



**Columbus**  
Consolidated Government  
706-653-4000

**GENERAL INFORMATION**

(Complete One Page for Each Development/Equity/Financial Partner)

Contact Name and Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Business Form: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Sole Proprietorship \_\_\_\_\_

Other: \_\_\_\_\_

State of Incorporation or Organization: \_\_\_\_\_

Years in Business: \_\_\_\_\_ Years a City of Columbus Business: \_\_\_\_\_

Brief Description of the Business and Role in the Development:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**DESCRIPTION OF PROPOSED TAD AREA OR TAD PROJECT**

Project Name: \_\_\_\_\_

Project Address or Location: \_\_\_\_\_

Acres: \_\_\_\_\_ Total Building SF: \_\_\_\_\_

Check All Land Uses that Apply:

- Mixed-Use
- Residential
- Commercial-Industrial
- Commercial-Office
- Park/Greenspace
- Commercial-Retail
- Institutional
- Other (Please Specify) \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Attach the following plans:

- Current Conditions
- Proposed TAD Boundary
- Project Site Plan
- Architectural Renderings/Conceptual Drawings
- Other Available Plans or Renderings



## ESTIMATED PROJECT COSTS

Specify dollar amounts associated with the following (or attach proformas):

Land acquisition: \_\_\_\_\_

Site development: \_\_\_\_\_

Building cost: \_\_\_\_\_

Architectural/engineering fees: \_\_\_\_\_

Demolition: \_\_\_\_\_

Environmental remediation: \_\_\_\_\_

Public works projects: \_\_\_\_\_

Legal fees: \_\_\_\_\_

Financing costs: \_\_\_\_\_

Broker costs: \_\_\_\_\_

Contingencies: \_\_\_\_\_

Finance charges: \_\_\_\_\_

List all other project costs:

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Total estimated project costs: \_\_\_\_\_



## TAD VALUATIONS

Total present assessed value of TAD parcels: \_\_\_\_\_

Estimated assessed value of TAD parcels upon completion: \_\_\_\_\_

Please attach documentation of how the estimated value was reached.

## ESTIMATED TAD FINANCING ASSISTANCE FOR ELIGIBLE COSTS

List specific dollar amounts that TAD funding will be used for:

( ) Land acquisition (public use only): \_\_\_\_\_

( ) Public Infrastructure:

( ) Roads/Sidewalks: \_\_\_\_\_ Water/Sewer: \_\_\_\_\_

( ) Parking Decks: \_\_\_\_\_ Other: \_\_\_\_\_

( ) Site development: \_\_\_\_\_

( ) Architectural/engineering fees: \_\_\_\_\_

( ) Legal fees: \_\_\_\_\_

( ) Surface Parking lot/landscaping: \_\_\_\_\_

( ) Structured Parking Deck: \_\_\_\_\_

( ) Other costs (List specific item along with dollar amounts):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total amount of TAD financing requested: \_\_\_\_\_



## SOURCES OF PROJECT FUNDING

Specify dollar amounts for:

Equity: \_\_\_\_\_

Bank loan: \_\_\_\_\_

TAD assistance: \_\_\_\_\_

Other costs (list specific item along with dollar amounts):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total dollar amount of project funding: \_\_\_\_\_

Indicate the amount of TAD financing assistance requested as a percentage of total estimated project cost. Exclude capitalized interest. \_\_\_\_\_

## PROJECT CONSTRUCTION SCHEDULE

Provide construction schedule information:

Land acquisition completion: \_\_\_\_\_

Site development completion: \_\_\_\_\_

Vertical construction start: \_\_\_\_\_

Vertical construction completion: \_\_\_\_\_

Sale/lease of development project: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## CURRENT AND PROJECTED EMPLOYMENT

Provide a list of the following job types: a) professional/managerial, b) technical/ skilled, and c) semi-skilled/unskilled. For each job type provide: number of existing full time (FT) and part time (PT) jobs; projected number of FT and PT jobs after project completion; wage (range) for each position type.

## OTHER ATTACHMENTS—REQUIRED

1. Demonstration that the tax allocation increments and/or economic activity taxes expected to be generated will be sufficient to provide at least 1.20 times the coverage of the projected debt service on any such tax allocation bonds or notes.

2. Project plans (and associated redevelopment plan) must be submitted at the time of application.

Applications that include the redevelopment of existing business areas include the following:

a. Business type of the major tenants of the TAD area; and

b. A thorough market analysis that identifies

1. The population areas that will be drawn from; and

2. The businesses of similar types, which would be competing with the TAD business area.

3. Include the past 10 years trend analysis of real property values for the site in question as certified by the Tax Assessor.

4. Provide a comprehensive analysis that indicates that the cost of providing services for the parcel(s) is more than what would be reasonably anticipated when compared to other areas. Address such issues as illegal and illicit activity and/or code violations.

5. 20-year projections: Provide projections that depict the following three scenarios:

a. Value of the parcel(s) that is/are the subject of the TAD request should redevelopment not occur;

b. Value of subject parcel(s) should this TAD request be approved; and

c. Value of the parcel(s) if the TAD request was not approved but redevelopment did take place (i.e., past proposals to develop)

## OTHER

If the TAD Application is being recommended based upon job creation criteria, language will be included in the Intergovernmental Agreement that TAD assistance may be withheld by the County or the County's obligation to the applicant may be reduced, if satisfactory evidence is not shown that the indicated number and quality of jobs have been generated.

All successful applicants will be responsible for prompt payment of all out-of-pocket expenses that the County may incur in connection with the creation of a TAD (in excess of any expense paid by the County from the Application Fee) or thereafter related directly to the TAD, including, without limitation, fees and expenses of the County's financial advisor and special counsel.



## SUBMITTAL OF FORMS/APPLICATION FEE

Applicants requesting TAD financing assistance shall be required to complete and submit no later than August 1 of the year prior to the year in which the proposed TAD is to take effect, the following materials:

1. Application for TAD financing in substantially the form included as Section IV or such other form as may be prescribed by the City Manager or approved and accepted by the City Manager.
2. A non-refundable Application Fee which shall be initially payable in the minimum amount of 2% or \$2,000, provided that the City Manager may increase the Application Fee up to a maximum amount of \$20,000 depending on the complexity of the application and the County's analysis thereof, and any such increased Application Fee amount shall be due and payable within ten (10) days following the date of the City Managers written notice of such increase (checks made payable to the Columbus Consolidated Government).
3. Five copies of the Redevelopment Plans (as defined in the statute) and specifications.

## Application Certification

I certify that the information contained in this application is accurate and complete to the best of my knowledge. I further certify that ALL of the above listed items have been addressed and included in this TAD application packet. I further certify that construction has not begun as defined in City of Columbus TAD guidelines. I further certify that the applicant does not owe any outstanding taxes or fees to City of Columbus.

Printed Name of Applicant: \_\_\_\_\_

Signature of Applicant (Contact): \_\_\_\_\_ Date: \_\_\_\_\_

