

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	South Columbus River District Tax Allocation District Fund Grant – Elliott’s Walk
AGENDA SUMMARY:	Approval is requested to grant up to \$10,170,366 from the South Columbus River District TAD Fund to provide for infrastructure improvements and financing to provide single/multi-family residential units to a blighted area located located at 1104 Leslie Drive.
INITIATED BY:	Planning Department

Recommendation: Approval is requested to grant up to \$10,170,366 from the South Columbus River District TAD Fund to provide for infrastructure improvements and financing to provide for single/multi-family residential units to a blighted area located at 1104 Leslie Drive.

Background: The applicant Columbus Housing Initiative, Inc. dba NeighborWorks Columbus is proposing the development of the property located at 1104 Leslie Drive. In the past portions of this site contained a mobile home park, but is currently vacant. Under this proposal affordable single family and multi-family residences would be constructed in phases. Phases I and II would see the development of 43 single family homes. Phase III would provide for 130 55+ affordable multi-family units, while Phase IV would provide 56 affordable multi-family “big houses.” Under this application the TAD funds would be used to provide for financial costs and for needed infrastructure to include grading, storm drainage, sanitary sewers, water lines, streets, sidewalks, and street lights.

Analysis: This funding will allow the developer to provide for the necessary infrastructure improvements and financial assistance needed for this project. In turn, it will further allow for the redevelopment and reinvestment of this area.

Financial Considerations: The payout of the \$10,170,366 would be over some time as determined during the contractual negotiation. Funding would come solely from the South Columbus River District 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 \$2,000.00.

Legal Considerations: The Council approved the establishment of the South Columbus River District Tax Allocation District in 2020 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 of the TAD funds for this project. Final approval of any negotiations will require the action of the City Council.

Recommendation: Approve the request to grant up to \$10,170,366 from the South Columbus River District TAD Fund to provide for infrastructure improvements and financing to provide single/multi-family residential units to a blighted area located located at 1104 Leslie Drive.

A RESOLUTION
NO. _____

A RESOLUTION AUTHORIZING A GRANT FROM THE SOUTH COLUMBUS RIVER DISTRICT TAX ALLOCATION DISTRICT FUND TO THE DEVELOPMENT KNOWN AS ELLIOTT’S WALK, AND IMPROVEMENTS OF INFRASTRUCTURE TO INCLUDE GRADING, STORM DRAINAGE, SANITARY SEWERS, WATER LINES, STREETS, SIDEWALKS, AND STREET LIGHT IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED TEN MILLION ONE HUNDRED SEVENTY THOUSAND, THREE HUNDRED AND SIXTY-SIX DOLLARS (\$10,170,366); 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 area of the City known as South Columbus River District, the Tax Allocation District (TAD) #8 was duly created by Council under Resolution No. 408-20 which was adopted December 15, 2020; 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 South Columbus River District Redevelopment TAD 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 applicant Columbus Housing Initiative, Inc. dba NeighborWorks Columbus has proposed to construct a planned unit development which will consist of 43 affordable single family homes; 130 55+ affordable multi-family units; and 56 affordable multi-family “big houses” which is projected to provide 35 temporary construction and 3 full time jobs, and over \$43 million in investment, has applied for a grant from the South Columbus River District TAD allocation fund to make necessary infrastructure improvements to include grading, storm drainage, sanitary sewers, water lines, streets, sidewalks, and street light improvements, and to assist with the financial costs; and,

WHEREAS, the Project will significantly increase the property tax based in the South Columbus River District TAD, and provide new affordable housing to the community; and,

WHEREAS, the Columbus Tax Allocation Committee has reviewed the application from Columbus Housing Initiative, Inc. dba NeighborWorks Columbus, for the grant request as has found the Project to be within the scope of the South Columbus River District TAD Redevelopment Plan, impactful and worthy of a grant from the South Columbus River District 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 South Columbus River District TAD in an amount not to exceed Ten Million One Hundred Seventy Thousand, Three Hundred And Sixty-Six Dollars (\$10,170,366);

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), Ordinance No. 15-51, Resolution No. 408-20, 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 Columbus Housing Initiative, Inc. dba NeighborWorks Columbus (the“Developer”) from the South Columbus River District TAD fund in an amount not to exceed Ten Million One Hundred Seventy Thousand, Three Hundred And Sixty-Six Dollars (\$10,170,366) (the “Project Allocation”) upon the approval of the agreement by the Council, to fund the construction of the “Project. The Project Allocation will be funded on a “pay as you” go basis and not by the issuance of bonds.

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 South Columbus River District 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 _____day of January 2022 and adopted at said meeting by the affirmative vote of __members of said Council.

Councilor Allen	voting _____
Council Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

Sandra T. Davis
Clerk of Council

B.H. “Skip” Henderson
Mayor