

C.A. 12-19-06(11)

549-06

A RESOLUTION

NO.: 549-06

**WHEREAS**, The Housing Authority of Columbus, Georgia (HACG) has determined that it will pursue the revitalization of Baker Village, a 65-year old low income housing community of 590 units located at 1440 Fort Benning Drive, Columbus, Georgia and that said revitalization is important to the overall economic redevelopment of the neighborhoods in South Columbus, and,

**WHEREAS**, a site plan of the Baker Village revitalization is attached to this resolution displaying the proposed development of this community which is comprised of five planned phases of development as follows: Phases 1 and 2 are proposed to be 244 affordable rental housing units, and, Phases 3 and 4 are proposed to be 123 homeownership units as the market matures, collateral investments are made locally to support the project, and market demand appropriate to support the viability of the development, and, Phase 5 is a proposed commercial/retail location as the market matures, collateral investments are made locally to support the project, and market demand appropriate to support the viability of the development, and,

**WHEREAS**, the investment proposed for the Baker Village revitalization is \$29.3 million in public and private funds for the first two phases of rental housing of approximately 244 units as well as leveraging an estimated additional \$5 million in private investment in the neighborhood; and,

**WHEREAS**, a critical component for achieving said investments is the provision of funding for public infrastructure, including public streets, sidewalks, water supply, storm water and sanitary sewer and related improvements to make possible this revitalization and provision of affordable rental housing and redevelopment of an important neighborhood in Columbus, Georgia; and

**WHEREAS**, the City of Columbus is committed to the revitalization of its neighborhoods and housing through the provision of municipal improvements to public infrastructure to support the redevelopment; and,

**WHEREAS**, the budget estimate developed as part of the Baker Village revitalization plan indicates that approximately \$3,585,000 in funding will be required for public infrastructure improvements for Phases 1 and 2 of the project (approximately 244 rental units) to be implemented over the next seven fiscal years, from FY2007 to FY2013; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Columbus, Georgia that the City will pledge a commitment of funds in an amount not to exceed \$3,585,000 to support public infrastructure improvements for the Baker Village revitalization during the seven-year implementation period, from Fiscal Years 2007-2013; and

**BE IT FURTHER RESOLVED THAT** the City Manager is authorized to execute an Infrastructure Intergovernmental Agreement with the Housing Authority of Columbus, Georgia to implement said commitment of funds in an amount not to exceed \$3,585,000, including waiver of fees in the approximate amount of \$94,000 as shown on the schedule below. Funding will be provided in equal installments of \$498,714 each year to HACG over seven years, as shown in the funding schedule below, upon receipt by the Finance Director of documentation of project expenses:

Funding Request:	\$3,585,000
Permit Fees Waived:	\$94,000 (approximate)
Balance:	\$3,491,000

FUNDING SCHEDULE - include in annual budget:

FY07	\$498,714 - will include in mid year budget
FY08	\$498,714
FY09	\$498,714
FY10	\$498,714
FY11	\$498,714
FY12	\$498,714
FY13	\$498,716

PAYMENT SCHEDULE TO HOUSING AUTHORITY:

FY07	\$ 180,000
FY08	\$ 817,428
FY09	\$ 498,714
FY10	\$ 498,714
FY11	\$ 498,714
FY12	\$ 498,714
FY13	\$ 498,716

**BE IT FURTHER RESOLVED THAT,** if the Housing Authority sells any real property in question for the purpose of private home ownership or commercial development in Phases 3 through 5, then the Housing Authority shall pay 15% (fifteen percent) of the sales price to the City within 30 (thirty) days of any real estate closing for such property. If any City funding is used for any expense other than infrastructure improvements, the Housing Authority shall repay to City all amounts paid by City for said improvements.

**NOTE:** If permit fees exceed \$94,000, the additional amount of fees waived will be deducted from the final balance. Funding sources for the project include \$250,000 CDBG for infrastructure, \$300,000 Discontinued Loan Program Revenues and General Fund-Fund Balance.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 19th day of December, 2006 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting  
Councilor Anthony voting  
Councilor Davis voting  
Councilor Henderson voting  
Councilor Hunter voting  
Councilor McDaniel voting  
Councilor Rodgers voting  
Councilor Suber voting  
Councilor Pugh voting  
Councilor Woodson voting

YES

YES

YES

YES

YES

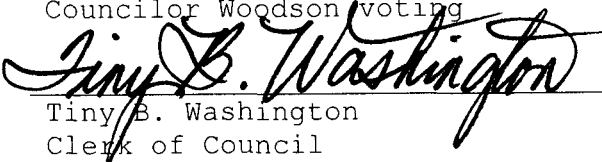
YES

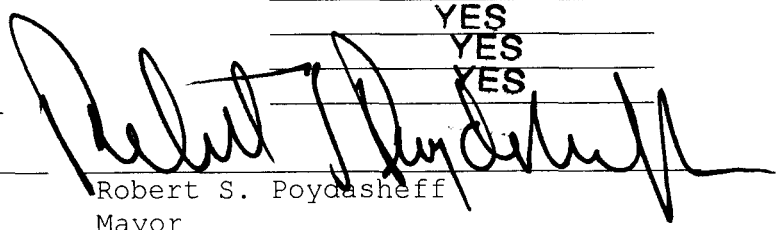
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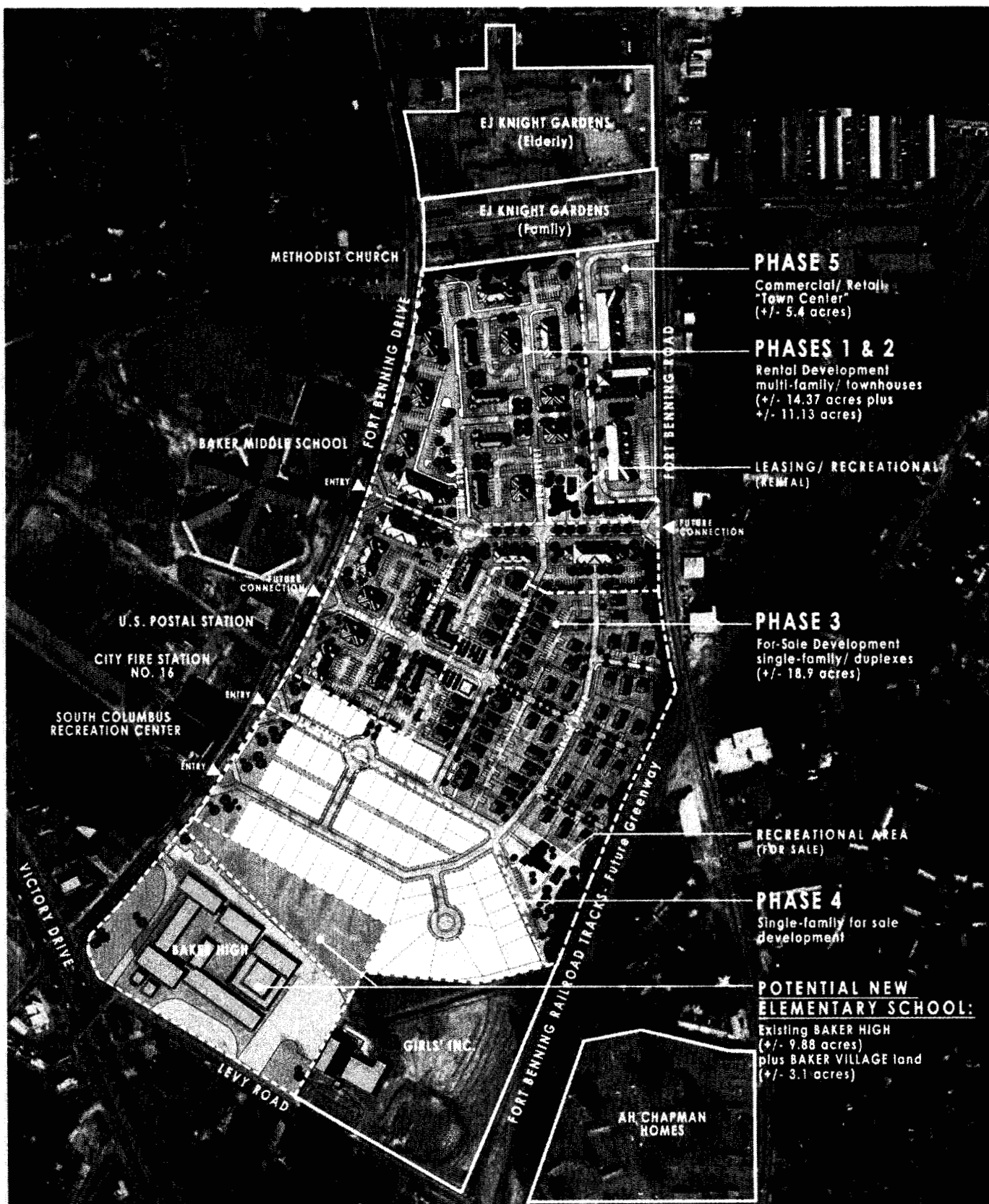
YES

YES

YES

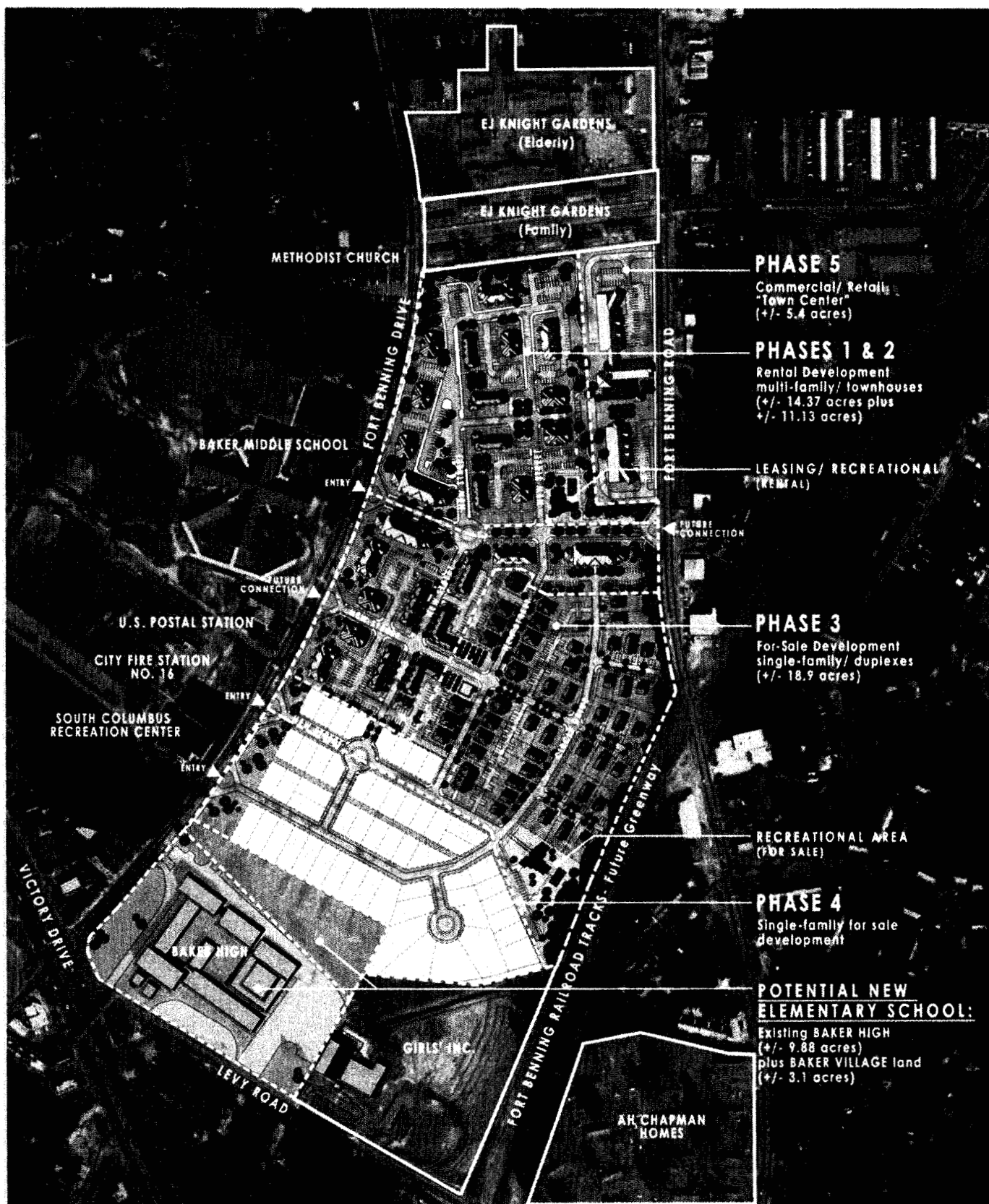
  
Tiny B. Washington  
Clerk of Council

  
Robert S. Poydasheff  
Mayor



## BAKER VILLAGE REDEVELOPMENT PLAN COLUMBUS, GEORGIA

PREPARED BY THE BAKER VILLAGE REDEVELOPMENT AUTHORITY  
FOR THE CITY OF COLUMBUS, GEORGIA



# BAKER VILLAGE REDEVELOPMENT PLAN COLUMBUS, GEORGIA

THE BAKER VILLAGE REDEVELOPMENT PLAN IS A JOINT PROJECT OF THE CITY OF COLUMBUS AND THE BAKER VILLAGE REDEVELOPMENT AUTHORITY. THE PLAN IS A JOINT PROJECT OF THE CITY OF COLUMBUS AND THE BAKER VILLAGE REDEVELOPMENT AUTHORITY.

A RESOLUTION  
NO.: \_\_\_\_\_

C. A. 12-19-06 (Add-on)  
As Amended

**WHEREAS**, The Housing Authority of Columbus, Georgia (HACG) has determined that it will pursue the revitalization of Baker Village, a 65-year old low income housing community of 590 units located at 1440 Fort Benning Drive, Columbus, Georgia and that said revitalization is important to the overall economic redevelopment of the neighborhoods in South Columbus, and,

**WHEREAS**, a site plan of the Baker Village revitalization is attached to this resolution displaying the proposed development of this community which is comprised of five planned phases of development as follows:

- Phases 1 and 2 are proposed to be 244 affordable rental housing units, and,
- Phases 3 and 4 are proposed to be 123 homeownership units as the market matures, collateral investments are made locally to support the project, and market demand appropriate to support the viability of the development, and,
- Phase 5 is a proposed commercial/retail location as the market matures, collateral investments are made locally to support the project, and market demand appropriate to support the viability of the development, and,

**WHEREAS**, the investment proposed for the Baker Village revitalization is \$29.3 million in public and private funds for the first two phases of rental housing of approximately 244 units as well as leveraging an estimated additional \$5 million in private investment in the neighborhood; and,

**WHEREAS**, a critical component for achieving said investments is the provision of funding for public infrastructure, including public streets, sidewalks, water supply, storm water and sanitary sewer and related improvements to make possible this revitalization and provision of affordable rental housing and redevelopment of an important neighborhood in Columbus, Georgia; and

**WHEREAS**, the City of Columbus is committed to the revitalization of its neighborhoods and housing through the provision of municipal improvements to public infrastructure to support the redevelopment; and,

**WHEREAS**, the budget estimate developed as part of the Baker Village revitalization plan indicates that approximately \$3,585,000 in funding will be required for public infrastructure improvements for Phases 1 and 2 of the project (approximately 244 rental units) to be implemented over the next five years, approximately from 2007 to 2011; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Columbus, Georgia that the City will pledge a commitment of funds in the amount of \$3,585,000 to support public infrastructure improvements for the Baker Village revitalization during the five-year implementation period, from Fiscal Year 2007-2011; and

**BE IT FURTHER RESOLVED THAT** the City Manager is authorized to execute an Infrastructure Intergovernmental Agreement with the Housing Authority of Columbus, Georgia to implement said commitment of funds in an amount not to exceed \$3,585,000, including waiver of fees in the approximate amount of \$94,000 as shown on the schedule below. Funding will be provided in equal installments of \$698,200 each year to HACG over five years, as shown in the schedule below, upon receipt by the Finance Director of documentation of project expenses:

Funding Request :     \$3,585,000  
Permit Fees Waived:     \$94,000 (approximate)  
Balance:                 \$3,491,000

**FUNDING SCHEDULE – include in annual budget**

FY07	\$698,200 – will include in mid year budget amendment
FY07	\$698,200
FY07	\$698,200
FY07	\$698,200
FY07	\$698,200

**PAYMENT SCHEDULE TO HOUSING AUTHORITY**

FY07	\$ 180,000
FY07	\$1,216,400
FY07	\$ 698,200
FY07	\$ 698,200
FY07	\$ 698,200

If permit fees exceed \$94,000, the additional amount of fees waived will be deducted from the final balance. Funding sources to include \$250,000 CDBG for infrastructure, \$300,000 Discontinued Loan Program Revenues, General Fund-Fund Balance.

As Amended Resolution

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 19th day of December, 2006 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen voting

Councilor Anthony voting

Councilor Davis voting

Councilor Henderson voting

Councilor Hunter voting

Councilor McDaniel voting

Councilor Rodgers voting

Councilor Suber voting

Councilor Pugh voting

Councilor Woodson voting

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Tiny B. Washington  
Clerk of Council

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Robert S. Poydasheff  
Mayor

*See  
Amended  
Ordinance*