

Augusta, Georgia Land Bank Authority

August 7, 2024

Meeting Minutes

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BOARD MEMBERS PRESENT

AGLBA Chairman/Tax Commissioner
Administrator - Interim
Augusta Tomorrow
Commissioner - District 4
Growing Augusta
Planning & Development
Tax Assessor Office
WDM Family Enterprises

Tederell Johnson
Takiyah A. Douse
Lauren Dallas-Out
Alvin Mason-Out
Karen Gordon
Carla Delaney
Scott Rountree
Ryan Downs

IN ATTENDANCE

AGLBA Executive Director
AGLBA Attorney
AGLBA Project Manager
EXP Realty LLC
Gaines Capital Investments
Dutch House Properties
My Keys Real Estate
Private Owner
Planning and Development
Private Owner
Simple Housing Enterprise
Tax Commissioner's Office
Vital Steps Development
Augusta Law Department
Haymon

Shawn Edwards
John Manton
Kemara Jones
Stephanie Clarke
Eric Gaines
Maureen Ruiz
Keith Johnson
Calvin Mack
LJ Peterson
Sandra Lisenbee
Deavon Drumgoole
Charles Williams
Victor Thomas
Zena McClain-

ITEM 1 OPENING REMARKS

The Chairman, Tederell (Chris) Johnson, called the meeting to order at approximately 2:00 pm. Introduction of all attendees commenced.

ITEM 2 REQUESTS FOR APPROVAL

- a. Approve AGLBA Meeting Minutes of June 5, 2024-{Chairman, Tederell (Chris) Johnson, Presented}

After the Board's review of the AGLBA Meeting Minutes of June 5, 2024, the Board approved to accept as record.

[Takiyah Douse introduced the motion; Scott Rountree seconded the motion; the Board approved the June 5, 2024, AGLBA meeting minutes, without objection.]

- b. Approve Request from Augusta Housing and Community Development to Purchase 524 Laney Walker Blvd- AGLBA Attorney, John Manton, Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Augusta Housing and Community Development's request to purchase 524 Laney Walker Blvd. for Renovation for Rental Housing

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[Carla Delaney introduced the motion; Takiyah Douse seconded the motion; the Board approved the purchase of 524 Laney Walker Blvd Augusta Housing and Community Development for renovation for rental housing for the purchase price of \$37,000 without objection.]

c. Approve Request from Augusta Housing and Community Development to Purchase 3119 Eagle Rock Road- AGLBA Attorney, John Manton, Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the board approved Augusta Housing and Community Development's request to purchase 3119 Eagle Rock Rd. for Rental Housing

[Takiyah Douse introduced the motion; Scott Rountree seconded the motion; the Board approved Augusta Housing and Community Development's request to purchase 3119 Eagle Rock Rd. for \$209,000 for Rental Housing for without objection]

d. Approve Request from Peter Tuchyna of the Capital Rise, LLC to Purchase AGLBA Parcels Below for New Construction of Single Family Homes -Executive Director, Shawn Edwards, Presenting

811 Seventh Street
815 Seventh Street
821 Seventh Street

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved for Peter Tuchyna of the Capital Rise, LLC to Purchase AGLBA 811, 815, and 821 Seventh Street for New Construction of Single Family Homes

[Takiyah Douse introduced the motion; Carla Delaney seconded the motion; the Board approved for Peter Tuchyna of the Capital Rise, LLC to Purchase AGLBA 811, 815, and 821 Seventh Street for \$6570 for New Construction of Single Family Homes without objection]

e. Approve Request from Cassandra R. Brinson to Purchase AGLBA Parcels Below for New Construction of Single Family Homes -Executive Director, Shawn Edwards, Presenting

514 Second Avenue	513 Second Avenue
516 Second Avenue	546 Second Avenue

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved for Cassandra R. Brinson to Purchase AGLBA Parcels 514 Second Avenue, 513 Second Avenue, 516 Second Avenue, and 546 Second Avenue for New Construction of Single Family Homes

[Ryan Downs introduced the motion; Scott Rountree seconded the motion; the Board for Cassandra R. Brinson to Purchase AGLBA Parcels 514 Second Avenue, 513 Second Avenue, 516 Second Avenue, and 546 Second Avenue for \$25, 691.25 for New Construction of Single Family Homes, without objection]

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- f. Approve Request from Cassandra R. Brinson for AGLBA's assistance with foreclosure on 1023 Thirteenth Street for Rehabilitation of Single Family Homes-Executive Director, Shawn Edwards Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved request from Cassandra R. Brinson for AGLBA's assistance with foreclosure on 1023 Thirteenth Street for Rehabilitation of Single Family Homes

[Takiyah Douse introduced the motion; Ryan Downs seconded the motion; the Board approved request from Cassandra R. Brinson for AGLBA's assistance with foreclosure on 1023 Thirteenth Street for Rehabilitation of Single Family Homes for \$12,000, without objection.]

- g. Approve Request from Srinivasa Rao and Pavani Rao to Purchase AGLBA Parcel Located at 2314 Travis Road for a New Construction Single Family Home for rent-AGLBA Project Manager, Kemara Jones, Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Request from Srinivasa Rao and Pavani Rao to Purchase AGLBA Parcel Located at 2314 Travis Road for a New Construction Single Family Home for rent

[Carla Delaney introduced the motion; Scott Rountree seconded the motion; the Board approved request from Srinivasa Rao and Pavani Rao to Purchase AGLBA Parcel Located at 2314 Travis Road for a New Construction Single Family Home for rent for \$9,700, without objection.]

- h. Approve Request from LW McAnally to purchase AGLBA Parcel at 1413 Hephzibah McBean Road for Future Development of High Rise Storage Buildings – Executive Director, Shawn Edwards, Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Request from LW McAnally to purchase AGLBA Parcel at 1413 Hephzibah McBean Road for Future Development of High Rise Storage Buildings

[Scott Rountree introduced the motion; Tederell (Chris) Johnson seconded the motion; the Board approved request from LW McAnally to purchase AGLBA Parcel at 1413 Hephzibah McBean Road for Future Development of High Rise Storage Buildings for \$18,000, without objection.]

- i. Approve Request from Brea Elles of Honesta Art Group LLC to Purchase AGLBA Parcels Below for New Construction of Single Family Homes – Stephanie Clarke, Presenting

1310 Steiner Avenue-AGLBA Levy	1503 Chestnut Street-AGLBA Levy
1634 Forest Street-AGLBA Levy	1456 Forest Street-AGLBA Levy
1554 Mill Street-AGLBA Levy	1617 Chestnut Street-AGLBA

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Request from Brea Elles of Honesta Art Group LLC to Purchase AGLBA Parcels located at 1310 Steiner Avenue, 1634 Forest Street, 1554 Mill Street, 1503 Chestnut Street, 1456 Forest Street, and 1617 Chestnut Street for New Construction of Single Family Homes

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[Takiyah Douse introduced the motion; Scott Rountree seconded the motion; the Board approved request from Brea Elles of Honesta Art Group LLC to Purchase AGLBA Parcels located at 1310 Steiner Avenue, 1634 forest Street, 1554 Mill Street, 1503 Chestnut Street, 1456 Forest Street, and 1617 Chestnut Street for \$49,800, without objection.]

- j. Approve Request from Lauretha Williams for AGLBA's assistance with foreclosure on 1509 Clay Street for Rehabilitation- Executive Director, Shawn Edwards, Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board denied Request from Lauretha Williams for AGLBA's assistance with foreclosure on 1509 Clay Street for Rehabilitation

[Takiyah Douse introduced the motion; Carla Delaney seconded the motion; the Board denied request from Lauretha Williams for AGLBA's assistance with foreclosure on 1509 Clay Street for Rehabilitation, without objection.]

- k. Approve Request from Victor Thomas of Vital Steps Development Corporation to purchase AGLBA Parcel located at 521 Second Avenue for Construction of Single Family Homes-AGLBA Project Manager, Kemara Jones, Presenting

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved request from Victor Thomas of Vital Steps Development Corporation to purchase AGLBA Parcel located at 521 Second Avenue for Construction of Single Family Homes

[Carla Delaney introduced the motion; Takiyah Douse seconded the motion; the Board approved request from Victor Thomas of Vital Steps Development Corporation to purchase AGLBA Parcel located at 521 Second Avenue for Construction of Single Family Homes for \$2,359, with abstention for Tederell (Chris) Johnson.]

ITEM 3 ITEMS FOR DISCUSSION

- a. Update on Foreclosures & Donations Listing-{AGLBA Attorney, John Manton, Presented}

AGLBA Attorney, John Manton presented the item with all specifics. After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board accepted the item as information.

- b. Update on the 2024 Land Development Conference- Executive Director, Shawn Edwards, Presented

AGLBA Executive Director, Shawn Edwards presented the item with all specifics. After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board accepted the item as information.

ITEM 4 NEW BUSINESS

- a. Approve addition of discussion regarding abatement of tax delinquent properties to agenda under New Business.

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After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved addition of discussion regarding abatement of tax delinquent properties to agenda under New Business

[Tederell (Chris) Johnson introduced the motion; Ryan Downs seconded the motion; the Board approved addition of discussion regarding abatement of tax delinquent properties to agenda under New Business, without objection.]

- b. Approve Request to send tax abatement property list the Tax Commissioner's office

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved request to send tax abatement property list the Tax Commissioner's office.

[Tederell (Chris) Johnson introduced the motion; Ryan Downs seconded the motion; the Board approved request to send tax abatement property list the Tax Commissioner's office

- c. Discussion of the Augusta, Georgia Land Bank Authority's work session with the Augusta Commission-Executive Director, Shawn Edwards, Presenting

AGLBA Executive Director, Shawn Edwards presented the item with all specifics. After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board accepted the item as information.

ITEM 5 ADJOURNMENT

There being no further business, the meeting adjourned at 3:12 p.m.

Respectfully Submitted,

Tederell (Chris) Johnson
Tederell (Chris) Johnson, AGLBA Chairman

Shawn Edwards
Shawn Edwards, AGLBA Executive Director

Kemara Jones
Kemara Jones, AGLBA Project Manager
Meeting Minutes Preparer