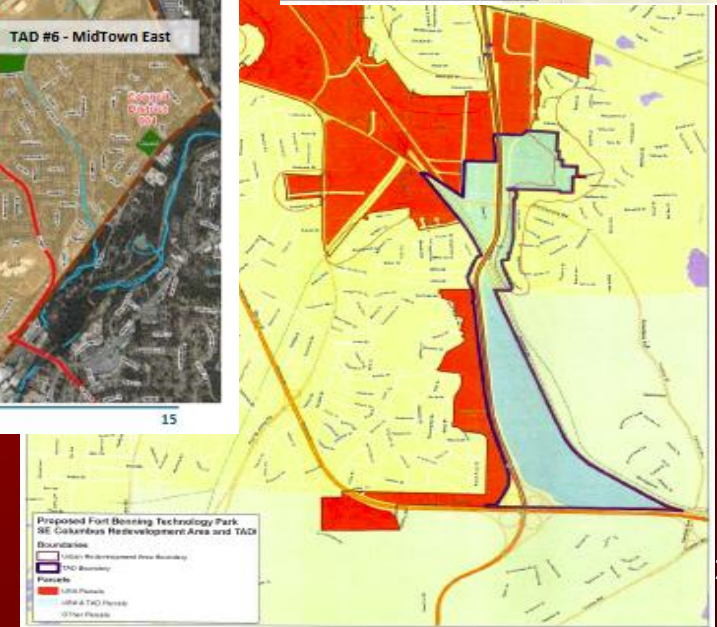
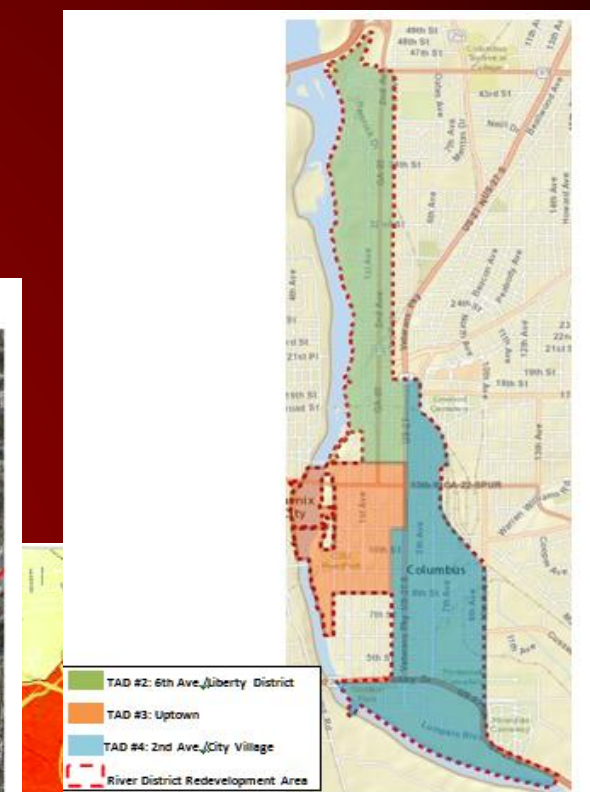
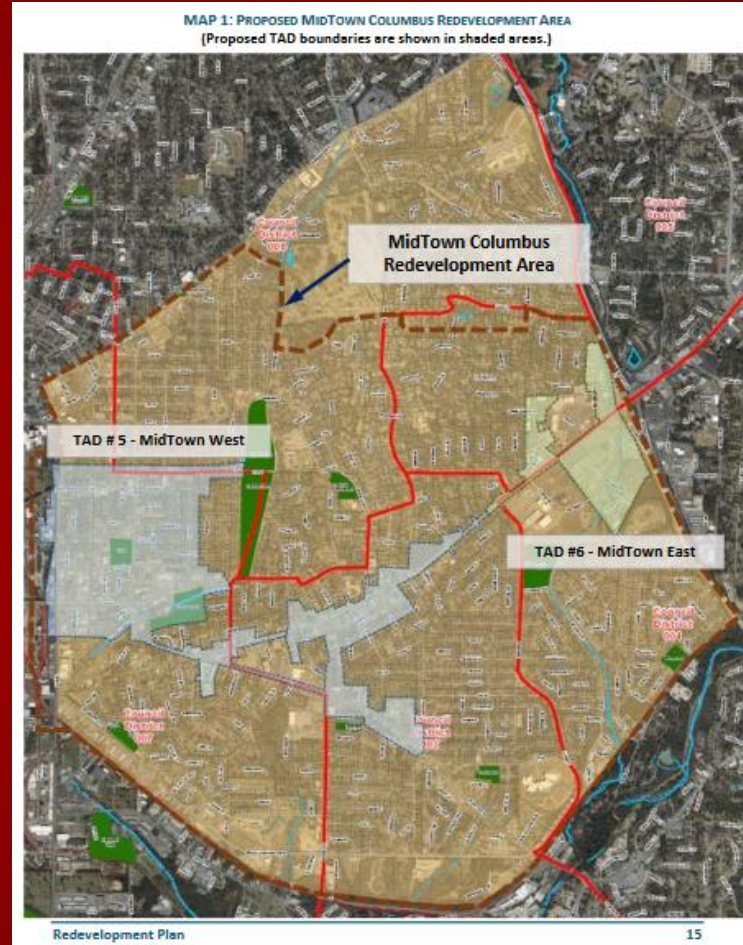


TAX ALLOCATION DISTRICTS UPDATE

May 12, 2020

Tax Allocation Districts

- Ft. Benning Technology Park
 - Approved 12/15
- River District
 - Uptown
 - City Village
 - Liberty District
 - Approved 3/15/16
- Midtown
 - Midtown East
 - Midtown West
 - Approved 10/11/16
- Midland Commons
 - Approved 2/13/18

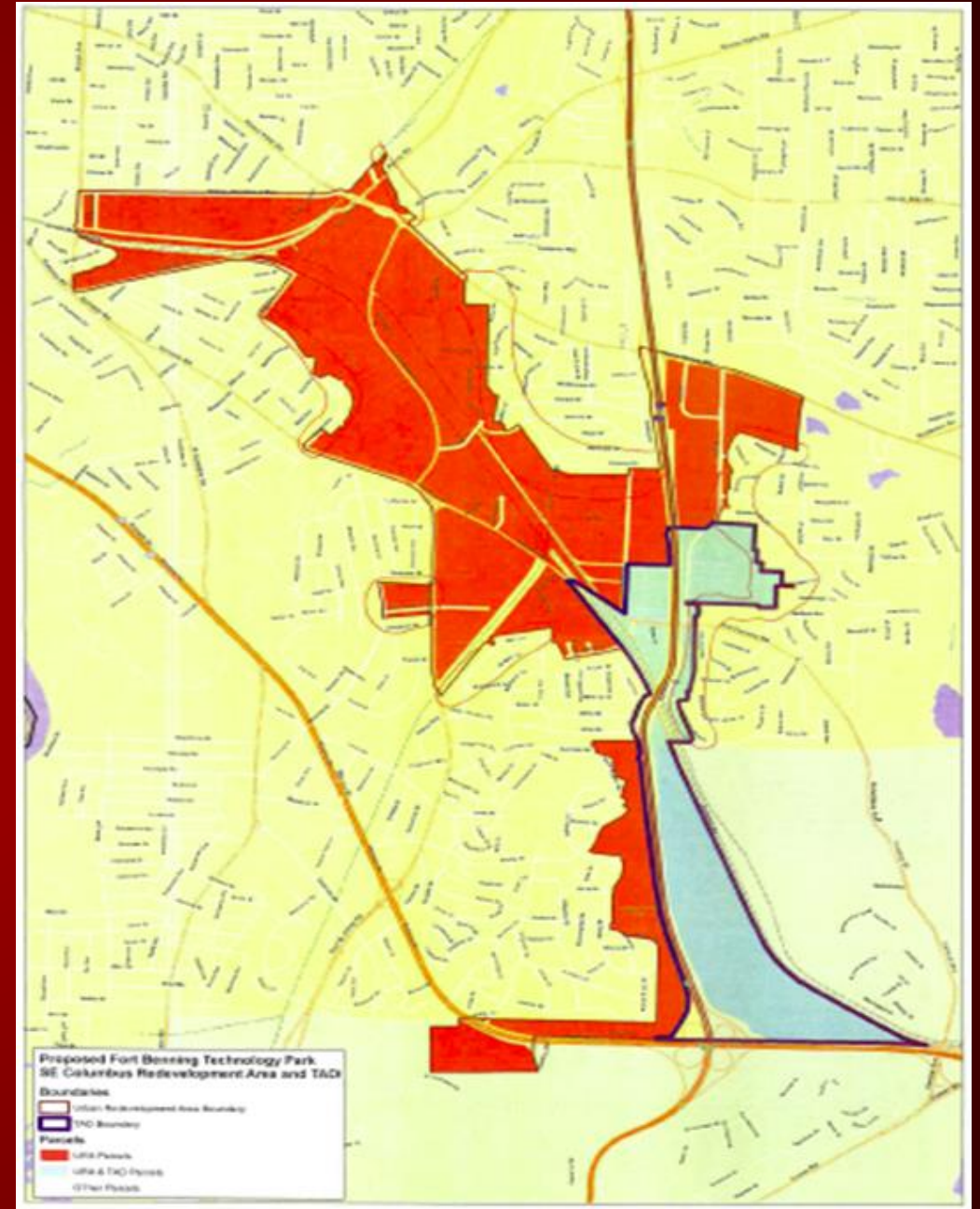


<http://www.columbusga.org/planning/tad.htm>

Tax Allocation Districts

- Ft. Benning Technology Park

- Approved 12/15
- Developed for 183-acre business park (light blue area)
- Entire TAD area covers 1,230 acres
- Area contains 3.1 million SF of commercial/industrial space more than 50 years old
- Access from US 520 to Custer Road was developed under the TIA program
- Proposed new interchange at I-185/Cusseta/Old Cusseta will help improve access to area
- No development has occurred yet within the proposed business park



Tax Allocation Districts

– Ft. Benning Technology Park

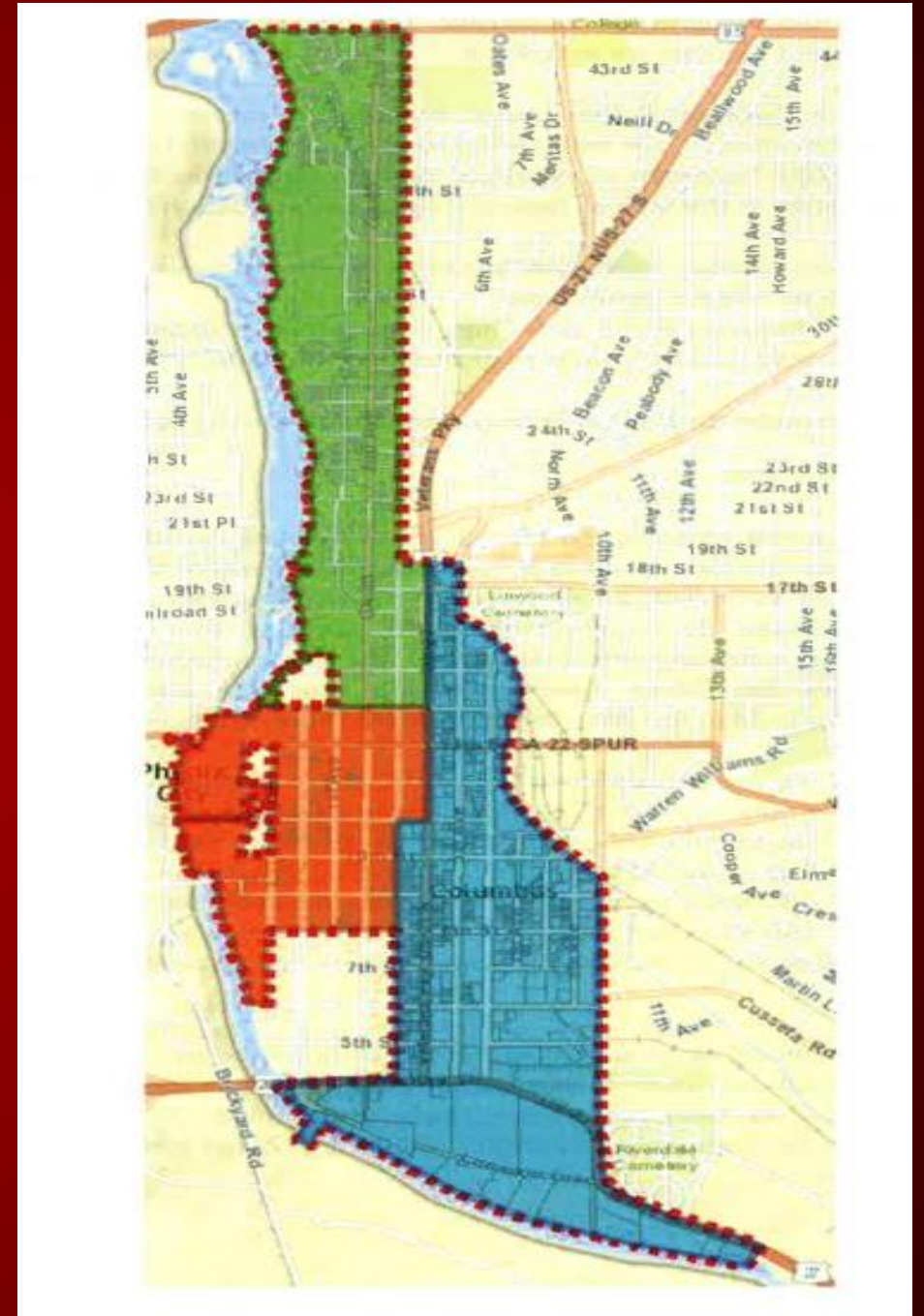
- Building Permits Issued since 2016
 - Commercial: 2, \$11,000.00
 - Residential: 3, \$11,660.58



Tax Allocation Districts

– River District

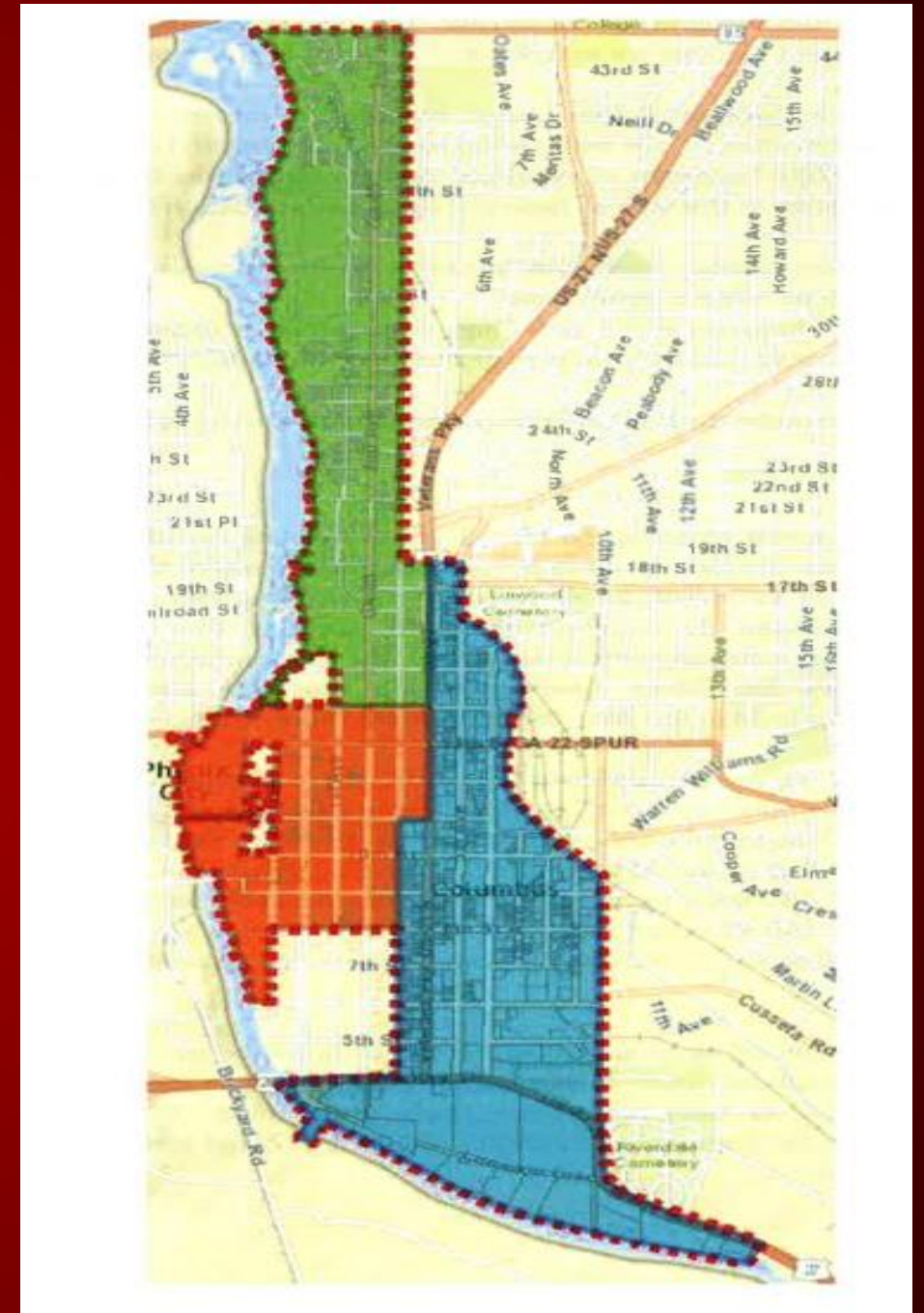
- Approved 3/16
- Consists of three redevelopment areas:
 - 6th Avenue/Liberty District
 - Uptown
 - 2nd Avenue/City Village
- The three TAD's contain 1,975 parcels or 846 acres
- 1,056 existing structures
- 9 million square feet of building space with a median age of 93



Tax Allocation Districts

- 6th Avenue/Liberty District

- 599 parcels or 296 acres
- Area that has seen significant infrastructure improvements in recent years
- Contains the Liberty Theatre, Muscogee County Jail, South Commons and several industrial areas
- Little to no growth in the area



Tax Allocation Districts

– 6th Avenue/Liberty District

- Building Permits Issued since 2016
 - Commercial: 68, \$30,474,684.81
 - Housing Authority \$15 million
 - Clafin \$4.8 million
 - Residential: 8, \$295,800.00

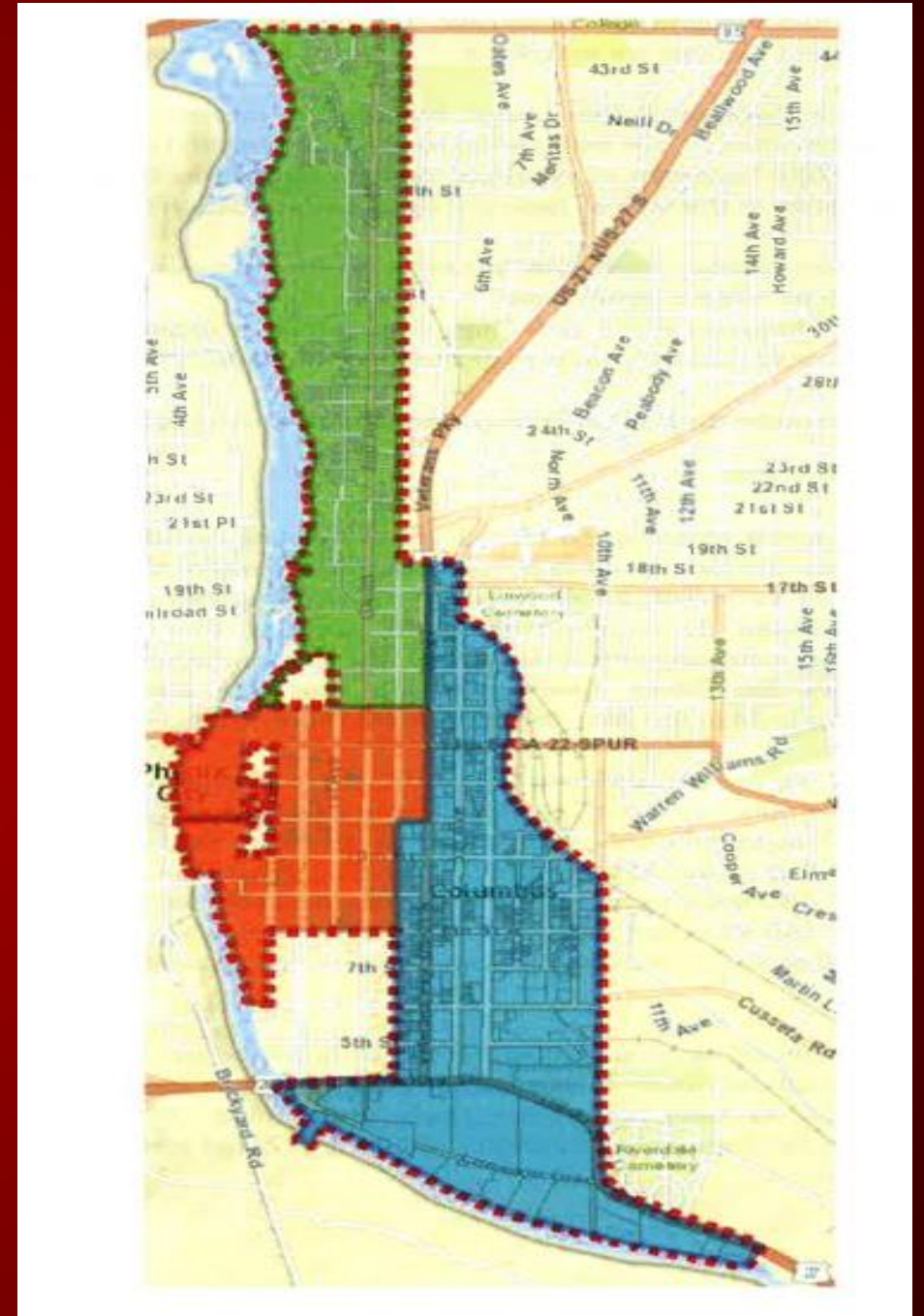
6th Ave/Liberty District Permit Issuance and Valuations



Tax Allocation Districts

– Uptown

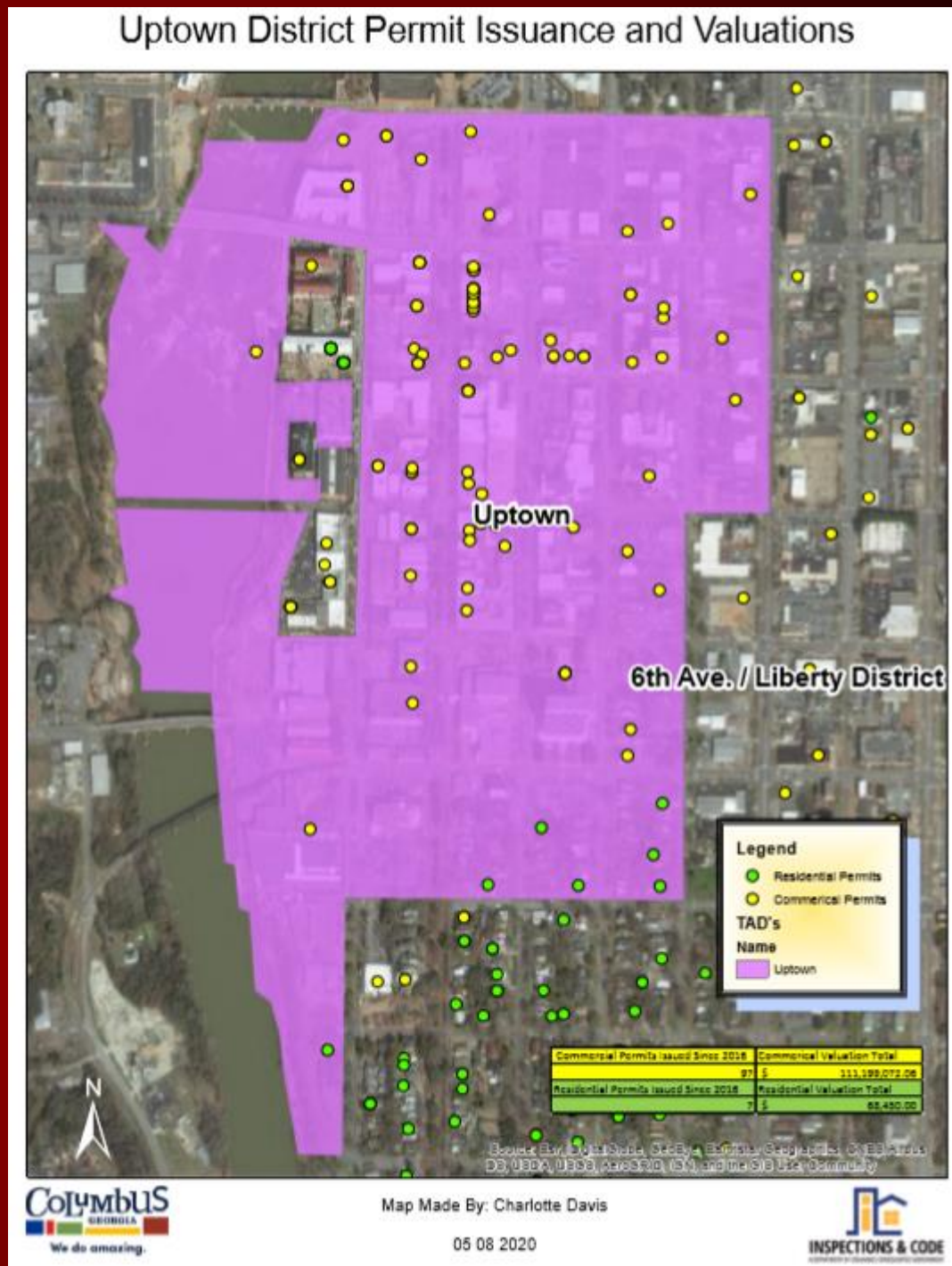
- 389 parcels or 195 acres
- Includes the traditional downtown area of the community
- Has seen significant investment and improvements over the past 20 years
- Currently has two pending TAD applications for approval
 - W. C. Bradley = \$167 million
 - RAM Hospitality = \$27.5 million



Tax Allocation Districts

– Uptown

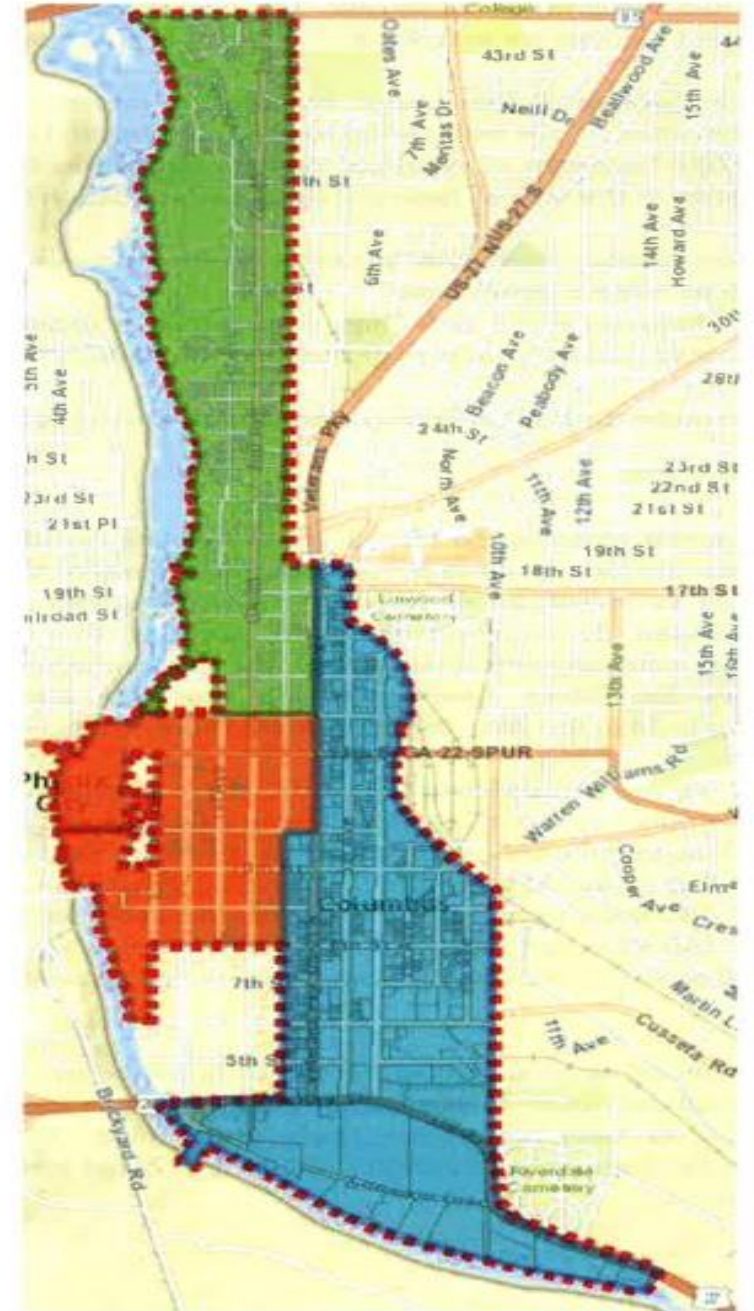
- Building Permits Issued since 2016
 - Commercial: 97, \$111,199,072.06
 - Residential: 7, \$68,450.00



Tax Allocation Districts

– 2nd Avenue/ City Village

- 990 parcels or 371 acres
- Area was once home to the majority of mills located in Columbus
- 35% of the housing is 75 years or older
- City Village and Bibb City areas anchor the district for residential use
- Bibb Mills and Johnson Mills have both been converted into event and residential uses



Tax Allocation Districts

- 2nd Avenue/ City Village

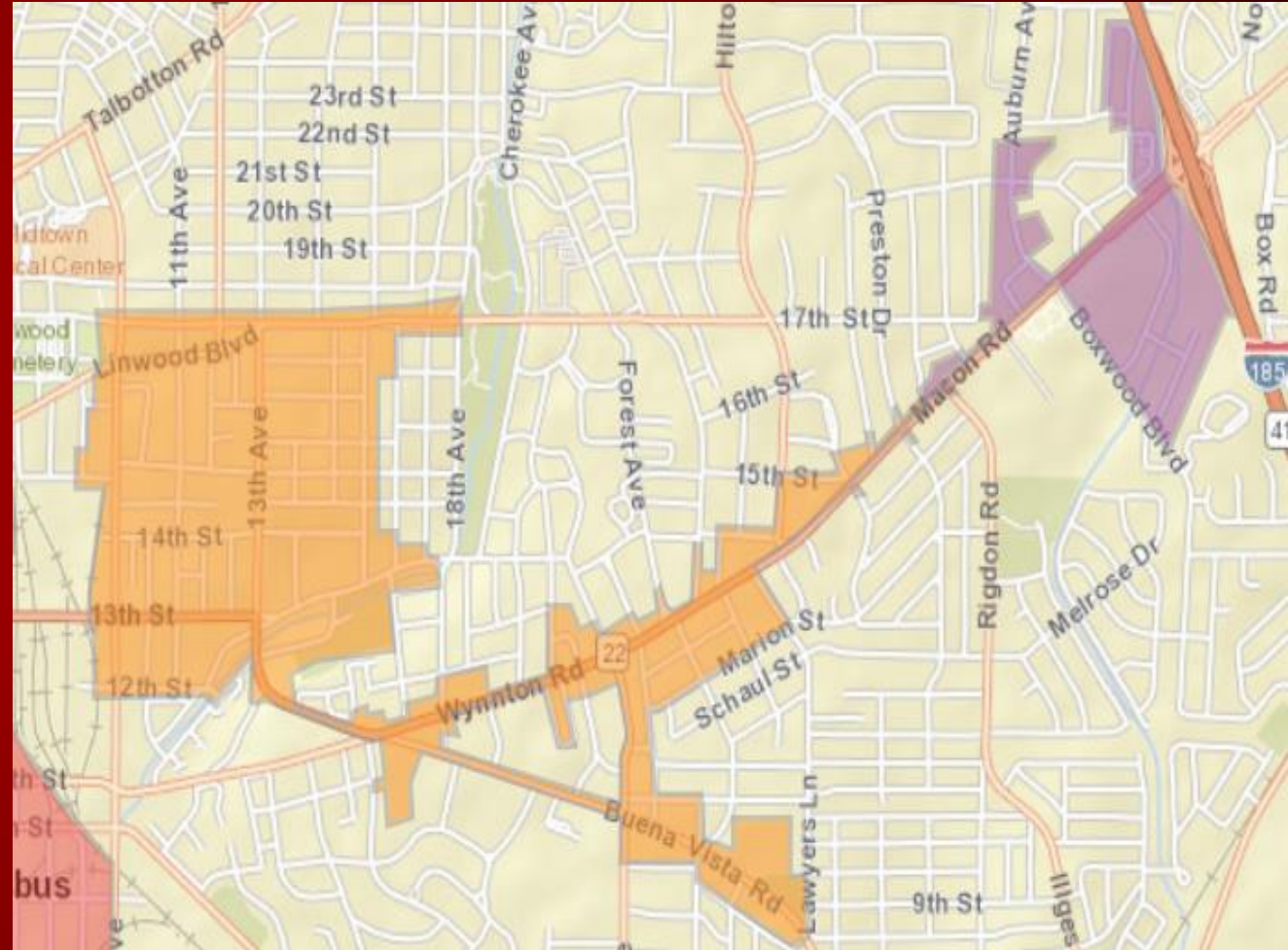
- Building Permits Issued since 2016
 - Commercial: 20, \$5,204,118.00
 - Residential: 25, \$785,646.96



Tax Allocation Districts

– Midtown East & West

- Approved 10/16
- Densely developed area in the core of the community
- West TAD consists of 942 parcels totaling 325.1 acres
 - Designed to support development along Wynnton, Buena Vista, Five Points, Linwood Boulevard
- East TAD consists of 61 parcels totaling 92.9 acres
 - Designed to support Macon Road, Cross Country Plaza, Midtown Shopping areas



Tax Allocation Districts

– Midtown East

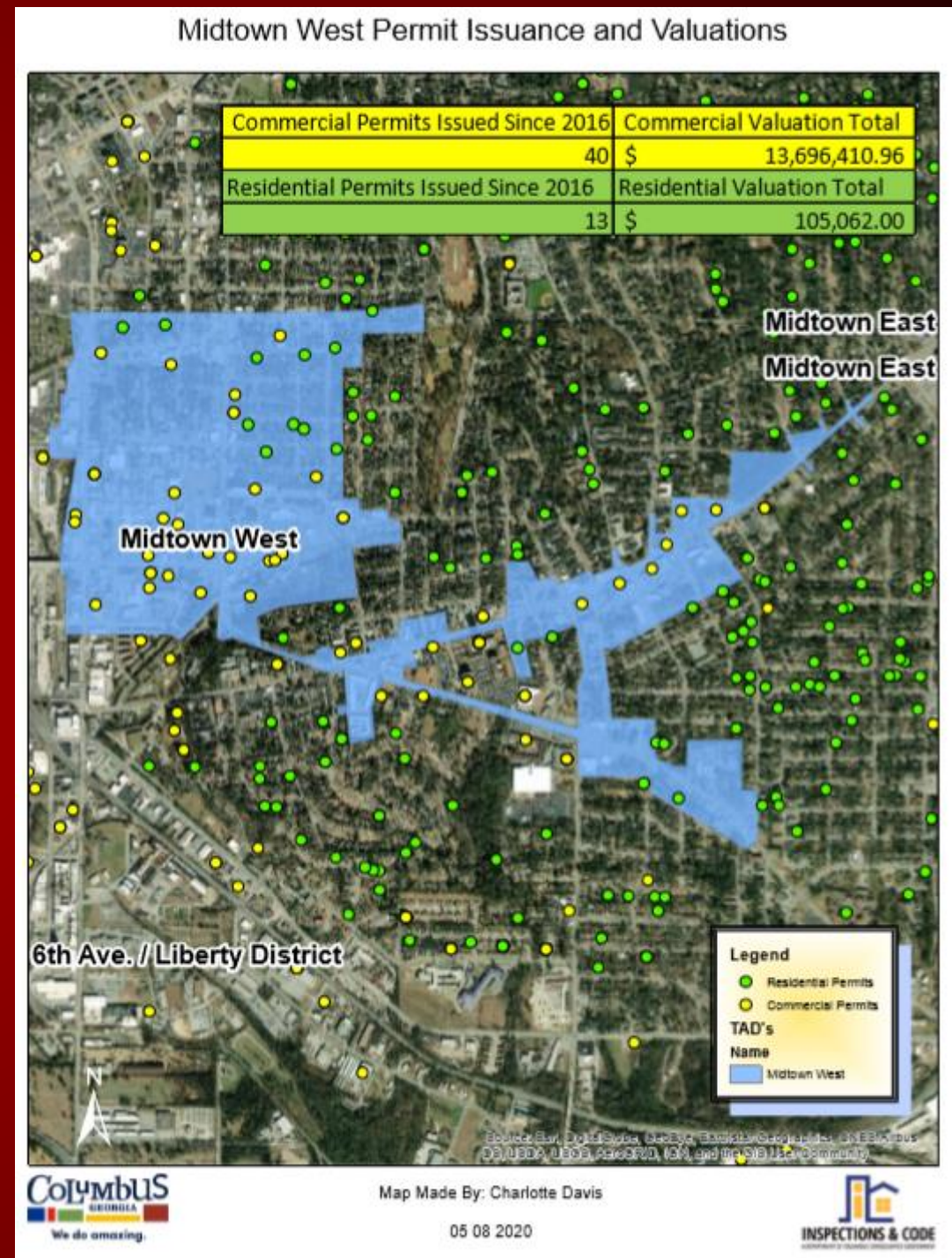
- Building Permits Issued since 2016
 - Commercial: 22, \$4,303,840.75
 - Residential: 0, \$0



Tax Allocation Districts

– Midtown West

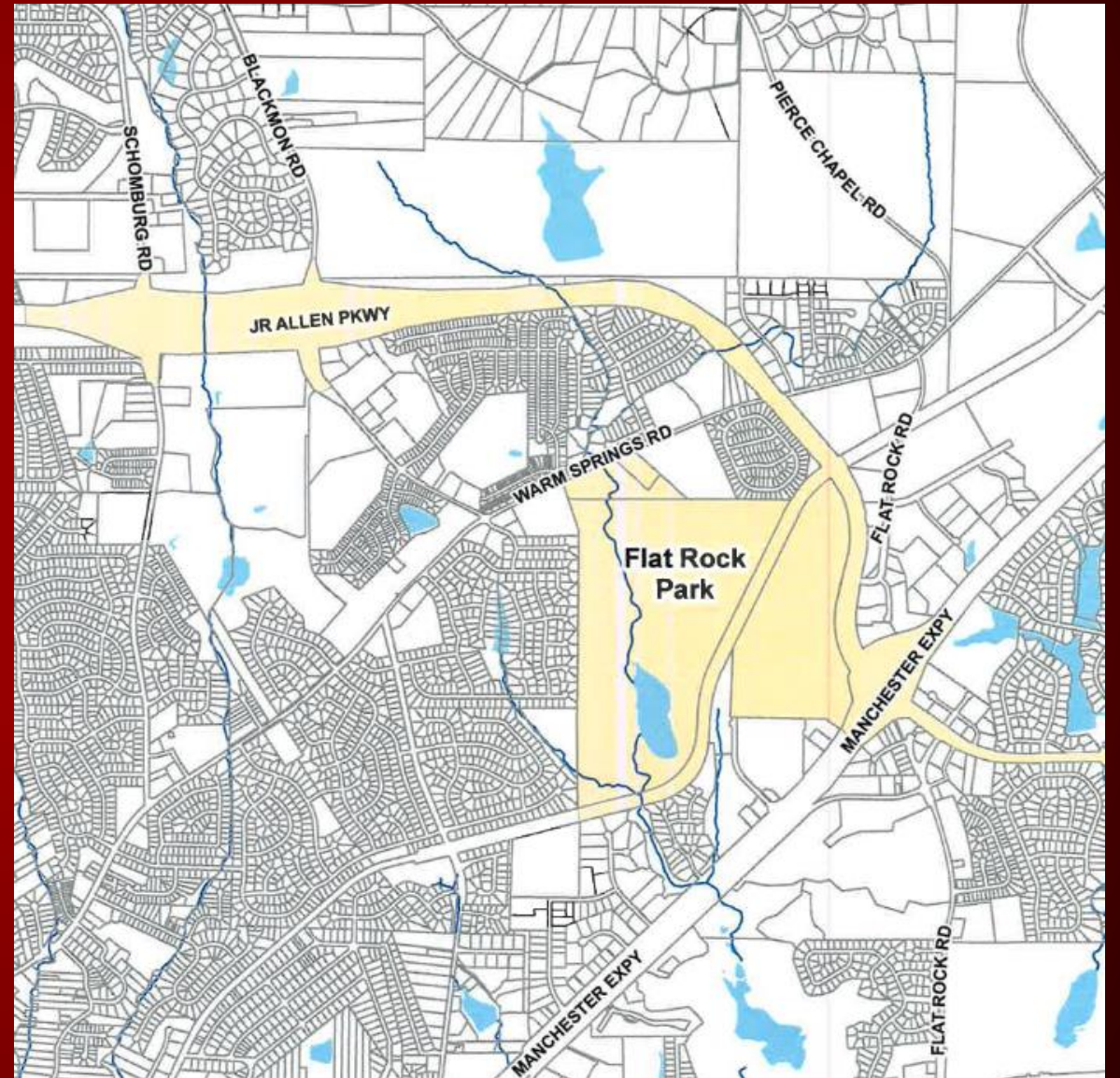
- Building Permits Issued since 2016
 - Commercial: 40, \$13,696,410.96
 - Residential: 13, \$105,062.00



Tax Allocation Districts

– Midland Commons

- Approved 2/18
- Site of the former Swift Textiles – 85.39 acres
- TAD includes potential benefits to Flat Rock Park and road improvements to J.R. Allen Parkway
- Redevelopment plan calls for mixed use commercial/residential uses
- Site was rezoned to a PMUD in 2018
- Currently under development



Tax Allocation Districts

– Midland Commons

- Building Permits Issued since 2016
 - Commercial: 0, \$0
 - Residential: 0, \$0



Tax Allocation Districts Balance

- Ft. Benning Technology Park \$12,933.00
- River District
 - Uptown \$1,066,464.70
 - City Village \$233,924.15
 - Liberty District \$26,971.00
- Midtown
 - Midtown East \$23,140.07
 - Midtown West \$369,722.32
- Midland Commons \$0.00

LIBERTY DISTRICT 1999 SPLOST - \$5,000,000

- Amount utilized to date = \$3,656,543.67
 - Property Acquisition = \$1,977,498.50
 - Ma Rainey Rehabilitation = \$147,445.01 (plus grant funding)
 - Resting Gardens/Black Cemetery = \$199,915.00
 - Streetscapes = \$167,737.00
 - 6th Ave Flood = \$644,993.17
 - 6th Ave Signal & Lighting = \$291,517.25
 - Other (Legal, Environmental, Appraisal, Engineering Services, etc.) = \$227,437.74
- Balance = \$1,343,456.33
 - Committed to the Dragonfly Trail Connection = \$600,000

City Owned Property

(Within and Near the Liberty Heritage Historic District)



MA RAINEY HOUSE



01.14.2014 11:40



03.31.2014 15:13

RESTING GARDENS/SLAVE CEMETERY



02.17.2014 11:25





06.25.2014 10:47



06.25.2014 10:50



1828 CEMETERY FOR INTERMENT OF BLACKS



ERECTED BY THE COLUMBUS CONSOLIDATED GOVERNMENT



1928

MOUNT ZION CEMETERY FOR
INTMENT OF BLACKS

OTHER LIBERTY DISTRICT INVESTMENTS

- 6TH Ave Flood Abatement & Streetscapes = \$43 million
 - Includes 80 space Parking Lot at 6th Avenue and 9th Street
- Ma Rainey House Grant = \$149,000
- Veterans Parkway Streetscapes = \$5 million
- Dragonfly Trail Connection (under design) = \$900,000







11.20.2012 10:39





THE LIBERTY THEATRE

SIERRA PALACE

PARKING

02.06.2013 10:59





LIBERTY DISTRICT HISTORY

- Master Plan adopted in 2003
- Housing Authority proposed investment of approximately \$33 million in 2012 to include mixed-use housing development, park and greenspace
- Opposition in 2012 led to the redevelopment of Booker T. Washington development on the existing site
- Established a Liberty District Committee in 2017
- Five public meetings were held in the District to obtain input from citizens to help determine the future of the area in 2017
- Council appoints a citizen review committee in 2018
- Eight committee meetings were held from October 2018 to October 2019 with limited participation

COLUMBUS INFRASTRUCTURE = \$327,875,000

- South Columbus = \$220,300,000
- North Columbus = \$18,750,000
- East Columbus = \$21,800,000
- Uptown/West Columbus = \$13,250,000
- Panhandle = \$930,000
- Midtown = \$52,845,000

Questions?