



Administrative Services Committee Meeting Commission Chamber- 6/21/2010- 12:45 PM

ADMINISTRATIVE SERVICES

1. An Ordinance to amend the Augusta, Ga. Code Title One Section 1-2-2 relating to the time for Commission meetings of the Augusta-Richmond County Board of Commissioners; to repeal all Code Sections and Ordinances and parts of Code Sections and Ordinances in conflict herewith; to provide an effective date and for other purposes. ☐ [Attachments](#)
2. Appeal of the bid process for the Furniture, Furnishings, and Equipment for the Augusta Richmond County Judicial Center. ☐ [Attachments](#)
3. Discuss delay in the departmental review and approval of submitted Muni Agenda items. (Requested by Commissioner Corey Johnson) ☐ [Attachments](#)
4. Approve repayment of \$94,751.00 in non-federal funds to the Office of Inspector General (OIG). ☐ [Attachments](#)
5. Motion to approve a Resolution supporting Laney Walker Redevelopment, LP's application for Tax Credits for the Laney Walker Redevelopment Project and the Laney Walker (W-4) Master Planned Community to be located in Augusta, Georgia. ☐ [Attachments](#)
6. Consider a request from the Woda Group regarding approval of a resolution of support from the Augusta Commission concerning the development of a 60 unit family residential community to be located at 2725 Tobacco Road. ☐ [Attachments](#)

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**Administrative Services Committee Meeting
6/21/2010 12:45 PM**

An Ordinance to amend Augusta, Ga. Code Section 1-2-2 relating to the time for Commission Meetings

Department: Law Department

Caption: An Ordinance to amend the Augusta, Ga. Code Title One Section 1-2-2 relating to the time for Commission meetings of the Augusta-Richmond County Board of Commissioners; to repeal all Code Sections and Ordinances and parts of Code Sections and Ordinances in conflict herewith; to provide an effective date and for other purposes.

Background: Section 1-48 of the Augusta, GA. Charter provides that Commissioners shall hold at least one session on the first Tuesday of every month (except the month of April) "and at such other times as often as in their judgment the powers and duties [therein] conferred may require".

Analysis: Commissioners at their annual retreat agreed Commission to set a specified time for a short Commission meeting before Committee Meetings for the discussion of legal matters and approval matters of an urgent nature.

Financial Impact: N/A.

Alternatives: Decline to adjust the Commission and Committee meeting times.

Recommendation: Approve.

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

REVIEWED AND APPROVED BY:

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

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE AUGUSTA, GA CODE TITLE ONE SECTION 1-2-2 RELATING TO THE TIME FOR COMMISSION MEETINGS OF THE AUGUSTA-RICHMOND COUNTY BOARD OF COMMISSIONERS; TO REPEAL ALL CODE SECTIONS AND ORDINANCES AND PARTS OF CODE SECTIONS AND ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Section 1-48 of the AUGUSTA, GA. CHARTER provides that Commissioners shall hold at least one session on the first Tuesday of every month (except the month of April) “and at such other times as often as in their judgment the powers and duties [therein] conferred may require”; and

WHEREAS, Section 1.01.01 of the Rules of Procedure adopted by the Commission on July 3, 1996, provide that “Regular and special meetings of the Augusta-Richmond County Commission-Council ... shall be as determined by Ordinance adopted by the Augusta-Richmond County Commission-Council”; and

WHEREAS, it is the desire of the Commission to set a specified time for the discussion of legal matters and to provide for an additional Commission meeting for the approval of matters of an urgent nature;

THE AUGUSTA-RICHMOND COUNTY COMMISSION hereby ordains as follows:

SECTION 1. AUGUSTA, GA. CODE Section 1-2-2 as set forth in the AUGUSTA, GA. CODE, re-adopted July 10, 2007, and as amended by ordinance No. 7171 on April 1, 2010 is hereby amended by striking each of these sections in their entirety as set forth in “Exhibit A” hereto. A new Code Section 1-2-2 is hereby inserted to replace the repealed Code Section as set forth in “Exhibit B” hereto.

SECTION 2. This ordinance shall become effective upon approval.

SECTION 3. All ordinances, parts of ordinances, policies, and procedures concerning the time or location of Commission, Committee or Legal meetings in conflict herewith are hereby repealed.

Adopted this ____ day of _____, 2010.

Attest:

Lena J. Bonner, Clerk of Commission

David S. Copenhaver
As its Mayor

CERTIFICATION

The undersigned Clerk of Commission, Lena J. Bonner, hereby certifies that the foregoing Ordinance was duly adopted by the Augusta-Richmond County Commission on _____, 2010 and that such Ordinance has not been modified or rescinded as of the date hereof and the undersigned further certifies that attached hereto is a true copy of the Ordinance which was approved and adopted in the foregoing meeting(s).

Lena J. Bonner, Clerk of Commission

Published in the Augusta Chronicle.

Date: _____

First Reading _____

Second Reading _____

Exhibit A

STRIKE:

Sec. 1-2-2. Meeting-Time and place; committees.

- ~~(a) All regular Commission meetings shall be held on the first and third Tuesday of each month at 5:00 p.m. at the Municipal Building, in the Lee Beard Commission Chambers or such other Commission Chambers as may be created in the future.~~
 - ~~(b) All regular Committee meetings shall be held on the second and last Monday of every month at 12:30 p.m. at the Municipal Building, in the Lee Beard Commission Chambers or such other Commission Chambers as may be created in the future.~~
 - ~~(c) Other called meetings of the Commission and Committees and the subject, dates and times of these meetings may be scheduled as needed and notification of such meetings shall be provided to the public in advance as required by law.~~
- ~~Note By Ordinance No. 6883, on May 2, 2006, the Augusta Richmond County Commission changed its first meeting in April 2007 to the last Wednesday in March of 2007, and the first meeting of every April thereafter to the last week of the preceding March.~~
- ~~(d) If there is a necessity to change the time and date of the regular meeting of the Commission or Committees or of any specially called meeting or any Legal meeting, this shall be done by request of the Mayor or a majority of the members of the Commission, provided a majority of the Commissioners can attend the meeting which shall be held on a different date and shall be given the notice required herein.~~
 - ~~(e) The Commission may hold such additional meetings as shall be deemed necessary when called by the Mayor or a majority of the members of the Commission, provided all members shall have been notified at least twenty-four (24) hours in advance of the special meeting. Provided, further, that a majority of the Commission may convene the same in extraordinary session for emergency business, such as a natural disaster or civil disturbance, whenever in their judgment it may be necessary.~~

~~Any action taken at any committee meeting (other than to postpone the agenda item to the next, or a future, committee meeting) shall be placed on the agenda of the regular meeting, regular called meeting, or special meeting of the full Commission for approval of the action of the committee.~~

Exhibit B

REPLACE WITH:

Sec. 1-2-2. Meeting-Time and place; committees.

- (a) Regular Commission meetings shall be held on the first and third Tuesday of each month at 5:00 p.m. at the Municipal Building, in the Lee Beard Commission Chambers or such other Commission Chambers as may be created in the future.
 - (b) Regular Commission meetings for legal matters and matters requiring urgent approval shall be held on the second and last Monday of every month at 12:00 p.m. (noon) at the Municipal Building, in the Lee Beard Commission Chambers or such other Commission Chambers as may be created in the future.
 - (c) All regular Committee meetings shall be held on the second and last Monday of every month beginning at 1:00 p.m. at the Municipal Building, in the Lee Beard Commission Chambers or such other Commission Chambers as may be created in the future.
 - (d) Other called meetings of the Commission and Committees and the subject, dates and times of these meetings may be scheduled as needed and notification of such meetings shall be provided to the public in advance as required by law.
- Note-By Ordinance No. 6883, on May 2, 2006, the Augusta-Richmond County Commission changed its first meeting in April 2007 to the last Wednesday in March of 2007, and the first meeting of every April thereafter to the last week of the preceding March.
- (e) If there is a necessity to change the time and date of the regular meeting of the Commission or Committees or of any specially called meeting or any Legal meeting, this shall be done by request of the Mayor or a majority of the members of the Commission, provided a majority of the Commissioners can attend the meeting which shall be held on a different date and shall be given the notice required herein.
 - (f) The Commission may hold such additional meetings as shall be deemed necessary when called by the Mayor or a majority of the members of the Commission, provided all members shall have been notified at least twenty-

four (24) hours in advance of the special meeting. Provided, further, that a majority of the Commission may convene the same in extraordinary session for emergency business, such as a natural disaster or civil disturbance, whenever in their judgment it may be necessary.

- (g) Any action taken at any committee meeting (other than to postpone the agenda item to the next, or a future, committee meeting) shall be placed on the agenda of the regular meeting, regular called meeting, or special meeting of the full Commission for approval of the action of the committee.



**Administrative Services Committee Meeting
6/21/2010 12:45 PM
Appeal of Bid Process by Weinberger's Furniture**

Department: Procurement

Caption: Appeal of the bid process for the Furniture, Furnishings, and Equipment for the Augusta Richmond County Judicial Center.

Background: Bid #10-084 was opened on Wednesday, April 14, 2010 @ 3:00 p.m. Both vendors were deemed non-compliant due to failure to provide a layout with bids as specified in the specifications. See Attachment

Analysis:

Financial Impact:

Alternatives:

Recommendation: To allow the opening of the re-bid packages received on Friday, June 18, 2010 @ 11:00 a.m.

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

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

Invitation To Re-Bid

Sealed re-bids will be received at this office until 11:00 a.m. Friday, June 18, 2010 for furnishing:

Re-Bid Item #10-084A

**Furniture, Furnishings & Equipment for Judicial Center
for Public Services Department**

Re-Bids will be received by Augusta, GA Commission hereinafter referred to as the OWNER at the offices of:

Gerri A. Sams
Procurement Department
530 Greene Street - Room 605
Augusta, Georgia 30901
706-821-2422

Re-Bid documents may be obtained at the office of the Augusta, GA Procurement Department, 530 Greene Street – Room 605, Augusta, GA 30901. Documents may be examined during regular business hours at the offices of Augusta, GA Procurement Department. **All questions must be submitted in writing to the office of the Procurement Department by fax at 706-821-2811 or by mail. No re-bid will be accepted by fax, all must be received by mail or hand delivered. All questions are to be submitted in writing by Monday, June 7, 2010 by 5:00 p.m.**

The local bidder preference program is applicable to this project. To be approved as a local bidder and receive bid preference on an eligible local project, the certification statement as a local bidder and all supporting documents must be submitted to the Procurement Department with your bonafide bid package.

No Re-Bid may be withdrawn for a period of **90** days after time has been called on the date of opening. **A 10% Bid bond is required to be submitted along with the bidders' qualifications. A 100% performance bond and a 100% payment bond will be required for award.**

An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waiveable or modifiable by the Procurement Director. Please mark RE-BID number on the outside of the envelope.

Bidders are cautioned that sequestration of RE-BID documents through any source other than the office of the Procurement Department is not advisable. Acquisition of RE-BID documents from unauthorized sources placed the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Augusta-Richmond County, Georgia does not operate a DBE, MBE or WBE Program but rather pursuant to its code of ordinances, this local government operates instead a Local Small Business Opportunity Program.

GERI A. SAMS, Procurement Director

Publish:

Augusta Chronicle May 25, 27, June 1, 3, 2010

Metro Courier June 2, 2010

cc:	Fred Russell	Administrator
	Tameka Allen	Interim Deputy Administrator
	Don Greene	Heery International
	Lindsay Johnson	Heery International
	Steve Kimsey	Heery International

**AUGUSTA RICHMOND COUNTY CAPITAL IMPROVEMENTS
HEERY INTERNATIONAL, INC., PROGRAM MANAGER**

May 12, 2010

Ms. Geri Sams
Director of Procurement
Augusta, Georgia
530 Greene Street - Room 605
Augusta, GA 20911

RE: Bid Item #10-084 Furniture, Furnishings & Equipment for the Judicial Center

Dear Ms. Sams:

We have completed our review of the bid submittals for the above referenced Bid Item, and we have discovered an omission in both alternate bid proposals and hereby recommend that both submissions be deemed to be non-compliant. The Specifications require the following:

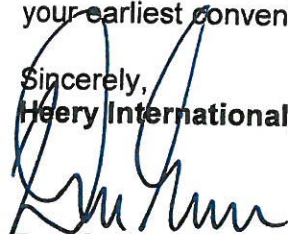
In the Section 2 Panel System Workstation Specifications (Section 2 – Page 16) it states the following:

Item/Description: Allsteel Reach storage spline with Terrace panels to provide workstation configuration with interior work surfaces to have plastic laminate tops. Files, pedestals and towers to be locking. Provide electrical outlets at each workstation in quantity as indicated in the workstation typicals. Provide articulating keyboard tray and mouse pad. Provide support brackets, trim and accessories as required, there should be no exposed brackets. Provide wire management so that no cords are exposed. Provide a lay-out to most closely match the workstation lay-outs in this document using the Reach storage unit center spline to include a tower and open shelving per the configuration in the attached typical. **Provide a lay-out with bid** that clearly indicates all components proposed as part of this alternate to accommodate each of the workstations indicated in the 'Sidemark' below.

The proposals submitted by Weinberger's and Modern Business Systems Inc. did not include the required lay-outs, so they should be deemed to be non-compliant. Without the layouts, the designer cannot determine if the alternate materials are equivalent to the specified base bid materials.

If you require any further information regarding this recommendation, please call me at your earliest convenience.

Sincerely,
Heery International, Inc.



Don Green, CCM, CCC, LEED® AP
Vice President

2E MAY '10 PM 1:59

C: Lindsay Johnson, Rene Severson, Dave Bitter, Tom Gunnels

Furniture, Furnishings & Equipment
For The Augusta-Richmond
County Judicial Center

**PANEL SYSTEMS WORKSTATIONS-
PRODUCT SPECIFICATIONS-ALTERNATE**

Section 2A- 16

No direct deliveries will be allowed

Specification Item Number: WS -
Item: Workstation Configurations Alternate



Manufacturer: Allsteel
Contact: Erin Boden

Item/Description: Allsteel Reach storage spline with Terrace panels to provide workstation configuration with interior work surfaces to have plastic laminate tops. Files, pedestals and towers to be locking. Provide electrical outlets at each workstation in quantity as indicated in the workstation typicals. Provide articulating keyboard tray and mouse pad. Provide support brackets, trim and accessories as required, there should be no exposed brackets. Provide wire management so that no cords are exposed. Provide a lay-out to most closely match the workstation lay-outs in this document using the Reach storage unit center spline to include a tower and open shelving per the configuration in the attached typical. Provide a lay-out with bid that clearly indicates all components proposed as part of this alternate to accommodate each of the workstations indicated in the 'Sidemark' below.

Dimensions: per attached workstation typical drawings

Finish:

A:
Trim & Frame paint: Champagne Metallic PR5
Storage Component paint: Muslin P4J
Laminate top: Desert Zephyr LT5A
Main Panel Fabric*: Coast COA903 Dune
Accent Panel Fabric*: Imprint IMP902 Glacier

B:
Trim & Frame paint: Champagne Metallic PR5
Storage Component paint: Muslin P4J
Laminate top: Desert Zephyr LT5A
Main Panel Fabric*: Coast COA903 Dune
Accent Panel Fabric*: Sarto SRT949 Lemongrass



**Administrative Services Committee Meeting
6/21/2010 12:45 PM
Muni Agenda Item Approval Process**

Department: Clerk of Commission

Caption: Discuss delay in the departmental review and approval of submitted Muni Agenda items. (Requested by Commissioner Corey Johnson)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission



**Administrative Services Committee Meeting
6/21/2010 12:45 PM
OIG Housing Audit of Local Non-Profits**

Department: Augusta Housing and Community Development Department

Caption: Approve repayment of \$94,751.00 in non-federal funds to the Office of Inspector General (OIG).

Background:

The City of Augusta, GA is facing a \$94,751.00 non-federal repayment due to the fact that two (2) local Non-Profits/CHDO's performed housing activities in violation of the 24 Code of Federal Regulations (CFR) Part 5 (definition of annual income). Please find below a brief history of each occurrence (2) and its status.

1. 821 Spruce Street (c/o Laney Walker Development Corporation - LWDC) History – It was discovered in the OIG Audit that a LWDC homeowner's homeownership application and IRS tax return included differences in income and the number of household members. The homeowner's file revealed that the homeowner claimed herself on her IRS tax return and then claimed 4 persons on the HOME program application. Additionally, the IRS tax return included a lump sum (\$16,359.00) for her retirement for that year, thus placing the homeowner above (\$41,663.00) HUD's annual household limits for a one (1) person household of \$29,900.00 (Fiscal Year 2005). If the homeowner's daughter and children were dependent members of the household and contributed no income to the household, then the homeowner would have been deemed eligible under the annual household income limits for a four (4) person household of \$42,700.00 (Fiscal Year 2005). This was not the case as the homeowner was only able to provide documentation to support a one (1) person household, thus putting Laney Walker Development Corporation clearly in violation of HUD's definition of annual income (24 CFR Part 5) in determining the eligibility of an applicant within the HOME Program. Bottom Line – The documentation provided to the OIG Department was not satisfactory nor did it substantiate an approval, therefore the City of Augusta will have to repay \$84,000.00 in non-federal funding.

2. 3804 Sheila Court (c/o Promise Land Community Development Corporation-PLCDC) History – Promise Land Community Development Corporation (PLCDC) stands in violation of the 24 Code of Federal Regulations (CFR) Part 5 (definition of household income) in determining the eligibility of an applicant within the HOME Program. PLCDC incorrectly calculated the annual income of one of their current homeowners (whom is currently serving in the Armed Forces) and at the time of purchasing a home had just returned from combat overseas. HUD's 24 CFR Part 5 states that only the special pay, of a family member serving in the Armed Forces whom is exposed to hostile fire (combat pay) is excludable from income. The homeowner's total household income (via the 2006 Tax Return) ~~shows an~~ earned income of \$47,028.00. Therefore, if the total annual income is \$47,028.00, PLCDC should have deducted \$2,700.00 (\$225/month x 12 months) for Hostile Fire (Combat) Pay to arrive at a net income of

\$44,328.00 per year. Knowing that HUD's total household income limit for a two (2) person household (Fiscal Year 2006) is \$34,200.00, this puts Promise Land Community Development Corporation clearly in violation of HUD's definition of annual income (24 CFR Part 5) in determining the eligibility of an applicant within the HOME Program. Bottom Line – By acknowledging the deficiency set forth by PLCDC, the City of Augusta must repay \$10,751.00 in non-federal funding.

Analysis:

The Augusta Housing and Community Development Department has attempted to provide adequate support documentation, for both occurrences, to the State Housing and Urban Development (HUD) office on several occasions to no avail. The information presented was received and reviewed, but the HUD – State Office finally concluded that the \$94,751.00 was used for unsupported housing activities. The two Non-Profits/CHDO's of subject (Promise Land Community Development Corporation and Laney Walker Development Corporation) did not have adequate documentation to show that affordable housing units were sold to individuals who met the required income limits

Financial Impact:

There is no financial gain to be realized by the City of Augusta.

Alternatives:

None Recommended.

Recommendation:

Approve repayment of \$94,751.00 in non-federal funds to the Office of Inspector General (OIG).

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

To be determined

REVIEWED AND APPROVED BY:

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



**Administrative Services Committee Meeting
6/21/2010 12:45 PM**

Resolution of Support (Laney Walker Redevelopment Project & Laney Walker W-4 Master Planned Community)

Department: Augusta Housing and Community Development Department

Caption: Motion to approve a Resolution supporting Laney Walker Redevelopment, LP's application for Tax Credits for the Laney Walker Redevelopment Project and the Laney Walker (W-4) Master Planned Community to be located in Augusta, Georgia.

Background:

The Laney Walker Redevelopment Project consists of one phase of affordable housing multifamily development that will be located at 1492 University Place (currently the Augusta Foundry) and several single family parcels surrounding the site. This project is located in the W-4 Laney Walker Redevelopment area. The Laney Walker Redevelopment LP is applying for 2010 - 9% Low Income Housing Tax Credits through the Department of Community Affairs (DCA). The development will consist of up to 80 multi-family units on approximately 3.5 acres of land. Laney Walker Redevelopment LP (Vantage Development in partnership with Mercy Housing) will oversee the development of the project. Fyffe Construction (a subsidiary of Vantage) will oversee the construction and Mercy Services, Inc. (a subsidiary of Mercy Housing, Inc.) will manage the project. [Please find the resolution (below) that needs to be properly signed by the Clerk of Commission and the Mayor (also included as an attached document)] A RESOLUTION SUPPORTING LANEY WALKER REDEVELOPMENT, LP'S APPLICATION FOR TAX CREDITIS FOR THE LANEY WALKER REDEVELOPMENT PROJECT AND THE LANEY WALKER (W-4) MASTER PLANNED COMMUNITY TO BE LOCATED IN AUGUSTA, GEORGIA. WHEREAS, the Georgia State Department of Community Affairs serves a vital role in its efforts in assisting with the development of housing in the State of Georgia by: Improving the living environment for residents of Georgia; Revitalizing areas and contributing to the improvement of neighborhoods; and Building sustainable communities; and WHEREAS, the Department of Community Affairs has established certain regulations where low-income housing tax credit applications, to be competitive, must receive a Resolution of Support by the governing authority or the pertinent municipality or county; and WHEREAS, Laney Walker Redevelopment, LP is preparing an application for Low-Income Tax Credits from the Georgia Department of Community Affairs seeking funds which will be used to acquire land and construct 80 Multi-Family Rental Units; and WHEREAS, the Laney Walker Redevelopment Project consists of up to 80 multi-family units in a 1BR (24 units), 2BR (40 units) and 3BR (16) layout; and WHEREAS, the Commissioners understand and support Laney Walker Redevelopment, LP's efforts in the redevelopment of the Laney Walker area; and NOW, THEREFORE BE IT RESOLVED : That the Augusta Commission hereby adopts this Resolution of Support, on behalf of Laney

Walker Redevelopment, LP, for development of the Laney Walker Redevelopment Project to be located in Augusta, Georgia, effective the date set forth below.

Analysis:

If the Laney Walker Redevelopment Project is accepted and passed through a resolution by the Augusta City Commission, Laney Walker Redevelopment, LP, will be one step closer to obtaining a Tax Credit Application approval from the Georgia Department of Community Affairs. All necessary documents apart of the Tax Credit Application carry weighted points, therefore not obtaining this Resolution of Support will inevitably affect the applications total point amount.

Financial Impact:

If the Laney Walker Redevelopment Project is approved by the GA Department of Community Affairs and upon completion of construction, there will have been approximately an immediate \$10.8 million dollar developmental impact to the Laney Walker/Wrightsboro Road area.

Alternatives:

None Recommended.

Recommendation:

Accept the Laney Walker Redevelopment Project's Resolution of Support by resolution.

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

Not applicable.

REVIEWED AND APPROVED BY:

Finance.

Law.

Administrator.

Clerk of Commission

Title: Resolution of Support (Laney Walker Redevelopment Project &
Laney Walker W-4 Master Planned Community

Administrative Services Committee Meeting:

June 21, 2010

CAPTION: A Resolution supporting Laney Walker Redevelopment, LP's application for Tax Credits for the Laney Walker Redevelopment Project and the Laney Walker (W-4) Master Planned Community, to be located in Augusta, Georgia.

The Laney Walker Redevelopment Project consists of one phase of affordable housing multifamily development that will be located at 1492 University Place (currently the Augusta Foundry) and several single family parcels surrounding the site. This project is located in the W-4 Laney Walker Redevelopment area. **The Laney Walker Redevelopment, LP** is applying for 2010- 9% Low Income Housing Tax Credits through the Department of Community Affairs (DCA). The development will consist of up to 80 multi-family units on approximately 3.5 acres of land.

Laney Walker Redevelopment, LP (Vantage Development in partnership with Mercy Housing) will oversee the development of the project. Fyffe Construction (a subsidiary of Vantage) will oversee the construction and Mercy Services, Inc. (a subsidiary of Mercy Housing, Inc.) will manage the project.

BACKGROUND: [Please find the resolution (below) that needs to be properly signed by the Clerk of Commission and the Mayor (also sent as a separate document)]

A RESOLUTION SUPPORTING LANEY WALKER REDEVELOPMENT, LP'S APPLICATION FOR TAX CREDITIS FOR THE LANEY WALKER REDEVELOPMENT PROJECT AND THE LANEY WALKER (W-4) MASTER PLANNED COMMUNITY TO BE LOCATED IN AUGUSTA, GEORGIA.

WHEREAS, the Georgia State Department of Community Affairs serves a vital role in its efforts in assisting with the development of housing in the State of Georgia by:

- Improving the living environment for residents of Georgia;
- Revitalizing areas and contributing to the improvement of neighborhoods; and
- Building sustainable communities; and

WHEREAS, the Department of Community Affairs has established certain regulations where low-income housing tax credit applications, to be competitive, must receive a Resolution of Support by the governing authority or the pertinent municipality or county; and

WHEREAS, Laney Walker Redevelopment, LP is preparing an application for Low-Income Tax Credits from the Georgia Department of Community Affairs seeking funds which will be used to acquire land and construct 80 Multi-Family Rental Units; and



WHEREAS, the Laney Walker Redevelopment Project consists of up to 80 multi-family units in a 1BR (24 units), 2BR (40 units) and 3BR (16) layout; and

WHEREAS, the Commissioners understand and support Laney Walker Redevelopment, LP's efforts in the redevelopment of the Laney Walker area; and

NOW, THEREFORE BE IT RESOLVED: That the Augusta Commission hereby adopts this Resolution of Support, on behalf of Laney Walker Redevelopment, LP, for development of the Laney Walker Redevelopment Project to be located in Augusta, Georgia, effective the date set forth below.

ANALYSIS: If the Laney Walker Redevelopment Project is accepted and passed through a resolution by the Augusta City Commission, Laney Walker Redevelopment, LP, will be one step closer to obtaining a Tax Credit Application approval from the Georgia Department of Community Affairs. All necessary documents apart of the Tax Credit Application carry weighted points, therefore not obtaining this Resolution of Support will inevitably affect the applications total point amount.

FINANCIAL IMPACT: If the Laney Walker Redevelopment Project is approved by the GA Department of Community Affairs and upon completion of construction, there will have been approximately an immediate \$10.8 million dollar developmental impact to the Laney Walker/Wrightsboro Road area.

ALTERNATIVES: None Recommended.

RECOMMENDATION: Accept the Laney Walker Redevelopment Project's Resolution of Support by resolution.



**Administrative Services Committee Meeting
6/21/2010 12:45 PM
Woda Group**

Department: Clerk of Commission

Caption: Consider a request from the Woda Group regarding approval of a resolution of support from the Augusta Commission concerning the development of a 60 unit family residential community to be located at 2725 Tobacco Road.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

- ☒ **Commission**
☐ **Public Services Committee**
☒ **Administrative Services Committee**
☐ **Engineering Services Committee**
☐ **Finance Committee**
☐ **Public Safety Committee**

Contact Information for Individual/Presenter Making the Request:

Name: Craig Patterson
Address: 229 Huber Village Blvd. Suite 100, Westerville, Ohio, 43081
Telephone Number: 614-396-3200
Fax Number: 614-396-3243
E-Mail Address: cpatterson@wodagroup.com

Caption/Topic of Discussion to be placed on the Agenda

The Woda Group is proposing the development of a 60 unit family residential community to be located at 2725 Tobacco Road near Fort Gordon. On the 7.7 acre parcel, there will be 10 townhome residential buildings and 1 community building. On-site recreational amenities will include a tot lot, fitness area, computer room etc. for use by the residents. Funding for this project will come from DCA (Section 42 tax credits) and rents will be affordable. The Woda Group is seeking a resolution of support from the Commission for their development. Receiving a resolution of support will increase Woda's chances of receiving funding from DCA.

Please send this request form to the following address:

Ms. Lena J. Bonner	Telephone Number: 706-821-1820
Clerk of Commission	Fax Number: 706-821-1838
Room 806 Municipal Building	E-Mail Address: lbonner@augustaga.gov
530 Greene Street	
Augusta, GA 30911	

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute limit will be allowed for presentations.

Commission meetings are held on the first and third Tuesdays of each month at 2:00 p.m. Committee meetings are held on the second and last Mondays of each month from 12:30 to 3:30 p.m.