

**Columbus Consolidated Government
Council Meeting Agenda Item**

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| TO: | Mayor and Councilors |
| AGENDA SUBJECT: | Uptown Tax Allocation District Fund Grant – Highside Market |
| AGENDA SUMMARY: | Approval to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13 th and 14 th Street and 2 nd and 3 rd Avenue to be known as Highside Market. |
| INITIATED BY: | Planning Department |

Recommendation: Approve the request to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

Background: The applicant proposes to redevelop portions of the block between 2nd and 3rd Avenue, and 13th and 14th Street for mixed-use purposes of retail and office space. Use of the Uptown TAD funds will be used to provide for infrastructure and right of way improvements needed for the redevelopment project, which will include sidewalks, bus stops, outdoor greenspaces, stormwater and drainage, public parking improvements, and a connection to the DragonFly Trail system. A more detailed description is contained in the Tax Allocation District Committee Report.

Analysis: This funding will allow the developer to provide for the necessary infrastructure improvements needed for this project. In turn, it will further allow for the redevelopment and reinvestment of this area.

Financial Considerations: The payout of the \$1,984,269 would be over some time as determined during the contractual negotiation. Funding would come solely from the Uptown Tax Allocation District funds. No General Funds or other city funding sources would be obligated to the project. To date, this account has a balance of \$1,091,445.76.

Legal Considerations: The Council approved the establishment of the Uptown Tax Allocation District in 2016 and in doing so designated itself as the redevelopment agency to exercise the provisions of this district and the use of these funds. Approval of this resolution will authorize the City Manager to enter into negotiations with the applicant for the use of the funds and for the time table of the TAD funds for this project. Final approval of any negotiations will require the action of the City Council.

Recommendation: Approve the request to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING A GRANT FROM THE UPTOWN COLUMBUS TAX ALLOCATION DISTRICT FUND TO THE 211 13TH, LLC, TO SUPPORT THE CONSTRUCTION OF IMPROVEMENTS TO THE CITY RIGHT OF WAY SURROUNDING THE PROPERTY LOCATED AT 213 13TH STREET TO PROVIDE FOR GREENSPACE, AND IMPROVEMENTS OF INFRASTRUCTURE TO INCLUDE PARKING, ADA ACCESSIBLE SIDEWALKS AND BUS STOPS, STORMWATER AND DRAINAGE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED AND EIGHTY-FOUR THOUSAND, TWO HUNDRED AND SIXTY-NINE DOLLARS (\$1,984,269); AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH SUCH ALLOCATION; AND FOR OTHER PURPOSES.

WHEREAS, to encourage the redevelopment of the area of the City known as Uptown, the Tax Allocation District (TAD) #3 was duly created by Council under Resolution No. 71-16 which was adopted March 15, 2016; and,

WHEREAS, in accordance with O.C.G.A. §36-44-4(a), the Columbus Council ("Council") previously designated itself as the redevelopment agency to exercise the provisions of the River District Redevelopment TAD; and,

Redevelopment Area Plan and the Redevelopment Powers Law with the delegation of certain administrative functions to the Columbus Development Authority (Ordinance No.15-51); and,

WHEREAS, the applicant 213 13th Street, LLC for Highside Market has proposed to construct a multi-use development which will consist of over 47,000 square feet of retail and restaurant space and provide an estimated 200 construction jobs, 380 full-time jobs, and over \$11 million in investment, has applied for a grant from the Uptown TAD allocation fund developers to make necessary improvements to the existing right of way surrounding the project site to include greenspace for public gathering, stormwater and drainage improvements, public parking infrastructure, and a connection of sidewalks to the Dragonfly Trail; and,

WHEREAS, the Project will significantly increase the property tax based in the Uptown TAD, provide new office space, while adding new retail to the community; and,

WHEREAS, the Columbus Tax Allocation Committee has reviewed the application from 213 13th Street, LLC, for the grant request as has found the Project to be within the scope of the River District Redevelopment TAD Redevelopment Plan, impactful and worthy of a grant from the Uptown TAD; and,

WHEREAS, the Council of Columbus, Georgia, after full review and consideration of the ratings of the Columbus Tax Allocation Committee has determined that it is in the best interest of the city to approve a Project Allocation from the Uptown TAD in an amount not to exceed One Million Nine Hundred And Eighty-Four Thousand, Two Hundred And Sixty-Nine Dollars (\$1,984,269);

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES AS FOLLOWS:

Section 1. Authority. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, et seq., as amended), the Redevelopment Powers Law(O.C.G.A. § 36-44-1, et seq., as amended), Columbus Council Resolution No. 71-16, and other applicable provisions of law.

Section 2. Approval of Funding of the Project. The Council of Columbus, Georgia hereby authorizes and approves the funding to 213 13th Street, LLC (the“Developer”) from the Uptown TAD fund in an amount not to exceed One Million Nine Hundred And Eighty-Four Thousand, Two Hundred And Sixty-Nine Dollars (\$1,984,269) (the “Project Allocation”) upon the approval of the agreement by the Council, to fund the construction of the “Project.

Section 3. Approval to Negotiate the Grant Agreement. The Council of Columbus hereby authorizes the City Manager to negotiate, the Grant Agreement, in a form deemed satisfactory to the City Attorney setting forth the terms and conditions relating to the Uptown TAD funding support of the Project and all instruments, documents and certificates related thereto.

Section 4. Failure to Negotiate and Execute the Grant Agreement. If for any reason the Development Agreement is not negotiated and executed between the Developer and the City within twelve (12) months of the date of this Resolution, the Approved Funding shall expire, provided, however, such Approved Funding may be extended administratively by the City Manager upon good cause shown for an additional twelve (12) month period.

Section 5. Approval of Final Grant Agreement. Upon the completion of a negotiated agreement between the Developer and the City, Council shall have final determination in the approval of such agreement.

Section 6. Conflicts. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded to the extent of any such conflict

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____ day of _____ 2020 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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| Councilor Allen voting | _____. |
| Councilor Barnes voting | _____. |
| Councilor Crabb voting | _____. |
| Councilor Davis voting | _____. |
| Councilor Garrett voting | _____. |
| Councilor House voting | _____. |
| Councilor Huff voting | _____. |
| Councilor Thomas voting | _____. |
| Councilor Tucker voting | _____. |
| Councilor Woodson voting | _____. |

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor