

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Uptown Tax Allocation District Fund Grant – Uptown Connection
AGENDA SUMMARY:	Approval is requested for an Uptown Tax Allocation District (TAD) grant to RAM Broadway Hospitality, LLC to support the conversion of an existing alleyway adjacent to the new AC Marriott hotel into an interactive space for pedestrian traffic between Broadway and Front Avenue.
INITIATED BY:	Planning Department

Recommendation: Authorize the City Manager to enter into negotiations with RAM Broadway Hospitality, LLC for the use of Uptown Tax Allocation District Funds to convert an existing alleyway into an interactive space for pedestrian traffic between Broadway and 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. 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 the new hotel cannot “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. The company is requesting a grant of \$1,764,000 from the Uptown Tax Allocation District Funds.

Analysis: The Columbus Tax Allocation District Committee has met and rated the request as Excellent. The application has met the “But For” test as required under state law and local TAD policies. A detailed report is attached for further review.

Financial Considerations: The payout of the \$1,764,000 would be over a period of time as determined during the negotiations. Funding would come from the Uptown Tax Allocation District Funds.

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 enter into negotiations with the applicant for the use of the funds and for the time table for the payout the TAD funds for this project. Final approval of any negotiations will require the action of the City Council.

Recommendation/Action: Authorize the City Manager to enter into negotiations with RAM Broadway Hospitality, LLC for the use of Uptown Tax Allocation District Funds to convert and existing alleyway into an interactive space for pedestrian traffic between Broadway and Front Avenue.

RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING A GRANT FROM THE UPTOWN TAX ALLOCATION DISTRICT FUND TO THE RAM BROADWAY HOSPITALITY, LLC., TO SUPPORT THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO INCLUDE CONSTRUCTION OF A WALKWAY TO CONNECT BROADWAY TO FRONT AVENUE FOR THE DEVELOPMENT KNOWN AS THE AC MARRIOT HOTEL IN AN AMOUNT NOT TO EXCEED ONE MILLION SEVEN HUNDRED SIXTY-FOUR THOUSAND ONE HUNDRED DOLLARS (\$1,764,100); AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH SUCH ALLOCATION; AND FOR OTHER PURPOSES.

WHEREAS, to encourage the redevelopment of the downtown area of the City known as Uptown Columbus, the Tax Allocation District (TAD) #3: Uptown was duly created by Council under Resolution No. 71-16, which was adopted March 8, 2016; 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 River District 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 RAM Broadway Hospitality Company, LLC, has proposed to construct a new luxury hotel to be known as AC Marriott that will consist of 125 rooms, with 109 parking spaces, has applied for a grant from the Uptown TAD allocation fund for the conversion of an existing alleyway which will provide pedestrian connection from Broadway to Front Avenue, while allowing the hotel to meet the property separation between buildings as required by the hotel chain; and,

WHEREAS, the Project will significantly increase the property tax based in the Uptown TAD, increase the number of residential units, increase the amount of retail and office space while providing the necessary parking to support these proposed activities; and,

WHEREAS, the Columbus Tax Allocation Committee has reviewed the application from RAM Broadway Hospitality Company, LLC for the grant request as has found the Project to be within the scope of the River District Redevelopment TAD Redevelopment Plan, impactful and worthy of a grant from the Uptown TAD; and,

WHEREAS, the Council of Columbus, Georgia, after full review and consideration of the ratings of the Columbus Tax Allocation Committee has determined that it is in the best interest of the city to approve a Project Allocation from the Uptown TAD in an amount not to exceed One Million Seven Hundred Sixty-Four Thousand One Hundred Dollars (\$1,764,100).

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

Section 1. Authority. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, et seq., as amended), the Redevelopment Powers Law(O.C.G.A. § 36-44-1, et seq., as amended), Columbus Council Resolution No. 71-16, and other applicable provisions of law.

Section 2. Approval of Funding of the Project. The Council of Columbus, Georgia hereby authorizes and approves the funding to RAM Broadway Hospitality Company, LLC (the“Developer”) from the Uptown TAD in an amount not to exceed One Million Seven Hundred Sixty-Four Thousand One Hundred Dollars (\$1,764,100) (the “Project Allocation”) upon the approval of the agreement by the Council, to fund the construction of an existing alleyway into a pedestrian walkway (the “Project).

Section 3. Approval to Negotiate the Grant Agreement. The Council of Columbus hereby authorizes the City Manager to negotiate, the Grant Agreement, in a form deemed satisfactory to the City Attorney setting forth the terms and conditions relating to the Uptown TAD funding support of the Project and all instruments, documents and certificates related thereto.

Section 4. Failure to Negotiate and Execute the Grant Agreement. If for any reason the Development Agreement is not negotiated and executed between the Developer and the City within twelve (12) months of the date of this Resolution, the Approved Funding shall expire, provided, however, such Approved Funding may be extended administratively by the City Manager upon good cause shown for an additional twelve (12) month period.

Section 5. Approval of Final Grant Agreement. Upon the completion of a negotiated agreement between the Developer and the City, Council shall have final determination in the approval of such agreement.

Section 6. Conflicts. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded to the extent of any such conflict

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____th day of February 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson, Mayor