information.<br>Motion Passes 4-0. | Commisioner Sean Frantom | Commissioner Bobby Williams | Passes        |

3. Approve the attached sole source procurement from Downtown Decorations, Inc in the amount of \$118,375 for Broad Street Christmas décor. **Item Action:** Approved

### Motions

| Motion Type | Motion Text                              | Made By                     | Seconded By              | Motion Result |
|-------------|------------------------------------------|-----------------------------|--------------------------|---------------|
| Approve     | Motion to approve.<br>Motion Passes 4-0. | Commissioner Bobby Williams | Commisioner Sean Frantom | Passes        |

4. Discuss the homeless situation in Richmond County. **(Requested by Commissioner Catherine McKnight)** **Item Action:** Approved

### Motions

| Motion Type | Motion Text                                                                 | Made By                     | Seconded By            | Motion Result |
|-------------|-----------------------------------------------------------------------------|-----------------------------|------------------------|---------------|
| Approve     | Motion to approve receiving this item as information.<br>Motion Passes 4-0. | Commissioner Bobby Williams | Commissioner Ben Hasan | Passes        |

5. Motion to approve Housing and Community Development Department's request to enter into agreement with Georgia Rehabilitation Institute, Inc. (GRI) for ADA project initiatives. **Item Action:** Approved

### Motions

| Motion Type | Motion Text                              | Made By                  | Seconded By                 | Motion Result |
|-------------|------------------------------------------|--------------------------|-----------------------------|---------------|
| Approve     | Motion to approve.<br>Motion Passes 4-0. | Commisioner Sean Frantom | Commissioner Francine Scott | Passes        |

6.

Motion to approve Housing and Community Development Department's (HCD's) request to provide HOME funding to assist one (1) low to moderate income homebuyers with gap financing, down payment and closing cost to purchase a home (414 McQueen Court) through the Homebuyer Subsidy Program. **Item Action:** Approved

#### Motions

| Motion Type | Motion Text                              | Made By                  | Seconded By                 | Motion Result |
|-------------|------------------------------------------|--------------------------|-----------------------------|---------------|
| Approve     | Motion to approve.<br>Motion Passes 4-0. | Commisioner Sean Frantom | Commissioner Francine Scott | Passes        |

7. Discussion of Housing and Community Development Department's Homebuyer Subsidy Program, Down Payment Assistance Program, and Rehabilitation Program practices and processes. **Item Action:** Approved

#### Motions

| Motion Type | Motion Text                                                                                                                                          | Made By                     | Seconded By            | Motion Result |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------|---------------|
| Approve     | Motion to approve the request for the exception of \$25,000 for approval by the Administrator for the rehabilitation program .<br>Motion Passes 4-0. | Commissioner Bobby Williams | Commissioner Ben Hasan | Passes        |

8. Administrative update in response to Commission inquires related to maintaining the grounds of public/common areas, parks, facility maintenance, as well as general operations of the aquatics center. **Item Action:** Approved

#### Motions

| Motion Type | Motion Text                                                                 | Made By                     | Seconded By                 | Motion Result |
|-------------|-----------------------------------------------------------------------------|-----------------------------|-----------------------------|---------------|
| Approve     | Motion to approve receiving this item as information.<br>Motion Passes 4-0. | Commissioner Francine Scott | Commissioner Bobby Williams | Passes        |

9.

Motion to approve the minutes of the Administrative Services Committee held on August 11, 2021.

**Item**  
**Action:**  
Approved

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b>                       | <b>Made By</b>              | <b>Seconded By</b>             | <b>Motion Result</b> |
|--------------------|------------------------------------------|-----------------------------|--------------------------------|----------------------|
| Approve            | Motion to approve.<br>Motion Passes 4-0. | Commisioner<br>Sean Frantom | Commissioner<br>Francine Scott | Passes               |

**10. Mr. Joe Jones** regarding McCullough Townhomes - United House of Prayer Request. **(Requested by Commissioner Dennis Williams).**

**Item**  
**Action:**  
Rescheduled

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b>                                                                                                      | <b>Made By</b> | <b>Seconded By</b> | <b>Motion Result</b> |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|----------------------|
|                    | It was the consensus of the committee that this item be referred back to the next committee meeting with no objections. |                |                    |                      |

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**Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Attendance 8/31/21**

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**Department:**

**Presenter:**

**Caption:**

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

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# Final Report

Submitted by the Mayor's Task Force on  
Confederate Monuments, Street Names,  
and Landmarks

*October 19, 2020*

*Augusta, Georgia*

**2020 Mayor's Task Force on Confederate Monuments, Street Names, and Landmarks**  
**Task Force Table of Contents:**

1. The Mayor's Executive Order: Confederate Monuments, Street Names, and Landmarks Task Force
2. The Final Report on Confederate Monuments, Street Names, and Landmarks issued by the Task Force

Appendix A: The Five Monuments, Street Names, and Landmarks That We Discussed: Description and History

Appendix B: Suggestions for Possible Street Name Changes

1. Mr. Frank Yerby
2. Dr. George Williams Walker
3. Dr. John Hope
4. Professor John Wesley Gilbert
5. Reverend Channing Tobias

Appendix C: Laws and Ordinances to Consider; Funding Sources



## **EXECUTIVE ORDER 2020-010**

**BY THE MAYOR:**

### **CONFEDERATE MONUMENTS, STREET NAMES, AND LANDMARKS TASK FORCE**

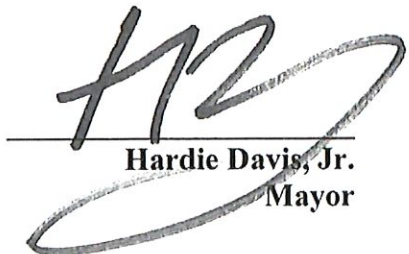
- WHEREAS:** The recent tragic events involving George Floyd's death, along with various other acts of racism, injustice and police brutality, brought about the desire in communities across the nation to bring attention to monuments, street names, and landmarks that are associated with the Confederacy; and
- WHEREAS:** There is increased awareness in our nation, and worldwide, regarding racism and social injustice, The City of Augusta understands the need for dialogue and education within its community; and
- WHEREAS:** The Confederacy was a republic that waged war against the United States of America, with the major purpose of protecting the institution of slavery; and
- WHEREAS:** Various monuments, landmarks and street names were constructed in the southern United States of America to commemorate and honor the Confederacy and its leaders; and
- WHEREAS:** In the wake of the many tragic events involving the mistreatment of people of color, The City of Augusta, and its residents recognize the need to evaluate its local confederate monuments, street names, and landmarks; and
- WHEREAS:** The City of Augusta recognizes certain places, venues, and street names may not promote equality and justice, but may instead honor those that sought to divide the nation and continue the owning of Black Americans as slaves; and
- WHEREAS:** The public places in the City of Augusta belong to everybody, therefore, all persons visiting our public places should not feel affronted but should feel respected and valued.

**NOW, THEREFORE, IN HONOR AND AS A MARK OF RESPECT FOR  
THE MEMORY OF GEORGE FLOYD, PURSUANT TO THE  
AUTHORITY VESTED IN ME AS THE MAYOR OF THE CITY OF  
AUGUSTA, GEORGIA, IT IS HEREBY**



- ORDERED:** The Confederate Monuments, Street Names, and Landmarks Task Force shall be formed with the purpose of reviewing and developing recommendations to determine the future of such City-owned monuments, street names and landmarks. It will be comprised with diverse representatives with various backgrounds and expertise.
- ORDERED:** The task force will also discuss and determine the need for erecting new monuments and historical markers to recognize Augusta's diverse history, that are not deemed to be offensive in nature.
- ORDERED:** The task force shall operate under the guidance of the Mayor's Office and the Mayor shall submit to the Clerk of Commission a letter recommending six (6) members to the Task Force, and the Augusta Commission shall submit a letter recommending five (5) members.
- ORDERED:** Once the eleven (11) members of the task force are confirmed and have accepted the task, the first meeting shall be within two (2) weeks of that date.
- ORDERED:** The task force shall establish a meeting schedule at the first meeting, and the task force may hold public hearings should they find it necessary.
- ORDERED:** A comprehensive written report with findings, and recommendation shall be presented to the Mayor and the Commission no later than sixty (60) days from the date of the first meeting.

This 6<sup>th</sup> day of August 2020, at 10:00 A.M./P.M.

  
Hardie Davis, Jr.  
Mayor

# Final Report

Submitted by the Mayor's Task Force on  
Confederate Monuments, Street Names,  
and Landmarks

*October 19, 2020*

*Augusta, Georgia*

## **Final Report of the Confederate Monuments, Street Names, and Landmarks Task Force**

On August 6, 2020, at 10:00 am, Augusta Mayor Hardie Davis issued Executive Order 2020-010. This Executive Order empowered the Mayor to assemble a task force designed to discuss and issue recommendations concerning monuments, street names and landmarks connected to the Confederate States of America or The Confederacy.

The Mayor issued this Executive Order as a result of the nationwide call for social justice and healing in the wake of the death of George Floyd, along with various other acts of racism, injustice, and police brutality.

The Task Force was assembled with 11 members, six recommendations from the Mayor and five from the Augusta Commission. The Mayor gave the task force two months to come up with recommendations for the monuments, street names and landmarks connected to the Confederacy in Augusta.

From the 11 members the Mayor asked Mr. Corey Rogers from the Lucy Craft Laney Museum of Black History and Mr. Erick Montgomery from Historic Augusta, Incorporated, to serve as co-chairpersons for the task force. Other members included Christine Miller-Betts, Katie Delaigle, Nancy Glaser, John Hayes, Hardi Jones, Mallory Millender, Richard Peebles, Lee Powell, and Kelby Walker.

It was determined by the co-chairpersons and endorsed by a majority of the task force members that there would be five points of interest that the task force would discuss:

1. The Confederate Monument on Broad Street
2. The Confederate Monument on Greene Street in front of Saint James United Methodist Church
3. Jefferson Davis Highway
4. John C. Calhoun Expressway
5. Gordon Highway and Fort Gordon

Each week the task force discussed one of the five areas of interest. Task Force members were encouraged to research how other cities have dealt with the issue of Confederate monuments and signage. There was a general discussion about each point of interest followed by a preliminary vote from the task force.

The preliminary votes for the five points of interest are as follows:

1. **The Confederate Monument on Broad Street:** A majority of the task force voted to move the monument on Broad Street to either Magnolia or Westview Cemetery.

**Final Report of the Confederate Monuments, Street Names, and Landmarks Task Force**  
**Page 2 of 3**

2. **The Confederate Monument on Greene Street in front of Saint James United Methodist Church:** A majority of the task force voted to have the statue moved from the grassy median on Greene Street to the property of Saint James United Methodist Church, subject to their acceptance.
3. **Jefferson Davis Highway:** A majority of the task force voted to remove all signage and monuments connected to the Richmond County portion of Jefferson Davis Highway.
4. **John C. Calhoun Expressway:** A majority of the task force voted to change the name of John C. Calhoun Expressway.
5. **Gordon Highway and Fort Gordon:** A majority of the task force voted to change the name of Gordon Highway and Fort Gordon.

Before we took the official vote on the five points of interest the task force took the opportunity to do even more research on the history behind the namesakes of the streets that are being looked at for change. In addition we discussed why certain streets were given those names in the first place.

**Final Vote:**

On September 30, 2020, at 1:30 pm the Task Force took the final vote on the five points of interest. For the final vote 9 members would vote and in the event of a tie the co-chairpersons would step in to make a determination.

1. **The Confederate Monument on Broad Street:** The vote was 5-3 in favor of moving the Confederate Monument on Broad Street to either Magnolia or Westview Cemetery. One committee member was not present for the vote and the co-chairpersons did not vote.
2. **The Confederate Monument on Greene Street in front of Saint James United Methodist Church:** The vote was 5-3 in favor of requesting the United Methodist Church to accept possession of the Confederate Monument on Greene Street and move it to a more suitable place. One committee member was not present for the vote and the co-chairpersons did not vote.
3. **Jefferson Davis Highway:** The vote was 7-1 in favor of removing all signage and monuments connected to Jefferson Davis Highway. One committee member was not present for the vote and the co-chairpersons did not vote.

**Final Report of the Confederate Monuments, Street Names, and Landmarks Task Force**  
**Page 3 of 3**

4. **John C. Calhoun Expressway:** The vote was unanimous in favor of changing the name of John C. Calhoun Expressway. One committee member was not present for the vote and the co-chairpersons did not vote.
5. **Gordon Highway:** The vote was 7-1 in favor of changing the name of Gordon Highway. One committee member was not present and the co-chairpersons did not vote.
6. **Fort Gordon:** The vote was 7-1 in favor of changing the name of Fort Gordon. One committee member was not present and the co-chairpersons did not vote.

**Supplemental Recommendations:**

At its meeting of October 7, 2020, an additional motion was adopted. By unanimous vote the committee recommends that any costs associated with implementing these recommendations are to be borne by the government.

At its meeting of October 14, 2020, an additional motion was adopted. By unanimous vote of those present, the committee recommends that any naming opportunities for city-county streets, highways, or expressways be for Augusta-Richmond County citizens who have made a major contribution in accordance with city ordinances.

# Appendix A

The Five Monuments, Street Names, and  
Landmarks That We Discussed:  
Description and History

*The Five Monuments, Street Names, and Landmarks That We Discussed: Description and History*

1) Begun in 1875 and completed in 1878, this 76 foot tall monument in the median of the 700-block of Broad Street is Augusta's most prominent, visible memorial to the Confederacy. The work of the Ladies Memorial Association (a forerunner of the United Daughters of the Confederacy), the monument was dedicated to the city in an elaborate ceremony. It was begun as Reconstruction was being violently challenged, and completed the year after it had been overthrown. It features statues of four Confederate generals—Robert E. Lee, Thomas J. “Stonewall” Jackson, Georgian Thomas R.R. Cobb, and Augustan William H.T. Walker—and, at the top, a Confederate soldier (Augustan and Confederate veteran Berry Benson was the model for this soldier). The monument also features the Confederate seal, with its *Deo Vindice* [“with God as our defender”], a ringing tribute to Confederate soldiers (“worthy...worthy...worthy”), and poetry that praises the Confederacy as uniquely unblemished: “no nation rose so white and fair/none fell so pure of crime.”

2) This 1873 monument in the median of the 400 block of Greene Street is the work of the Saint James Methodist Church [originally Methodist Episcopal, South; now United Methodist]. It is an ornamented shaft with the names of Saint James members and Richmond County citizens who died fighting for the Confederacy. Created while Reconstruction was still very much alive, this monument uses oblique language, praising the Confederacy indirectly by claiming that those who fought for it fought “in defence [*sic*] of the principles of the Declaration of Independence.”

3) Before interstate highways (I-20, I-95, etc), numbered US highways (US 1, US 78, etc) carried automobile travelers and trade across the country. Several of these US highways have honorary designations. As it weaves through Augusta and Richmond County, US 1 is the “Jefferson Davis Memorial Highway.” The designation is etched into the railing and bronze plaques on the 5<sup>th</sup> Street bridge, appears on modern green highway signs at 13<sup>th</sup> Street/Broad Street and at Deans Bridge Road/Gordon Highway, and is carved into large boulders at 15<sup>th</sup> Street/the Augusta canal and Milledgeville Road/Tubman Home Road. These were all created in the 1920s and 30s, in the early decades of US highways. The honoree, Jefferson Davis, was a prominent Mississippi planter, Democratic politician, and the Confederacy's lone president in its four-year existence. He was imprisoned but ultimately released without going to trial, and spent his later years writing a massive two-volume defense of the Confederacy, *The Rise and Fall of the Confederate Government*.

4) In the 1960s, Walton Way was being extended from its terminus at 13<sup>th</sup> St to join with the newly completed Gordon Highway. The extension of Walton Way incorporated an older road, the 1850s Calhoun Street. The city transferred the Calhoun name, voting in 1966 to name a projected new corridor “John C. Calhoun Expressway.” John C. Calhoun was a prominent South Carolina planter and powerful national politician (Vice President, US Senator, Secretary of War, Secretary of State, US Representative). More than any other political figure, he articulated a theory of state sovereignty (“states' rights”) and a

“positive good” vision of slavery (that enslavement to whites was good for Black people because they were an inferior race who couldn’t handle freedom). Dying in 1850, a decade before the Confederacy’s creation, Calhoun was nevertheless intimately tied to it—his ideas, more than anyone else’s, inspired it.

5) As the US mobilized for war in 1940, it constructed training bases across the landscape. Its large base in the western part of Richmond County was named “Camp Gordon” in honor of John B. Gordon—Confederate general, Georgia governor, and US Senator. (In the Cold War, as the training base became a permanent installation, it was renamed “Fort Gordon.”) In the 1950s, a new road connecting Augusta to the base was named “Gordon Highway.” Gordon was not just militarily decorated and politically powerful; he was also a key figure in the overthrow of Reconstruction in Georgia. He campaigned against the 14<sup>th</sup> Amendment (guaranteeing equal civil rights to all) and was state leader of the Ku Klux Klan, a paramilitary organization that used violence to destroy Georgia’s Republican Party. He was also a key figure in the Lost Cause [*see below*], serving as first commander-in-chief of the United Confederate Veterans.

#### *Context: The Lost Cause*

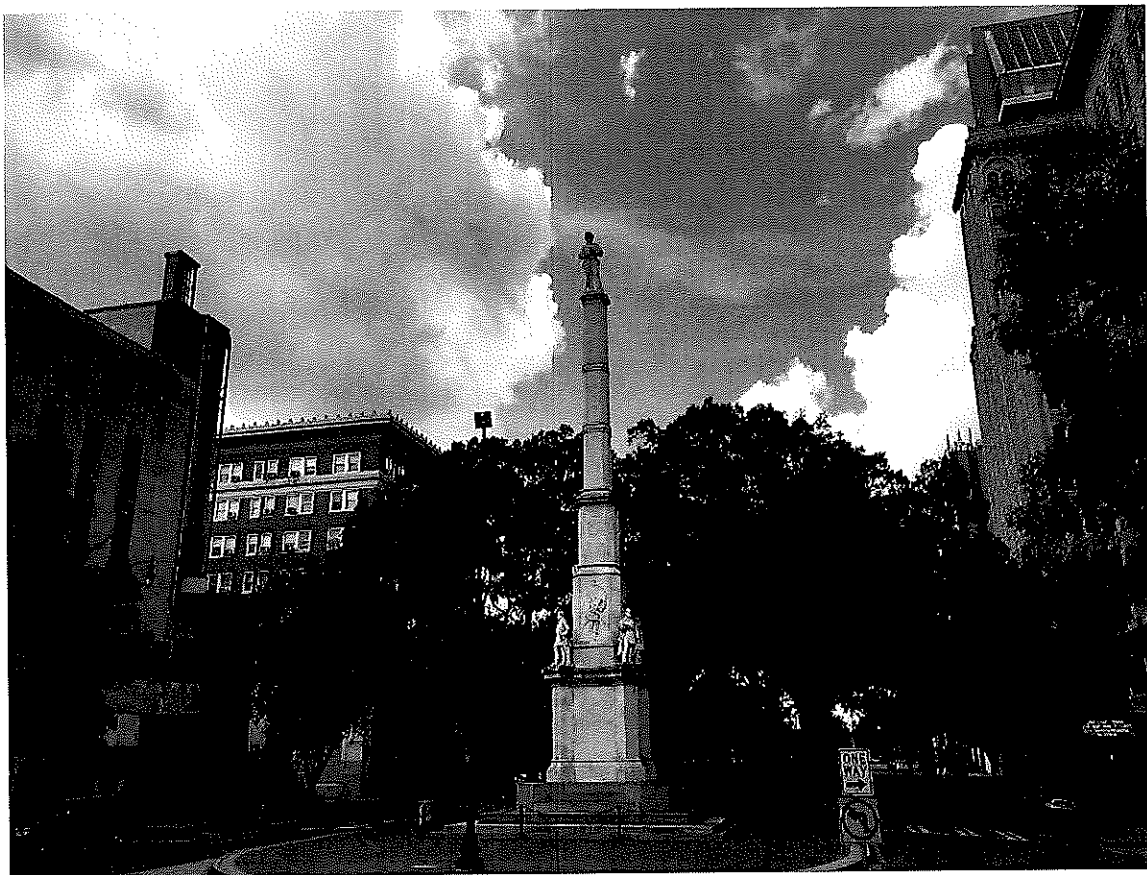
These monuments, street names, and landmarks are local instances of a phenomenon called “the Lost Cause”—celebrating and commemorating the Confederate States of America in statues, place-names, state flags, holidays, history books, and other forms. The first signs of the Lost Cause were visible in the late 1860s, and the phenomenon expanded rapidly, peaking in the early 20<sup>th</sup> century. It had a revival in the 1950s and 60s, and today, though less prominent than in earlier eras, groups like the United Daughters of the Confederacy and Sons of Confederate Veterans actively work to sustain the Lost Cause.

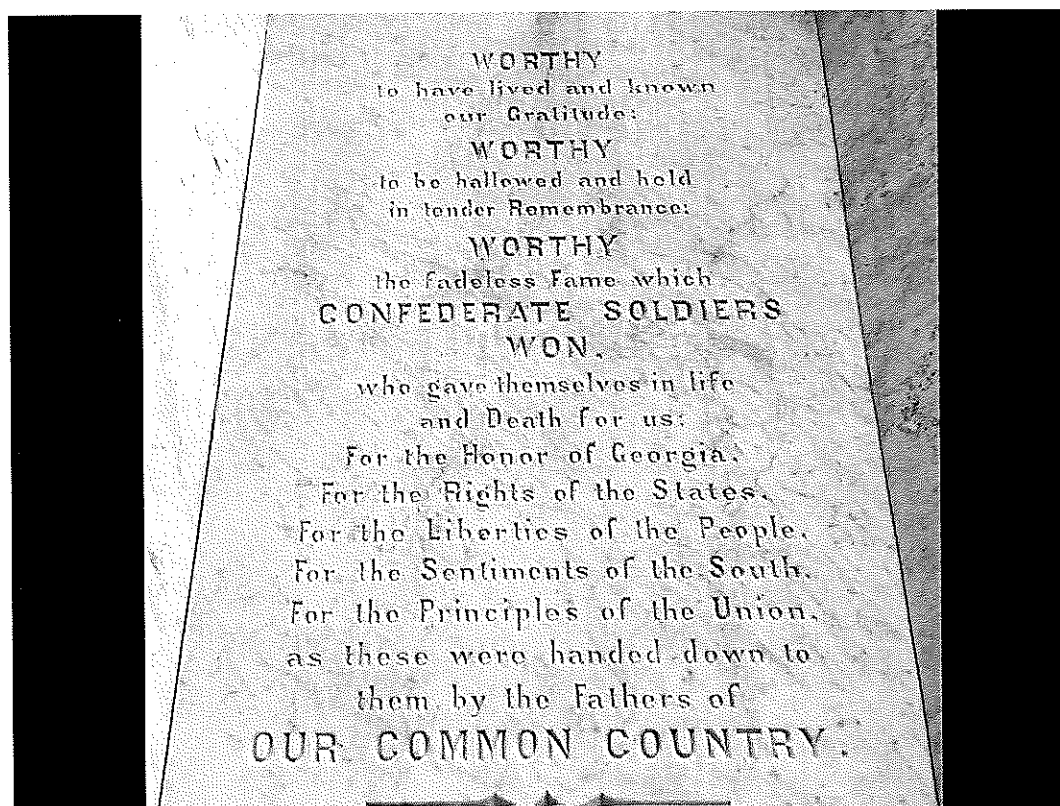
The focus of Lost Cause celebration—the Confederate States of America (“Confederacy” for short)—was a “nation” formed by eleven Southern states in 1861. For four years it fought the United States. It was defeated, and ceased to exist. Its founders believed that slavery was threatened by the rapid rise of the Republican Party to national power. They left the USA after Republican victories in the election of 1860, and formed a new nation where slavery would be protected in perpetuity. They were deeply devoted to John C. Calhoun’s ideas: that states were sovereign and could leave the USA (“secede”), that slavery was a “positive good” and should be preserved against any threats.

Commemorating the Confederacy after its defeat was a public, symbolic way of saying that though it didn’t exist anymore, it, as much as possible, should be the model of society going forward. This involved passionate repudiation of Reconstruction. In Reconstruction (technically, “congressional Reconstruction,” 1867-1877) the dominant politics of the nation were committed to equal civil rights for all and voting rights for all men (the 14<sup>th</sup> and 15<sup>th</sup> Amendments). Reconstruction meant the legal end of racial hierarchy and a new vision of racial equality. In former Confederate states, an interracial coalition of Black and white men, organized as a southern Republican Party, came to power as the majority party. Augusta was a particularly strong base for Reconstruction.

The state's Republican governor, Rufus Bullock, lived here. The Georgia Equal Rights Association, forerunner of the state Republican Party, was founded at Springfield Baptist Church, a historic congregation and the oldest Black church in the United States.

Reconstruction didn't last—it was overthrown by violence. Though the 14<sup>th</sup> and 15<sup>th</sup> Amendments remained in letter, in spirit they were hollowed out as post-Reconstruction Southern state governments crafted new segregation and disfranchisement laws. This system of Jim Crow lasted almost a century, until the 1960s and early 70s. In this long span of time, from the Greene Street monument (1873) to John C. Calhoun Expressway (1966), a landscape dotted by Lost Cause emblems was a landscape that erased the memory of Reconstruction by focusing all commemoration on what came before it—the Confederate States of America. Secession and slavery could not be imitated literally, but anti-Reconstruction state laws and Jim Crow would perpetuate the spirit of the Confederacy.





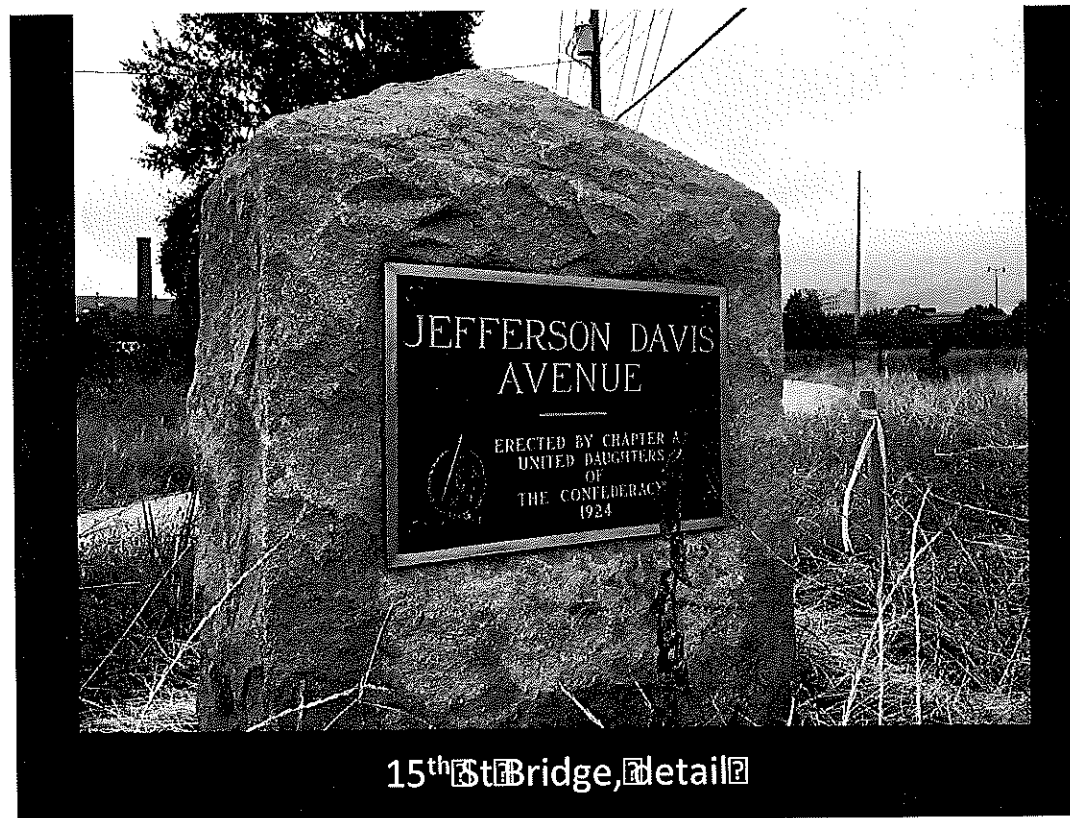




5<sup>th</sup> Street Bridge across Savannah River?



5<sup>th</sup> St Bridge, detail



15<sup>th</sup> St Bridge, detail



Milledgeville Rd near intersection with Tubman Home Rd

# Appendix B

## Suggestions for Possible Street Name Changes

Mr. Frank Yerby

Dr. George Williams Walker

Dr. John Hope

Professor John Wesley Gilbert

Reverend Channing Tobias

Frank Yerby was born in the multiracial “Little Dublin” community in Augusta, Georgia. He attended the Haines Institute during the administration of the iconic educator Lucy Craft Laney. While at Paine College he rewrote the lyrics to the school’s hymn. In 1944 he received the O. Henry award for his short story *Health Card*. In 1946 he published *The Foxes of Harrow*, later purchased by 20<sup>th</sup> Century Fox and adapted into a major motion picture. Two of his other works, *The Golden Hawk* and *The Saracen’s Blade* would also be adapted into movies. During the course of his lifetime Frank Yerby penned a total of 33 novels and sold an estimated 60 million copies worldwide translated into 17 languages. In the 1950’s Mr. Yerby relocated to Madrid, Spain and remained there until his death.

## **Dr. George Williams Walker**

1848-1911

George Williams Walker was born in Augusta, Georgia on February 11, 1848. He was Paine College's founder, first teacher and second president. He was also a minister in the Methodist Episcopal Church, South and a Confederate veteran. Dr. Walker was president of Paine from 1884-1911. He more than anyone else was the person who shaped the character of the institution and held it together during its embryonic stage. In a 1908 speech in Birmingham, Alabama, he said:

I do not know what the fathers of the school thought in definite terms of racial cooperation as we speak of it at present, but I do know that the establishment and development of Paine College was the first great step in interracial cooperation in our beloved Southland, and the school at this time, unique in operation, as it was unique in conception, constitutes the greatest contribution which has been made to the cause of interracial understanding, peace and goodwill, and I, as president for all these years, have intentionally sought to make it so. ("The Vision of the Founder," Founders' Day address by W. A. Bell, *The Paineite*, Feb. 1930, 56-59)

From the beginning Dr. Walker insisted that Paine have a liberal arts curriculum. Conventional wisdom was that blacks did not have the intelligence for higher education and were only capable of manual and industrial education. Paine College was the only liberal arts institutions for blacks in the South at the time. J.A. Martin, Paine's first black vice president, made clear the attitude of George Williams Walker when he said:

As an advanced educator, Dr. Walker was fully one hundred years ahead of his own people when it came to the question of all types of education for all people of whatever race. We can best appreciate this fact when we realize that Dr. Walker came to Paine Institute just 18 years after the (Civil) war and at a time when the spirit of our section, as well as other sections, was entirely adverse to so-called "high education" for Negro youth" ("Paine Institute," Nashville Christian Advocate, XLVIII April 16, 1888, 3).

Dr. Walker was ahead of his time in other ways.. It was he who established the precedent of addressing African Americans by their appropriate courtesy titles. According to the oldest

available records “Mr.,” “Mrs.,” and “Miss” were always used at Paine when referring to African Americans. In Paine’s first catalog (1885-1886) the matron’s name appeared with appropriate title as did white women on the faculty. Among the persons recommended by Dr. Walker to the Trustees for graduation in 1892 were the names of “*Misses* Ruth Battey and Carrie Harper” (William L. Graham, *Patterns of Intergroup Relations in the Cooperative Establishment, Control, and Administration of Paine College (Georgia) by Southern Negro and White People: A Study of intergroup Process*. Diss. U of Michigan, 1955. Ann Arbor: UMI 1955. 12215, page 139). Dr. Walker reported to Paine’s Trustees in 1895 that “we have an excellent lady, Mrs. Henry Dunbar, a member of the Colored M.E. Church, as Matron of the boarding department” (Ibid.).

Not only did Dr. Walker promote social equality, he also practiced salary for equal work. After a study of Paine faculty and staff salaries, William L. Graham observed that it “seems conclusive that from the beginning salary considerations have been based primarily on experience and training and not on race” (Ibid.).

Dr. Walker demonstrated his willingness to provide education to Blacks equal to that of whites. During the 1880s and 1890s he tutored two Paine students to prepare them for entrance into Brown University. One of the students was John Wesley Gilbert—Paine’s first student, first graduate, and first black faculty member. The other was John Hope—Morehouse College’s first black president, and the first African-American President of Atlanta University (Clark Atlanta University). Each of them had an excellent record and graduated from Brown with honors (“George Williams Walker Pioneer,” by W.A. Bell, *World Outlook*, May 1932, [245] 37).

Dr. Walker not only tutored these students, providing them with the extra preparation they needed to succeed at Brown, he also loaned them the money that they needed to attend.

Brown (*ákoue*, Newsletter of the American School of Classical Studies at Athens, "School Pioneer is Profiled," winter, 2002, No. 47, 15). Gilbert's biographer, J.C. Colclough, said that Walker's loan and tutorial support were only "earmarks" of "the spirit of love and interdependence that grew in the hearts of the President and the brilliant student-graduate, that caused the latter to see in the former 'a friend that sticketh closer than a brother' and the former to love the latter as 'David loved Jonathan'" (John Wesley Gilbert, 28).

Dr. Walker's personality seemed to have been a valuable asset in establishing good relations in the Augusta community. A letter to his widow from John Wesley Gilbert reflects in an impressive manner something of this personal magnetism. He said of Dr. Walker:

... [He] was as much a father to me as he was a husband to you. No man ever loved me as he did. I never loved any man as I did him.... I would far rather have died for him or for you than to live to see either one of you depart this life. But God has left me here—me, the first one of my race whom dear Dr. Walker met as student, the first one of my race to matriculate in Paine, the first one of my race who he helped to prepare for wide usefulness in the master's vineyard; the one who was ever in the closest and holiest confidence with him in trying to carry on the work in Christ's name for the uplift of the lowly—to embody his faith and spirit. ... I left Augusta immediately after the funeral because I just could not bear to be among the familiar haunts where he and I for a quarter of a century, labored together in the sweetest harmony. ... In not one instance did I ever by subterfuge or mental reservation fail to talk out of my heart of hearts to him. He and I both can and will tell God that we ever were true as truth itself to each other. ... (Graham 137).

## **John Hope**

1868-1936

Hope possibly became the most outstanding black educator since Booker T. Washington. In 1906 he was elected the first black president of Morehouse College (Martin Luther King's alma mater) where he served for 25 years. In 1931 he was elected as the first black president of Atlanta University (today Clark Atlanta University) and held that position until his death in 1936. Under his leadership, Atlanta University became the nation's first college to focus exclusively on graduate education for African Americans. He was as influential in the development of African American college education as Booker T. Washington had been in developing African-American vocational education.

Hope, like John Wesley Gilbert, devoted his life to improving race relations. While serving as a member of the executive committee of the National Interracial Conference for the study and discussion of race problems in the United States which met in Washington, D. C. his leadership and administrative skills as well as his profound knowledge of people and the conditions in which they live were recognized and he was made chair of the Committee on Adult Education in 1928. In the same year he was chosen as a delegate to the International Missionary Council which met in Jerusalem, and was one of the speakers at the meeting. When Morehouse and Spelman colleges agreed in 1929 to affiliate with Atlanta University to form the Atlanta University system, they did so only on the condition that Hope would serve as president (*Augusta Herald*, 1940). He was unanimously elected and under his leadership, Atlanta University was developed as a graduate school, the only accredited institution in the Deep South open to blacks with courses leading to the master's degree. In 1932 he was elected president of

the Commission on Interracial Cooperation. He initiated and served as president of the Georgia State Council for Work among Colored Boys, a pioneer effort to promote and to coordinate the work of the character-building agencies operating in Georgia, and to develop resources which had up to this time been none existent. He also served on the Board of Directors of the National Association for the Advancement of Colored People and of the National Urban League. Hope received the Spingarn (the NAACP's highest award) and the Harmon awards for his service to education.

## **Dr. John Wesley Gilbert**

1863-1923

John Wesley Gilbert was born in Hephzibah, Georgia January 9, 1863. A missionary, minister, educator and polyglot, he was the world's first Black archaeologist. According to biographer, J.C. Colclough, Gilbert was the father of the interracial movement in America.

Mentored by Paine College's first teacher, Dr. George Williams Walker (white), Gilbert graduated from Paine College in 1886 (college division was not added until 1887). Because of the special tutoring that he received from George Williams Walker, Gilbert entered Ivy League Brown University, not as a freshman, but as a junior. He was only the third African American to attend Brown, and he graduated 12<sup>th</sup> in a class of 60. He took top honors in Greek (the first African American to do so) and won a scholarship to study for his master's degree at the American School of the Classics in Athens, Greece, also a first for Blacks. And he was the first African American to earn a Master's Degree at Brown.

His Greek was so good that the U.S. Ambassador to Greece hired him as an interpreter. Working for the ambassador afforded Gilbert the opportunity to travel to all of the European capitals. When John Wesley Gilbert traveled to Africa in 1911 with Bishop Walter Russell Lambuth, the white senior bishop of the Methodist Episcopal Church, South, he experienced a new level of interracial brotherhood. They went to the Belgian Congo (now the Democratic Republic of the Congo) and spent a year there setting up the first Methodist Mission in Africa (Wymbo-Nyama). Former Prime Minister Patrice Lumumba received his early education at that mission.

Paine College's Gilbert-Lambuth Chapel is named for John Wesley Gilbert and Bishop Walter Russell Lambuth.

The mission also established Gilbert as the first CME missionary. Lambuth said of Gilbert, "I know John Wesley Gilbert as few men do. Perhaps no other White man, unless it was George Williams Walker, president of Paine College, has known him more intimately." Speaking at the General Conference at St. Louis in 1914, Gilbert discussed the African mission and the deep personal relationship that developed between him and the bishop, and what that experience portended for America and the world. He said:

. . . The field is not only ripe in Africa for service, but it is ripe and ready at home for better understanding in race adjustments and interracial relations. . . . That the CME Church and the M.E. Church, South, should give the world examples in this understanding, service and peace; on our trip to Africa Bishop Lambuth and I found the solution of applied goodwill, that can evangelize the whole world. That which he could not do, I did it; and that which I could not do, he did it! And so we made the trip as brothers, neither of us wanting what the other could do. The trip was a revelation and pleasure. (*The Spirit of John Wesley Gilbert*, by J.C. Colclough. 71-72)

John Wesley Gilbert began teaching interracial harmony first in the Paine College chapel programs, then in his public speeches, and always in his personal interactions. He preached that the understanding needed to have peace and goodwill between blacks and whites must come through the Church and Church schools. And he believed that the Church must generate the spirit and the schools must be the "intellectual expression of the spirit of the Church" (Ibid. 59). The real question before the Churches, he said, was how far they could "gain and hold" leadership in the new community movement, adding that that question could not be dismissed by hiding behind such expressions as separation between church and state or dismissing the various issues as not being within the scope of church concern. The essence of the question, he said, is whether "the Church sees an opportunity for the immediate application of 'the good' news of Jesus Christ, the gospel of good will in community problems." Gilbert believed, however, that what a

church practices is more important than what that church advocates. He was fond of saying, "What you do speaks so loud that I cannot hear what you say" (Ibid. 62).

Remarkably, the first beneficiaries of the Gilbert interracial program were Southern whites. For more than 75 years Paine's presidents—all white—white faculty members, and their close white associates were ostracized to varying degrees in the Augusta white community. Certainly that was the case for President George Williams Walker, who was married to the sister of Charles G. Goodrich, a Paine trustee and president of Augusta's strongest bank (Ibid. 34). They all suffered the slings and arrows of white ostracism in Augusta and other places in the South. And they all benefited from the counsel of John Wesley Gilbert which served as a balm for their common pain. Recalling the rejection that he encountered because he was Paine's president and the school's interracial nature, Dr. Walker was often heard saying, "I just could not have made it by, were it not for Mr. Gilbert" (Ibid. 35). Colclough said that "this fact Gilbert early understood, and early did he begin to teach it" (Ibid.), one race ministering to the other. "By training and unction," Colclough said that Gilbert "had a special revelation of these needed facts to impart to the country, the immediate answer to which was that the white people of the South were the first to believe the message and to lead off in its understanding and good will" (Ibid).

From 1913-14 Gilbert served as president of Miles College, but he returned to Paine the following year and was named dean of Paine's J. A. Martin School of Theology. Except for the time he spent in Europe in the early 1890s, the two years that he spent in Africa, and the year at Miles in Birmingham, Alabama represent the only time that he was away from Paine College since he joined the faculty in 1888. In spite of flattering inducements to accept lucrative positions he remained at Paine to "promote and perfect her standing among the schools of the country, and

to devote his riper and more useful services to breaking down of prejudice in the races, and instituting in its stead 'the interracial relations program'" (Colclough 52).

In addition to Gilbert's achievements in archaeology, race relations, and the church, he was one of the most learned and outstanding educators of his time. According to an article in *the Augusta Chronicle*, he taught Greek, German, French, Latin, Italian, and Spanish at Paine. He also learned several African languages.

"No university in Georgia, white or colored, had a linguist with the distinction of John Wesley Gilbert," Colclough added. "He could have easily graced a Harvard chair in the Greek language" ("Noted Facts about Paine College," Jan. 15, 1928, 6). Colclough said that Gilbert "brought back with him from ... Greece, all the leading European languages, and through them [he made] made Paine College ... in the matter of languages the standard school in the South, by his findings and accomplishments." Elmer T. Clark, author of the *Unique Adventure*, said that Dr. Gilbert was the foremost linguist of color in America, probably the greatest Greek scholar his race ever produced."

## **Channing H. Tobias**

1882-1961

Dr. Channing H. Tobias was born in Augusta, Georgia February 1, 1882. He graduated from Paine College in 1902, Drew University Theological Seminary in 1905, and received a Doctor of Divinity degree from Gammon Theological Seminary.

A professor of Biblical Literature at Paine from 1905 to 1911, he became the top Black official in the national YMCA. He was secretary of the International YMCA from 1911-1923. He traveled throughout Europe, India, Africa and the Far East representing America in international YMCA conferences. Year after year he criticized the American YMCA for permitting discrimination within its own ranks and for ignoring "flagrant violations" of the Fourteenth Amendment in the wider society, noting in 1936, for example, that the United States and South Africa were almost the only countries in the world that maintained segregated YMCAs.

In 1934, he was cited on the Honor Roll of Race Relations in the Schomburg Collection of the New York Public Library. Dr. Tobias was appointed alternate delegate to the Sixth General Assembly of the United Nations which met in Paris, France in 1951.

He was the national chairman of the NAACP Board of Directors from 1953-1961, at the height of the civil rights movement. He headed the NAACP during Brown vs. Board of Education, the Emmett Till murder, the Montgomery bus boycott, and the Little Rock Nine case. The NAACP called him the Booker T. Washington of his day. (Channing H. Tobias: "Defender of Liberties", *The Crisis*, NAACP December 1980, 566-567). He received the Harmon Award for Religious service in 1928, and in 1948, he received the Spingarn Medal, the NAACP's highest award.

He served with distinction on a number of national advisory groups, including the Advisory Committee on Selective Service, the National Committee on Segregation, Washington, D.C.; the Committee on Welfare and Recreation during World War II; and President Truman's Committee on Civil Rights in 1946. Also in 1946, he became the first African-American director of the Phelps Stokes Fund, which was established to improve educational opportunities for Blacks.

Dr. Tobias also served on trustee boards for a number of colleges and national organizations which include Paine College from 1914-1961, Hampton Institute, Howard University, The Phelps Stokes Fund, The Marshall Field Foundation, Jessie Smith Noyes Fund, Stettinius-Liberia, Inc., and the American Bible Society. He was a member of the Pan-African Congress in Paris in 1921, and he was a delegate to the World Conference of YMCAs in Finland, 1926.

# Appendix C

Laws and Ordinances to Consider;  
Funding Sources

## **Laws and Ordinances to Consider**

### **2010 Georgia Code**

#### **TITLE 50 - STATE GOVERNMENT**

#### **CHAPTER 3 - STATE FLAG, SEAL, AND OTHER SYMBOLS**

#### **ARTICLE 1 - STATE AND OTHER FLAGS**

#### **§ 50-3-1 - Description of state flag; militia to carry flag; defacing public monuments; obstruction of Stone Mountain**

No publicly owned monument or memorial erected, constructed, created, or maintained on the public property of this state or its agencies, departments, authorities, or instrumentalities in honor of the military service of any past or present military personnel of this state, the United States of America or the several states thereof, or the Confederate States of America or the several states thereof shall be relocated, removed, concealed, obscured, or altered in any fashion; provided, however, that appropriate measures for the preservation, protection, and interpretation of such monuments or memorials shall not be prohibited.

It shall be unlawful for any person, firm, corporation, or other entity acting without authority to mutilate, deface, defile, abuse contemptuously, relocate, remove, conceal, or obscure any privately owned monument, plaque, marker, or memorial which is dedicated to, honors, or recounts the military service of any past or present military personnel of this state, the United States of America or the several states thereof, or the Confederate States of America or the several states thereof. Any person or entity who suffers injury or damages as a result of a violation of this paragraph may bring an action individually or in a representative capacity against the person or persons committing such violations to seek injunctive relief and to recover general and exemplary damages sustained as a result of such person's or persons' unlawful actions.

1. Other than the United Methodist Church possible ownership of the monument on Greene Street, is it stated somewhere who owns the Broad Street Confederate monument and/or the property, and the Jefferson Davis Highway markers and/or the property?
2. It is clear the city-county has authority over the naming of local roads: Calhoun Expressway and Gordon Highway
3. Does the city-county (local) government have the authority to change the name of a Federal Facility that is in their county?

Refer to: Augusta-Richmond County Roads and Addressing Ordinances regarding street name changes:

Ordinance #6068 July 21st, 1998 August 4th, 1998

Ordinance #7460 August 5th, 2014 August 19th, 2014

### **Possible Funding Sources for Augusta's Confederate Monuments and Street Names:**

The Mellon Foundation is offering a quarter of a billion dollars to be used on monuments. The following link will allow you to access their website for further information about this initiative.

<https://mellon.org/topics/monuments/>

There are more than likely other grant initiatives like this that focus on monuments. The Mellon Foundation is a good first step in locating funding sources that could possibly deter using city funds or could supplement the city funds that may be used to implement the recommendations put forth by the Task Force.



**Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Mayor's Task Force Confederate Monuments &**

---

**Department:**

**Presenter:** Mayor's Task Force Confederate Monuments

**Caption:** Presentation on Final Report from the Mayor's Task Force on Confederate Monuments.

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

---



**Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Augusta Rescue Plan/VaxUp Augusta Update**

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**Department:** Administrator's Office

**Presenter:** Administrator Donald

**Caption:** Staff will provide a public update to the Commission related to the implementation of VaxUp Augusta to include an update on the status of partner MOUs, program roll-out, and general program projections.

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

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Print Form

**Sole Source Justification (Reference Article 6, Procurement Source Selection Methods and Contract Awards, § 1-10-56 SOLE SOURCE PROCUREMENT)**

Vendor: Downtown Decorations, Inc. E-Verify Number: Exempt

Commodity: Christmas Decorations

Estimated annual expenditure for the above commodity or service: \$ 118,375.00

Initial all entries below that apply to the proposed purchase. Attach a memorandum containing complete justification and support documentation as directed in initialed entry. (More than one entry will apply to most sole source products/services requested).

- \_\_\_\_\_ 1. SOLE SOURCE REQUEST IS FOR THE ORIGINAL MANUFACTURER OR PROVIDER, THERE ARE NO REGIONAL DISTRIBUTORS. (Attach the manufacturer's written certification that no regional distributors exist. Item no. 4 also must be completed.)
- \_\_\_\_\_ 2. SOLE SOURCE REQUEST IS FOR ONLY THE AUGUSTA GEORGIA AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER OR PROVIDER. (Attach the manufacturer's — not the distributor's — written certification that identifies all regional distributors. Item no. 4 also must be completed.)
- \_\_\_\_\_ 3. THE PARTS/EQUIPMENT ARE NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER. (Explain in separate memorandum.)
- \_\_\_\_\_ 4. THIS IS THE ONLY KNOWN ITEM OR SERVICE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION. (Attach memorandum with details of specialized function or application.)
- X 5. THE PARTS/EQUIPMENT ARE REQUIRED FROM THIS SOURCE TO PERMIT STANDARDIZATION. (Attach memorandum describing basis for standardization request.)
- \_\_\_\_\_ 6. NONE OF THE ABOVE APPLY. A DETAILED EXPLANATION AND JUSTIFICATION FOR THIS SOLE SOURCE REQUEST IS CONTAINED IN ATTACHED MEMORANDUM.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the service or material described in this sole source justification be authorized as a sole source for the service or material.

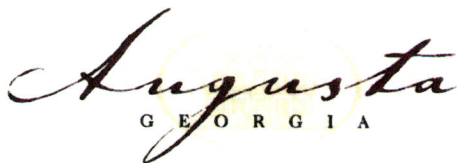
Name: LaQuona Sanderon Department: Central Services Date: 7/19/2021

Department Head Signature: [Signature] Date: 7/19/21

Approval Authority: [Signature] Date: 7/19/2021

Administrator Approval: (required – not required) \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: Requires Commission Approval



## Central Services Department

Takiyah A. Douse, Director

2760 Peach Orchard Road, Augusta, GA 30906

Laquona Sanderson, Business Analyst (706) 821-7174 Phone (706) 796-5077 Fax

### MEMORANDUM

**TO:** Geri Sams, Director, Procurement Department

**FROM:** Takiyah A. Douse, Director, Central Services Department

**DATE:** July 19, 2021

**RE:** Sole Source Memo – Downtown Christmas Lights

---

In accordance with §1-10-56 Procurement Policies and Procedures Manual, we are seeking approval to proceed with a sole source procurement for the downtown Christmas decorations.

The downtown Christmas décor has aged over the years and is in need of replacement. The material, over ten years old, has rusted, is heavy and broken in several places and has surpassed its useful life. Central Services Department would like to upgrade the décor along Broad Street between 5<sup>th</sup> Street and 13<sup>th</sup> Street with the original supplier, Downtown Decorations.

Please process a purchase order to Downtown Decorations, Inc. in the amount of \$118,375 for Broad Street Christmas décor.

Your assistance with this procurement is appreciated. Feel free to reach out to me with any further questions or concerns.

TAD/lcs

OK T. Sams



*Augusta, GA*

# INSPIRED BY NORTHERN LIGHTS

**ADAMlights** prides themselves on their prowess, experience, and innovation in the European decor and lighting industries. They have become the market leader in the Baltic States and they continue to expand beyond that territory, being recognized for their designs in countries such as Germany, Great Britain, Italy, Switzerland, UAE, and New Zealand.

## DESIGN

For over 20 years ADAMlights has emphasised the importance of quality product design. They have managed to keep up with the fast development of technology in lighting design and respond to clients' expectations in different countries and cultures. All of the materials and components used in

their decorations are hand picked from the best manufacturers all over the world. Prior to usage these materials are tested in Estonia and are exposed to different weather conditions year round.

## PARTNERSHIP

Downtown Decorations Inc. has been working collaboratively with ADAMlights on US based decor projects. One of our favorite projects has been a large RGB light installation at Sparkman Wharf, an outdoor dining and event space in Tampa, FL. This holiday project included mounting 3D Lighted Sasha trees on top of converted shipping container restaurants, to create an impressive animated light show.

1

## WEATHER

UV Rated materials tested in year round weather conditions.

2

## LIGHTING

All lights are low voltage and use a coaxial connection that screws together with a water tight seal.

3

## MATERIAL

Constructed from aluminum making them significantly lighter in weight than the standard steel decorations.

4

## WARRANTY

Downtown Decorations has a 5 year warranty on all decor.

5

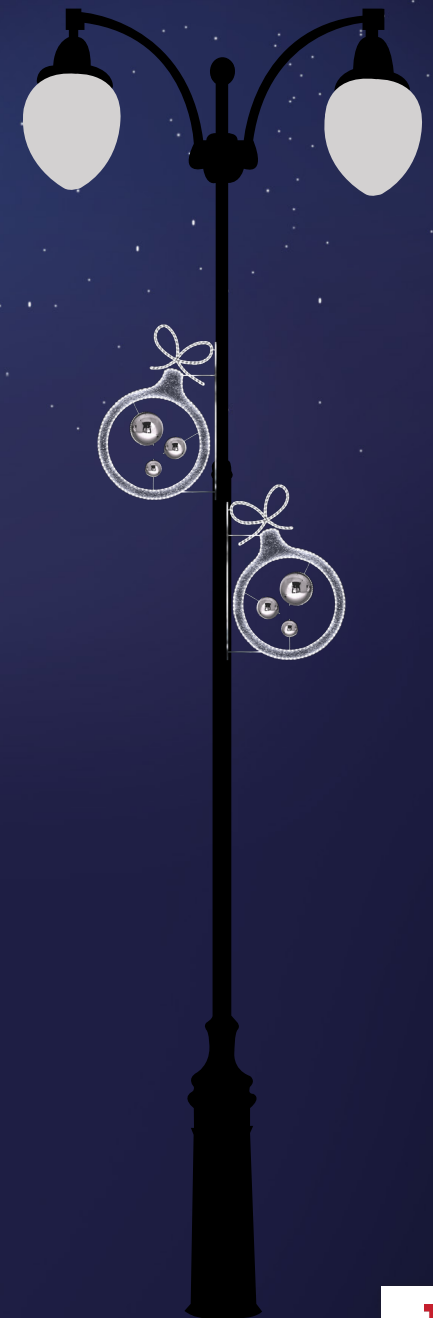
## DESIGN

The style of the decorations is unique and custom to this line and will not be seen anywhere else.



# Astor 4'

UV rated glitter PVC and 3D ornaments lighted with LED Rope lighting in gold with warm white lighting or silver with cool white.

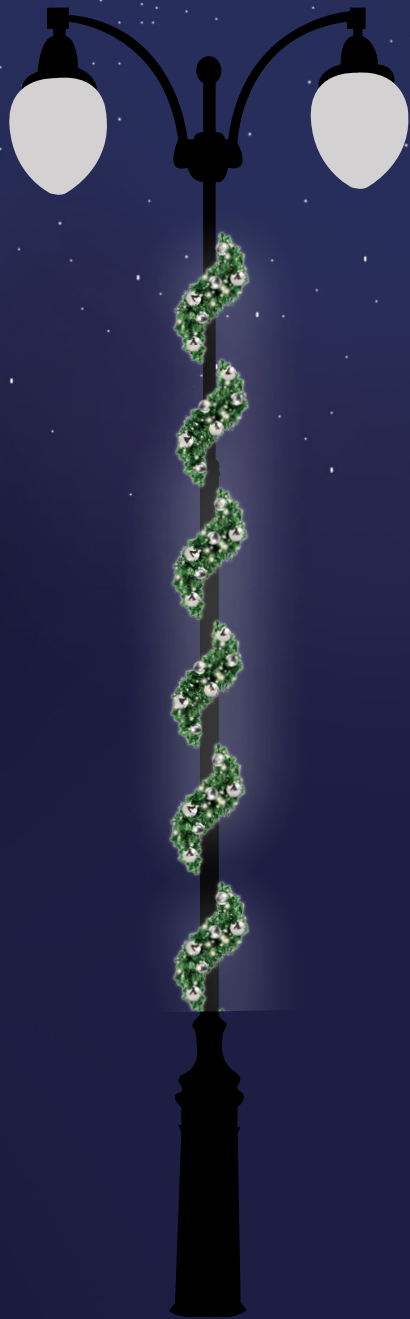




## *Gabriella 4'*

Outlined in LED Rope lighting with the center filled with 5mm LED mini lights available in warm white or cool white lighting.





## *Evergreen Pole Wrap*

We are suggesting using a pole wrap with a silver metallic accent mixed into the foliage along with a mix of silver shiny and matte ornaments.









**ADDRESS**

309 Wavel Street  
Syracuse, NY 13206

**PHONE**

877-369-6332  
315-565-7411

**MAIL**

orders@downtowndecorations.com  
www.downtowndecorations.com

**QUOTE****DATE** 7/19/2021**QUOTE** : 21-00071

PREPARED FOR

**TERMS** : 50% Deposit Net 15**Laquona Sanderson****NEEDS BY** :**lsanderson@augustaga.gov****EXPIRATION** : 8/01/2021**(70) 432-5254**

Due to availability and rising price of metal,  
price quote **effective through August 1, 2021**

| QTY | PRODUCT                                                                                                                                                                                           | PRICE      | TOTAL              |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|
| 50  | <b>4' Astor Cool White</b><br>4' 3" x 2' 9" Pole decoration in cool white rope light. Enhanced with silver ornaments and silver glitter pvc.                                                      | \$1,098.00 | <b>\$54,900.00</b> |
| 51  | <b>4' Gabriella Cool White</b><br>4' x 4' Pole decoration in cool white with cool white flash 5mm LED mini lights and cool white rope light.                                                      | \$925.00   | <b>\$47,175.00</b> |
| 93  | <b>12" x 25' Evergreen Pole Wrap</b><br>12 x 25 Garland with UV rated DDI Special Mountain Pine foliage, lit with cool white 5 Coaxial 70L 5mm LED mini lights (350 lights). Includes 18 leads    | \$355.00   | <b>\$33,015.00</b> |
| 8   | <b>12 x 12 Evergreen Pole Wrap</b><br>12 x 12 Garland with UV rated DDI Special Mountain Pine foliage, lit with cool white 3 Coaxial 70L 5mm LED mini lights (210 lights). Includes 18 power lead | \$185.00   | <b>\$1,480.00</b>  |

**Sub Total** \$136,570.00**Sales Tax****Shipping** \$4,680.00**TOTAL****\$141,250.00****NEGOTIATED PRICE  
(INCLUDES SHIPPING)****\$118,375.00**

Account Manager

**Ted Peterson****P: (315) 565-7404****E: tpeterson@downtowndecorations.com**

## TERMS & CONDITIONS

Shipping addresses located in NY, MA, NJ, & TX will be subject to sales tax, to be invoiced upon shipment of order. Please provide a Tax-Exempt form if your business is exempt from taxes in those states.

Shipping and handling are additional, FOB shipping point unless otherwise noted.

Client is responsible for notifying Downtown Decorations, Inc. at time of order of any special shipping requirements, including but not limited to liftgate, limited access, appointments, call ahead or residential deliveries. DDI is not responsible for additional unexpected charges.

Customer is responsible for notifying Downtown Decorations, Inc. of any electrical code requirements, customization, or special requirements at time order is placed. Customization of product may be subject to additional cost.

Downtown Decorations, Inc. is not responsible for product damage caused by improper handling, neglect, installation, extremes in weather conditions, vandalism or acts of God.

Purchaser understands and agrees to payment terms and further agrees to accept and pay for any expenses incurred by Downtown Decorations, Inc. to collect any past due amounts, including but not limited to the original debt, any assigned collection costs, attorney fees and any other related expenses.

Payment methods accepted are check, Visa/MasterCard, American Express and Bank Wire. Downtown Decorations, Inc. may impose a 3% surcharge on all credit card amounts of \$3,000.00 or more. Bank Wire: KeyBank NA; ABA: 021300077; Acct: 329681329820; SWIFT:KEYBUS33.



**Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Christmas Decorations - Downtown Augusta**

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|                                                       |                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Department:</b>                                    | Central Services                                                                                                                                                                                                                                                                                                                                           |
| <b>Presenter:</b>                                     | Takiyah A. Douse, Director                                                                                                                                                                                                                                                                                                                                 |
| <b>Caption:</b>                                       | Approve the attached sole source procurement from Downtown Decorations, Inc in the amount of \$118,375 for Broad Street Christmas décor.                                                                                                                                                                                                                   |
| <b>Background:</b>                                    | The downtown Christmas décor has aged over the years and is in need of replacement. The materials, over ten years old, have rusted, are heavy and broken in several places and have surpassed its useful life. CSD would like to upgrade the décor along Broad Street between 5th Street and 13th Street with the original supplier, Downtown Decorations. |
| <b>Analysis:</b>                                      | CSD proposes replacement and upgrades to our downtown Christmas décor over the years, with Broad Street being the first.                                                                                                                                                                                                                                   |
| <b>Financial Impact:</b>                              | CSD 2021 Capital allocation 272016210/54.12110                                                                                                                                                                                                                                                                                                             |
| <b>Alternatives:</b>                                  | 1. Approve the attached sole source procurement from Downtown Decorations, Inc in the amount of \$118,375 for Broad Street Christmas décor. 2. Do not receive as information                                                                                                                                                                               |
| <b>Recommendation:</b>                                | Approve the attached sole source procurement from Downtown Decorations, Inc in the amount of \$118,375 for Broad Street Christmas décor.                                                                                                                                                                                                                   |
| <b>Funds are Available in the Following Accounts:</b> | Capital 2021 272016210/54.12110                                                                                                                                                                                                                                                                                                                            |

**REVIEWED AND APPROVED BY:**

**Finance.**  
**Procurement.**  
**Law.**  
**Administrator.**  
**Clerk of Commission**

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## Lena Bonner

---

**From:** Commissioner Catherine Smith-McKnight  
**Sent:** Tuesday, August 17, 2021 9:39 AM  
**To:** Lena Bonner

Ms Bonner,

I would like to put on the Public Servies Committee to discuss the homeless situation that our county is facing. More and more homeless people are walking the streets and sleeping outside of local businesses which has owners reaching out asking that something be done.

Thank you,

Commissioner McKnight

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AED:104.1



**Administrative Services Committee Meeting**

**8/31/2021 1:15 PM**

**Discuss the homeless situation**

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**Department:**

**Presenter:** Commissioner Catherine McKnight

**Caption:** Discuss the homeless situation in Richmond County.  
**(Requested by Commissioner Catherine McKnight)**

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

---

**AGREEMENT**  
Between  
**AUGUSTA, GEORGIA**  
Through  
**AUGUSTA HOUSING AND COMMUNITY DEVELOPMENT**  
And  
**The Georgia Rehabilitation Institute INC.**  
**FY 2021**

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This Agreement, is made and entered into this 1st day of September, 2021 (“the effective date”) by and between Augusta, Georgia, acting through the Housing and Community Development Department (hereinafter referred to as “HCD”) – with principal offices at 510 Fenwick Street, Augusta, Georgia, as party of the first part, hereinafter called “Augusta and Georgia Rehabilitation Institute a Georgia nonprofit organization with an expertise in restoring ability, hope and independence to people who need medical rehabilitation and /or community support following temporary illness, injury or life changing disability pursuant to the Laws of the State of Georgia.

**WHEREAS**, the sole purpose of this agreement is the collaboration between Augusta, Georgia, Georgia Rehabilitation Institute, INC., and to further detail the separate and distinct roles and responsibilities of each party of the HCD housing programs:

**WHEREAS**, there is a growing need for ADA assistance for disability persons that would be made affordable to them, and;

**WHEREAS**, employers, such as HCD, are looking at ways to increase funding to assist in servicing more persons and allowing seniors and the disabled to age in place and provide future accessible housing and;

**WHEREAS**, Georgia Rehabilitation Institute (GRI), has the expertise to provide quality and efficient services to Augusta, Georgia in assisting HCD with funding and;

**WHEREAS**, GRI will work with the HCD to service persons with disabilities and seniors for all accessibility needs.

**THEREFORE**, Augusta HCD and GRI agree that it is in the best interest of all concerned to enter into this agreement.

**Eligibility Determinations**

Residents will be received on a first-come, first-serve basis. To be eligible for services through the HCD/GRI collaboration, applicants will have to meet the following criteria for the Rehabilitation section:

- a) Applicant must live in Augusta, Georgia ,**

- b) Applicant homes must be the primary residency,**
- c) Applicant must have a certifiable disability or be a senior (55 and up),**
- d) Applicant must provide proof of insurance coverage,**
- e) Applicant must provide a paid property tax receipt,**
- f) Applicant must provide copy of property deed,**
- g) Applicant must be a low to mod resident.**

**Eligibility for the New Construction applicant:**

- a) Applicant must be willing to live in Augusta, GA,**
- b) Applicant must have a certifiable disability or Senior (55 and up),**
- c) Applicant must show to be a low to mod resident.**

**Roles and Responsibilities**

It is understood that HCD and GRI will work together as a team to effectively meet the housing, disability and senior needs of Augusta, GA's residents. This level of collaboration will require thorough and timely communication between all parties. However, the parties to this agreement understand their separate and distinct responsibilities, including but not limited to the following:

Augusta, GA is committed to rehabilitating existing home and constructing new accessible homes or housing features for residents with disabilities and/or seniors that live in the city, HCD agrees to:

- 1. Identify, inspect, vet and provide work write-ups or plans for the projects that will be serviced.**
- 2. Provide procurement services and oversight of projects.**
- 3. Pay contractors/developers for project services according to same guidelines utilized for all construction projects.**
- 4. Provide additional federal funds for projects as needed.**
- 5. Submit service project recommendations to GRI as needed for approval.**

HCD shall have no obligations under this agreement other than those outlined above.

GRI through this partnership will contribute up to \$180,000 to contribute to constructing new affordable housing units (3) for seniors/disabled persons on McCauley St. and \$35,000 to contribute to ADA Rehabilitation projects during the fiscal year of (September 1, 2021 – September 2022) towards accessible housing features and disability enhancements. GRI will:

- 1. Provide Funding for projects through June 30, 2022,**
- 2. Partner with HCD to service seniors and/or persons with disabilities, and**
- 3. Provide repayment upon invoice submission from HCD of completed work that meets eligibility determinations.**

## **Partnership Goals**

The goal of the initiative is to provide affordable ADA assistance for disabled persons, thus this partnership will:

- Assist in servicing disabled persons and allowing seniors to age in place and provide future accessible housing needs,
- Foster comprehensive revitalization, in partnership, and the promotion of new single-family housing in development areas,
- Increase affordable homeownership opportunities through the HOME Program approved by participating lenders and use of financing assistance offered through various HUD programs and GRI investment, and
- Increase homeownership by providing targeted counseling and education to potential homebuyers.

## **Confidentiality**

All parties agree that by virtue of entering into this agreement they will have access to certain confidential information regarding the other party's operations and applicant's personal information related to this project. None of the parties bound in this agreement will at any time disclose confidential information and/or material without the consent of the subject party unless such disclosure is authorized by this agreement or required by law or court order. Unauthorized disclosure of confidential information shall be considered a material breach of this agreement. Where appropriate, releases will be secured before confidential information is exchanged. Confidential information will be handled with the utmost discretion and judgment. This confidentiality paragraph shall survive the termination of this agreement.

## **Nondiscrimination**

There shall be no discrimination of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, age, handicap, ancestry or national origin in the implementation of the housing policies described in this agreement.

## **Modification**

This agreement may not be modified or amended except by written agreement executed by the parties hereto.

## **Counterparts**

This agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

## **Severability**

The parties hereto intend and believe that each provision in this agreement comports with all applicable local, state and federal laws and judicial decisions. However, if any provision in this agreement is found by a court of law to be in violation of any applicable ordinance, statute, law, administrative or judicial decision, or public policy, and if such court should declare such provision to be illegal, void or unenforceable as written, then such provision shall be given force

to the fullest possible extent that the same is legal, valid and enforceable and the remainder of this agreement shall be construed as if such provision was not contained therein.

### **Construction**

The headings of this agreement are for convenience only and shall not define or limit the provisions hereof. Where the context so requires, words used in singular shall include the plural and vice versa, and words of one gender shall include all other genders. In the event of a conflict between the terms and conditions of any other agreement and the terms and conditions of this agreement, the terms and conditions of this agreement shall prevail.

### **Legal Review**

The parties hereto acknowledge that they have been advised by legal counsel of their choice in connection with the interpretation, negotiation, drafting and effect of this agreement and they are satisfied with such legal counsel and the advice which they have received.

### **Applicable Law**

This agreement shall be governed by, and construed in accordance with, the laws of the State of Georgia without regard to conflict of laws principles.

### **Term**

The term of this agreement shall be for 1 year (FY 2022), provided that this agreement is terminable at will in writing, (with a 30 day notice) at any time, for any reason, by HCD or GRI. This agreement will be evaluated at the end of the GRI fiscal year based on success measures and renewable until it is determined needs have been achieved or GRI determines not to renew.

**ARTICLE XVII. COUNTERPARTS**

This Agreement is executed in two (2) counterparts – each of which shall be deemed an original and together shall constitute one and the same Agreement with one counterpart being delivered to each party hereto.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above:

ATTEST:

AUGUSTA, GEORGIA  
(Augusta)

SEAL

By: \_\_\_\_\_  
Hardie Davis, Jr.                      Date  
As Its Mayor

\_\_\_\_\_  
Lena Bonner  
Clerk of Commission

\_\_\_\_\_  
Odie Donald, II                      Date  
As City Administrator

\_\_\_\_\_  
Hawthorne Welcher, Jr.              Date  
As Director, HCD

ATTEST:

**Georgia Rehabilitation Institute, INC.**  
(Grantee)

SEAL:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
(Plain witness)



**Administrative Services Committee Meeting**

**8/31/2021 1:15 PM**

**HCD\_ Georgia Rehabilitation Institute, Inc. (GRI) Approval Request**

---

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Department:</b>       | HCD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Presenter:</b>        | Hawthorne Welcher, Jr. and/or HCD Staff                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Caption:</b>          | Motion to approve Housing and Community Development Department's request to enter into agreement with Georgia Rehabilitation Institute, Inc. (GRI) for ADA project initiatives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Background:</b>       | In partnership with HCD since 2019, GRI has provided financial assistance for Americans with Disabilities (ADA) accessible homes and has provided assistance to the HCD Rehabilitation Program. This local initiative is known as the HCD-GRI Project Initiative (Initiative). The greater initiative is designed to rehabilitate existing homes and facilitate the development of new residential construction related to providing ADA accessible homes for disabled persons who live in properties currently owned by the Augusta, GA Land Bank Authority (AGLBA). Augusta, GA has concluded that it is beneficial to act as a team for the purpose of increasing homeownership, rental housing opportunities, lease to own options for potential homebuyers, as well as assist ADA and senior homeowners in their efforts to financially maintain a safe, decent and compliant home. |
| <b>Analysis:</b>         | Approval of this agreement will allow GRI to provide services and support to develop three ADA accessible homes and seven rehabilitated existing home projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Financial Impact:</b> | GRI will contribute \$180,000 for three ADA Accessible homes for FY 22 GRI will contribute \$35,000 for seven HCD Home Rehabilitation Program for FY 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Alternatives:</b>     | Deny HCD's request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Recommendation:</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Approve Housing and Community Development's (HCD's) request to enter into agreement with Georgia Rehabilitation Institute, Inc. (GRI) for ADA project initiatives.

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

GRI Funds – Total amount received if approved – \$215,000  
HOME Funds : 221073212-5225110

**REVIEWED AND APPROVED BY:**

**Finance.**

**Law.**

**Administrator.**

**Clerk of Commission**

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# HOME PROGRAM HOMEBUYER WRITTEN AGREEMENT

**NOTICE TO HOMEBUYER:** This AGREEMENT contains a number of requirements you must fulfill in exchange for the federal assistance you are receiving through the Home Investment Partnerships Program (HOME Program). Be sure to read each paragraph carefully and ask questions regarding any sections you do not fully understand. This AGREEMENT will be enforced by a forgivable loan and mortgage as set forth below. You should be sure that you thoroughly understand these documents before you sign them.

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, **2021** by and between \_\_\_\_\_ hereinafter referred to as “BORROWER,” and **AUGUSTA HOUSING & COMMUNITY DEVELOPMENT** having its principal office at **510 Fenwick, Augusta, Georgia 30901**, hereinafter referred to as “LENDER.”

**WHEREAS**, on \_\_\_\_\_, the Lender agreed to provide to the Borrower financial assistance to be used in pursuit of the purchase of certain real property hereafter described: **Map Parcel #** \_\_\_\_\_ and \_\_\_\_\_.

**WHEREAS**, a percentage of said financial assistance was provided in the form of a Forgivable Loan, hereinafter referred to as a “LOAN,” with said Loan being in the amount of **Twenty-Five thousand dollars 00/100 (\$25,000.00)** subject to the condition that the Borrower executes this Agreement.

**WHEREAS**, the Forgiveness Loan is funded by the U.S. Department of Housing and Urban Development (“hereafter HUD”) via the HOME Investment Partnership Program (hereafter “HOME Program”), and restrictions apply to the Borrower when participating in the City of Augusta’s Forgiveness Loan Program.

**NOW THEREFORE**, in consideration of the said Loan and in accordance with the provisions of State of Georgia Statutes, the parties do hereby agree as follows:

The Borrower covenants and agrees with the Lender to adhere to the following HOME Program Restrictions imposed on them for the federal assistance provided:

## **Affordability Period**

You must comply with the HOME Program’s period of affordability. The period of affordability for the home will be 10 years, based on the amount of the direct subsidy to the HOMEBUYER. During this 10 year period, the HOMEBUYER must maintain the home as his/her **principal place of residence** at all times. During this time the recapture restriction is effective and requires all HOME funds that were provided for the purchase of the home to be repaid to the City, including principal,

interest, late fees, and other charges, if you do not occupy the property as your principal residence or if you sell or transfer the property.

### **Maximum Sales Price**

The property may not have a purchase price for the type of single family housing that exceeds 95% of the median purchase price for the area. It has been verified that the purchase price of the housing does not exceed 95 percent (95%) of the median purchase price of homes for the area, as set forth in 24 CFR Part 92.254(a).

The maximum purchase price is as follows for the Augusta Richmond County GA:

| Unit #                  | FHA Limits Pre-Economic Stimulus Act- 2020 |            |
|-------------------------|--------------------------------------------|------------|
|                         | Existing Homes                             | New Homes  |
| 1 Unit                  | \$ 157,000                                 | \$ 238,000 |
| 2 Unit                  | \$ 201,000                                 | \$ 304,000 |
| 3 Unit                  | \$ 243,000                                 | \$ 368,000 |
| 4 Unit                  | \$ 301,000                                 | \$ 456,000 |
| Unadjusted Median Value | \$ 164,900                                 | \$ 250,000 |

### **Appraised property value**

The AWARDEE certifies that a certified property appraiser has appraised the property that is the subject of this AGREEMENT at a value of \$\_\_\_\_\_.

### **Principal residence requirement**

This agreement shall remain in force throughout the affordability period as long as the home remains the principal residence of the HOMEBUYER. Should the HOMEBUYER not maintain the home as his/her principal residence, or rent or sell the residence to another party, the HOMEBUYER will be in breach of this agreement and will be required to repay the amount awarded, as of the day the home is no longer the principal place of residence of the HOMEBUYER. If the home is sold to another party, the liability of the HOMEBUYER will be limited to the amount of the net proceeds of the sale as set forth below.

\_\_\_\_\_ *Buyer Initials*

### **Recapture Agreement**

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decide to sell the house within the affordability period at whatever price the market will bear. The recaptured funds will come from the net proceeds if available. Any such repayment as required shall be made to the Lender no later than thirty (30) days following the action that require the repayment.

### **Obligation of Repayment**

As security of Borrower's obligation of repayment, and subject to the terms and conditions of this Agreement, the Borrower grants, and the Lender shall and hereby does have, a lien on the real estate hereinafter described in the full amount necessary to satisfy said repayment obligation and the cost, including reasonable attorney's fees, of collecting the same. The real estate subject to said lien is legally described as:

**ALL THAT LOT OR PARCEL OF LAND**, situated, lying and being in the City of Augusta, Richmond County, Georgia bounded North by \_\_\_\_\_. South by \_\_\_\_\_, East by \_\_\_\_\_ and West by \_\_\_\_\_. Parcel # \_\_\_\_\_ Property recorded as \_\_\_\_\_,

Promptly after the date of any sale, transfer or other conveyance of the above describe property, or in the event of a sale by contract for deed, at least ten (10) days prior to the date of such sale; or if the property shall cease to be the Borrower's **principal place of residency**, the Borrower or his/her heirs, executors, or representatives shall give the lender notice thereof.

In the event the Borrower or his/her heirs, executors, or representatives shall fail or refuse to make a required payment within said limited period, the Lender may, with or without notice to the Borrower, foreclose said lien in the same manner as an action of the foreclosure or mortgages upon said real estate, as provided by State Statute.

### **Ownership of Property**

You must hold fee simple title to the property purchased with HOME funds for the duration of your Forgiveness Loan.

### **Use of HOME funds**

The HOMEBUYER agrees that the HOME assistance will be used to lower the cost of the home by providing down payment assistance. This will reduce the sales price of the home to the HOMEBUYER and reduce the total amount the HOMEBUYER will be required to borrow in order to purchase the home.

\_\_\_\_\_ *Buyer Initials*

### **Household Income**

You must be an eligible household through the time of filing a loan application with the City or other lender to the escrow closing of the purchase transaction. Income eligibility means that your annual gross household income, adjusted for household size does not exceed eighty percent (80%) of the Augusta-Aiken median income, as established by HUD.

### **Insurance requirement**

The HOMEBUYER must at all times during the duration of this AGREEMENT maintain a valid and current insurance policy on the home for the current appraised or assessed value of the home. Failure to maintain a valid and current insurance policy will be considered a breach of this AGREEMENT, and the AWARDEE will have the right to foreclose on its mortgage lien if necessary to protect the HOME Program investment.

### **Property standards**

Pursuant to HOME Program rules, the property that is the subject of this AGREEMENT must meet all State and local housing quality standards and code requirements. If no such standards or codes apply, the property must at a minimum meet the HUD Section 8 Housing Quality Standards/Uniform Physical Condition Standards.

### **Termination Clause**

In the event of foreclosure or deed in lieu of foreclosure of Prior Security Deed, any provisions herein or any provisions in any other collateral agreement restricting the use of the Property to low or moderate-income households or otherwise restricting the Borrower's ability to sell the Property shall have no further force or effect. Any person (including his successors or assigns) receiving title to the Property through a foreclosure or deed in lieu of foreclosure of a Prior Security Deed shall receive title to the Property free and clear from such restriction.

Further, if any Senior Lien Holder acquires title to the Property pursuant to a deed in lieu of foreclosure, the lien of this Security Instrument shall automatically terminate upon the Senior Lien Holder's acquisition of title, provided that (i) the Lender has been given written notice of a default under the Prior Security Deed and (ii) the Lender shall not have cured the default under the Prior Security Deed within the 30-day notice sent to the Lender."

This Agreement shall run with the aforementioned real estate and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.

If at any time that the City realizes that you have falsified any documentation or information, you may be required by law to pay the full amount of subsidy provided.

\_\_\_\_\_ *Buyer Initials*

### **Post Purchase Requirement**

Homeowner must attend a Post Homeownership Counseling class and submit a certificate of completion to AHCD within the first two years of purchasing the house. AHCD will not release the lien on the property until this requirement has been met.

\_\_\_\_\_ *Buyer Initials*

**IN WITNESS WHEREOF**, the Borrower has executed this Forgiveness Loan Repayment Agreement.

\_\_\_\_\_  
Date \_\_\_\_\_  
HOMEBUYER SIGNATURE

Attest:

Subscribed and sworn to before me \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Signature

**IN WITNESS WHEREOF**, the parties have set their hands and seals as of the date first written above:

**ATTEST: AUGUSTA, GEORGIA**  
(The City)

Approved as to form: \_\_\_\_\_  
Augusta, GA Law Department

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Hardie Davis  
As Mayor

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Odie Donald II  
Administrator

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Hawthorne Welcher, Jr.  
As Director, HCD

Date: \_\_\_\_\_

SEAL

\_\_\_\_\_  
Lena Bonner  
As its Clerk



**Administrative Services Committee Meeting**

**8/31/2021 1:15 PM**

**HCD\_ Homebuyer Subsidy Program Approval Request (414 McQueen Court)**

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|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Department:</b> | HCD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Presenter:</b>  | Hawthorne Welcher, Jr. and/or HCD Staff                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Caption:</b>    | Motion to approve Housing and Community Development Department's (HCD's) request to provide HOME funding to assist one (1) low to moderate income homebuyers with gap financing, down payment and closing cost to purchase a home (414 McQueen Court) through the Homebuyer Subsidy Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Background:</b> | <p>The City of Augusta's Home Subsidy Program is a loan in the form of a second mortgage. This financial assistance is combined with a primary loan (first mortgage loan) from a participating lending institution and enables a qualified first-time home buyer to become a homeowner. The buyer must be a first-time home buyer and the home must become the buyer's primary residence. The program is funded by The Department of Housing and Urban Development (HUD) and administered by The City of Augusta's Housing and Community Development Department (HCD). The program promotes neighborhood stability by assisting with the gap financing toward the purchase price and closing costs for homes located within the city limits of Augusta and in conjunction with local Community Housing Development Organizations (CHDOs) and employees of Augusta, Georgia. One application awaiting approval to move forward with the process of becoming a homeowner: 1. Homebuyer Subsidy – 414 McQueen Court</p> <p>- Requesting: \$25,000 Sales Price: \$ 142,000.00 Applicant has a first mortgage from a lending institution but needs the Subsidy to complete the process. Once approved, Lenders will schedule closing and the applicant will then become a new homeowner in Augusta, Georgia.</p> |
| <b>Analysis:</b>   | The approval of the applications will enable one individual to become a homeowner and "Make the American Dream a Reality". Approval will also have a positive impact on the community by increasing the tax base in Augusta, Georgia.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                       |                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Financial Impact:</b>                              | The City receives funding from the US Housing and Urban Development Department on an annual basis.                                                                                                                                                                                           |
| <b>Alternatives:</b>                                  | Do not approve HCD's Homebuyer Subsidy Agreement.                                                                                                                                                                                                                                            |
| <b>Recommendation:</b>                                | Motion to approve Housing and Community Development Department's (HCD's) request to provide HOME funding to assist one (1) low to moderate income homebuyers with gap financing, down payment and closing cost to purchase a home (414 McQueen Court) through the Homebuyer Subsidy Program. |
| <b>Funds are Available in the Following Accounts:</b> | Housing and Urban Development (HUD) Funds: HOME Investment Partnership Grant (HOME) funds. 221073212-5225110                                                                                                                                                                                 |

**REVIEWED AND APPROVED BY:**

**Finance.  
Law.  
Administrator.  
Clerk of Commission**

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*Augusta*  
G E O R G I A

## Housing & Community Development Department

Down Payment Assistance ~ Homebuyer Subsidy ~  
Owner Rehabs



## **HOMEBUYER SUBSIDY PROGRAM**

The City of Augusta's Homebuyer Subsidy Program via Laney Walker – Bethlehem Bond Financing / HOME Investment Partnership Program will provide assistance to qualified homebuyers in the form of a deferred “silent” second mortgage.

- ✓ A maximum of \$25,000 is available, on an as needed basis, through a second mortgage product for LWB and HOME for Homebuyer Subsidy (Gap Financing, Closing Costs, Interest Buy down)

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## **DOWN PAYMENT ASSISTANCE PROGRAM**

The City of Augusta's Down Payment Assistance Program via HOME Investment Partnership Program will provide assistance to qualified homebuyers in the form of a deferred “silent” second mortgage.

- ✓ A maximum of \$5,000 is available, on an as needed basis, through a second mortgage product for HOME Down Payment Assistance

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## **EMERGENCY REHAB PROGRAM**

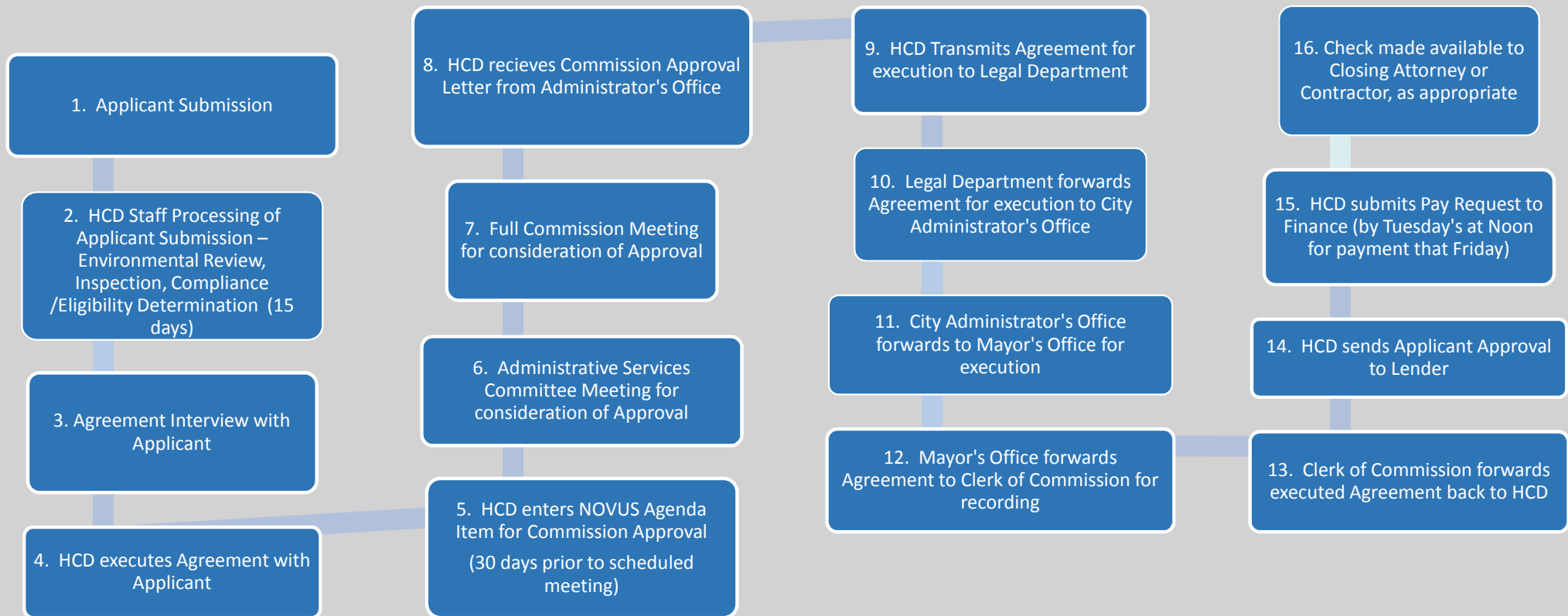
The City of Augusta's Emergency Rehabilitation Program, via CDBG funding, will provide emergency rehabilitation services to qualified homeowners in the form of a grant.

- ✓ A maximum \$10,000 grant is available, on an as needed basis; when warranted, up to \$25,000 may be made available to address Code Deficiencies and other Emergency needs of the property (HVAC, roofing, plumbing, etc.)

# PERFORMANCE INDICATORS

| Program                 | 2018 | 2019 | 2020 | 2021 (YTD) |
|-------------------------|------|------|------|------------|
| Homebuyer Subsidy       | 7    | 2    | 14   | 12         |
| Down Payment Assistance | 36   | 10   | 5    | 2          |
| Emergency Rehabs        | 17   | 24   | 11   | 36         |

## HCD Down Payment Assistance, Homebuyer Subsidy and Emergency Rehab Process



# Process Example



| Process Steps               | Submit to Novus Agenda | Admin Services Meeting | Full Commission Meeting | HCD Receive Admin's Approval Letter | Legal Dept. | Admin. Signature | Mayor Sign | Clerk of Commission | Returned to HCD | Total Number of Days |
|-----------------------------|------------------------|------------------------|-------------------------|-------------------------------------|-------------|------------------|------------|---------------------|-----------------|----------------------|
| Number of Days <sup>1</sup> | 8/1/21 <sup>2</sup>    | 9/1/21                 | 9/8/21                  | 9/10/21                             | 9/11/21     | 9/18/21          | 9/25/21    | 10/11/21            | 10/18/21        | <b>78 days</b>       |

Notes:

1. This is a very rough estimate of the process. Reflects approximate time between departments for signatures.
2. This is an estimation based on HCD Internal process for timely NOVUS Agenda submission to allow time for NOVUS Approval routing.



# Recommended Motion

Motion to allow Augusta, GA Administrator to execute (via Signature) all HCD Homebuyer Subsidy, Down Payment Assistance and Emergency Rehab requests within Administrator's threshold of \$25,000 with exception of rehabs up to \$35,000 maximum.

QUESTIONS?

*Augusta*  
GEORGIA





**Administrative Services Committee Meeting**

**8/31/2021 1:15 PM**

**Housing and Community Development Department's Homebuyer Subsidy Program, Down Payment Assistance Program, and Rehabilitation Program practices and processes**

---

**Department:** Administrator's Office

**Presenter:** Administrator Donald

**Caption:** Discussion of Housing and Community Development Department's Homebuyer Subsidy Program, Down Payment Assistance Program, and Rehabilitation Program practices and processes.

**Background:** Currently the Augusta Commission has authorized the Administrator to execute contracts and agreements up to \$25,000. Despite this authority, it has been the practice of the department to route each of these agreements through both the Committee and Commission cycles, which has extended the process for homebuyers within an extremely competitive market. The Administrator proposes to discuss an alternative process that keeps the Commission informed on a monthly basis, while expediting the process for executing agreements in support of homeowners.

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

Fund 221

**REVIEWED AND APPROVED BY:**

**Finance.**

**Law.**

**Administrator.**

**Clerk of Commission**

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**Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Augusta Aquatics Update**

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**Department:** Administrator's Office

**Presenter:** Administrator Donald

**Caption:** Administrative update in response to Commission inquires related to maintaining the grounds of public/common areas, parks, facility maintenance, as well as general operations of the aquatics center.

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

---



Administrative Services Committee Meeting Commission Chamber - 8/11/2021

**ATTENDANCE:**

Present: Hons. Hardie Davis, Jr., Mayor; Hasan, Chairman; Scott, Vice Chairman; B. Williams, member.  
Absent: Hon. Frantom, member.

**ADMINISTRATIVE SERVICES**

1. Motion to approve the Administrator's proposed framework for administering the Augusta Rescue Plan (funded by the federal American Rescue Plan), and implementation of Public Safety Pay, Premium Pay, and Vaccination Incentives as presented. **Item Action:** Approved

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Made By</b>              | <b>Seconded By</b>          | <b>Motion Result</b> |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|----------------------|
| Approve            | Motion to approve the Administrator's proposed framework for administering the Augusta Rescue Plan (funded by the federal American Rescue Plan), \$1.5 million for vaccination incentives (vaccinations for 10,000 with \$100 per person for full dosage) and \$500,000 for salaries, potential locations for City partners to provide outreach for education and vaccinations, and other reasonable activities and expenses for vaccine | Commissioner Francine Scott | Commissioner Bobby Williams | Passes               |

incentive implementation.  
The request also includes  
pre-authorization to  
implement revenue  
recovery, Public Safety  
and premium pay  
provisions within the law  
to provide one-time pay  
supplements for public  
safety and one-time salary  
adjustment of up to \$15.00  
per hour minimum and 2%  
increases to address  
compression with funding  
from the ARP of  
approximately \$6.6 million  
in FY21 and \$5.6 million  
in FY22, pending the  
issuance and concurrence  
of allowable expenditures  
with the ARP final rules  
by the US Treasury  
Department.  
Motion Passes 3-0.

- |                                                                                                  |                                      |
|--------------------------------------------------------------------------------------------------|--------------------------------------|
| 2. Motion to approve the minutes of the Administrative Services Committee held on July 27, 2021. | <b>Item<br/>Action:<br/>Approved</b> |
|--------------------------------------------------------------------------------------------------|--------------------------------------|

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b>                       | <b>Made By</b>              | <b>Seconded By</b>          | <b>Motion Result</b> |
|--------------------|------------------------------------------|-----------------------------|-----------------------------|----------------------|
| Approve            | Motion to approve.<br>Motion Passes 3-0. | Commissioner Bobby Williams | Commissioner Francine Scott | Passes               |

- |                                                                        |                                      |
|------------------------------------------------------------------------|--------------------------------------|
| 3. Receive as information notification of 2022 Proposed City Holidays. | <b>Item<br/>Action:<br/>Approved</b> |
|------------------------------------------------------------------------|--------------------------------------|

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b> | <b>Made By</b> | <b>Seconded By</b> | <b>Motion Result</b> |
|--------------------|--------------------|----------------|--------------------|----------------------|
| Approve            |                    |                |                    | Passes               |

|                                             |                                |                                |
|---------------------------------------------|--------------------------------|--------------------------------|
| Motion to<br>approve.<br>Motion Passes 3-0. | Commissioner<br>Bobby Williams | Commissioner<br>Francine Scott |
|---------------------------------------------|--------------------------------|--------------------------------|

4. Motion approve a new position of Open Records Officer (working title Transparency Officer) at a pay grade 25 funded by vacancy savings in the Office of the City Administrator. **Item Action:**  
Approved

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b>                       | <b>Made By</b>                 | <b>Seconded By</b>             | <b>Motion Result</b> |
|--------------------|------------------------------------------|--------------------------------|--------------------------------|----------------------|
| Approve            | Motion to approve.<br>Motion Passes 3-0. | Commissioner<br>Bobby Williams | Commissioner<br>Francine Scott | Passes               |

5. Motion to reclassify one position of Administrative Assistant 1 to Public Information Assistant. **Item Action:**  
Approved

**Motions**

| <b>Motion Type</b> | <b>Motion Text</b>                                                | <b>Made By</b>                 | <b>Seconded By</b>             | <b>Motion Result</b> |
|--------------------|-------------------------------------------------------------------|--------------------------------|--------------------------------|----------------------|
| Delete             | Motion to delete this item from the agenda.<br>Motion Passes 3-0. | Commissioner<br>Bobby Williams | Commissioner<br>Francine Scott | Passes               |

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**Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Minutes**

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**Department:**

**Presenter:**

**Caption:** Motion to approve the minutes of the Administrative Services Committee held on August 11, 2021.

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

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Administrative Services Committee Meeting  
8/31/2021 1:15 PM  
Mr. Joe Jones regarding McCullough Townhomes

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**Department:** Augusta Commission

**Presenter:** Commissioner Dennis Williams

**Caption:** **Mr. Joe Jones** regarding McCullough Townhomes - United House of Prayer Request. **(Requested by Commissioner Dennis Williams).**

**Background:**

**Analysis:**

**Financial Impact:**

**Alternatives:**

**Recommendation:**

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

**REVIEWED AND APPROVED BY:**

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