

**Columbus Consolidated Government
Council Meeting Agenda Item**

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| TO: | Mayor and Councilors |
| AGENDA SUBJECT: | Uptown Tax Allocation District Fund Grant – Riverfront Place, LLC, Affiliate of WC Bradley Co. Real Estate, LLC |
| AGENDA SUMMARY: | Approval is requested to enter into an agreement with Riverfront Place, LLC, an affiliate of W.C. Bradley Co. Real Estate, LLC, to provide Uptown Tax Allocation District (TAD) funds for infrastructure improvements and financing to develop the Riverfront Place mixed-use development at 1300 Front Avenue. |
| INITIATED BY: | Planning Department |

Recommendation: Approval is requested to enter into an agreement with Riverfront Place, LLC, an affiliate of W.C. Bradley Co. Real Estate, LLC, to provide Uptown Tax Allocation District (TAD) funds for infrastructure improvements and financing to develop the Riverfront Place mixed-use development at 1300 Front Avenue.

Background: Riverfront Place, LLC, affiliate of W. C. Bradley Real Estate Co., LLC is currently developing the project known as Riverfront Place which is bordered by Broadway to the east, the Chattahoochee River to the west, and 13th and 14th Streets on the north and south. The overall development site contains The Rapids residential building, the Hotel Indigo, and the new Currents residential building.

On March 10, 2020, the Council approved a request to use Uptown TAD funds in the amount of \$38,000,000 for this project (Resolution No. 049-20). Riverfront Place, LLC, affiliate of W.C. Bradley Real Estate Co., LLC requested \$38 million in Uptown TAD funding over a 19-year period to construct a parking garage to support its development known as Riverfront Place. The proposed Riverfront Place mixed-use development will complement the existing Rapids and Eagle & Phenix developments by bringing a mix of residential and commercial uses to a two-block site, oriented around the new Mathew D. Swift Park. This proposed \$133 million plan includes 226 rental apartment units; 195,000 square feet of new office space; 45,000 square feet of retail space (which includes the city’s first urban grocery store); and a 107-room hotel. The development will be located on “both the northern half of the block west of Front Avenue between 13th and 14th streets, with the main portion of the development on the block east of Front Avenue, between 13th and 14th streets” (see attached site plan). To support this development, a parking garage consisting of 1,200+/- spaces will need to be constructed, with many of them to be located underground. When completed, the total development will contain over 900,000 square feet.

The applicants requested and received approval for additional funding because of “*an expansion in the size of the mixed-use development and rapidly escalating construction costs during the next 18 months*”. The modified request asked for an additional \$14,000,000 from the Uptown TAD funds for a total of \$52,000,000 (Resolution No. 372-21).

Analysis: The adoption of Resolutions No. 049-20 and No. 372-21 was only the first step in authorizing the use of these funds. The next step required that the City Manager and/or his representatives enter into negotiations with the developer to determine how the funds would be distributed. The staff has concluded those negotiations with an agreement that defines the number of payments, the timing of the payments, and the overall length of time the agreement will be enforced. The agreement also establishes a City Administrative Fee of \$5,000 per year to be paid out of the Uptown District Tax Allocation Fund and before any other payments are made.

Financial Considerations: The payout of the funds will not exceed \$52,000,000 paid in increments beginning December 15, 2023. Funding would come from the Uptown Tax Allocation District Funds, and no other City funding source is obligated. The payout schedule is for nineteen (19) years. If for some unforeseen reason the Uptown District TAD Funds are inadequate to make the scheduled payments for this and all Uptown District TAD projects approved by the Council, then each project will receive its proportional share based on the amount for its scheduled payment due that year. Should a shortfall of this type occur, the agreement allows for the Developer to recoup the full payment of up to \$2,756,552 per year for five (5) additional years until the shortfall has been completed. Under these conditions, the maximum length of the agreement would be twenty five (25) years, and neither the TAD Fund nor the City would have a further obligation to make payments under the Agreement.

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 sign an agreement, allowing Uptown District TAD Funds to be paid out over a specified time as established in the proposed agreement.

Recommendation/Action: Approval is requested to enter into an agreement with Riverfront Place, LLC, an affiliate of W.C. Bradley Co. Real Estate, LLC, to provide Uptown Tax Allocation District (TAD) funds for infrastructure improvements and financing to develop the Riverfront Place mixed-use development at 1300 Front Avenue.

RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER AN AGREEMENT WITH RIVERFRONT PLACE, LLC, AFFILIATE OF W. C. BRADLEY REAL ESTATE CO., LLC FOR THE PURPOSES OF ALLOCATING UPTOWN DISTRICT TAX ALLOCATION DISTRICT FUNDS FOR THE CONSTRUCTION AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO DEVELOP MIXED USE DEVELOPMENT CALLED RIVERFRON PLACE AT 1300 FRONT AVENUE IN AN AMOUNT NOT TO EXCEED FIFTY-TWO MILLION DOLLARS (\$52,000,000).

WHEREAS, Columbus is duly authorized to exercise the redevelopment powers granted to cities and counties in the State pursuant to the Redevelopment Powers Law and in accordance with House Bill 773 enacted by the General Assembly in 2006 (2006 GA. LAWS p. 4507, et seq.) and approved in a referendum on November 6, 2006; 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 Uptown 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 Redevelopment Powers Law provides that Columbus may enter into public-private partnerships to effect the redevelopment projects contemplated in the Redevelopment Plan; and,

WHEREAS, the TAD Resolution expressed the intent of Columbus, as set forth in the Redevelopment Plan, to provide funds to induce and stimulate redevelopment in the Uptown District TAD; and,

WHEREAS, the undertakings contemplated by the Redevelopment Plan include, among other renewal activities, redevelopment of portions of the Central Riverfront District and Columbus; and,

WHEREAS, Riverfront Place, LLC, affiliate of W. C. Bradley Real Estate Co., LLC is the owner of the tract to be developed as Riverfront Place which is located within the Uptown District TAD; and,

WHEREAS, in order to induce and further facilitate the successful accomplishment of this portion of the Redevelopment Plan, the Council has indicated its intent to exercise its authority under the Redevelopment Powers Law and in accordance with State law to enter into this Development Agreement with Developer, pursuant to which, subject to the conditions described herein, a portion of the Tax Allocation Increment collected in the Uptown District TAD will be used to reimburse Developer for certain Redevelopment Costs advanced by Developer in connection with the TAD Project; and,

WHEREAS, the Developer, pursuant to the terms of this Agreement, has undertaken this critical project in Columbus and developed the Riverfront Place project consistent with the Uptown Redevelopment Plan; and,

WHEREAS, the Council, after full review and consideration adopted Resolution No. 049-20, as amended by Resolution No. 372-21, which authorized the City Manager to enter negotiations with the Developer for the purposes of a Project Allocation from the Uptown District TAD in an amount not to exceed FIFTY TWO MILLION DOLLARS (\$52,000,000) to provide for infrastructure and financing improvements to develop a parking garage consisting of 1,200+/- spaces at 1300 Front Avenue as part of Riverfront Place.

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

The Council of Columbus hereby authorizes the City Manager to enter into an Agreement, in substantially the form attached setting forth the terms and conditions relating to the Uptown District TAD funding support of the Project and all instruments, documents, and certificates related thereto for an amount not to exceed \$52,000,000. Funds to be paid under the Agreement will be paid from the Tax Allocation Increment collected in the Uptown District TAD and will not be a liability of the General Fund of Columbus, Georgia.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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| Councilor Allen voting | _____ |
| District 1 Seat Vacant | _____ |
| Councilor Begly voting | _____ |
| Councilor Cogle voting | _____ |
| Councilor Crabb voting | _____ |
| Councilor Davis voting | _____ |
| Councilor Garrett voting | _____ |
| Councilor Huff voting | _____ |
| Councilor Thomas voting | _____ |
| Councilor Tucker voting | _____ |

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor