



# Former GA State Farmer's Market Update

History and Restrictions  
December 17, 2024

## History and Property Detail

The City of Columbus acquired the Former State Farmer's Market property located at 318 10<sup>th</sup> Avenue in 2018 per Resolution No. 458.18. This was initiated by a letter from the Riverdale-Porterdale Cemetery Foundation, Inc.

The site is 14.67 acres. At the time of acquisition, the site contained 10 structures.







## Farmer's Market Site Hazardous Materials Remediation

At the time of acquisition, the Former State Farmer's Market site contained several hazardous conditions requiring remediation.

The City received a \$500,000 the EPA Brownfields Cleanup Grant to remove asbestos-contaminated materials and petroleum-contaminated soils.

Clean up activities at the site began in mid-October 2022 and was completed in March 2023.

The City provided \$100,000 of cost share on the project through tracked staff time and covered tipping fees for waste removal.



## Farmer's Market Demolition

Demolition activities began on the site in Summer 2023 and is in progress. A combination of CDBG and Enterprise Zone funding was used to pay for demolition activities.

# Funding Summary

Acquisition	\$0
Closing Costs (CDBG)	\$1,150
Assessment Costs (EPA)	\$64,385
Remediation Costs (EPA)	\$500,000
Remediation Costs (Cost Share)	\$100,000
Demolition (CDBG, to be split over 2 FYs)	\$568,521
Enterprise Zone Funding	\$429,202
<b><i>Total Expenditures (expected)</i></b>	<b><i>\$1,663,258</i></b>



# Deed Restrictions

The deed restricts the use to a public use in perpetuity.

**WHEREAS**, the State Properties Commission, at its duly called meetings on June 14, 2017 and December 12, 2017, approved conveying the Property to the Grantee for a consideration of TEN DOLLARS AND 00/100 (\$10.00), the restriction that the Property shall remain in public use in perpetuity; and in the event that the Property cease to be used by the Grantee for public use it shall revert back to the State of Georgia; and

# End Use Restrictions

Due to the use of CDBG funding towards site cleanup, the end use for the property must provide a benefit to those who reside in this low-income area (LMA).

The property's use after demolition should align with the national objective under which the demolition was justified. If the property's use changes and no longer meets a national objective, we must follow HUD's change of use procedures, which include providing citizens with the opportunity to comment on the proposed change.

If the new use doesn't meet a national objective, reimbursing the CDBG program will be required.

# End Use Restrictions

HUD also determined that there are certain kinds of economic development activities that by their nature fail to provide sufficient public benefit. This list of prohibited activities includes: **Assistance to a professional sports team.**

Per HUD guidance, any activity subject to the Public Benefit standards that falls into the above description may not be assisted with CDBG funds regardless of any other aspect of the activity.



# QUESTIONS/CLARIFICATIONS

What was the public process to determine use?

Who is negotiating the lease terms? Is it a 30-year lease?

What is the anticipated end use of the property? Open to the public? Use by elite club participants or recreational program coordinated with the Parks & Recreation Department?

What is the financial status of the Columbus Futbol Club, Inc.?

IRS Form 990 indicates the mission of the Columbus Futbol Club, Inc. is development of tournament soccer leagues. How will this be available to the low-mod income participants?

# QUESTIONS/CLARIFICATIONS

What is the timeline for the capital campaign and the budget for the improvements?

The adjacent neighbors to this property are cemeteries on 3 sides. How will the cemeteries be protected from activities of the soccer fields?

Parking, fencing, lighting needs to be addressed.

Who is responsible to perform maintenance and upkeep of the fields daily?

Will the fields be built to be multipurpose and accommodate multiple sports open to all public grounds as needed by Parks & Recreation for the community.

Is there a plan for restroom facilities and who will maintain these facilities?

Will the fields be built to accommodate national standards and the largest area of play?