

C. M. 03-15-16(2)

Item #2

71-16

A RESOLUTION
NO. 71-16

A RESOLUTION BY THE COUNCIL OF COLUMBUS, GEORGIA TO CREATE COLUMBUS, GEORGIA CONSOLIDATED GOVERNMENT TAX ALLOCATION DISTRICT #3 UPTOWN; TO DESIGNATE THE BOUNDARIES OF THE REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT; TO ESTABLISH THE LAST KNOWN TAX INCREMENT BASE AND ADOPT A REDEVELOPMENT PLAN FOR THE AREA; TO ESTABLISH THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS AS NECESSARY TO EFFECTUATE THE REDEVELOPMENT OF THE AREA; AND FOR OTHER PURPOSES .

WHEREAS, the Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., provides for the exercise of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties, municipalities, and consolidated governments in the State of Georgia; and

WHEREAS, the purpose of the Redevelopment Powers Law is to improve economic and social conditions within economically and socially depressed urban areas that contribute to or cause unemployment, limit the tax resources of local governing authorities while creating a greater demand for government services, and have deleterious effect upon the public health, safety, morals, and welfare; 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 Redevelopment Plan and the Redevelopment Powers Law with the delegation of certain administrative functions to the Columbus Development Authority (Ordinance No.15-51), and

WHEREAS, it is in the public interest of the Columbus, Georgia Consolidated Government (the "CCG") that the Redevelopment Powers Law be exercised to enable public-private partnerships to improve economic and social conditions in certain areas adjacent to the Chattahoochee River in the heart of Columbus constituting approximately 992 acres (hereinafter the "River District Redevelopment Area") by supporting redevelopment of the River District Redevelopment Area as more fully described and mapped in the Redevelopment Plan (as defined herein), attached hereto as Exhibit "A", in order to insure that such areas be developed to the maximum extent practicable to improve economic and social conditions therein in order to abate or eliminate deleterious effects to the public health, safety,

morals and welfare; and;

WHEREAS, Council recognizes that the River District Redevelopment Area is an area located within a developed area that is substantially underutilized and is adversely affected by environmental factors that retard and impair redevelopment and that the area substantially impairs the sound growth of the community, O.C.G.A. §3(7), specifically subparagraphs A(i), A(iii), B(i), B(ii), and B(iii); and

WHEREAS, the Council has determined that it is in the best interest of the CCG and its citizens, and that redevelopment of the River District Redevelopment Area will best be served by the separation and creation of one or more smaller Tax Allocation Districts within the boundaries of the overall Redevelopment Area, and has designated the boundaries of Tax Allocation District #3: Uptown (the "TAD") to include 389 tax parcels and 194 acres located within the boundaries of the River District Redevelopment Area; and

WHEREAS, the Columbus, Georgia Consolidated Government River District Tax Allocation District Redevelopment Plan (the "Redevelopment Plan") has been prepared for the River District Redevelopment Area in accordance with the requirements of O.C.G.A. § 36-44-3(9); and

WHEREAS, the Council held public hearings at the meetings of December 8, 2015, December 15, 2015, and January 26, 2016 duly noticed as prescribed by law and published in the Columbus Ledger Enquirer and as set forth in the minutes of said meetings. The purpose of the meetings was to receive suggestions and comments on the proposed redevelopment plan and the tax allocation districts described therein; and

WHEREAS, Council desires to adopt the Redevelopment Plan and create the Columbus, Georgia Consolidated Government Tax Allocation District #3: Uptown (the "TAD").

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

Section 1. Council finds that many properties in the River District Redevelopment Area have not been subject to growth or redevelopment through private enterprise and would not reasonably be anticipated to be developed with the same quality and within the same timeframe without the approval of the Redevelopment Plan.

Section 2. Council finds that the improvement of the River

District Redevelopment Area is likely to enhance the value of a substantial portion of other real property in the area .

Section 3. Council adopts the attached Redevelopment Plan, attached to this Resolution as Exhibit "A" and incorporated herein by reference, as the Redevelopment Plan for the aforesaid area.

Section 4. Council creates Tax Allocation District #3: Uptown pursuant to the Redevelopment Plan and the Redevelopment Powers Law and designates the boundaries of the district as described in the Redevelopment Plan and shown on the map attached as Exhibit "B". Other TAD's proposed in the Redevelopment Plan are not approved pursuant to this Resolution, but may be adopted by separate resolutions .

Section 5. The TAD is hereby created as of December 31, 2016, and shall continue in existence until all redevelopment costs, including financing costs , are paid in full.

Section 6. The CCG hereby establishes the estimated Tax Allocation Increment Base to be \$47,844,941 based on the last known assessed valuation of the TAD which was as of December 31,2015, subject to updating the estimate using the 2016 digest numbers when available and the certification of the State of Georgia's revenue commissioner as provided O.C.G.A. § 36-44-10. The property taxes to be used for computing tax allocation increments for the Columbus, Georgia Consolidated Government shall include all M&O Millage on real property within the TAD as specified in the attached Redevelopment Plan and incorporated herein by reference. Any property taxes levied to repay bonded indebtedness, property taxes on personal property or motor vehicles and ad valorem taxes collect from public utilities and railroad companies will be excluded from the Tax Allocation Increment Base in accordance with O .C.G.A. §36-44-3(1) .

Section 7. Council intends where feasible and cost effective to authorize the issuance of Tax Allocation Bonds or other forms of financing as determined by CCG for any and all eligible uses as permitted under the Redevelopment Powers Law as may be necessary to implement provisions of the Redevelopment Plan.

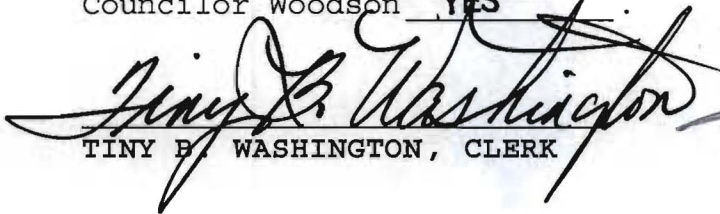
Section 8. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments derived from real property within the TAD for the life of the district .

Section 9. 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 on the 8th day of March, 2016, and adopted at said meeting by the affirmative vote of nine members of Council .

Councilor Allen YES .
Councilor Baker YES .
Councilor Barnes YES .
Councilor Buck YES .
Councilor Davis ABSTAINING .
Councilor Henderson YES .
Councilor Huff YES .
Councilor Pugh YES .
Councilor Thomas YES .
Councilor Woodson YES .



TINY B. WASHINGTON, CLERK



TERESA PIKE TOMLINSON, MAYOR

EXHIBIT "A"

REDEVELOPMENT PLAN



Columbus River Dist. TAD Redev. Plan_03_11_16.pdf

EXHIBIT "B"

MAP OF TAX ALLOCATION DISTRICT

**REDEVELOPMENT PLAN:
COLUMBUS, GEORGIA CONSOLIDATED GOVERNMENT
RIVER DISTRICT TAX ALLOCATION DISTRICTS**



TAD #3: UPTOWN

The proposed boundaries for TAD #3: Uptown are:

- Northern Boundary: 14th Street
- Western Boundary: Chattahoochee River
- Southern Boundary: 8th Street and 6th Street
- Eastern Boundary: 3rd Avenue and Veterans Parkway

The southern half of parcel 004 009 004, located north of 13th Street at Front Street is excluded from the TAD.

