

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Fort Benning Technology Park Tax Allocation District Fund Grant – Columbus Housing Initiative, Inc. Development Agreement</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to authorize the Mayor to enter into an agreement with Columbus Housing Initiative, Inc. to provide Fort Benning Technology Park Tax Allocation District (TAD) Funds to support the development of a new single-family residential subdivision known as Newman’s Crossing in an amount not to exceed three million three hundred seventeen thousand three hundred forty dollars and twenty-nine cents (\$3,317,340.29).
<b>INITIATED BY:</b>	<b>Planning Department</b>

---

**Recommendation:** Approval is requested to authorize the Mayor to enter into an agreement with Columbus Housing Initiative, Inc. to provide Fort Benning Technology Park Tax Allocation District (TAD) Funds to support the development of a new single-family residential subdivision known as Newman’s Crossing in an amount not to exceed three million three hundred seventeen thousand three hundred forty dollars and twenty-nine cents (\$3,317,340.29).

**Background:** On December 16, 2025, the Council approved Resolution 412-25 authorizing the Mayor to enter into negotiations with the Columbus Housing Initiative, Inc. The resolution authorized the use of Fort Benning Technology Park TAD Funds for the purpose to develop a 61 lot single family residential subdivision.

**Analysis:** The adoption of Resolution 412-25 was only the first step in authorizing the use of these funds. The next step requires that the Mayor and/or his representatives enter into negotiations with the developer to determine how the funds would be distributed. 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. A total payout of \$3,317,340.29 over a maximum payout period of twenty years was agreed to. The agreement also establishes a City Administrative Fee of \$5,000 per year to be paid out of the Fort Benning Technology Park Tax Allocation Fund and before any other payments are made.

**Financial Considerations:** The payout of the \$3,317,340.29 would come solely from the Fort Benning Technology Park Tax Allocation District funds and be funded on a “pay as you” basis rather than bond financing. No General Funds or other city funding sources would be obligated to the project. To date, this account has a balance of \$117,764.77. Based on the expected value of the homes, the tax increment generated will cover the cost of the grant within 20 years. Home values are estimated at \$190,000 each for a total incremental tax value of \$4,329,036, which will generate \$165,867.01/year for a total of \$3,317,340.29 over 20 years.

**Legal Considerations:** The Council approved the establishment of the Fort Benning Technology Park TAD in 2015 and in doing so designated itself as the redevelopment agency to exercise the provisions of this district and the use of these funds. An application for the use of these funds was requested by Columbus Housing Initiative, Inc., which the Council approved on December 16, 2025, authorizing the Mayor to enter into these negotiations to allocate the requested fund amount. Approval of this resolution will authorize the Mayor to sign the agreement, allowing the Fort Benning Technology Park TAD Funds to be paid out over a specified time as established in the proposed agreement.

**Recommendation/Action:** Approval is requested to authorize the Mayor to enter into an agreement with Columbus Housing Initiative, Inc. to provide Fort Benning Technology Park Tax Allocation District (TAD) Funds to support the development of a new single-family residential subdivision known as Newman's Crossing in an amount not to exceed three million three hundred seventeen thousand three hundred forty dollars and twenty-nine cents (\$3,317,340.29).

## **RESOLUTION**

**NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH COLUMBUS HOUSING INITIATIVE, INC., dba NEIGHBORWORKS COLUMBUS, FOR THE PURPOSES OF ALLOCATING FORT BENNING TECHNOLOGY PARK TAX ALLOCATION DISTRICT FUNDS FOR THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO**

**CONSTRUCT A SINGLE FAMILY RESIDENTIAL SUBDIVISION KNOWN AS  
NEWMANS CROSSING IN AN AMOUNT NOT TO EXCEED THREE MILLION  
THREE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED FORTY DOLLARS  
AND TWENTY-NINE CENTS (\$3,317,340.29)**

**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**, by a Resolution duly adopted Resolution No. 352-15 on December 15, 2015 (the "TAD Resolution"), following a public hearing as required by law, the Columbus Council approved the Fort Benning Technology Park Redevelopment Plan and created Tax Allocation District Number 1; 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 Fort Benning Technology Park TAD; and,

**WHEREAS**, the undertakings contemplated by the Redevelopment Plan include, among other renewal activity, redevelopment of portions of the Fort Benning Technology Park District and Columbus; and,

**WHEREAS**, Columbus Housing Initiative, Inc. dba Neighborworks Columbus (Developer) is the owner of the tract which is located within the Fort Benning Technology Park TAD and has undertaken the redevelopment of its property into a single family residential subdivision and related uses; 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 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 revitalization in Columbus and developed the Newman Crossing development consistent with the Fort Benning Technology Park Redevelopment Plan; and,

**WHEREAS**, the Council, after full review and consideration authorized the Mayor on December 16, 2025 to enter negotiations with the Developer for the purposes of a Project Allocation from the Fort Benning Technology Park TAD in an amount not to exceed Three Million Three Hundred Seventeen Thousand Three Hundred Forty Dollars and Twenty Nine Cents (\$3,317,340.29) to construct a single family residential subdivision known as Newmans Crossing.

**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 Fort Benning Technology Park TAD funding support of the Project and all instruments,

documents and certificates related thereto for an amount not to exceed \$3,317,340.29 to be paid out of over a period not to exceed twenty (20) years. Funds to be paid under the Agreement will be paid from the Tax Allocation Increment collected in the Fort Benning Technology Park 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 the \_\_\_\_ the day of \_\_\_\_\_, 2026 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen voting	_____.
Councilor Anker voting	_____.
Councilor Chambers voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor Hickey voting	_____.
Councilor Huff voting	_____.
Councilor Tucker voting	_____.

---

Lindsey G. McLemore, Clerk of Council

---

B.H. "Skip" Henderson III, Mayor