

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	South Commons Redevelopment
AGENDA SUMMARY:	Approval to request the Development Authority to issue a Request for Proposals (RFP) for the Redevelopment of South Commons to potentially include a hotel, retail/office, multifamily, parking deck, workforce housing, and other uses.
INITIATED BY:	City Manager’s Office

Recommendation: Approval to request the Development Authority to issue a Request for Proposals (RFP) for the Redevelopment of South Commons to potentially include a hotel, retail/office, multifamily, parking deck, workforce housing, and other uses.

Background: The city owns the property known as South Commons which houses A. J. McClung Stadium, Synovus Park (formerly Historic Golden Park), Civic Center, Ice Rink and the softball stadium and fields. There is a desire to redevelop the asphalt parking lot, labeled as Area A, B, and C in the attached exhibit, into a mixed-use development to complement the amenities of South Commons.

Analysis: The City and the Development Authority have had an agreement for the development of Columbus East Industrial Park, Corporate Ridge Industrial Park, and the Muscogee Technology Park. This request will continue the efforts in the development of an area of Columbus that is ripe for a redevelopment opportunity. The Historic Golden Park, renamed Synovus Park, has undergone substantial renovation to welcome MLB “AA” Braves Baseball to Columbus, the Columbus Clingstones. There is an opportunity to capitalize on this initiative and expand the development to include a hotel, retail/office, multifamily, parking deck, workforce housing, etc. that could generate growth and excitement in this area of Columbus.

Financial Considerations: The area is included in a Tax Allocation District which could be utilized for public infrastructure to include a parking garage and other uses.

Legal Considerations: The City Attorney will review any related documents.

Recommendation/Action: Approval to request the Development Authority to issue a Request for Proposals (RFP) for the Redevelopment of South Commons to potentially include a hotel, retail/office, multifamily, parking deck, workforce housing, and other uses.

A RESOLUTION

NO.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, TO REQUEST THE DEVELOPMENT AUTHORITY OF COLUMBUS, GEORGIA TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR THE REDEVELOPMENT OF SOUTH COMMONS TO POTENTIALLY INCLUDE A HOTEL, RETAIL/OFFICE, MULTIFAMILY, PARKING DECK, WORKFORCE HOUSING, AND OTHER USES.

WHEREAS, the Development Authority of Columbus, Georgia (“the Development Authority”) has been created to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities in Columbus, Georgia and to promote the general welfare of the State of Georgia; and,

WHEREAS, the City previously designated the Development Authority as the agent of the City to assist the City with the planning, design, engineering, construction and development for various locations in Columbus; and,

WHEREAS, the City desires to designate the Development Authority as the agent of the City to continue to assist the City with the redevelopment of South Commons; and,

WHEREAS, South Commons is part of the 6th Avenue/Liberty District Tax Allocation District (TAD); and,

WHEREAS, the City desires to solicit proposals to redevelop the open space at South Commons to complement the other amenities at South Commons.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

The Council of Columbus, Georgia hereby authorizes the City Manager or his designee to request the Development Authority of Columbus, Georgia to issue a Request for Proposals (RFP) for the redevelopment of the open space at South Commons labeled as Area A, B, and C on the attached exhibit.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ten 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