



Site Specific Commitments and Investments												
Neighborhood	Address	Site/Building	Developer/Owner	Lease Purchase <sub>1</sub>	TAD <sub>2</sub>	City Public Infrastructure Investments <sub>3</sub>					CID	Total
						TSPLOST Investments <sub>4</sub>	Parks & Rec Investments	Watershed Investments	The Atlanta BeltLine Inc. <sub>5</sub>	Public Works		
Midtown	600 Peachtree Street	Bank of America	Shorenstein	N/A	N/A						Midtown	
	675 W. Peachtree	AT&T Midtown Center	Ichan	\$19,052,000	N/A	\$21,193,628	\$1,645,000	\$2,745,500	N/A	\$6,570,000	Midtown	\$ 51,206,128
Atlantic Station/Arts Center	17th Street	Atlantic Station	Hines	\$19,052,000	Atlantic Station						N/A	
	1105 W. Peachtree	1105 W. Peachtree	Selig	\$19,052,000	N/A						Midtown	
	1295, 1330, 1340 Spring St., 99 17th St.	Midtown Heights	MetLife	\$19,052,000	N/A	\$4,441,436	\$1,645,000	\$12,008,850	N/A	\$2,096,480	Midtown	\$ 77,347,766
Quarry Yards	Hollowell Parkway	Quarry Yards	Urban Creek Partners	\$19,052,000	BeltLine	\$71,089,237	\$1,816,000	\$23,071,000	\$905,650,000	\$8,111,860	N/A	\$ 1,028,790,097
South Downtown	99, 125, 175, 185 Ted Turner Drive, Gulch	Gulch	CIM Group/Newport US	\$19,052,000	\$ 8,000,000.00						Downtown	
	222 Mitchell Street, etc.	South Downtown	CIM Group/Newport US	\$19,052,000	\$ 2,000,000.00	\$73,162,623	\$942,500	\$11,076,496	N/A	\$50,554,262	Downtown	\$ 183,839,881
Old Fourth Ward	675 Ponce de Leon	Ponce City Market Phase II	Jamestown	\$19,052,000	BeltLine						N/A	
	725 Ponce de Leon	725 Ponce	New City	\$9,000,000	BeltLine						N/A	
	760 Ralph McGill	Georgia Power Site	Under contract to New City	\$19,052,000	BeltLine	\$72,264,685	\$41,045,000	\$1,632,000	\$905,650,000	\$8,594,518	N/A	\$ 1,076,290,203

Citywide Commitments and Programs		
<b>Economic Opportunity Fund*</b>	Invest Atlanta will offer an Economic Opportunity Fund (EOF) Grant to the Project. This offer is based on the company's expected creation of 50,000 jobs and a capital investment of \$5 billion. We reserve the right to adjust the dollar value of the grant if the stated job and investment targets are reduced from these figures or not achieved. The jobs created by the company must meet quality standards and grant funds must be used for the company's investment in the City and approved purposes. Funds are disbursed to the company as job creation and investment milestones are met, as negotiated in a grant agreement with Invest Atlanta.	\$ 25,000,000
<b>Amazon Experience Center @ Hartsfield Jackson International Airport (HJIA)*</b>	All or portions of the 22 acres that Carter controls at Hartsfield-Jackson Atlanta International Airport will be made available to the Project for the creation of an iconic design center that can house products and services, a welcome center, demonstration module and innovation lab. The center will be located at the world's most traveled airport and can serve as a prominent location for outreach to customers, employees, and travelers. The rendering of the center provided is conceptual and still requires the company's input, airport design and financial structuring.	\$ -
<b>Social Impact Funding*</b>	The Atlanta Emerging Markets Inc. (AEMI) will offer \$7 million of Federal New Markets Tax Credit Allocation to support the non-profit organization of the project's choice.	\$ 7,000,000
<b>Equity Capital Partner</b>	In the event Amazon selects a site in the City of Atlanta upon which a new building is to be developed and leased to Amazon in order to satisfy the Project's Phase I HQ2 requirements as described in this RFP, an Atlanta-based commercial real estate investment company, which specializes in providing equity capital for the development or acquisition of office properties in the southeastern United States, has committed (subject only to the execution by the appropriate parties of a mutually acceptable space lease) to invest the required equity capital and procure from a third party lender the required debt for the timely development of Phase I of HQ2. This commitment essentially eliminates any risk to Amazon that the capital (equity and debt) required to develop a new office building, which will serve as Phase I of HQ2, cannot be procured in time to meet the Phase I schedule described in this RFP.	\$ 700,000,000
<b>Creative Village <sub>6</sub></b>	Carter controls nearly 40 acres and just over 1.1MM SF of existing creative warehouse/office space adjacent to the West End Marta Station. The project is fully leased, with 1-2 year terms. They have the ability, in a relatively short time period, to repurpose the entire development to provide an incredibly unique and cost effective option for Amazon. The development would be very much in line with creative office environments that are common in the west coast. Additionally, with its location in intown South Atlanta, it is in the path of growth and where the creative class has been and is continuing to move. Carter is willing to consider various scenarios to accommodate Amazon's needs. They would be willing to lease on a 15-year term the entire 1.1MM SF for \$15/SF NNN. We would also be willing to discuss additional density options for the site to accommodate future growth as well.	\$ 6,754,000
<b>Street Renaming Opportunity*</b>	Opportunity for street renaming around HQ2 campus: Amazon Lane, Alexa Way, Prime Place, Kindle Rd., etc...	\$ -
<b>Pre/Post Flight Airport Lounge @ Hartsfield Jackson International Airport (HJIA)</b>	Hartsfield Jackson International Airport (HJIA) will designate an area within the terminal concourse to establish a premiere pre/post flight lounge for a year. The lounge is for the exclusive use of company employees with work stations, small conference room, information board/monitors and light refreshments. In addition, the company will have access to fifty (50) parking spaces at no cost for a year.	\$ 150,000
<b>Homebuyer Employee Incentives</b>	Through its home ownership program, Invest Atlanta will provide financial assistance to qualifying employees interested in becoming homeowners in the City of Atlanta. Invest Atlanta's housing team will provide in-house seminars to ensure that employees are aware of special incentives and programs. This incentive is based on 150 employees receiving the benefit.	\$ 1,500,000
<b>Employee Recruitment and Training</b>	The COA is committed to providing assistance with recruitment of qualified employees, develop a workforce equipped with relevant skills through customized job-based training programs, and up-skill their current workforce. As one of the 15 TechHire Cities named by the White House, the COA received a \$4 M TechHire Grant to equip city residents with skills to meet the technology needs of employers in the MSA. General Assembly will also support Amazon with talent sourcing and ongoing skills training.	\$ -
<b>Impact Fees*</b>	The COA will recommend to City Council waiver of 50% of impact fees owed for the Project for new construction over 5 million square feet. The following value is based on 8 million square feet. The COA will recommend to City Council to offset the non-waived balance of impact fees owed by Project Rush for any qualifying system improvements made by Project Rush within the City dedicated to the public, such as roads, public safety improvements, parks, etc... on a dollar to dollar basis, including impact fee credits above such basis.	\$ 5,250,000
<b>Skilling Up the Future*</b>	The Atlanta Public Schools, in conjunction with the company, would commit to explore the development of a customizable program that would teach high schools students how to code and explore other in-demand technical skills. This program will support the student's professional development as well as the need of the company to develop a future employee pipeline.	\$ -
<b>MARTA</b>	MARTA would be committed to exploring the possibility of adding a company dedicated car to the MARTA train which can be used to distribute products throughout the city. Agreement would be subject to approval of the MARTA board. Based on location, MARTA will commit to working with the City of Atlanta on the MARTA .5 cent sales tax investments to the MARTA station that can enhance the connectivity of employees accessing the site.	\$ -
<b>Center for Control Disease (CDC)</b>	CDC will support knowledge transfer, access to researchers, and a global health initiative	\$ -
<b>Subtotal</b>		<b>\$ 745,654,000</b>

**Total Commitment Package Range \$796 M - \$1.8 B**

1. Lease Purchase benefit was calculated on a Phase I investment of \$400 million and the benefit is over a 10 year period.  
2. TADs, also known as tax increment financing (TIF), are intended to promote development in areas of the city that are targeted for increased investment. They can be used to incentivize a variety of developments, such as housing, community centers, and commercial space.  
3. City's commitment to improve the public space around your location, improving the accessibility to your employees and business environment that you wish to create.  
4. In 2016, City of Atlanta voters approved a special purpose local option sales tax for transportation – a T-SPLOST – for four-tenths of a penny or an additional 4 cents on a \$10 purchase. This T-SPLOST will generate approximately \$300 million over a five-year period to fund significant and expansive transportation projects citywide. These T-SPLOST investments are within 0.3 miles of these sites.  
5. The Atlanta BeltLine, Inc. is prepared to be collaborative in responding to the project's place-making requirements in the following proposed ways (all subject to negotiation)  
6. Savings estimate based on the average sq/ft in the West Atlanta Office Sub Market of \$21.14 sq/ft  
\*All bond and tax credit programs, grants and programmatic actions require approval from either the Atlanta City Council, the Invest Atlanta Board of Directors, the Atlanta Board of Education, the HJIA Airport Authority, the MARTA board and/or affiliated entities.