

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

**EXECUTIVE SUMMARY**

Invest Atlanta seeks to support the [Atlanta Better Buildings Challenge](#) (“Atlanta BBC”) by 1) providing select Downtown building owners with investment-grade audits of resource consuming systems and 2) access to capital for implementation of energy efficiency projects.

Invest Atlanta will employ a competitive process in order to identify projects with the greatest potential to improve the economic vitality and competitiveness of Downtown. To this end, the renovation of underutilized, low grade office buildings will receive special consideration. Grants of up to \$3 million will be made from the Westside Tax Allocation District (“Westside TAD”) in accordance with the goals of the [Westside TAD Redevelopment Plan](#).

**INTRODUCTION**

Invest Atlanta is soliciting proposals from interested and qualified building owners wishing to receive Westside TAD funding to identify and implement a building energy savings project as a participant in the Atlanta BBC (“Atlanta BBC Participants”).

The Atlanta BBC seeks to address issues of functional and economic obsolescence by encouraging investment in efficiency improvements. The Atlanta BBC is part of the Better Building Initiative launched by President Barack Obama in February 2011 to make America’s buildings more energy efficient. Atlanta BBC seeks to encourage substantive building upgrades in Downtown Atlanta toward the goal of improving participating buildings’ energy and water performance a minimum of 20% by 2020, while creating jobs and decreasing vacancy rates.

Invest Atlanta will allocate Westside TAD tax increment to Atlanta BBC Participants toward substantive retrofits of office buildings in Downtown within the boundaries of the Westside TAD. Objectives of the Westside TAD Redevelopment Plan include increasing investment in the area and overcoming impediments to development. The Westside TAD also seeks to increase employment through job retention and creation, grow the tax base and remove blighted conditions created by vacant and under-utilized buildings by funding rehabilitation, repair, remodeling and renovation. These objectives will be advanced by facilitating participation in the Atlanta BBC, which is expected to attract more businesses, residents and investors to Downtown.

Westside TAD tax increment will be allocated for both investment-grade audits and project implementation. Atlanta BBC Participants can apply for investment-grade audits and/or implementation grants. During the audit, industry experts provide a model of energy use characteristics of both the existing facility and the effects of adopting each energy conservation measures identified. The building model is calibrated against actual utility data to provide a realistic baseline against which to compute operating savings for proposed measures. Once all audits are complete, Invest Atlanta will invite qualified Atlanta BBC Participants to apply for implementation grants in order to complete specific energy and water efficiency upgrades identified in the assessment. Atlanta BBC Participants who have previously completed an assessment will be eligible to apply for implementation grants.

**BACKGROUND**

Invest Atlanta has been created and is existing under and by virtue of the Development Authorities Law, activated by a resolution of the Council of the City of Atlanta, Georgia (the “City”) and currently operates as a public body corporate and politic and instrumentality of the State of Georgia. Invest Atlanta was established to promote the revitalization and growth of the City and serves as the City’s redevelopment agency pursuant to the Redevelopment Authorities Law for the purpose of implementing redevelopment initiatives within the City’s ten TADs.

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

Also known as tax increment financing, tax allocation financing is a redevelopment and financing tool by which governments can provide financial assistance to eligible public and private redevelopment efforts within an officially designated area or TAD. Locally, increases in property tax revenues, which are generated primarily from new investment in the district, are allocated to pay infrastructure costs or certain private development costs within the TAD.

When originally established in 1992, the Westside TAD was economically and socially depressed, contained significant numbers of vacant or obsolete properties, contributed to unemployment and limited City, County and Board of Education tax revenues. In an effort to capitalize on the 1996 Olympic legacy, Centennial Olympic Park, and facilitate the redevelopment of the long neglected western portion of downtown and the historic neighborhoods of Vine City and English Avenue, the Westside TAD was expanded in 1998. Considerable functional and economic obsolescence, high vacancy rates, underutilized property, vacant lots/parking lots and functionally obsolete buildings characterized the district.

Primary objectives of the Westside TAD Redevelopment Plan are increasing investment in the area and overcoming impediments to development including: functional and economic obsolescence, poor site conditions and extraordinary site development costs. Furthermore, the Westside TAD seeks to increase employment through job retention and creation and grow the tax base. The Westside TAD supports efforts to remove blighted conditions created by vacant and under-utilized buildings by funding rehabilitation, repair, remodeling and renovation.

### **RESPONSE DEADLINE**

Any response to this Atlanta BBC Grant Program Application (the "Application") must be submitted in writing. One electronic copy must be submitted no later than 5:00 p.m., \_\_\_\_\_. Applications received after this time and date will not be considered. Please address the Application to:

Amanda Rhein  
Senior Project Manager, Redevelopment  
Invest Atlanta  
86 Pryor Street, Suite 300  
Atlanta, Georgia 30303  
[arhein@investatlanta.com](mailto:arhein@investatlanta.com)

### **ELIGIBILITY & REQUIREMENTS**

#### **Audit Grants**

An audit is not a cash grant, but a service performed for Atlanta BBC Participants. Invest Atlanta will provide funding for investment grade audits to be conducted by a service provider identified through a competitive selection process. The audit will identify a range of energy conservation measures that can be implemented by the Atlanta BBC Participant.

Atlanta BBC Participants who are not in need of energy audit services are still required to complete the Application (the "Application") in order to be considered for implementation grant funding. Please indicate where appropriate on the attached Application form if you are not seeking audit services but wish to be considered for an implementation grant. General information on the proposed energy efficiency project for which implementation funding is sought can be provided in the Application. An invitation to apply for implementation grants will be provided to eligible Atlanta BBC Participants once all audits have been conducted.

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

**Implementation Grants/Eligible Projects**

Atlanta BBC Participants are eligible to apply for up to \$3 million of Westside TAD funds to finance up to 40% of the cost of substantive building upgrades that will result in a 20% energy intensity reduction. Applicants must evidence ownership of the building. Eligible properties are located within the Downtown portion of the Westside TAD (as shown on the attached map). Eligible projects will cost a minimum of \$500,000 and are energy conservation measures, which are facility alterations or technology upgrades designed to reduce energy, water, waste-water, or other consumption or operating costs, including but not limited to:

- Insulation of the building structure or systems within the building;
- Storm windows or doors, caulking or weather stripping, multi-glazed windows or doors, heat absorbing or heat reflective glazed and coated window or door systems, additional glazing, reductions in glass area, or other window and door system modifications that reduce energy consumption;
- Automated or computerized energy control systems;
- Heating, ventilating, or air-conditioning system modifications or replacements;
- High efficiency water heating system upgrades;
- Replacement or modification of lighting fixtures to increase the energy efficiency of the lighting system without increasing the overall illumination of a facility, unless an increase in illumination is necessary to conform to applicable state or local building codes for the lighting system after the proposed modifications are made;
- Energy recovery ventilation systems;
- A facility alteration that reduces energy consumption or reduces operating costs, including allowable costs, based on future reductions in costs for contracted services;
- A facility alteration which includes expenditures that are required to properly implement other energy conservation measures;
- The installation of energy information and control systems that monitor consumption, redirect systems to optimal energy sources, and manage energy using equipment;
- Indoor air quality improvements;
- Daylighting systems;
- Renewable generation systems owned by the building owner, such as solar photovoltaic, solar thermal, wind, and other technologies as identified in the project, provided that all metered distribution and deliveries of electric energy are made by an electric supplier authorized under the 'Georgia Territorial Electric Service Act';
- Geothermal HVAC systems;
- Water and sewer conservation measures, including, without limitation, plumbing fixtures and infrastructure;
- Equipment upgrades that improve accuracy of billable revenue generating systems; and
- Automated, electronic, or remotely controlled systems or measures that reduce direct and other operating costs.

Although this program will specifically provide funding for energy efficiency projects, projects that include a broader scope in furtherance of the Westside TAD Redevelopment Plan goals may be given special consideration. Additionally, Invest Atlanta seeks to fund projects in low-grade and/or high-vacancy office buildings, so to improve the existing building stock and strengthen the competitiveness of the Downtown submarket.

Work must commence within 120 days of Invest Atlanta Board of Directors approval and be completed by December 31, 2014.

**Applicable TAD Policy Guidelines**

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

- Approved projects must be consistent with goals and objectives of the applicable redevelopment plan(s).
- The optimal use of public dollars will be sought.
- We will strive to limit TAD funding to those projects that would not be economically feasible without public subsidy.
- Unless a specific exception is granted by Invest Atlanta, TAD funding approval should be obtained before start of construction on qualified projects.
- Building owners will use best efforts to comply with the City's Equal Business Opportunity Program with respect to the participation of minority business enterprises, female enterprises, disadvantaged business enterprises and business enterprises located within the City of Atlanta, in all business opportunities which relate to the Project.
- Building owners shall comply with the City's First Source Job Policy, with respect to the hiring and training of low-income City of Atlanta residents, as administered by the Atlanta Workforce Development Agency.

**Timeline**

The following is an approximate approval timeline, subject to modification:

- April 5, 2012: TAD Committee Program Approval
- April 19, 2012: Invest Atlanta Board of Directors Program Approval
- June 8, 2012: Application Released
- July 6, 2012: Applications Due to Invest Atlanta
- July 27, 2012: Evaluation Team Audit Recommendations Determined
- September 7, 2012: Audits Complete
- September 14, 2012: Participants Invited to Submit Implementation Grant Requests
- October 12, 2012: Implementation Grant Requests Due
- November 6, 2012: Westside TAD Downtown Advisory Board Implementation Project Approval
- November 15, 2012: Invest Atlanta Board of Directors Implementation Project Approvals
- January 31, 2013: Development Agreements Executed

**Submission**

Complete submissions will include the Atlanta BBC Grant Program Application, which is attached.

**Fees and Charges**

A fee will be charged upon application for implementation grant funding.

**TERMS AND CONDITIONS**

All responses and correspondence relating to this Application become property of Invest Atlanta when received. Any proprietary information contained in the Response should be so indicated. However, a general indication that the entire contents, or a major portion, of the proposal is proprietary will not be honored.

A. All applicable State of Georgia and Federal Laws, City and County ordinances, licenses and regulations of all agencies having jurisdiction shall apply to the Consultant and Project throughout and incorporated herein. The contract with the selected Consultant, and all questions concerning the execution, validity or invalidity, capability of the parties, and the performance of the contract, shall be interpreted in all respects in accordance with the laws of the State of Georgia.

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

B. Professionals requiring special licenses must be licensed in the State of Georgia, and shall be responsible for those portions of the work as may be required by law.

C. No Application shall be accepted from, and no contract will be awarded to, any person, firm, or corporation that (i) is in arrears to Invest Atlanta or the City with respect to any debt, (ii) is in default with respect to any obligation to Invest Atlanta or the City, or (iii) is deemed irresponsible or unreliable by Invest Atlanta. If requested, the Respondent shall be required to submit satisfactory evidence that they have the necessary financial resources to provide the proposed services.

DRAFT

# ATLANTA BETTER BUILDINGS CHALLENGE GRANT PROGRAM APPLICATION

**THIS APPLICATION CAN BE COMPLETED ELECTRONICALLY. PLEASE TYPE IN REQUESTED INFORMATION AND SUBMIT VIA EMAIL.**

### BUILDING OWNER INFORMATION

NAME OF BUILDING OWNER

ADDRESS OF BUILDING OWNER

DESIGNATED CONTACT PERSON  TITLE

PHONE  EMAIL

ADDRESS

### BUILDING INFORMATION

BUILDING NAME

BUILDING ADDRESS  NPU

PARCEL IDENTIFICATION NUMBER

ASSESSED PROPERTY VALUE

2011 TAX BILL

USE TYPE	UNITS	SQUARE FEET	PERCENT OF BUILDING	VACANCY RATE
RETAIL	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>
OFFICE	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>
HOTEL	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>
STRUCTURED PARKING	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>
OTHER _____	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>
TOTAL	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 50px; height: 20px;" type="text"/>

### ADDITIONAL DOCUMENTS (PLEASE PROVIDE ELECTRONIC COPIES OF THE FOLLOWING)

1. BUILDING PHOTOGRAPHS
2. LEGAL DESCRIPTION OF PROPERTY
3. EVIDENCE OF OWNERSHIP
4. COPY OF PROPERTY TAX BILL

### INVESTMENT GRADE AUDITS

PLEASE CHECK THIS BOX IF YOU ARE SEEKING AN ENERGY AUDIT

PLEASE CHECK THIS BOX IF YOU HAVE ALREADY COMPLETED AN AUDIT AND ARE ONLY SEEKING IMPLEMENTATION GRANT FUNDS

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

**ATLANTA BBC PARTICIPANTS WHO HAVE ALREADY COMPLETED AN ENERGY AUDIT AND IDENTIFIED POTENTIAL ENERGY EFFICIENCY PROJECTS ARE ENCOURAGED TO PROVIDE INFORMATION ON THESE PROJECTS BELOW. ADDITIONAL INFORMATION WILL BE REQUIRED IF THE ATLANTA BBC PARTICIPANT IS INVITED TO APPLY FOR AN IMPLEMENTATION GRANT.**

**PROJECT DESCRIPTION**

**HOW IS THIS PROJECT EXPECTED TO BENEFIT THE OPERATING PERFORMANCE OF THE BUILDING? PLEASE INCLUDE DETAILED PROJECTIONS IF AVAILABLE.**

**HOW IS THIS PROJECT EXPECTED TO IMPROVE THE MARKET APPEAL OF THIS BUILDING? PLEASE INCLUDE DETAILED PROJECTIONS IF AVAILABLE.**

**HOW IS THIS PROJECT EXPECTED TO BENEFIT DOWNTOWN?**

**WILL THERE BE ANY RELOCATION OR DISPLACEMENT OF EXISTING RESIDENTS OR BUSINESSES? IF SO, PLEASE DESCRIBE EXTENT AND HOW THIS IS BEING ADDRESSED:**

**USE OF TAD FUNDS (PLEASE LIST ALL PROPOSED USES): A COMPLETE PROJECT BUDGET THAT LISTS ALL SOURCES OF FUNDING WILL BE REQUIRED UPON FORMAL APPLICATION FOR IMPLEMENTATION GRANTS (REMINDER: TAD FUNDS WILL NOT COMPRISE MORE THAN 40% OF TOTAL PROJECT COSTS)**

PROJECT	ESTIMATED COST

Westside TAD Funding in Support of the Atlanta Better Buildings Challenge

**APPLICATION CERTIFICATION (ORIGINAL SIGNATURES REQUIRED IN BLUE INK)**

**THE UNDERSIGNED APPLICANT CERTIFIES THAT THE INFORMATION IN THIS APPLICATION IS TRUE, CORRECT AND AUTHENTIC.**

**THE APPLICANT FURTHER ACKNOWLEDGES HAVING READ ALL APPLICABLE AUTHORITY RULES GOVERNING THE PROGRAM AND ACKNOWLEDGES HAVING READ THE INSTRUCTIONS FOR COMPLETING THIS APPLICATION. THE PERSON EXECUTING THIS DOCUMENT REPRESENTS THAT HE OR SHE HAS THE AUTHORITY TO BIND THE APPLICANT AND ALL INDIVIDUALS AND ENTITIES NAMED HEREIN TO THIS WARRANTY OF TRUTHFULNESS AND COMPLETENESS OF THE APPLICATION.**

**THE APPLICANT UNDERSTANDS AND AGREES TO ABIDE BY THE PROVISIONS OF THE APPLICABLE GEORGIA STATUTES AND AUTHORITY PROGRAM POLICIES, RULES AND GUIDELINES.**

APPLICANT SIGNATURE:

DATE

APPLICANT NAME:

TITLE

WITNESS SIGNATURE:

DATE

WITNESS NAME:

TITLE

DRAFT



