

COLUMBUS TAX ALLOCATION DISTRICT COMMITTEE

**Funding Request for Uptown Connection
River District Tax Allocation District: Uptown (#3)**

PURPOSE: To approve a grant up to \$1,764,100 from the Uptown TAD Fund to convert an existing alleyway into an interactive space, which will allow for pedestrian traffic to flow between Broadway and Front Avenue.

PROJECT NAME: Uptown Connection

PROJECT OWNER: RAM Broadway Hospitality, LLC

LOCATION: 1225 Broadway
Council District: 7 (Woodson) School District: 7 (Williams)

DESCRIPTION: This is a vacant alleyway that borders 1241 Broadway (Brodley Theatre, LLC), 1239 Broadway (Beverage Holdings International LLC), 1237 Broadway (Mann Finance Holding Company, LLC), 1235 Broadway (WC Bradley Company), 1231 Broadway (1231 Broadway LLC, a JP Thayer Company), 1228 Front Avenue (RAM CRE, LLC), 1238 Front Avenue (RAM Broadway Hospitality, LLC), and 1225 Broadway (RAM Broadway Hospitality). The proposal is to convert the existing alleyway into an “interactive” space for pedestrian traffic to travel from Broadway to Front Avenue.

BACKGROUND: RAM Broadway Hospitality, LLC is currently constructing a luxury boutique hotel at 1225 Broadway, which will have a restaurant and lounge. The 125 room facility with 109 parking spaces will be replacing the former Raymond Rowe building and warehouse once stood.

According to the applicants, this project is needed to not only to enhance the overall development of the hotel but also to meet the requirements AC Marriott in that “its brand jut up against the wall of a neighboring building. Without the separation of the alleyway between the proposed hotel and the surrounding properties, the hotel cannot meet the corporation’s requirement.

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Columbus, Georgia 31902

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**SOURCES
AND USES:**

Sources	\$	%
Construction Debt	\$1,764,100	50%
Equity	0	0%
Federal Tax Credit Equity	0	0
State Tax Credit Equity	0	0
Other Equity	0	0
Deferred Developer Fee	0	0
Tad Grant	\$1,764,100	50%
Other Grants	0	0
Total Construction Sources	\$3,528,200	100%
Permanent Debt		0%
Equity		0%
Federal Tax Credit Equity		0%
State Tax Credit Equity		0%
Other Equity		0%
Deferred Developer Fee		0%
Tad Grant	\$1,764,100	100%
Other Grants		0%
Total Permanent Sources	\$1,764,100	100%
Uses		
Acquisition	0	0%
Hard Costs	\$1,450,000	82%
Contingency	0	0%
Soft Costs	\$45,000	3%
Developer Fee	0	0%
Financing Costs	\$269,100	15%
Operating Reserve	0	0%
Other	0	0%
Total Uses	\$1,764,100	100%

**“BUT FOR”
TEST:**

Any consideration for projects receiving TAD funding must pass a “but for” test. Applicants must show that the project would not happen “but for” the requested TAD grant. Under this process, the applicant has stated that without the alleyway there can be no hotel due to the requirements of the hotel chain. The applicant goes on to state that:

“The TAD-funded alleyway will effectively revitalize this particular block on Broadway, which currently includes a few operating businesses as well as some vacant buildings. The hotel and the pedestrian-friendly alleyway linking Broadway to Front Avenue will increase the value of all surrounding properties and businesses, thus, raising the tax value of the surrounding properties. It follows that sales tax revenue will increase with Increased foot traffic at surrounding businesses. In addition, the hotel will bring lodgings tax revenue to Uptown Columbus. Without the TAD funding, there can be no interactive alleyway.”

PROJECT IMPACT:

Each application is required to provide estimates of new property tax generation, as well as the ability to positively impact new sales and/or lodging tax collections in the City. The estimates here are provided by the applicant for the next 20 years.

Current Assessed Value	\$1,399,443
Estimated Market Value at Completion/Stabilization	\$27,500,000
Estimated Assessed Value at Completion/Stabilization	\$11,000,000
Potential net increase in Assessed Value	786%

JOB CREATION:

The applicant has stated that during the construction of the project it will generate 60 full-time construction workers for the development of the hotel. Upon completion of the project, it is estimated that 45 full-time employees will be employed at the hotel. The jobs will consist of customer service representatives, hospitality, managerial roles, and food and beverage.

POTENTIAL BENEFITS:

The applicant has identified the following to be benefits of this project:

- Public access/amenities through the creation of an interactive alleyway for use by pedestrians and guests of the hotel.
- Will provide a link for pedestrians to surrounding businesses as well a, provide o link between Front Avenue and Broadway.
- Cleanliness of area: Currently, Nonic, owned by Beverage

Holdings International, LLC, is the only property owner using the alleyway to store food waste until the garbage trucks came to pick it up. However, with the construction of the hotel and its restaurant, as well as a potential restaurant opening at 1231 Broadway, there is no need for a better system to handle food by those generated by these businesses. A trash compactor funded by this TAO will solve these issues, and serve to keep food waste off the street and out of the alleyway. In addition, the Uptown BID has stated that it will take on the responsibility of ensuring the cleanliness of the alley.

PROJECT

TIMELINE:

Start of construction - Mid-2020

Initial occupancy - End-2022

TAD

COMMITTEE

EVALUATION:

The application was reviewed by members of the Tax Allocation District Committee, which consisted of (2) voting members from the Muscogee County School District, one (1) voting member from the Finance Department, one (1) voting member from the Planning Department, and one (1) voting member from the Community Reinvestment Department. Non-voting members consisted of a representative from the Tax Assessors Office, a representative from the City Attorney's Office, and a representative from the Department of Engineering.

In scoring the application, the committee used the *Criteria for Consideration* as established under the Columbus Consolidated Government Tax Allocation District Policies and Guidelines. The following are criteria for consideration of approving a TAD application:

- Creating New Jobs
- Substantially retaining existing jobs
- Bolster the employment and economic base of CCG
- Provide diverse economic opportunities
- Redevelop underperforming and underutilized neighborhoods
- Increase sustainable development practices in commercial nodes
- Decrease blight and poverty
- Reduce crime
- Increase property values and tax revenues to the CCG
- Implement the CCG's comprehensive and transportation plans and economic development strategies.

Each of these items was given a weighted score based upon a rating scale, with 1-2 being Poor; 3-4 Fair; 5-6 Good; 7-8 Excellent; and 9-10 Superior. The Committee determined that in order for a project to be recommended to the Council, it must receive at least an accumulated total weighed score of Excellent. The Committee for this particular project rated the application to be **Excellent**. The Committee cited the following factors in its evaluation process:

- This improvement will continue to enhance the vacant spaces in the Uptown area as development continues into the 1200 block. This will develop an underutilized space
- This project is for public access and provides an enhanced connection between Broadway and Front Ave.
- This connection as it is in partnership with the hotel will provide for additional room capacity for the Convention and Trade Center and increased tourism capacity
- The likely opportunity to support an adjacent project that would increase property values and tax revenues.
- The likely opportunity to support an adjacent project with new jobs.
- The opportunity to redevelop an underutilized area.
- General overall enhancement of economic growth.
- Reducing blight in the area.
- This project will create 45 permanent jobs in the Uptown area.
- This project will increase the economic tax base for Columbus as well as the property values in the Uptown area. It supports the construction of property which should benefit our Trade Center's efforts in hosting more meetings/conferences in Columbus thus increases our sales tax revenue.
- Although there are no green building certifications related to this project, this project lends support to the alternative transportation efforts in Columbus by providing a safe, secure walkway from one block to another in the Uptown area.
- Project will help increase tax revenues for both the city and the school district.
- Project will provide needed restoration to this section of the Uptown area.
- Project will create and sustain new jobs for the community.

Upon approval of the resolution authorizing this funding request, City staff will begin negotiations for the use of the funds and the method to be used for the payout. Once these negotiations have been completed, they will be brought back for the Council's consideration and approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Jones", with a long horizontal flourish extending to the right.

Rick Jones, AICP
Director of Planning

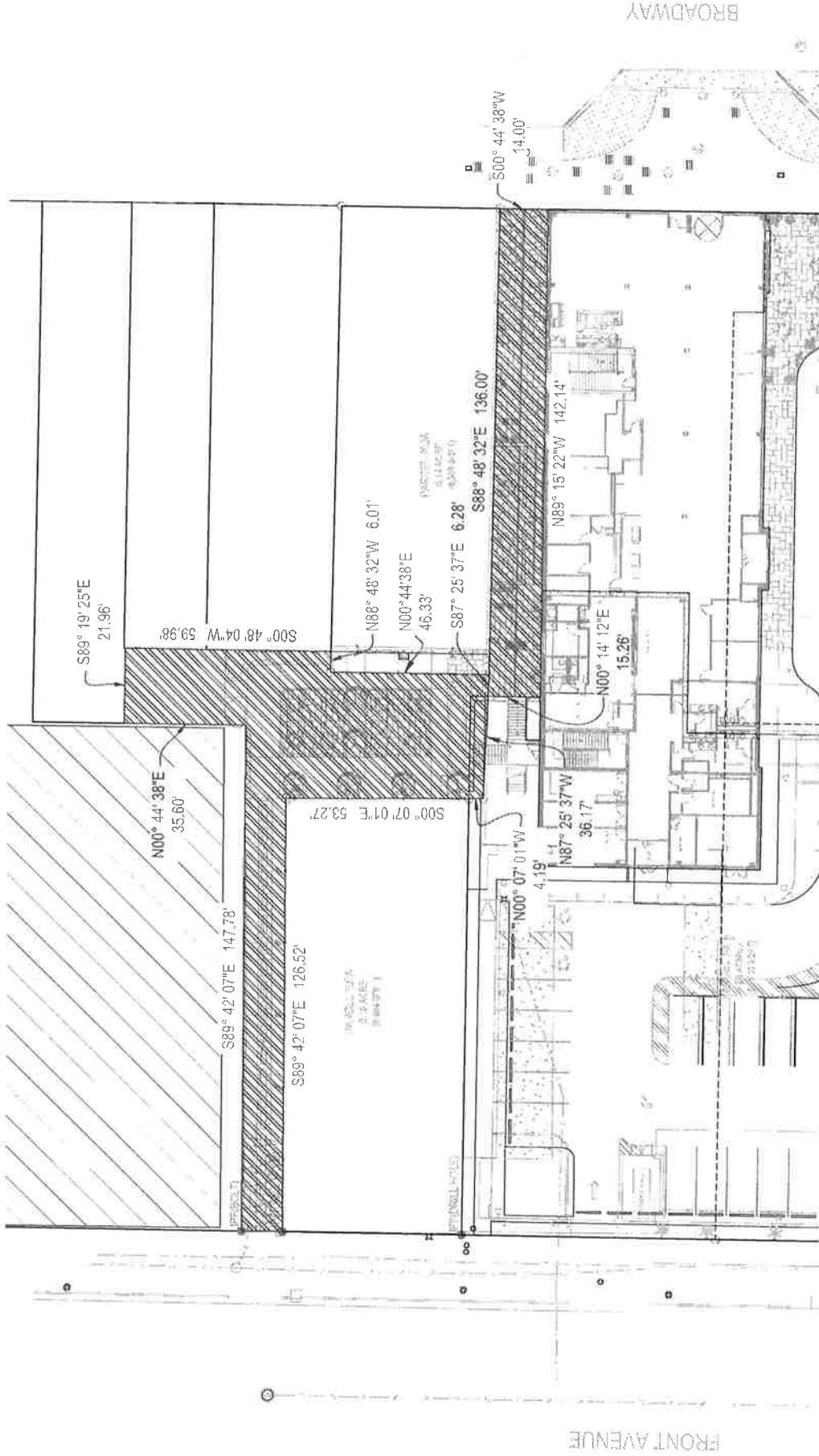
Attachments: Project location map
Site Plan Development Renderings

Site Plan, Development Renderings

PROPOSED AREA FOR DEDICATION OF ALLEY-WAYS
FOR PROPERTY LYING BETWEEN FRONT AVENUE & BROADWAY
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PRELIMINARY RELEASE

(FOR REVIEW ONLY)
SUBJECT TO ADDITIONS AND/OR CORRECTIONS
DATE OF ISSUE: 2-1-2019



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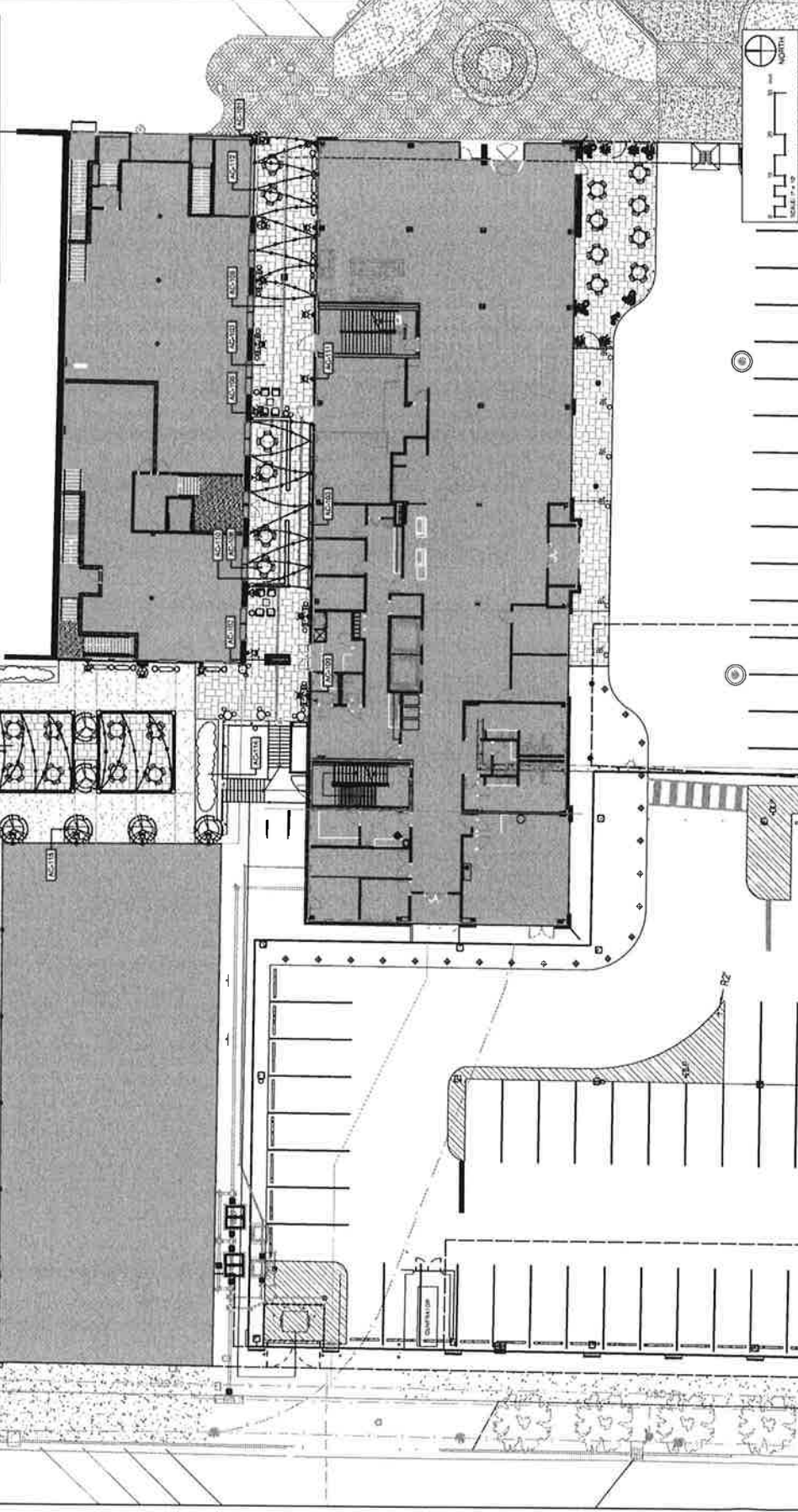
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BARRETT-SIMPSON, INC.
ENGINEERS & LAND SURVEYORS
708 17th STREET, ALBUQUERQUE, N.M. 87102 (PH: 505-261-2449, FAX: 505-261-2449)
121 W BRIDG STREET, OKLAHOMA CITY, OK 73102 (PH: 405-597-4521, FAX: 405-597-4521)
225 SOUTH 3RD STREET, OKLAHOMA CITY, OK 73102 (PH: 405-762-7025, FAX: 405-762-7025)



REFERENCE NOTES SCHEDULE

AC-101	AC-101
AC-102	AC-102
AC-103	AC-103
AC-104	AC-104
AC-105	AC-105
AC-106	AC-106
AC-107	AC-107
AC-108	AC-108
AC-109	AC-109
AC-110	AC-110
AC-111	AC-111
AC-112	AC-112
AC-113	AC-113
AC-114	AC-114
AC-115	AC-115



REFERENCE NOTES SCHEDULE

AC-101: PRIORITY PLANTERS WITH COBURN PLANTINGS

AC-102: MAIN COURSE FOUNTAIN

AC-103: WALL ART

AC-104: PRIORITY PAVING

AC-105: CONCRETE PAVING

AC-106: FENCE - SKIN

AC-107: LIGHT AMBUSH

AC-108: OUTDOOR SEATING

AC-109: INDUSTRIAL WOOD FINISH

AC-110: INDUSTRIAL WOOD PLANK ENCLOSURE

AC-111: LIGHT SOURCE ON WALL MOUNTED LIGHT

AC-112: LIGHT SOURCE ON WALL MOUNTED LIGHT

AC-113: METAL WIND

AC-114: LANDSCAPING

AC-115: CHAIRMENTAL TREE IN PLANTER

1. CONSULT WITH ALL APPLICABLE AGENCIES AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND SIGNAGE AT ALL TIMES.

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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND SIGNAGE AT ALL TIMES.

REVISIONS, SUPPLEMENTAL NOTATION, AND OTHER INFORMATION TO BE PROVIDED BY THE CLIENT TO THE ARCHITECT SHALL BE PROVIDED TO THE ARCHITECT IN WRITING AND SHALL BE DATED AND NUMBERED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.

CULLATTE
 LANDSCAPE ARCHITECTS
 1100 BROADWAY, SUITE 1200
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AC CONNECTION

MID-BLOCK ALLEY BETWEEN 12TH & 13TH BROADWAY
 COLUMBUS, GEORGIA

CONCEPTUAL LAYOUT
 DATE: 08/14/2018
 DRAWING NUMBER: 001
 SHEET NUMBER: 001 OF 001

CONCEPTUAL PLAN

REFERENCE NOTES SCHEDULE

- 01-0000 SITE PREP
- 01-0100 EXISTING PLANTERS
- 01-0200 PARK CURB AND SIDEWALK
- 01-0300 WALL ART
- 01-0400 SPECIALTY PAVERS
- 01-0500 CONCRETE LANDSCAPE
- 01-0600 TREES
- 01-0700 OUTDOOR SEATING
- 01-0800 WOODEN MOODS BRACKER
- 01-0900 WOODEN MOODS BRACKER
- 01-1000 LIGHT FIXTURES ON WALL MOUNTED LIGHTS
- 01-1100 WOODEN MOODS BRACKER
- 01-1200 METAL AMBLE
- 01-1300 LANDSCAPE
- 01-1400 DIMENSIONAL TREE PLANTING

