

June 2, 2021

To: City of Columbus Georgia c/o Pam Hodge

From: JMC Flat rock Partners

Re: TAD Application modification

Dear Pam,

Please let this letter serve as our request to modify the original TAD reimbursement application for the Midland Commons project. Upon our original application we did not add in the carrying cost of the expenditures being reimbursed by the TAD funds because we anticipated working with the city to implement bond financing, which would have computed an interest carrying expense in the total cost of the bond; however, through our efforts in working with the City of Columbus it has been decided that:

- Pay as you go method will be preferred method of reimbursements.
- Would need to compute any carrying cost in the total TAD funds request.

Therefore, we have been asked to resubmit a proposal calculating the estimated cost to carry those funds for the duration of the anticipated period it will take to reimburse JMC Flat rock partners the funds that were approved by City Council through the Midland Tax Allocation District

We prepared a proforma using median values based on recent sales transactions within this development as well as other recent land lot sales in the immediate area to establish values for future lot sales within the Midland Commons development. A 10% absorption rate was used to estimate the time it will take to sell the remaining lots. The data revealed that it will take approximately 20 years for the reimbursement to fully completed. (Pro-Forma attached hereto as an exhibit)

We would like to propose to the City of Columbus that the total TAD request be modified to \$14,514,243.00 which includes the original TAD reimbursement request of \$8,615,244.00 and the anticipated cost of carrying those funds would be \$5,898,999.00. We anticipate that it will take approximately 20 years to fully reimburse the \$14,514,243.00; however, if the values are properly assessed by the taxing authority, that time frame could be reduced to 15 ½ years.

If you have any questions regarding our request to modify the original TAD Application, please feel free to contact me at my office 706-326-2053 or via email at [Chris@FCRCommercial.com](mailto:Chris@FCRCommercial.com).

Sincerely,



Chris Wightman

JMC Flatrock Partners, LLC  
Midland Commons

sqft / acre  
43,560

130,000.00

Lot	Acres	\$ / sqft	Raw Cost	Improvements	Land Value	Prospect	Type	Blgd Sqft	\$ / sqft	Building Value	Combined Value	Base Digest
1	1.50	18.00	125,401.00	220,706.00	1,176,120.00	Firestone / Pep Boys	Hardgoods / Service	10,000	100.00	1,000,000.00	2,176,120.00	3,026.00
2	1.30	18.00	108,681.00	191,279.00	1,019,304.00	O'Reilly Auto Parts	Hardgoods Retail	7,000	100.00	700,000.00	1,719,304.00	2,622.00
3	1.30	18.00	108,681.00	191,279.00	1,019,304.00	[open]	QSR	4,000	150.00	600,000.00	1,619,304.00	2,622.00
4	2.00	21.00	167,202.00	294,275.00	1,829,520.00	Popeye's - liquor store	Mix - QSR / Retail	9,000	125.00	1,125,000.00	2,954,520.00	4,034.00
5	1.90	22.00	158,842.00	279,561.00	1,820,808.00	[open]	Strip Center	15,000	125.00	1,875,000.00	3,695,808.00	3,832.00
6	1.30	21.00	108,681.00	191,279.00	1,189,188.00	[open]	QSR	3,500	150.00	525,000.00	1,714,188.00	2,622.00
7	2.05	22.00	171,382.00	301,632.00	1,964,556.00	Zelmo's + Arby's	Mix - Gas / QSR	4,000	200.00	800,000.00	2,764,556.00	4,135.00
8	1.30	20.00	108,681.00	191,279.00	1,132,560.00	Culvers	QSR	4,000	150.00	600,000.00	1,732,560.00	2,622.00
9	1.90	22.00	158,842.00	279,561.00	1,820,808.00	[open]	Full Service Restaurant	7,000	150.00	1,050,000.00	2,870,808.00	3,832.00
10	8.30	6.00	693,887.00	1,221,241.00	2,169,288.00	[open]	Grocery	60,000	110.00	6,600,000.00	8,769,288.00	16,742.00
11	2.40	6.00	200,642.00	353,130.00	627,264.00	[open]	Strip Center	15,000	100.00	1,500,000.00	2,127,264.00	4,841.00
12	2.00	15.00	167,202.00	294,275.00	1,306,800.00	[open]	Hotel	50,000	150.00	7,500,000.00	8,806,800.00	4,034.00
13	1.30	15.00	108,681.00	191,279.00	849,420.00	w/lot 12	w/lot 12	-	-	-	849,420.00	2,622.00
14	4.30	10.00	359,484.00	632,691.00	1,873,080.00	[open]	Family Entertainment	30,000	100.00	3,000,000.00	4,873,080.00	8,673.00
15	15.60	10.00	1,304,173.00	2,295,345.00	6,795,360.00	[open]	Big Box Retail	125,000	110.00	13,750,000.00	20,545,360.00	31,468.00
16	10.00	10.00	836,009.00	1,471,375.00	4,356,000.00	[open]	Mixed Use	100,000	120.00	12,000,000.00	16,356,000.00	20,171.00
17	6.00	8.00	501,605.00	882,825.00	2,090,880.00	[open]	Multifamily	60,000	130.00	7,800,000.00	9,890,880.00	12,102.00
<b>Usable Lots</b>	<b>64.45</b>	<b>11.77</b>	<b>5,388,076.00</b>	<b>9,483,012.00</b>	<b>33,040,260.00</b>			<b>503,500</b>	<b>120.01</b>	<b>60,425,000.00</b>	<b>93,465,260.00</b>	<b>130,000.00</b>
		<i>Average</i>							<i>Average</i>			
Detention Pond	5.00	-	418,004.00	735,688.00	-							
Unusable 17	5.19	-	-	-	-	Will go with Lot 17						
25 ft. Stream Bank	5.31	-	-	-	-	Acreage estimated						
Roads & ROW	15.50	-	443,923.00	781,301.00	-	Acreage estimated						
Unusable			#VALUE!	#VALUE!	#VALUE!							
<b>Total</b>	<b>79.95</b>		<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>					<b>60,425,000.00</b>	<b>#VALUE!</b>	

Land 6,250,000.00  
Improvements 11,000,000.00  
Interest 3.50  
John Flory - ML Banker  
to provide information to run capitalized interest

**Sources**

Construction Debt	\$11,209,113	41%
Equity	\$7,250,000	27%
Federal Tax Credit Equity	\$0.00	0%
State Tax Credit Equity	\$0.00	0%
Deferred Developer Fee	\$0.00	0%
TAD Grant/ Project Specific Funding	\$8,615,244	32%
TAD Interest Carry	\$5,898,999.00	0%
<b>Total Construction Sources</b>	<b>\$32,973,356</b>	<b>100%</b>

Permanent Debt	\$11,209,113
Equity	\$7,250,000
Federal Tax Equity	\$0.00
State Tax Equity	\$0.00
Other Equity	\$0.00
Deferred Developer Fee	\$0.00
TAD Grants	\$8,615,244
TAD Interest Carry	\$5,898,999.00
<b>Total Permanent Sources</b>	<b>\$32,973,356</b>

**Uses**

Acquisition Cost	\$6,250,000
Hard Cost	\$2,165,000
Off-Site Improvements	\$4,400,000
Site and Infrastructure Improvements	\$6,677,414
Developer Fee/Commissions	\$777,000
Financing Costs	\$5,000,000
Soft Costs	\$1,804,943
<b>TAD INTEREST COST</b>	<b>\$5,898,999.00</b>
<b>Total Uses</b>	<b>\$32,973,356</b>

**Potential Expenditure**

Off-site Traffic Enhancements	\$3,000,000
Internal Circulation/Infrastructure	\$4,000,000
Wetlands Mitigation	\$250,000
Traffic & Civil Engineering	\$265,000
Concrete Removal	\$750,000
MEAG/GA Power Infrastructure	\$350,000
<b>Cost of Funds</b>	<b>\$5,000,000</b>
<b>TAD INTERST COST</b>	<b>\$5,898,999</b>
<b>Total TAD Funding Request</b>	<b>\$19,513,999</b>