Administrative Services Committee Meeting

Commission Chamber- 5/12/2014- 12:55 PM

ADMINISTRATIVE SERVICES

1. Adopt the 2012 Georgia Land Act. Attachments

2. A Resolution in support of age friendly designation. Attachments

3. Consider changing the ordinance dealing with the compensation for the Airport Director. (Requested by Commissioner Donnie Smith) (Referred from May 6 Commission meeting) Attachments

4. Approve Laney Walker/Bethlehem Revitalization Project – Bridge Loan Request of $2,500,000.00 to continue existing/future development projects until the next bond issuance in middle to late 2015. (Referred from May 6 Commission meeting) Attachments

5. Motion to approve the minutes of the Administrative Services Committee held on March 24, 2014. Attachments

6. Receive report from HR Director regarding ARC open/vacant positions. **(Requested by Commissioner Mary Davis)** (Referred from May 6 Commission meeting) Attachments

7. Discuss the authority/power of the Augusta-Richmond County Personnel Board. **(Requested by Mayor Pro Tem Corey Johnson)** (Referred from May 6 Commission meeting) Attachments

8. Approve salary increase for the Procurement Director of $113,000; funding source will be the elimination of a position in the print shop and on the condition that Procurement and Law Departments execute appropriate release agreement. **(Requested by Commissioner Marion Williams)** (Referred from May 6 Commission meeting) Attachments

Administrative Services Committee Meeting
5/12/2014 12:55 PM
2012 Georgia Land Bank Act

Department: Landbank Authority

Caption: Adopt the 2012 Georgia Land Act.

Background: Land Bank Authorities (LBA) in Georgia were authorized by the General Assembly in 1991 (48-4-60). Since that time, 13 authorities across the state have been created and managed by local government officials. LBA's acquire, secure and dispose of blighted and derelict properties for the purpose of redevelopment, restoration and reinvestment. Most of the properties are residential, vacant and/or abondoned . LBA's are able to extinguish outstanding property taxes, interest and penalties and then work with local developers to convert these properties into productive use. Land banks serve as a redevelopment tool for turning for turning around blighted areas to productive and liviable condition. These redevelopement projects create jobs, enhance property values, stabilize neighborhoods and reduce crime. LBA's acquire property through tax sales, market purchases or donations. Most of the properties acquired have a lower fair market value than the taxes, penalties and interest outstanding. In 2010, an initiative was undertaken to advance a new land banking law to provide for improved operational, financial and programatic outcomes. As a result the new Georgia Land Bank Act was passed and become law in July 2012.

Analysis: The primary changes in new legislation: Establishes a self financing mechanism for LBA's so they will be less reliant on funding from local governments. This gives local governments the option to allow LBA's to receive up to 75% of City and County property taxes on redevelopment projects in which the LBA has conveyed property to a developer, for five years. On most properties, the local government was previously not receiving any property tax payments prior to the redevelopment. Allows counties to work together to establish regional land banks. This will be particularly helpful in rural communities in which single counties and cities do not have the staff or resources available to establish a land bank. This will allow local governments to collaborate in addressing the challenges of vacant, dilapidated and tax delinquent properties across their regions. Requires that the number of board members be an odd number between 5-11 and provides that LBA's may establish the priorities for the use of properties conveyed by the land bank.

Financial Impact:	No funding required
Alternatives:	Do not approve
Recommendation:	Approve
Funds are Available in the Following Accounts:	None requested

<u>REVIEWED AND APPROVED BY</u>:

Finance.
Law.
Administrator.
Clerk of Commission

Senate Bill 284

By: Senator Golden of the 8th

AS PASSED

A BILL TO BE ENTITLED

AN ACT

To amend Chapter 4 of Title 48 of the Official Code of Georgia Annotated, relating to tax sales, so as to provide for provisions governing the creation and operation of land banks on and after July 1, 2012; to provide a short title and a statement of construction, intent, and scope; to provide for legislative findings; to define certain terms; to provide for the creation, existence, and board membership of land banks; to provide for land bank powers, including those powers related to the acquisition and disposition of tax delinquent and other properties; to provide for financing of land banks; to provide for public meetings of land banks, for the adoption of rules and regulations to address potential conflicts of interest, and for the dissolution of land banks; to provide an effective date; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Chapter 4 of Title 48 of the Official Code of Georgia Annotated, relating to tax sales, is amended in Code Section 48-4-61, relating to land bank authority established by interlocal cooperation agreement, powers, purpose, and dissolution, by adding a new subsection to read as follows:

″(f) No land bank authority shall be created pursuant to this article on or after July 1, 2012. Except as otherwise provided in subsection (j) of Code Section 48-4-104, any land bank created pursuant to this article prior to July 1, 2012, shall continue to be governed by this article.″

SECTION 2.

Said chapter is further amended by adding a new article to read as follows:

″ARTICLE 6

48-4-100.

(a) This article shall be known and may be cited as the 'Georgia Land Bank Act.'

(b) Any land bank created prior to July 1, 2012, pursuant to Article 4 of this chapter shall not be affected by this article but shall be entitled to continue in existence and exercise all powers granted in such article. The board of any existing land bank may vote, in the manner provided in subsection (j) of Code Section 48-4-104, to continue in existence under the provisions of this article, thus exercising the additional authorities and powers contained herein.

48-4-101.

The General Assembly finds and declares that:

(1) Georgia's communities are important to the social and economic vitality of this state. Whether urban, suburban, or rural, many communities are struggling to cope with dilapidated, abandoned, and tax delinquent properties;

(2) Citizens of Georgia are affected adversely by dilapidated, abandoned, and tax delinquent properties, including properties that have been abandoned due to mortgage foreclosure;

(3) Dilapidated, abandoned, and tax delinquent properties impose significant costs on neighborhoods and communities by lowering property values, increasing fire and police protection costs, decreasing tax revenues, and undermining community cohesion;

(4) There is an overriding public need to confront the problems caused by dilapidated, abandoned, and tax delinquent properties, and to return properties which are in nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide affordable housing, new industry, and jobs for the citizens of this state through the creation of new tools that enable communities to turn abandoned spaces into vibrant places; and

(5) Land banks are one of the tools that can be utilized by communities to facilitate the return of dilapidated, abandoned, and tax delinquent properties to productive use.

48-4-102.

As used in this article, the term:

(1) 'Board of directors' or 'board' means the board of directors of a land bank.

(2) 'Consolidated government' means a unified government created pursuant to Article IX, Section III, Paragraph II of the Constitution of Georgia.

(3) 'Intergovernmental contract' means a contract as authorized pursuant to Article IX, Section III, Paragraph I of the Constitution of Georgia and paragraph (5) of Code Section 36-34-2, and entered into by counties, consolidated governments, and municipal corporations pursuant to this article.

(4) 'Land bank' means a public body corporate and politic established in accordance with the provisions of this article.

(5) 'Land bank member' means the local governments that are parties to the intergovernmental contract or resolution creating a land bank and the local governments that join a land bank subsequent to its creation pursuant to the provisions of this article.

(6) 'Real property' means all lands and the buildings thereon, all things permanently attached to land or to the buildings thereon, and any interest existing in, issuing out of, or dependent upon land or the buildings thereon.

(7) 'School district' means any school district, independent school system, or other local school system in this state.

48-4-103.

(a) Any county, municipal corporation, or consolidated government may elect to create a land bank in accordance with subsection (b) of this Code section by the adoption of a local law, ordinance, or resolution as appropriate to the applicable counties, consolidated governments, or municipal corporations, which action specifies the following:

(1) The name of the land bank;

(2) The number of members of the board of directors, which shall consist of an odd number of board members and be not less than five board members or more than 11 board members;

(3) The initial individuals to serve as board members and the length of terms for which they will serve; and

(4) The qualifications, manner of selection or appointment, and terms of office of board members.

(b) A land bank may be created pursuant to an intergovernmental contract by any of the following and any combination of the following methods:

(1) A county and one or more municipal corporations located wholly or partially within the county;

(2) Two or more counties and one or more municipal corporations located wholly or partially within the geographical boundaries of each county;

(3) A consolidated government and one or more municipal corporations located wholly or partially within the same county as the consolidated government; or

(4) Any consolidated government without a municipal corporation located wholly or partially within the same county as the consolidated government may create a land bank as follows:

(A) Through ordinance or resolution of the governing authority of the consolidated government;

(B) Through an intergovernmental contract with another consolidated government without a municipal corporation located wholly or partially within the same county as the consolidated government; or

(C) Through an intergovernmental contract with other counties, municipal corporations, or consolidated governments creating land banks pursuant to paragraph (1), (2), or (3) of this subsection.

(c) Any intergovernmental contract creating a land bank shall specify the matters identified in subsection (a) of this Code section.

(d) Subject to the limitations of subsection (b) of this Code section, any county or municipal corporation or consolidated government may elect to join any preexisting land bank by executing the intergovernmental contract or resolution that created the land bank and such other documentation as may be necessary.

(e) A land bank shall have the power to acquire real property only in those portions of the county located outside of the geographical boundaries of a nonparticipating municipal corporation located within the county; provided, however, that a land bank may acquire real property lying within such nonparticipating municipal corporation with the consent of such municipal corporation.

(f) A school district may participate in a land bank pursuant to an intergovernmental contract provided such contract specifies any members of the board of education serving on the board of the land bank and any actions of the land bank which are subject to approval by the board of education.

(g) A land bank shall be a public body corporate and politic and shall have permanent and perpetual duration until terminated and dissolved in accordance with the provisions of subsection (c) of Code Section 48-4-111.

48-4-104.

(a) The initial size of a board shall be determined in accordance with paragraph (2) of subsection (a) of Code Section 48-4-103. Unless restricted by the actions or agreements specified in Code Section 48-4-103, and subject to the limits stated in this Code section, the size of the board may be adjusted in accordance with the bylaws of the land bank.

(b) In the event the board of a land bank created by a county and a municipal corporation or by a consolidated government before July 1, 2012, votes to continue in existence under the provisions of this article, the land bank members shall jointly nominate and approve at least one additional board member so that there is an odd number of board members. In the event the land bank members of such a preexisting land bank are unable to approve such additional board members, such preexisting land bank shall not exist under the provisions of this article unless and until a new intergovernmental contract is approved in accordance with this article.

(c) Notwithstanding any law to the contrary, an elected member of the municipal governing authority shall be eligible to serve as a board member, and the acceptance of the appointment shall neither terminate nor impair that public office. Any municipal employee shall be eligible to serve as a board member. Notwithstanding any law to the contrary, an elected member of the county governing authority shall be eligible to serve as a board member, and the acceptance of the appointment shall neither terminate nor impair that public office. Any county employee shall be eligible to serve as a board member. Notwithstanding any law to the contrary, an elected member of a consolidated government governing authority shall be eligible to serve as a board member, and the acceptance of the appointment shall neither terminate nor impair that public office. Any consolidated government employee shall be eligible to serve as a board member. A tax commissioner or tax collector, or both, may serve ex officio as a member of the land bank board if so authorized by the intergovernmental contract, local law, ordinance, or resolution that creates the land bank or by subsequent intergovernmental contracts with the land bank members.

(d) The members of the board shall select annually from among themselves a chairperson, vice chairperson, secretary, treasurer, and such other officers as the board may determine and shall establish their duties as may be regulated by the intergovernmental contract or by rules adopted by the board. When in actual conflict the intergovernmental contract shall control over the bylaws or rules adopted by the board.

(e)(1) The board shall establish rules and regulations relative to the attendance and participation of board members in its regular and special meetings. The rules and regulations may prescribe a procedure whereby a board member who fails to comply with the rules and regulations of the board may be removed from office by no less than a majority vote of the remaining members of the board, and that board member's position shall be vacant as of the first day of the next calendar month.

(2) A land bank member may remove any board member appointed by that land bank member.

(3) Any board member removed under the provisions of this subsection shall be ineligible for reappointment to the board, unless the reappointment is confirmed by at least a two-thirds' vote of the governing authority of the appointing land bank member.

(f) A vacancy on the board shall be filled in the same manner as the original appointment.

(g) Board members shall serve without compensation. The board may reimburse a board member for expenses actually incurred in the performance of duties on behalf of the land bank.

(h) The board shall meet in regular session according to a schedule adopted by the board and also shall meet in special session as convened by the chairperson or upon written notice signed by a majority of the board members.

(i) A quorum of board membership shall be a simple majority of the entire board membership, and no action of the board shall be taken in the absence of a quorum. All actions of the board must be approved by the affirmative vote of a majority of the members of the board present and voting; provided, however, that no action of the board shall be authorized on the following matters unless approved by a majority of the entire board membership:

(1) Adoption of bylaws and other rules and regulations for conduct of the land bank's business;

(2) Hiring or firing of any employee or contractor of the land bank. Such function may by majority vote be delegated by the board to a specified officer or committee of the land bank under such terms and conditions and to the extent that the board may specify;

(3) Incurring of debt;

(4) Adoption or amendment of the annual budget; and

(5) Sale, lease, encumbrance, or alienation of real property, improvements, or personal property with a value of more than $50,000.

(j) A land bank created pursuant to Article 4 of this chapter may continue in existence in accordance with provisions of this article upon the unanimous consent of the board members, and contingent upon the appointment of at least one additional board member pursuant to subsection (b) of this Code section.

(k) A board member shall not be liable personally on obligations of the land bank, and the rights of creditors of a land bank shall be solely against the land bank.

(l) A board member shall be prohibited from voting by proxy. A board member may request a recorded vote on any resolution or action of the land bank.

48-4-105.

A land bank may employ an executive director, its own counsel and legal staff, and such technical experts, other agents, and employees, permanent or temporary, as it may require and may determine the qualifications and fix the compensation and benefits of those persons. A land bank may also enter into contracts and agreements with municipal corporations or counties or consolidated governments for staffing services to be provided to the land bank by agencies or departments thereof or for a land bank to provide such staffing services to agencies or departments thereof.

48-4-106.

(a) A land bank shall constitute a public body, corporate and politic, and shall have all powers necessary or appropriate to carry out and effectuate the purposes and provisions of this article, including the following powers:

(1) To adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business;

(2) To sue and be sued in its own name and plead and be impleaded in all civil actions, including, but not limited to, actions to clear title to property of the land bank;

(3) To adopt a seal and to alter the same at pleasure;

(4) To acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real or personal property of every kind and character, or any interest therein, in furtherance of the public purposes of the land bank;

(5) To acquire, accept, or retain equitable interests, security interests, or other interests in any real property, personal property, or fixtures by loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement, assignment, pledge, conveyance, contract, lien, loan agreement, or other consensual transfer in order to secure credit extended by the land bank;

(6) To borrow from private lenders, from municipal corporations, counties, or consolidated governments, from the state, or from federal government funds, as may be necessary, for the operation and work of the land bank;

(7) To borrow money to further or carry out its public purpose and to execute notes, other obligations, leases, trust indentures, trust agreements, agreements for the sale of its notes or other obligations, loan agreements, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, and such other agreements or instruments as may be necessary or desirable, in the judgment of the land bank, to evidence and to provide security for such borrowing;

(8) To issue notes or other obligations of the land bank and use the proceeds thereof for the purpose of paying all or any part of the cost of any land bank projects and otherwise to further or carry out the public purpose of the land bank and to pay all costs of the land bank incidental to, or necessary and appropriate to, furthering or carrying out such purpose;

(9) To make application directly or indirectly to any federal, state, county, or municipal government or agency or to any other source, whether public or private, for loans, grants, guarantees, or other financial assistance in furtherance of the land bank's public purpose

and to accept and use the same upon such terms and conditions as are prescribed by such federal, state, county, or municipal government or agency or other source;

(10) To enter into agreements with the federal government or any agency thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the land bank;

(11) A land bank shall have no authority to lend money to a nongovernmental entity; provided, however, that a land bank may administer funds in the form of a loan to a nongovernmental entity when such funds are received from federal, state, and local government entities for the purpose of making such loans; provided, further, that only such transactions which are fully consistent with the purpose of the land bank shall be permitted. In those transactions, a land bank may extend credit to any person, corporation, partnership, whether limited or general, or other entity for the costs of any land bank projects which credit may be evidenced or secured by loan agreements, notes, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, or such other instruments, or by rentals, revenues, fees, or charges, upon such terms and conditions as the land bank shall determine to be reasonable in connection with such extension of credit, including provision for the establishment and maintenance of reserve funds, and, in the exercise of powers granted by this article in connection with any land bank projects the land bank shall have the right and power to require the inclusion in any such loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other instrument of such provisions or requirements for guaranty of any obligations, insurance, construction, use, operation, maintenance, and financing of a project, and such other terms and conditions, as the land bank may deem necessary or desirable;

(12) As security for repayment of any notes or other obligations of the land bank, to pledge, mortgage, convey, assign, hypothecate, or otherwise encumber any property of the land bank, including, but not limited to, real property, fixtures, personal property, and revenues or other funds, and to execute any lease, trust indenture, trust agreement, agreement for the sale of the land bank's notes or other obligations, loan agreement, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other agreement or instrument as may be necessary or desirable, in the judgment of the land bank, to secure any such notes or other obligations, which instruments or agreements may provide for foreclosure or forced sale of any property of the land bank upon default in any obligation of the land bank, either in payment of principal, premium, if any, or interest or in the performance of any term or condition contained in any such agreement or instrument. The state, on behalf of itself and each county, municipal corporation, political subdivision, or taxing district therein, waives any right it or such county,

municipal corporation, political subdivision, or taxing district may have to prevent the forced sale or foreclosure of any property of the land bank upon such default and agrees that any agreement or instrument encumbering such property may be foreclosed in accordance with law and the terms thereof;

(13) To receive and administer gifts, grants, and devises of money and property of any kind and to administer trusts;

(14) To use any real property, personal property, or fixtures or any interest therein or to rent or lease such property to or from others or make contracts with respect to the use thereof, or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such property in any manner as it deems to be in the best interests of the land bank and the public purpose thereof;

(15) To procure insurance or guarantees from the General Assembly or federal government of the payments of any debts or parts thereof incurred by the land bank and to pay premiums in connection therewith;

(16) To enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, intergovernmental contracts for the joint exercise of powers under this article. Intergovernmental contracts with municipal corporations, counties, or consolidated governments may include contracts for the performance of services by municipal corporations, counties, or consolidated governments on behalf of the land bank or by the land bank on behalf of municipal corporations, counties, or consolidated governments, whether or not such counties, consolidated governments, or municipal corporations are located inside or outside the geographical boundaries of the land bank members;

(17) To procure insurance against losses in connection with the real property, assets, or activities of the land bank;

(18) To accept and issue deeds in its name, including without limitation the acceptance of real property in accordance with the provisions of paragraph (2.1) of subsection (u) of Code Section 16-13-49;

(19) To finance by loan, grant, lease, or otherwise, refinance, construct, erect, assemble, purchase, acquire, own, repair, remodel, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage real property or rights or interests in property, and to pay the costs of any such project from the proceeds of loans by persons, corporations, partnerships, whether limited or general, or other entities, all of which the land bank is authorized to receive, accept, and use;

(20) To fix, charge, and collect rents, fees, and charges for the use of real property of the land bank and for services provided by the land bank;

(21) To grant or acquire a license, easement, lease, as lessor or lessee, or option with respect to real property of the land bank;

(22) To enter into partnerships, joint ventures, and other collaborative relationships with municipalities and other public and private entities for the ownership, management, development, and disposition of real property;

(23) To hold title to real property for purposes of establishing contracts with nonprofit community land trusts, including, but not limited to, long-term lease contracts;

(24) To organize and reorganize the executive, administrative, clerical, and other departments of the land bank and to fix the duties, powers, and compensation of all employees, agents, and consultants of the land bank; and

(25) To do all other things necessary or convenient to achieve the objectives and purposes of the land bank or other laws that relate to the purposes and responsibilities of the land bank.

(b) The exercise of a specific power by a land bank may be limited or withdrawn by a land bank member when the land bank is acting with respect to real property within the jurisdiction of such member. Procedures for the exercise of such limitation or withdrawal of power shall be provided in the intergovernmental contract.

48-4-107.

A land bank shall neither possess nor exercise the power of eminent domain.

48-4-108.

(a) The real property of a land bank and its income and operations are exempt from all taxation by the state and by any of its political subdivisions, including, but not limited to, real property held by a land bank as lessor pursuant to long-term lease contracts with community land trusts.

(b) A land bank may acquire real property or interests in real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise on terms and conditions and in a manner the board considers is in the best interest of the land bank.

(c)(1) A land bank may acquire real property by purchase contracts, lease-purchase agreements, and may accept transfers from municipal corporations, counties, or consolidated governments upon such terms and conditions as agreed to by the land bank and the municipal corporation, county, or consolidated government.

(2) Notwithstanding any other law to the contrary, a municipal corporation, county, or consolidated government may transfer to a land bank real property and interests in real property of the municipal corporation, county, or consolidated government on such terms and conditions and according to such procedures as determined by the municipal

corporation, county, or consolidated government, so long as the real property is located within the geographical boundaries of the land bank.

(3) The acquisition of property by the land bank shall not be governed or controlled by any regulations or laws relating to procurement or acquisition of property of the counties, consolidated governments, or municipal corporations that are members of the land bank unless specifically provided in the applicable intergovernmental contract or resolution, and transfers of property by municipal corporations, counties, or consolidated governments to the land bank shall be treated as transfers to a body politic as contemplated by subparagraph (a)(2)(A) of Code Section 36-9-3.

(d) A land bank shall maintain all of its real property in accordance with the laws and ordinances of the jurisdiction in which the real property is located.

(e)(1) Except as otherwise provided in paragraph (2) of this subsection, a land bank shall not own or hold real property located outside the geographical boundaries of the land bank members.

(2) A land bank may be granted pursuant to an intergovernmental contract with a county, consolidated government, or municipal corporation the authority to manage and maintain real property located within the geographical boundaries of such county, consolidated government, or municipal corporation, but outside the geographical boundaries of the land bank members.

48-4-109.

(a) A land bank shall hold in its own name all real property acquired by the land bank without regard to the identity of the transferor of the property.

(b) A land bank shall maintain and make available for public review and inspection an inventory of all real property held by the land bank.

(c) A land bank may convey, exchange, sell, transfer, lease as lessor, grant, and mortgage as mortgagor any and all interests in, upon, or to real property of the land bank in some form and by such method as determined by the board to be in the best interest of the land bank.

(d)(1) A land bank shall determine the terms, conditions, form, and substance of consideration necessary to convey, exchange, sell, transfer, lease as lessor, grant, and mortgage as mortgagor any interests in, upon, or to real property.

(2) Consideration may take the form of monetary payments and secured financial obligations, covenants, and conditions related to the present and future use of the property, contractual commitments of the transferee, and such other forms of consideration as determined by the board to be in the best interest of the land bank.

(e)(1) The board shall determine and state in the land bank policies and procedures the general terms and conditions for consideration to be received by the land bank for the transfer of real property and interests in real property.

(2) The disposition of property by the land bank shall not be governed or controlled by any regulations or laws of the participating land bank members unless specifically provided in the applicable intergovernmental contract.

(f) Land bank members may, in the resolution or intergovernmental contract creating a land bank, establish a hierarchical ranking of priorities for the use of real property conveyed by a land bank, or, if the resolution or intergovernmental contract creating the land bank is silent, the board of directors may establish a hierarchical ranking of priorities for the use of real property conveyed by a land bank, including but not limited to:

(1) Use for purely public spaces and places;

(2) Use for affordable housing;

(3) Use for retail, commercial, and industrial activities;

(4) Use as conservation areas;

(5) Use for land trusts or for other public entities; and

(6) Such other uses and in such hierarchical order as determined by the board of directors of the land bank.

(g)(1) Subject to the requirements of paragraph (5) of subsection (i) of Code Section 48-4-104, a county, municipal corporation, or consolidated government may, in the applicable intergovernmental contract or in the resolution creating a land bank, require that any particular form of disposition of real property, or any disposition of real property located within specified jurisdictions, be subject to specified voting and approval requirements of the board.

(2) Except and unless restricted or constrained as provided in paragraph (1) of this subsection, the board may delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance, and all other related documents pertaining to the conveyance of real property by the land bank.

48-4-110.

(a) A land bank may receive funding through grants and loans from the land bank members, from any other municipal corporations, counties, or consolidated governments in the state, from the General Assembly, from the federal government, and from other public and private sources.

(b) A land bank may receive and retain payments for services rendered, for rents and leasehold payments received, for consideration for disposition of real and personal property, for proceeds of insurance coverage for losses incurred, for income from investments, and for any other asset and activity lawfully permitted to a land bank under this article.

(c) Up to 75 percent of the real property taxes collected on real property, exclusive of any state or school district ad valorem tax, conveyed by a land bank pursuant to the laws of this state shall be remitted to the land bank. The specific percentage of such taxes to be remitted, as to each land bank member, shall be set forth in the local law, ordinance, or resolution or in the intergovernmental contract of the land bank. Such allocation of property tax revenues shall commence with the first taxable year following the date of conveyance and shall continue for a period of five years. Such funds shall be remitted to the land bank in accordance with the administrative procedures established by the tax commissioner or tax collector of the county or counties in which the land bank is located. Such allocation of property tax revenues shall not occur if such taxes have been previously allocated to a tax allocation district, or to secure a debt of the municipal corporation or consolidated government, unless the tax allocation district, municipal corporation, county, or consolidated government enters into an agreement with the land bank for the remittance of such funds to the land bank.

(d) At the time that the land bank sells or otherwise disposes of property as part of its land bank program, the proceeds from the sale, if any, shall be allocated as determined by the land bank among the following priorities:

(1) Furtherance of land bank operations;

(2) Recovery of land bank expenses; and

(3) Remitter to the tax commissioner or tax collector for distribution to the appropriate taxing entity in proportion to and to the extent of their respective tax bills and costs.

Any excess proceeds shall be distributed pursuant to any applicable intergovernmental contract or land bank rules, regulations, or bylaws in accordance with the public policy stated in this article.

48-4-111.

(a) All meetings shall be open to the public, except as otherwise provided by Chapter 14 of Title 50, and a written record shall be maintained of all meetings. All records of a land bank shall be subject to Article 4 of Chapter 18 of Title 50, relating to open records.

(b) No board member or employee of a land bank shall acquire any interest, direct or indirect, in real property owned or to be acquired by the land bank, nor shall any board member assist any third party in negotiating against the land bank for property identified by the land bank for acquisition by the land bank. No board member or employee of a land bank shall have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used by a land bank. The board may adopt supplemental rules and regulations addressing potential conflicts of interest and ethical guidelines for board members and land bank employees.

(c)(1) A land bank may be dissolved as a public body corporate and politic 60 calendar days after an affirmative resolution approved by two-thirds of the membership of the board.

(2) Sixty calendar days' advance written notice of consideration of a resolution of dissolution shall be given to the governing authorities of the land bank members, shall be published in a local newspaper of general circulation.

(3) Upon dissolution of the land bank, all real property, personal property, and other assets of the land bank shall become the assets of the municipal corporation, county, or consolidated government in which the property is located, unless provided otherwise in any applicable intergovernmental contracts.

(4) Land banks created pursuant to paragraphs (2) through (4) of subsection (b) of Code Section 48-4-103 shall not automatically dissolve upon the withdrawal of one or more land bank members unless the intergovernmental contract so provides, except that no municipal corporation may maintain the existence of a land bank if the county in which the municipal corporation is located withdraws from the land bank, and no county may maintain the existence of a land bank if the single municipal corporation that is both located within that county and is a member of the land bank withdraws from the land bank.

48-4-112.

(a) Whenever any real property is acquired by a land bank and is encumbered by a lien or claim for real property taxes owed to one or more of the land bank members or to municipal corporations, counties, or consolidated governments that have an intergovernmental contract with the land bank, the land bank may, by resolution of the board, discharge and extinguish any and all such liens or claims. The decision by the board to extinguish such liens or claims is subject to the voting requirements contained in subsection (i) of Code Section 48-4-104. Unless provided otherwise in an applicable intergovernmental contract, whenever any real property is acquired by a land bank and is encumbered by a lien or claim for real property taxes owed to a school district, the land bank shall notify the school district of its intent to extinguish all such liens and claims in writing. If the school district fails to object in written form to the proposed extinguishment within 30 days of receipt of such notice to the land bank, the land bank shall have the power, by resolution of the board, to discharge and extinguish any and all such liens or claims. To the extent necessary and appropriate, the land bank shall file in appropriate public records evidence of the extinguishment and dissolution of such liens or claims.

(b) To the extent that a land bank receives payments of any kind attributable to liens or claims for real property taxes owed to a municipal corporation, county, consolidated government, or school district on property acquired by the land bank, the land bank shall remit the full amount of the payments to the tax commissioner or tax collector for distribution to the appropriate taxing entity.

(c)(1) A tax commissioner or tax collector may assign, transfer, or sell to a land bank any ad valorem tax executions issued against a single property or ad valorem tax executions issued against multiple tracts of property in the geographical jurisdiction of the land bank in one or more transactions and upon such terms and conditions as are mutually acceptable to the tax commissioner and the land bank. Notwithstanding the notice requirements in subsection (c) of Code Section 48-3-19, when the land bank is the holder of a tax execution, the land bank shall provide notice of the transfer of the tax execution to the land bank in the following manner:

(A) Immediately upon acquisition of one or more tax executions, the land bank shall send notice of the tax execution transfer by certified mail, return receipt requested, to all interested parties whose identity and address are reasonably ascertainable. Copies of the notice of the tax execution transfer shall also be sent by first class mail to the property address to the attention of the occupants of the property, if any. In addition, notice shall be posted on the property; and

(B) Within 30 days of the tax execution transfer, the land bank shall cause a notice of the tax execution transfer to be published on two separate dates in the official organ of the county in which the property is located.

(2) The notice contained in subparagraphs (A) and (B) of paragraph (1) of this subsection shall specify:

(A) The name of the land bank and the contact information for the individual responsible for collecting the delinquent taxes;

(B) The property address;

(C) A description of the property;

(D) The tax identification number of the property;

(E) The applicable period of tax delinquency; and

(F) The principal amount of the delinquent taxes together with interest and penalties.

(3) The land bank may submit the execution to the levying officer 12 months after the date of transfer or 24 months after the tax giving rise to the execution was originally due, whichever is earlier.

(d)(1) Notwithstanding any other provision of law, at a nonjudicial tax sale conducted pursuant to Article 1 of this chapter where the tax commissioner or tax collector or the land bank is the holder of the tax execution giving rise to the sale, a land bank may tender a bid in an amount equal to the total amount of all tax liens which were the basis of the execution and any accrued interest, penalties, and costs. In the event of such tender by the land bank, such bid comprises the land bank's commitment to pay not more than all costs of the sale and its assumption of liability for all taxes, accrued interest thereon, and penalties, and, if there is no other bid, the tax commissioner or tax collector shall accept the land bank's bid and make a deed of the property to the land bank.

(2) If there are third parties who bid on a given parcel and the land bank tenders the highest bid on that parcel, the land bank shall pay the tax commissioner or tax collector the full amount of the bid tendered by the land bank in order to obtain the parcel.

(e)(1) A land bank may tender a bid at any sale ordered by the court pursuant to Article 5 of this chapter in an amount equal to the total amount of all tax liens which were the basis of the judgment and any accrued interest, penalties, and costs. In the event of such tender by the land bank, such bid shall comprise the land bank's commitment to pay not more than all costs of the sale and its assumption of liability for all taxes, accrued interest thereon, and penalties. If there is no other bid and the property is not redeemed by the owner in accordance with subsection (c) of Code Section 48-4-81, the tax commissioner or tax collector shall accept the land bank's bid and make a deed of the property to the land bank.

(2) If there are third parties who bid on a given parcel and the land bank tenders the highest bid on that parcel, the land bank shall pay the tax commissioner or tax collector the full amount of the bid tendered by the land bank in order to obtain the parcel.

(3) Subject to the statutory 60 day redemption period required pursuant to subsection (c) of Code Section 48-4-81, the land bank, as purchaser at such sale, shall take and thereafter have an absolute title to the property sold, free and discharged of all tax and municipal claims, liens, mortgages, charges, and estates of whatsoever kind except for those interests referenced in subsection (b) of Code Section 48-4-79. In the event of purchase by a land bank, the conveying instrument described in subsection (g) of Code Section 48-4-81 shall note the conveyance to the land bank pursuant to this article.

(4) The deed to the land bank shall be executed and delivered to the land bank within 90 days of the sale pursuant to subsection (d) of Code Section 48-4-81.

(5) Notwithstanding any other provision of law, a land bank that is a transferee and holder of tax executions may file petitions of foreclosure pursuant to Article 5 of this chapter on real property located within a jurisdiction that has authorized the ad valorem tax foreclosure process contained in Article 5 of this chapter. In a petition of foreclosure pursuant to Article 5 of this chapter, a land bank is authorized to combine in a single petition multiple tracts of real property, and the court may order in a single final judgment that all or part of the real properties identified in the petition be sold to the land bank free

and clear of all liens and encumbrances so long as the petition and accompanying affidavits provide:

(A) Identification of each tract of real property;

(B) The identities of all parties having an interest in each respective tract of property;

(C) The amount of the tax lien due and owing; and

(D) The nature of the notice of the proposed sale provided to such interested parties.″

SECTION 3.

This Act shall become effective on July 1, 2012.

SECTION 4.

All laws and parts of laws in conflict with this Act are repealed.

Administrative Services Committee Meeting
5/12/2014 12:55 PM
A RESOLUTION IN SUPPORT OF AGE FRIENDLY DESIGNATION

Department:	Commissioner Lockett
Caption:	A Resolution in support of age friendly designation.
Background:	See attached.
Analysis:	See attached.
Financial Impact:	N/A.
Alternatives:	N/A.
Recommendation:	Approve.
Funds are Available in the Following Accounts:	N/A.

REVIEWED AND APPROVED BY:

Finance.
Law.
Administrator.
Clerk of Commission

RESOLUTION

A RESOLUTION IN SUPPORT OF AGE FRIENDLY DESIGNATION

WHEREAS, the global population of people aged 60 and over is expected to grow from 600 million in 2000 to almost 2 billion by 2050; and

WHEREAS, in the United States, the population of people aged 65 and over is expected to grow from 35 million in 2000 to 88.5 million by 2050, taking the total share of the 65+ population from 12 percent to 20 percent of the total population; and

WHEREAS, research shows that older Americans overwhelmingly want to remain in their homes and communities as they age; and

WHEREAS, access to quality health care and long-term services and support is essential for individuals to live in their homes and communities; and

WHEREAS, of the 80 percent of adults 65 and older living in metropolitan areas, 64 percent live outside the principal cities of these areas in suburban locations that tend to be auto-dependent, creating challenges for residents who do not drive; and

WHEREAS, 21 percent of adults age 65 and older do not drive, and more than half of these non-drivers do not leave home on a given day, in part because they lack transportation options; and

WHEREAS, reduced mobility for older non-drivers leads to 15 percent fewer trips to the doctor, 59 percent fewer shopping trips and visits to restaurants, and 65 percent fewer trips for social, family and religious activities; and

WHEREAS, the World Health Organization (WHO) has developed a Global Network of Age-Friendly Cities and Communities to encourage and promote public policies to increase the number of cities and communities that support healthy ageing and thereby improve the health, well-being, satisfaction, and quality of life for older Americans; and

WHEREAS, active ageing is a life-long process, whereby an age-friendly community is not just "elder-friendly" but also intended to be friendly for all ages; and

WHEREAS, the WHO has noted that "[m]aking cities and communities age-friendly is one of the most effective policy approaches for responding to demographic ageing," and

WHEREAS, the WHO has developed eight domains of community life that influence the health and quality of life of older people:

1. Outdoor spaces and buildings – accessibility to and availability of clean, safe community centers, parks, and other recreational facilities;

2. Transportation – safe and affordable modes of private and public transportation, "Complete Streets" types of initiatives, hospitable built environments;

3. Housing – wide range of housing options for older residents, ageing in place and other home modification programs, housing that is accessible to transportation and community and health services;

4. Social participation – access to leisure and cultural activities; opportunities for older residents to participate in social and civic engagement with their peers and younger people;

5. Respect and social inclusion – programs to support and promote ethnic and cultural diversity, programs to encourage multigenerational interaction and dialogue, programs to combat loneliness and isolation among older residents;

6. Civic participation and employment – promotion of paid work and volunteer opportunities for older residents; opportunities for older residents to engage in formulation of policies relevant to their lives;

7. Communication and information – promotion of and access to the use of technology to keep older residents connected to their community and friends and family, both near and far; and

8. Community support and health services – access to homecare services, clinics, programs to promote active ageing (physical exercise and healthy habits); and

WHEREAS, the WHO recognizes that cities and communities have different needs, resources, and varying capacities to engage their resources to take action to facilitate active ageing;

NOW, THEREFORE, THE COMMISSION OF AUGUSTA, GEORGIA HEREBY RESOLVES to support and engage in the Age-Friendly initiatives and opportunities of the AARP Network of Age Friendly Communities, an affiliate of the World Health Organization's Age-Friendly Cities and Communities Program.

Further, in recognition of existing efforts to promote and expand age friendly communities in Augusta, Georgia, the Commission does hereby recognize and support existing age friendly community efforts.

Further, the Commission hereby directs the establishment of an Age Friendly Advisory Council to evaluate opportunities to engage in the AARP Network of Age Friendly Communities, an affiliate of the WHO Age-Friendly Cities and Communities Program, and to advise the Commission of such opportunities. The Age Friendly Advisory Council shall actively seek input from diverse stakeholders. Age Friendly Advisory Council appointments shall be in accordance with Age Friendly Advisory Council Bylaws established by the Commission.

THIS RESOLUTION supersedes any other previous resolutions, proclamations, or directives in conflict. THIS RESOLUTION shall take effect immediately and shall remain in effect until such time as the Commission rescinds it.

Duly adopted this _____ day of __________, 2014.

AUGUSTA, GEORGIA

By: ____________________________
David S. Copenhaver
As its Mayor

ATTEST:

____
Lena J. Bonner, Clerk of Commission

Administrative Services Committee Meeting
5/12/2014 12:55 PM
Compensation for Airport Director

Department:	Clerk of Commission
Caption:	Consider changing the ordinance dealing with the compensation for the Airport Director. (Requested by Commissioner Donnie Smith) (Referred from May 6 Commission meeting)
Background:	
Analysis:	
Financial Impact:	
Alternatives:	
Recommendation:	
Funds are Available in the Following Accounts:	

REVIEWED AND APPROVED BY:

Administrative Services Committee Meeting
5/12/2014 12:55 PM
Laney Walker/Bethlehem (LW/B) Revitalization Project – Bridge Loan Request

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Department: Housing and Community Development Department (AHCDD)

Caption: Approve Laney Walker/Bethlehem Revitalization Project – Bridge Loan Request of $2,500,000.00 to continue existing/future development projects until the next bond issuance in middle to late 2015. (Referred from May 6 Commission meeting)

Background:

On October 1, 2013 the Commission voted to assemble a review team and report back in 60 days regarding Bridge Loan. Continue the redevelopment of the Laney Walker and Bethlehem Historic Districts respectively, additional capital is needed to keep existing momentum and to assist with an array of project development related expenses(see attached: ORIGINAL Budget and UPDATED Budget) critical to continuing the redevelopment work and our commitments (to partners) in several developmental nodes to include most notably:

- Pine Street/11th Street/12th Street
  - New Construction and Restoration of Single Family Homes on Pine Street and Eleventh (11th) Street,
  - Homeowner Rental Rehabilitation Projects on Eleventh (11th) Street,
  - Market Rate Rental Projects on Twelfth (12th) Street.

- Twiggs Circle
  - Phase[CAW1] 2 – Acquisition/Demolition/Construction/Restoration/Other of the 1400 block of Twiggs Street;
    - These Phase 2 actions will compliment Phase 1, a partnership with the Augusta Housing Authority, in which we are newly constructing sixteen (16) duplexes and eight (8) single family housing units in Phase I. Phase 1 has already begun.

- Holley Street Commons
    - New Construction of Single Family Homes,
    - Sound Wall Barrier – design (of) and construction (of).

Note: See Budgets for Detailed Listing of All Projects

To date, our success is the result of a strategy that has been very carefully implemented, that has yielded noticeable neighborhood improvements which have been appreciated by citizens of each respective neighborhood, and acknowledged by redevelopment and planning professionals both regionally and nationally.

Therefore to continue to build upon this success without pause, we (Housing and Community Development Department) need your understanding, commitment and most importantly your support.

The details of the Laney Walker /Bethlehem development for the period of July 2013 through October 2015 is attached. The details of the Twiggs Circle project is provided under separate cover.

Analysis:	If supported by the Augusta City Commission, the Housing and Community Development Department will be able to continue the transformation of Augusta's Urban Core (Laney Walker & Bethlehem Historic Districts) into a model city for the 21st century.
Financial Impact:	If approved by the City Commission, the Laney Walker/Bethlehem Revitalization Project will be financially supported by $2,500,000.00 from a source to be determined by the interim Administrator and Finance Director One hundred percent of the borrowed funding ($2,500,000.00) will be paid at the time of the 2015 bond issuance closing.
Alternatives:	None Recommended.
Recommendation:	Accept this Bridge Loan Request (and terms) as presented and as substantiated via the Community Planning Assistance Team's Final Report (attached) completed on February 19, 2014.
Funds are Available in the Following	Not Applicable -- Due to the nature of this request.

Accounts:

<u>REVIEWED AND APPROVED BY</u>:

COMMUNITY PLANNING ASSISTANCE TEAMS

Laney Walker/Bethlehem Neighborhood
Augusta, GA
Final Report
February 19, 2014

American Planning Association
Making Great Communities Happen

Item # 4

EXECUTIVE SUMMARY

Introduction

As a priority of the American Planning Association (APA) and its professional institute, the American Institute of Certified Planners (AICP), the Community Planning Assistance Team (CPAT) program focuses broadly on addressing issues of social equity, inclusion accessibility and sustainability in planning and development. CPAT projects seek to foster community education and civic engagement. The program is designed to bring planning resources and opportunities to communities with a demonstrated need for assistance and to strengthen the ability of local residents and other community stakeholders to influence or determine decisions that affect their quality of life.

In December 2013, the APA, through its (CPAT) program, was engaged by the Augusta-Richmond County, Georgia, to evaluate the City's work and progress to date on the Laney Walker/Bethlehem Neighborhood revitalization effort, and to make recommendations regarding future funding support for the project. Specifically, this CPAT was asked to perform the following relative to the Laney Walker/Bethlehem Neighborhood revitalization project:

- Analyze the current bond structure to determine the best structure to be used when the bonds are refinanced in 2015;
- Identify long-term funding streams that will take the project out another 10-15 years;
- Analyze the current request for a $2.5 million bridge loan to determine how best to sustain the effort until the 2015 refinancing;
- Analyze the staffing structure of the Department of Housing and Community Development as it relates to the Laney Walker/Bethlehem effort, and how best to utilize the services of APD Urban Planning and Management and Melaver-McIntosh, the project's two primary consultants; and
- Provide an overall assessment of the project including day-to-day management and financing strategies.

Summary of Recommendations

The Community Planning Assistance Team was extremely impressed with how much progress has been made in such a short period of time and feels this is a worthy endeavor on behalf of the City and region. Therefore, we recommend the following actions to continue its success:

- Financing
  - Fund Bridge Loan
  - Allocate General Funds to Project
  - Identify Additional Community Development Funding Streams
  - Strengthen Community Partnerships
- Regulatory
  - Revise Land Development Regulations
  - Streamline Permitting Process
- Management Structure

- Complete Current Projects in Heritage Pine and Twiggs Circle
- Transition Development Responsibilities to Private Sector
- Transition to Internal Staffing for Project Management

PROJECT BACKGROUND

Laney Walker/Bethlehem Revitalization Plan

Laney Walker/Bethlehem is an initiative of the consolidated city-county government of Augusta-Richmond County, Georgia, for long-term redevelopment of approximately 1,100 acres in the heart of the community's urban core. The project area encompasses two historic African-American neighborhoods, Laney Walker and Bethlehem and is located in close proximity to the Augusta Medical District (to the northwest) and the Central Business District (to the north).

The revitalization plan, initially completed in 2008 and reinforced with the Urban Redevelopment Plan completed in 2010, envisions the recreation of a mixed-income, mixed-use, and sustainable neighborhood that attracts residents, jobs and commerce and connects the downtown to the nearby medical district (the home of 14,000 jobs). A significant number of the plans' strategies focus on construction and rehabilitation of housing.

Funding

The project to date has been funded by a new hotel/motel fee approved by the Augusta Commission in 2008. This fee was leveraged to create a revenue stream estimated to generate a total of $37.5 million over a 50-year period, which allowed the City to issue an $8 million bond to fund the Laney Walker/Bethlehem Revitalization Project. From this bond, the Laney Walker/Bethlehem project has received an annual allocation of $750,000, of which $550,000 was dedicated to paying on the debt service. The remaining $200,000 annual balance has been used for project support such as planning, land acquisition, gap financing and down payment assistance.

Project Management

The local government has served as the master developer for the Lane Walker/Bethlehem project, and taken all of the investment liability for the project. To date, other than the few projects developed independently by the non-profit partners, the builders and developers that have participated in the project have done so as contractors, on a direct fee basis.

Oversight of the project has been the responsibility of the Department of Housing and Community Development. The day-to-day management of the project has been outsourced through a contract with a private consulting firm, APD Urban Planning and Management, headquartered in Atlanta, Georgia and Jacksonville, Florida. APD has maintained a local office in Augusta, dedicating, at any given time during the project, 5-8 professional staff, mostly full-time. APD has provided services that include all areas of property acquisition, project management, construction management and urban planning and regulatory management. Since 2010, another private consulting firm, Melaver-McIntosh, out of Savannah, Georgia, has provided marketing, outreach and communications for the project.

OBSERVATIONS

Progress to Date

In a very short time, the City has achieved a great deal on the Laney Walker/Bethlehem initiative. Key accomplishments included:

- Completing a neighborhood redevelopment plan, housing and retail market analyses, development and construction guidelines, and identity and branding strategies;
- Assembling a significant amount of land, either through direct purchase/land banking or through community partners;
- Development activity in 4 project areas—Heritage Pine, Twiggs Circle, Holly Street Common and East Mill Village—through direct construction and by leveraging its resources to attract non-profit development partners such as Antioch Community Development Corporation, United House of Prayer, and the Housing Authority;
- Creating homebuyer and homeowner assistance that successfully attracted engaged residents back into the area; and
- Increasing the taxable value of the area by $4.3 million.

Additionally, the project has received national recognition for its creative approach, including receiving the 2013 HUD Secretary's Opportunity and Empowerment Award from the U.S. Department of Housing and Urban Development (HUD) and the American Planning Association (APA).

Current Challenges

Regulatory. The neighborhood revitalization plans and guidelines encourage, and at times require, setbacks and site layout designs consistent with those of traditional neighborhoods. However, the city's land development/zoning code has not been updated accordingly. The city has been addressing this through requests for variances, which often results in delays in building permits, increased building costs and staff time.

Sustainable Management Structure. Many benefits exist from utilizing contract staff support. In the case of the Laney Walker/Bethlehem project, the outsourcing to private firms for the initial phases of the project has brought a much needed level of expertise to the project in a fiscally responsible approach. The CPAT team is impressed by both of the two primary contractors and the quality of their contributions to the project.

Yet, as the project has evolved, and become more complex in nature, due to limited internal staffing, the City has continued to lean more heavily on the primary contractors, particularly APD, for just about every aspect of the project. Many of these tasks are very time consuming and have begun to wear on the budget, for the contractors as well as the project as a whole.

The complexity of the project combined with limited funding will necessitate a revised management structure in the near future. Additionally, it will be critical to provide some local consistency and continuity through internal coordination to support the successful completion of such a long term project.

Financing

The project has depleted the original $8 million of funds more quickly than expected. This has been mostly due to the Department of Housing and Community Development and its consultant APD being able to assemble significant parcels of land and begin construction much more quickly than scheduled, or imagined. Additionally, because the Department of Housing and Community Development has no internal staff capacity to support the day-to-day management of the project, and the City has not pledged any General Fund support to this project to date, the ongoing operating costs have been paid with proceeds from the $8 million bond issuance as well. The payment of ongoing operating costs with one-time bond revenue needed for land purchases, etc., has not been an ideal situation. However, since the City has not pledged General Fund support for this project, the spending of these funds has been unavoidable if momentum is to be sustained on this worthy project.

Like with many redevelopment projects, there is often an initial period that requires "upfront" public subsidy until the market catches up to the project. In other words, if there were money to be made in the study area, the private sector would already be developing there. Yet, there are signs that the tide is beginning to turn in favor of the study area, as lenders are waking up to the synergy that is happening in Laney Walker/Bethlehem and it is likely that future property sales will begin to generate modest revenue.

RECOMMENDATIONS

Financing

Fund Bridge Loan. The Community Planning Assistance Team feels strongly that the City should approve the $2.5 million bridge loan requested by the Department of Housing and Community Development. The Team feels that failure to do so will severely retard the critical momentum that is building for this effort, as well as send a message to the residents of Laney Walker/Bethlehem that the City cares more about other areas of the City.

Allocate General Funds to Project. Additionally, the Community Planning Assistance Team feels strongly that the City should consider General Fund support to the Department of Housing and Community Development's revitalization efforts, not only in Laney Walker/Bethlehem, but Citywide.

Identify Additional Community Development Funding Streams. It is no secret that problems usually associated with inner cities have made their way into suburban areas, challenging the ability of these local governments to do business, as they have been primarily focused on "greenfield" development opportunities. Declining incomes, decreases in owner occupancy, obsolete housing stock, aging infrastructure, declining commercial areas, public safety incidents, and demand for social services are happening with increased frequency. The point of this discussion is that Laney Walker/Bethlehem will not be the last neighborhood Augusta will need to support from a redevelopment/revitalization perspective. There are other neighborhoods that are beginning to show signs of distress that will require attention in the future, such as Harrisburg, Olde Town, East Augusta, and Turpin Hill.

Therefore, in addition to General Fund support, the City should begin identifying and pursuing alternative funding streams for redevelopment and revitalization efforts. Examples include:

The Georgia Employment Incentive Program (EIP). This is a financing program capitalized with State CDBG funds that may be used by private businesses along with conventional private financing to carry out economic development projects which will result in employment of low- and moderate-income persons. Projects that create opportunities for low- and moderate-income persons to advance themselves by obtaining employment, greater job security, better working conditions, job training, enhancement of workplace skills and advancement opportunities receive the greatest consideration.

Regional Economic Business Assistance (REBA) Program. This is a specialized economic development tool that may be used to enhance Georgia's competitiveness in attracting significant economic development projects and as a vehicle for significant local, regional or state-wide initiatives that will have either short- or long-term economic development benefits. REBA should not be used when other state or federal programs could be used or when local funds are sufficient to accomplish economic development goals.

Downtown Development Revolving Loan Fund (DD RLF). This program assists cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods where DD RLF will spur commercial redevelopment.

Local Initiatives Support Corporation (LISC). LISC is an organization dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity — good places to work, do business and raise children. LISC mobilizes corporate, government and philanthropic support to provide local community development organizations with loans, grants and equity investments, as well as technical assistance.

Strengthen Community Partnerships. The City has been successful at attracting public (Housing Authority) as well as private non-profit development partners that are making significant investment into the Laney Walker/Bethlehem project—projects that would not have occurred without the local government's involvement. Specific strengths exist in Community Housing Development Organizations (CHDOs), such as the Antioch Community Development Corporation. The City should continue to work with these partners, and look for ways to build their capacity to provide affordable housing options, as well as associate support services.

The CPAT team feels strongly that in order for the Laney Walker/Bethlehem project to be a long term success, the private business sector must be engaged. To that effect, the City should reach out to the private sector to develop stronger partnerships with the business community and organizations such as the Augusta Regional Collaboration (ARC) Project, Augusta Development Authority, Downtown Development Authority, and Augusta Tomorrow. These partnerships should seek to build off the development opportunities in Augusta's Central Business District and Medical District. The Laney-Walker/Bethlehem is the key connection between these two districts.

Cities across the nation are recognizing the critical role that the downtown plays in the positive growth of a region. A vibrant urban center that offers restaurants, shops, businesses, and residential housing benefits the greater community by supporting surrounding neighborhoods and creating opportunities for larger economic development. Additionally, the medical institutions—Georgia Regents Health Center, Georgia Regents University, and University Hospital—offer an employment base that would support both residential and commercial initiatives.

Regulatory

Revise Land Development Regulations and Streamline Permitting Process. One of the most effective, and least expensive, ways a community can encourage positive development investment is through supportive regulatory policies and processes. The CPAT team recommends the city make modification to the land development regulations to allow for development as envisioned in the Laney Walker/Bethlehem master plan. Additional review will be required to determine the best approach to accomplish this task. Yet, the City should make this a high priority. Short-term solutions may involve the creation of a planned development district for the Laney Walker/Bethlehem area and/or minor modifications to the zoning code to reduce setbacks and allow for greater design flexibility. Long-term, the City should consider utilizing a form-based code for the project area, as well as in other outlying areas.

Additionally, the city should evaluate its development permitting process, and take steps to streamline that process to attract high quality development partners.

Management Structure

Complete Current Projects in Heritage Pine and Twiggs Circle. The City should focus construction activities towards the completion of Heritage Pine and Phase II of Twiggs Circle. The completion of Heritage Pine is critical in that it will serve as the flagship model development for the project. Also, it has the most opportunity for immediate success, due to the in-depth level of engagement of existing new residents. The completion of the second phase of Twiggs Circle is critical in leveraging the adjacent redevelopment project underway by the Housing Authority.

Transition Development Responsibilities to Private Sector. The CPAT team commends the Augusta Commissioners for its creative and progressive approach, and its willingness to serve as the master developer for the initial phase of the Laney Walker/Bethlehem project. Given the severe depression of the market in the area, none of the initiatives that have occurred over the past few years would have been possible without the public sector involvement. That said, given the large scope and significant timeframe for the project, and the limited access to funding, the City will need to transition to leveraging additional development partners who can take responsibility for much of the day-to-day construction and real estate management tasks.

The CPAT team recommends that policies be put in place to begin transitioning the development responsibilities from the City to the private sector, both nonprofit and for-profit. This may done by using City resources, such as the vision illustrated in plans, infrastructure investments, financial incentives, assembled land, business friendly regulations and permitting processes, and public-private partnerships, to attract equity development partners to the project. Land banking is one of the most effective economic development tools for a local community. The City should create marketing packages and aggressively solicit letters of interest from developers and builders for key sites.

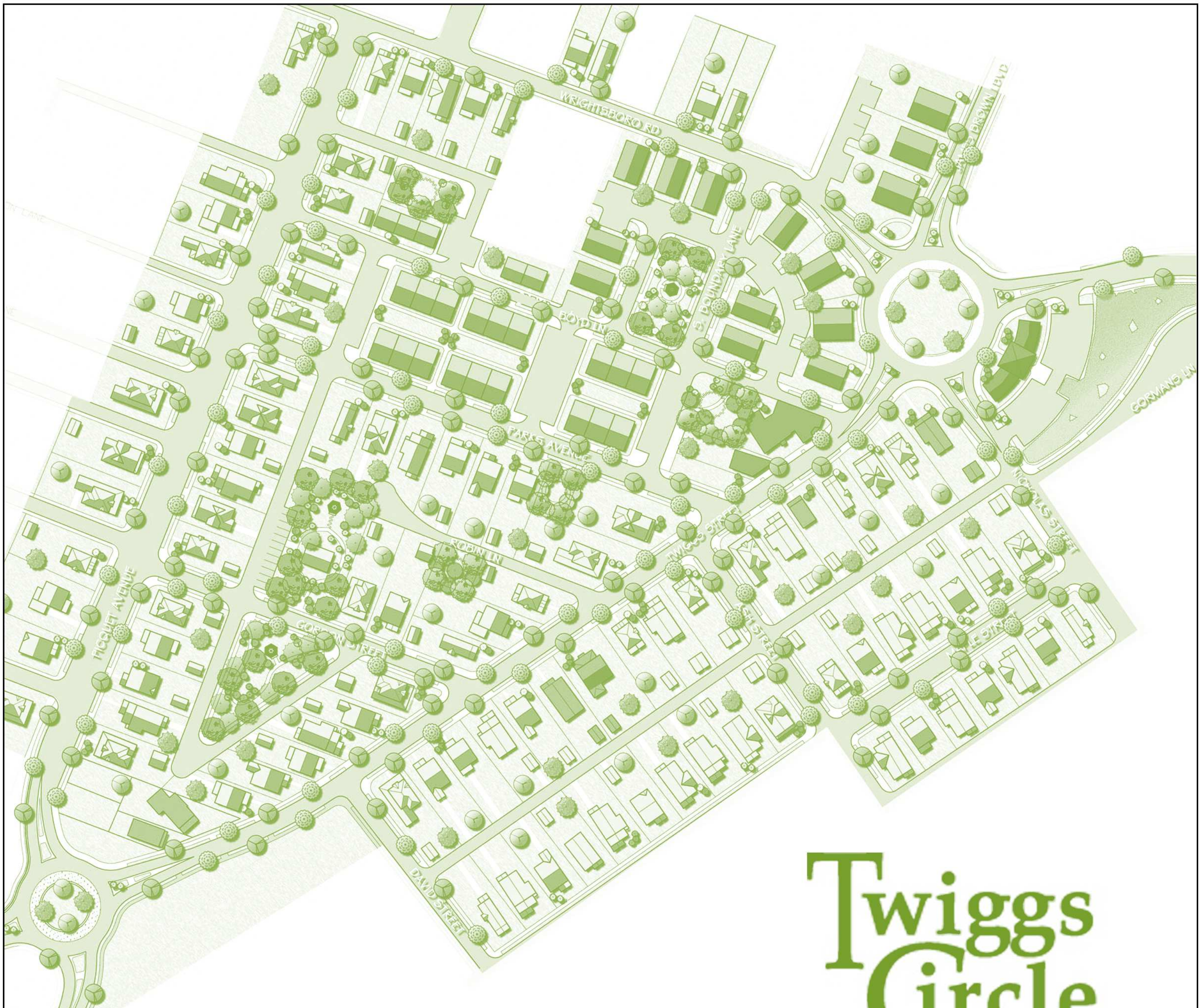
Transition to Internal Staffing for Project Management. The CPAT team commends the Augusta Housing and Community Development Department, APD and Melaver-McIntosh for their achievements in the Laney Walker/Bethlehem project. It is truly a project of which they may be proud. The continued success of the project will depend on appropriate staffing and allocation of workload.

The CPAT Team feels strongly that having internal staff will be critical and recommends that the City dedicate funding immediately for an internal project manager. This project manager will serve as the point person for the Laney Walker/Bethlehem project. His/her workload should be focused on managing consultants, and seeking, creating, and managing public-private partnerships to implement the revitalization plan. Additionally, the City should look at appropriate ways to engage other City departments in the project to spread out the workload and to encourage much needed support and ownership within the organization's structure.

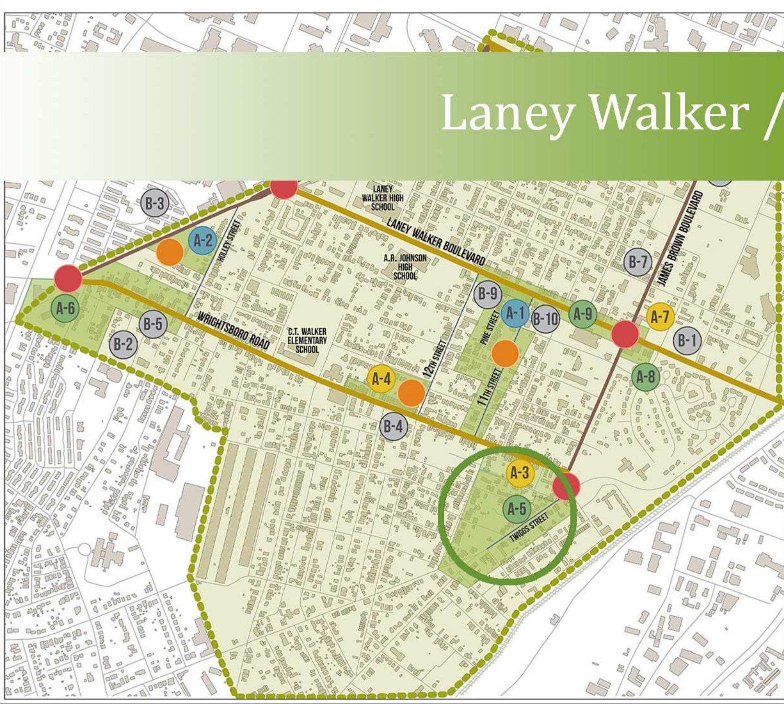
Once a project manager is on board, the City should scale back the use of consultant hours to focus on the completion of the Heritage Pine and Twiggs Circle-Phase II projects, as well as to support marketing of key sites. The City should develop a transition plan that allows for dedication and training of staff. It will be critical to continue to involve both APD Urban Planning and Management and Melaver-McIntosh over this transition to ensure continued progress, quality control, and appropriate transfer of project knowledge.

CONCLUSIONS

Laney Walker/Bethlehem faces challenges but is has also experienced many success stories in a very short time. Strong evidence suggests there will be more success stories to come in the near term, including the likely decrease in the amount of subsidy required on behalf of the City. The neighborhood benefits from a committed and enthusiastic group of City employees and contractors and residents willing to continue working to improve the neighborhood. However, the Laney Walker/Bethlehem neighborhood is not without its challenges. The lack of General Fund support for this project to date will prove crippling in the long run to this revitalization effort. As discussed previously, bond proceeds are presently being used to fund ongoing operations (mainly consultants). General Fund support will be required if the City is to build the required internal staffing capacity. In the interim, it will be critical to continue to involve both APD Urban Planning and Management and Melaver-McIntosh over this transition to ensure continued progress, quality control, and appropriate transfer of project knowledge. Therefore, in the short-term, we recommend the City approve the bridge loan being requested by the Department of Housing and Community Development. In summary, the Community Planning Assistance Team was extremely impressed with how much progress has been made in such a short period of time and feels this is a worthy endeavor on behalf of the City and region.



Twiggs Circle



Laney Walker / Bethlehem Redevelopment

Development Synopsis
July 25, 2013

Augusta GEORGIA

APD Urban Planning Management

LWB FUNDS NEEDED THROUGH BOND FINANCING
JULY 2013 - OCTOBER 2015

AREA/SERVICE	BASIS	UNITS		BOND	OTHER	NOTES
PROJECT MANAGEMENT				$1,050,000		27 MONTHS - THROUGH OCTOBER 2015
MARKETING					$280,000	27 MONTH - THROUGH OCTOBER 2015
HOLLEY STREET COMMONS					$240,000	BUILD CUL-DE-SAC
HOLLEY STREET COMMONS	$180,000			$180,000		SOUND WALL - DESIGN/BUILD
HOME FUNDED UNITS (3)		3			$450,000	
THE BOULEVARD				$50,000		PLANNING FOR STREETSCAPE "CALMING"
HERITAGE PINE - PHASE I	$85,500	2		$171,000		1221 AND 1246 PINE
HERITAGE PINE - PHASE II	$85,500	2		$171,000		1244/1246 & 1248 ELEVENTH
	$100,000			$100,000		SPRUCE STREET INFRASTRUCTURE
HOME-FUNDED UNITS (4)		4			$620,000	1200 BLOCK OF ELEVENTH STREET; PARK
HYDE PARK UNITS (4)		4			$380,000	(2) AT ELEVENTH & (2) AT HOLLEY
RENTAL REHAB				$200,000		
MARKET RATE RENTAL [5]				$100,000		POTENTIALLY 12TH STREET; 0%, DEF. 7 YRS
TWIGGS CIRCLE - Phase I				$300,000	$5,250,000	SOIL and DEMO, (2) PARKS; AHA'S PHASE I
TWIGGS CIRCLE - Phase IIA	$85,500	12		$1,026,000	$1,539,000	1400 BLOCK OF TWIGGS; PHASE IIB
	$550,000	2		$550,000		INFRASTRUCTURE, CIVIL/NPDES, 2 REHABS
RESTORATIONS	$15,000	7		$105,000		STABILIZE
ARCHITECT/ENGINEER	$1,086,500	5%		$54,325		DESIGN / INFRASTRUCTURE
HISTORICAL TRAIL				$50,000		PLANNING
DEMOLITIONS				$250,000		50 UNITS
ACQUISTION/PROPERTY MAINTENANCE				$800,000		
	New Bond Units	25	**Bond Cost**	**$5,157,325**	**$8,759,000**	
	Total Units	36			**$13,916,325**	**Total Development Cost**
				$5,157,325		**BOND COST CREDITS**
COST ASSUMPTIONS PER HOUSE				**-$1,125,000**		SALES PROCEEDS
25% TO GC/PURCHASER	**$ 45,000**			**-$680,000**		HOUSING AUTHORITY REIMBURSEMENT
BUYER'S GAP	**$ 35,000**			**-$85,000**		ENGINEERING (FOR TWIGGS ST. LOTS)
INTEREST	**$ 5,500**			**-$220,000**		CDBG HOLLEY COMMONS INFRASTRUCTURE
	$ 85,500			**-$325,000**		BALANCE AVAILABLE 2010 BOND ISSUE
				$2,722,325		
			CONTINGENCY (10%)	**$272,233**		
			TOTAL GAP	**$2,994,558**	**22%**	**OF TOTAL DEVELOPMENT COST**

NOTE: THE 'OTHER' COLUMN INCLUDES PROJECTS FUNDED BY CDBG, 'HOME', PAY-AS-YOU-GO, HOUSING AUTHORITY AND HYDE PARK BUDGETS

Item # 4

REVISED: 07-11-2013

LWB FUNDS NEEDED THROUGH BOND FINANCING
BEYOND 2015 - FOCUSED

AREA/SERVICE	BASIS	UNITS		TOTAL	BOND	LEVERAGED	NOTES
PROJECT MANAGEMENT				$560,000	$560,000		20 MONTHS
HERITAGE PINE							
PINE STREET	$90,500	5		$1,202,500	$452,500	$750,000	NEW CONSTRUCTION
			1		$105,000		RESTORATION/STABILIZATION OF 1246
					$20,000		INFRASTRUCTURE
ELEVENTH STREET	$90,500	5		$1,202,500	$452,500	$750,000	NEW CONSTRUCTION
	$90,500	1		$240,500	$90,500	$150,000	RESTORATION
TWELFTH STREET			11	$1,100,000	$550,000	$550,000	11 MARKET RATE RENTAL UNITS
TWIGGS CIRCLE - Phase I							
SENIOR HOUSING				$5,250,000		$5,250,000	A.H.A. 40 UNITS
TWIGGS CIRCLE - Phase II							
TWIGGS STREET	$90,500	4		$962,000	$362,000	$600,000	NEW CONSTRUCTION
TWIGGS STREET	$90,500		1	$240,500	$90,500	$150,000	RESTORATION/STABILIZATION OF 1420 TWIGGS
					$180,000		INFRASTRUCTURE AND DESIGN
RESTORATIONS	$15,000		5	$75,000	$75,000		STABILIZATION OF INVENTORY
HISTORICAL TRAIL - Phase I				$100,000	$100,000		
ARCHITECT/ENGINEER	$2,478,000	5%		$123,900	$123,900		
DEMOLITIONS (20)				$213,100	$213,100		
ACQUISITION				$215,000	$215,000		
PROPERTY MAINTENANCE				$160,000	$160,000		
	New Bond Units For Sale	15		**$11,645,000**	**$3,750,000**	**$8,200,000**	
	TOTAL Units		28				
					$3,750,000		**BOND COST CREDITS**
COST ASSUMPTIONS PER HOUSE					**-$750,000**		SALES PROCEEDS *
25% TO GC/PURCHASER *	**$ 50,000**				**-$500,000**		LAND SELLS (@ TWIGGS, FOUNDRY, ETC.)
BUYER'S GAP	**$ 35,000**				**-$2,500,000**		BRIDGE LOAN
INTEREST	**$ 5,500**						
	$ 90,500						
			TOTAL GAP		**$0**		

* SALES PROCEEDS RECAPTURED DURING SALE AT RATE OF $50,000 PER UNIT FROM GC/PURCHASER GAP

NOTE: CONSTRUCTION FUNDS LEVERAGED AT 4:1 USING BANK LOANS. INFRASTRUCTURE PROJECTS NOT INCLUDED; REQUIRES LONGER PAY BACK

Item # 4

LWB FUNDS NEEDED THROUGH BOND FINANCING
BEYOND 2015 - FOCUSED

AREA/SERVICE	BASIS	UNITS		TOTAL	BOND	LEVERAGED	NOTES
PROJECT MANAGEMENT				$560,000	$560,000		20 MONTHS
HERITAGE PINE							
PINE STREET	$90,500	5		$1,202,500	$452,500	$750,000	NEW CONSTRUCTION
			1	$105,000	$105,000		RESTORATION/STABILIZATION OF 1246
				$20,000	$20,000		INFRASTRUCTURE
ELEVENTH STREET	$90,500	5		$1,202,500	$452,500	$750,000	NEW CONSTRUCTION
	$90,500	1		$240,500	$90,500	$150,000	RESTORATION
TWELFTH STREET			11	$1,100,000	$550,000	$550,000	11 MARKET RATE RENTAL UNITS
TWIGGS CIRCLE - Phase I							
SENIOR HOUSING				$5,250,000		$5,250,000	A.H.A. 40 UNITS
TWIGGS CIRCLE - Phase II							
TWIGGS STREET	$90,500	4		$962,000	$362,000	$600,000	NEW CONSTRUCTION
TWIGGS STREET	$90,500		1	$240,500	$90,500	$150,000	RESTORATION/STABILIZATION OF 1420 TWIGGS
				$180,000	$180,000		INFRASTRUCTURE AND DESIGN
RESTORATIONS	$15,000		5	$75,000	$75,000		STABILIZATION OF INVENTORY
HISTORICAL TRAIL - Phase I				$100,000	$100,000		
ARCHITECT/ENGINEER	$2,478,000	5%		$123,900	$123,900		
DEMOLITIONS (20)				$213,100	$213,100		
ACQUISITION				$215,000	$215,000		
PROPERTY MAINTENANCE				$160,000	$160,000		
	New Bond Units For Sale	15		**$11,950,000**	**$3,750,000**	**$8,200,000**	
	TOTAL Units		28				

			$3,750,000	**BOND COST CREDITS**
COST ASSUMPTIONS PER HOUSE			**-$750,000**	SALES PROCEEDS *
25% TO GC/PURCHASER *	$	50,000	**-$500,000**	LAND SELLS (@ TWIGGS)
BUYER'S GAP	$	35,000	**-$2,500,000**	BRIDGE LOAN
INTEREST	$	5,500		
	$	90,500		
		TOTAL GAP	**$0**	

* SALES PROCEEDS RECAPTURED DURING SALE AT RATE OF $50,000 PER UNIT FROM GC/PURCHASER GAP

NOTE: CONSTRUCTION FUNDS LEVERAGED AT 4:1 USING BANK LOANS. INFRASTRUCTURE PROJECTS NOT INCLUDED; REQUIRES LONGER PAY BACK

Item # 4

REVISED: 03-10-2014 (Corrected 04-19-2014)

Laney Walker Bethlehem
Bridge Loan Summary
May 2014 - December 2015

Revenue Sources	Bond Amount
Sales Proceeds	$ 750,000
Land Sale Proceeds	$ 500,000
Bridge Loan	$ 2,500,000
Total	**$ 3,750,000**

Development Cost:	Bond Fund $	Leveraged $	Total $
New Construction - Single Family	$ 1,267,000	$ 2,100,000	$ 3,367,000
New Construction - Senior Rental	$ -	$ 5,250,000	$ 5,250,000
New Construction - LM Rental	$ 550,000	$ 550,000	$ 1,100,000
Restorations/Stabilization	$ 361,000	$ 300,000	$ 661,000
Infrastructure	$ 200,000	$ -	$ 200,000
Historical Trail	$ 100,000	$ -	$ 100,000
Architecture/Engineering	$ 123,900	$ -	$ 123,900
Demolition	$ 213,100	$ -	$ 213,100
Acquisition	$ 215,000	$ -	$ 215,000
Property Maintenance	$ 160,000	$ -	$ 160,000
Project Management	$ 560,000	$ -	$ 560,000
Totals	**$ 3,750,000**	**$ 8,200,000**	**$ 11,950,000**

Notes:
1. Sales proceeds are the net of new homes sold and returned to bond fund.

Revised: April 19, 2014

Administrative Services Committee Meeting
5/12/2014 12:55 PM
Minutes

Department: Clerk of Commission

Caption: Motion to approve the minutes of the Administrative Services Committee held on March 24, 2014.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

Administrative Services Committee Meeting Commission Chamber - 3/24/2014
ATTENDANCE:

Present: Hons. Deke Copenhaver, Mayor; Lockett, Chairman; Davis, Vice Chairman; Fennoy and Jackson, members.

ADMINISTRATIVE SERVICES

1. Approve the elimination of the requirement for Department Directors to clock in and out. (Requested by Commissioner Lockett)

Item Action: Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve with the change in the wording from "Department Directors" to "SES Employees" and a listing of the names of the SES employees is attached. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

2. An update from the Interim Administrator regarding identifying a funding source to fund Disparity Study, related IT programs and approve same being done. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting)

Item Action: Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

3. Discuss job title for the EEO Director. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting)

Item Action: Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

4. Approve a Charter Amendment which will eliminate the current EEO/DBE Director Position and simultaneously establish a separate EEO Director Position and a separate DBE Coordinator Position. The HR Director will conduct an extensive job audit to determine the proper classification of the two proposed positions. (Due to the fact that both positions are viable positions that perform critical duties for Augusta, it is without question that both incumbents will continue to perform their respective duties.) (Requested by Commissioner Lockett)

Item Action: Rescheduled

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Defer	Motion to refer this item to the full Commission with no recommendation. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner William Fennoy	Passes

5. Discuss emergency pay for city employees who were required to work during the recent ice storm. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting)

Item Action: Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

6. Presentation from the Interfaith Community about Augusta being compliant with

Item

the Americans with Disabilities Act. (Requested by Commissioner Fennoy) **Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve waiting until the consultant who is working on the ADA assessment and compliance plan comes on board before any action is taken on the development of a plan. Motion Passes 4-0.	Commissioner William Fennoy	Commissioner Joe Jackson	Passes

7. Motion to approve the minutes of the Administrative Services Committee held on February 24, 2014. **Item Action:** Approved

Motions

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

8. Motion to authorize the Procurement and Recreation, Parks & Facilities Departments to finalize plans to relocate the Augusta Printshop and Mail Service to May Park Annex Building adjacent to the May Park Athletic Complex & Office at 622 4th Street. **Item Action:** Approved

Motions

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

9. Approve Excess Worker's Compensation Insurance with Safety National with Statutory limits and an $850,000.00 Self Insured Retention (SIR - otherwise known as the deductible) to cover all positions for a premium of $ 240,555. **Item Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner William Fennoy	Passes

10. Discuss and review a comprehensive salary analysis of all Department Directors. Approve course of action to be taken to eliminate possible pay inequalities within Augusta. (Requested by Commissioner Lockett) **Item Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve receiving this item as information.	Commissioner Mary Davis	Commissioner Joe Jackson	Other

No action is 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 eliminating the inequalities as indicated in Ms. Bryant's report, task the Interim Administrator and Ms. Bryant with looking at the individual departments' budgets as possible funding sources and refer it to the full Commission. Motion Passes 4-0.	Commissioner William Fennoy	Commissioner William Lockett	Passes

11. Discuss the appointment process for the Urban Redevlopment Agency (URA) as approved by the Commission January 21, 2014 and discuss the residency of URA members. (Requested by Commissioner Marion Williams) (Referred from March 4 Commission meeting) **Item Action:** Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve removing this item from the agenda. Motion Passes 4-0.	Commissioner Joe Jackson	Commissioner Mary Davis	Passes

www.augustaga.gov

Administrative Services Committee Meeting
5/12/2014 12:55 PM
Open/vacant positions

Department:

Caption: Receive report from HR Director regarding ARC open/vacant positions. **(Requested by Commissioner Mary Davis)** (Referred from May 6 Commission meeting)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

Administrative Services Committee Meeting
5/12/2014 12:55 PM
Personnel Board

Department:

Caption: Discuss the authority/power of the Augusta-Richmond County Personnel Board. **(Requested by Mayor Pro Tem Corey Johnson)** (Referred from May 6 Commission meeting)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

Administrative Services Committee Meeting
5/12/2014 12:55 PM
Procurement Director salary increase

Department:

Caption: Approve salary increase for the Procurement Director of $113,000; funding source will be the elimination of a position in the print shop and on the condition that Procurement and Law Departments execute appropriate release agreement. **(Requested by Commissioner Marion Williams)** (Referred from May 6 Commission meeting)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:
