

Augusta, Georgia Land Bank Authority

May 7, 2025

Meeting Minutes

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BOARD MEMBERS PRESENT

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

Tederell Johnson
Tameka Allen-Out
Lauren Dallas-Out
Alvin Mason-Out
Karen Gordon
Carla Delaney
Scott Rountree
Ryan Downs

IN ATTENDANCE

AGLBA Executive Director
AGLBA Attorney
AGLBA Business Operations Manager
Gaines Capital Investments LLC
Tax Commissioner's Office
Brie's Lawn and Landscaping
Brie's Lawn and Landscaping
Augusta Press
Grace Home Haven Corp

Shawn Edwards
John Manton
Kemara Jones
Eric Gaines
Charles Williams
Jeron Coleman
Rodriguez Daggett
Scott Hudson
Nicole Clark

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 March 5, 2025- {Chairman, Tederell (Chris) Johnson, Presented}

After the Board's review of the AGLBA Meeting Minutes of March 5, 2025, the Board approved to accept as record.

[Scott Rountree introduced the motion; Carla Delaney seconded the motion; the Board approved March 5, 2025, AGLBA meeting minutes, without objection.]

- b. Approve Request from Kapital W Harmon LLC to Purchase AGLBA parcel at 1625 Old Savannah Road- {AGLBA Business Operations Manager, Kemara Jones, Presented}

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Request from Kapital W Harmon LLC to Purchase AGLBA parcel at 1625 Old Savannah Road for a counter price of \$8539.61.

[Carla Delaney introduced the motion; Ryan Downs seconded the motion; the Board approved Request from Kapital W Harmon LLC to Purchase AGLBA parcel at 1625 Old Savannah Road for a counter price of \$8539.61, without objection]

- c. Approve Request from Outside the Box Investors to purchase AGLBA parcel at 521 Dupont Street- {AGLBA Business Operations Manager, Kemara Jones, Presented}

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The board did not take any action on this matter.

- d. Approve Request from Veronica Jones to Purchase AGLBA parcels below- {AGLBA Executive Director, Shawn Edwards, Presented}

8006 Amarillo Circle
7025 Amarillo Circle
7035 Amarillo Circle

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Request from Veronica Jones to Purchase AGLBA parcels at 8006, 7025, and 7035 Amarillo Circle for the total price of \$38,800

[Karen Gordon introduced the motion; Ryan Downs seconded the motion; the Board approved Request from Veronica Jones to Purchase AGLBA parcels at 8006, 7025, and 7035 Amarillo Circle for the total price of \$38,800, without objection]

- e. Approve Request from Nicole Clark to Purchase AGLBA parcels below- AGLBA Executive Director, Shawn Edwards, Presented}

1760 Watkins Street
1733 Fenwick Street
644 Crawford Avenue

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Request from Nicole Clark to Purchase AGLBA parcels at 1760 Watkins Street, 1733 Fenwick Street, and 644 Crawford Avenue for a total price of \$186, 400

[Karen Gordon introduced the motion; Tederell (Chris) Johnson seconded the motion; the Board approved Request from Nicole Clark to Purchase AGLBA parcels at 1760 Watkins Street, 1733 Fenwick Street, and 644 Crawford Avenue for a total price of \$186, 400, without objection]

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. Review Draft of AGLBA 501(c)(3) Bylaws- 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 approved AGLBA's attorney, John Manton, to come back at a future meeting with more information regarding 501(c) (3) structuring.

[Tederell (Chris) Johnson introduced the motion; Karen Gordon seconded the motion; the Board approved AGLBA's attorney, John Manton, to come back at a future meeting with more information regarding 501(c) (3) structuring, without objection]

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- c. Review AGLBA Finance Committee Membership- AGLBA Executive Director, Shawn Edwards, Presented}

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved Karen Gordon to replace Carla Delaney on the AGLBA Finance Committee.

[Tederell (Chris) Johnson introduced the motion; Scott Rountree seconded the motion; the Board approved Karen Gordon to replace Carla Delaney on the AGLBA Finance Committee, without objection]

- d. Review AGLBA Board Officers- {AGLBA Chairman, Tederell (Chris) Johnson, Presented}

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved having the AGLBA Staff serve as the treasurer of the AGLBA Board and Kemara Jones, AGLBA Business Operations Manager, serve as secretary of the AGLBA Board.

[Carla Delaney introduced the motion; Scott Rountree seconded the motion; the Board approved having the AGLBA Staff serve as the treasurer of the AGLBA Board and Kemara Jones, AGLBA Business Operations Manager, serve as secretary of the AGLBA Board, without objection]

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved having Tederell (Chris) Johnson continue to serve as Chair of the AGLBA Board.

[Scott Rountree introduced the motion; Ryan Downs seconded the motion; the Board approved having Tederell (Chris) Johnson continue to serve as chair of the AGLBA Board, with one abstention for Tederell (Chris) Johnson]

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board approved having Scott Rountree continue to serve as Vice Chair of the AGLBA Board.

[Ryan Downs introduced the motion; Carla Delaney seconded the motion; the Board approved having Scott Rountree continue to serve as Vice Chair of the AGLBA Board, with one abstention from Scott Rountree]

- e. Review Meeting Dates and Times- AGLBA Executive Director, Shawn Edwards, Presented}

After the Board's review/discussion concerning circumstances surrounding the referenced item, the Board decided to keep the existing board meeting dates and times.

- f. Update on the 2025 Land Development Conference- AGLBA 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.

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ITEM 4 ADJOURNMENT

There being no further business, the meeting adjourned at 2:47 pm.

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