

PRELIMINARY OFFICIAL STATEMENT DATED JUNE 27, 2024

NEW ISSUE
BOOK-ENTRY ONLY

RATINGS: Moody's: "Aa3"
See "MISCELLANEOUS, -Ratings" herein.

*In the opinion of Bond Counsel, based upon an analysis of existing laws, regulations, rulings, and judicial decisions, and assuming, among other matters, the accuracy of certain representations and the continued compliance with certain covenants and tax law requirements, interest on the Series 2024A Bonds is excludable from gross income for federal income tax purposes under § 103 of the Internal Revenue Code of 1986, as amended, and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, interest on the Series 2024A Bonds is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on certain corporations. **INTEREST EARNED ON THE SERIES 2024B TAXABLE BONDS IS NOT EXCLUDABLE FROM GROSS INCOME OF THE HOLDERS OF THE SERIES 2024B TAXABLE BONDS FOR FEDERAL INCOME TAX PURPOSES.** In the opinion of Bond Counsel, interest on the Series 2024A Bonds and Series 2024B Taxable Bonds is exempt from present State of Georgia income taxation. See Appendix D herein for the form of the opinions Bond Counsel proposes to deliver in connection with the issuance of the Series 2024 Bonds. For a more complete discussion of the tax status of the Series 2024 Bonds and certain other tax consequences relating to the Series 2024 Bonds, see "TAX STATUS" herein.*

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA

\$3,605,000* **\$765,000***
REVENUE BONDS **TAXABLE REVENUE BONDS**
(ONE GRIFFIN CENTER PROJECTS), SERIES 2024A **(ONE GRIFFIN CENTER PROJECTS), SERIES 2024B**

Dated: Date of Issuance

Due: July 1, as shown on inside cover

The URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A (the "Series 2024A Bonds") and the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B (the "Series 2024B Taxable Bonds" and together with the Series 2024A Bonds, the "Series 2024 Bonds") will be issued in registered form in the name of Cede & Co., as the nominee for The Depository Trust Company ("DTC"), New York, New York. Individual purchases of the Series 2024 Bonds must be made in book-entry form only, in authorized denominations of \$5,000 or any integral multiple thereof. Individual purchasers ("Beneficial Owners") of the Series 2024 Bonds will not receive physical delivery of the Series 2024 Bonds. Transfers of the Series 2024 Bonds will be effected through a book-entry system as described herein.

Interest on the Series 2024 Bonds will be payable on January 1 and July 1 of each year (each an "Interest Payment Date"), beginning January 1, 2025. So long as DTC or its nominee is the registered owner of the Series 2024 Bonds, disbursement of payments of principal of and interest on the Series 2024 Bonds to DTC is the responsibility of U.S. Bank Trust Company, National Association, Atlanta, Georgia, as Paying Agent; disbursements of such payments to DTC Participants is the responsibility of DTC; and disbursements of such payments to the Beneficial Owners is the responsibility of Direct and Indirect Participants as more fully described herein. See "THE SERIES 2024 BONDS -Book-Entry Only System of Delivery of the Series 2024 Bonds" herein.

Proceeds of the Series 2024 Bonds will be used to provide funds to pay for structural improvements and repairs to One Griffin Center and the adjacent public parking deck and to pay the costs of issuing the Series 2024 Bonds.

The Series 2024 Bonds are special obligations of the Urban Redevelopment Agency of the City of Griffin, Georgia (the "Agency") secured by and payable from certain payments payable by the City of Griffin, Georgia (the "City") to the Agency under an Intergovernmental Contract by and between the City and the Agency, dated as of the date of issuance and delivery of the Series 2024 Bonds (the "Contract"). THE OBLIGATION OF THE CITY TO MAKE SUCH PAYMENTS PURSUANT TO THE CONTRACT CONSTITUTE A GENERAL OBLIGATION FOR WHICH ITS FULL FAITH, CREDIT, AND TAXING POWER ARE PLEDGED.

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THE SERIES 2024 BONDS OR THE SECURITY THEREFOR. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

The Series 2024 Bonds are offered when, as, and if issued by the Agency, subject to the approval of legality by Gray Pannell & Woodward LLP, Savannah, Georgia, Bond Counsel, and certain other conditions, including validation of the Series 2024 Bonds and the security therefor by the Superior Court of Spalding County. Certain legal matters will be passed upon for the Agency and the City by their counsel, The Whalen Law Firm, LLC, Griffin, Georgia. Gray Pannell & Woodward LLP, Savannah, Georgia, is acting as Disclosure Counsel. The Series 2024 Bonds are expected to be delivered in definitive form through DTC on or about _____, 2024.

RAYMOND JAMES

Official Statement dated: _____, 2024

*Preliminary, subject to change.

This Preliminary Official Statement and the information contained herein are subject to change, completion, or amendment without notice. The Series 2024 Bonds may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2024 Bonds in any jurisdiction in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

MATURITY SCHEDULES*

\$3,605,000*

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A

(July 1) <u>Maturity</u>	Principal <u>Amount*</u>	Interest <u>Rate</u>	<u>Price/Yield</u>	<u>CUSIP</u> ¹
2030	\$130,000			
2031	175,000			
2032	185,000			
2033	195,000			
2034	205,000			
2035	215,000			
2036	225,000			
2037	240,000			
2038	250,000			
2039	260,000			
2040	275,000			
2041	290,000			
2042	305,000			
2043	320,000			
2044	335,000			

\$765,000*

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B

(July 1) <u>Maturity</u>	Principal <u>Amount*</u>	Interest <u>Rate</u>	<u>Price/Yield</u>	<u>CUSIP</u> ¹
2025	\$135,000			
2026	140,000			
2027	145,000			
2028	150,000			
2029	160,000			
2030	35,000			

¹. CUSIP® is a registered trademark of the American Bankers Association (“ABA”). CUSIP data herein is provided by CUSIP Global Services (“CGS”), managed by FactSet Research Systems Inc. on behalf of the American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services Bureau. CUSIP numbers have been assigned by an independent company not affiliated with the Agency, City, Bond Counsel, or Disclosure Counsel and are included solely for the convenience of the registered owners of the applicable Bonds. None of the aforementioned participants in the financing or the Underwriter of the Bonds are responsible for the selection or uses of these CUSIP numbers and no representation is made as to their correctness on the applicable Bonds or as included herein, or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions, including but not limited to a refunding in whole or in part, that are applicable to all or a portion of certain maturities of the Bonds.

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA

Agency Members

Bruce Ballard, *Chairman*
Jason Chance, *Vice Chairman*
Ross DeBono
Tina Battle
Ben Cook
Holly Murray
John O'Neal

CITY OF GRIFFIN

City Commission

Douglas S. Hollberg, *Mayor*
Cynthia Ward, *District 1 Commissioner*
Rose Curtis, *District 2 Commissioner*
Holly Murray, *District 3 Commissioner*
Charles Wright, *District 4 Commissioner*
Truman L. Tinsley III, *District 5 Commissioner*
Rodney McCord, *District 6 Commissioner*

Appointed Officials

Jessica O'Connor, *City Manager*
Deborah Manning-Gilbert, *Finance Director*

SPECIAL SERVICES

Independent Auditors for the City of Griffin

Mauldin & Jenkins, LLC
Macon, Georgia

City Attorney and Counsel to the Agency

The Whalen Law Firm, LLC
Griffin, Georgia

Underwriter

Raymond James & Associates, Inc.
Atlanta, Georgia

Bond Counsel and Disclosure Counsel

Gray Pannell & Woodward LLP
Savannah, Georgia

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* * * * *

This Official Statement, which includes the cover page and the Appendices hereto, does not constitute an offer to sell or the solicitation of any offer to buy in any jurisdiction to any person to whom it is unlawful to make such offer, solicitation or sale.

Raymond James & Associates, Inc., Atlanta, Georgia (the “**Underwriter**”), has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE TERMS OF THIS OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THE SERIES 2024 BONDS HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT APPROVED OR DISAPPROVED OF THE SERIES 2024 BONDS OR CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED OF THE SECURITIES OR PASSED UPON THE ADEQUACY OR ACCURACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

The information and expressions of opinion contained herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the Agency or the other matters described herein since the date hereof.

This Official Statement includes descriptions and summaries of certain events, matters and documents. Such descriptions and summaries do not purport to be complete and all such descriptions, summaries and references thereto are qualified in their entirety by reference to this Official Statement in its entirety and to each such document, copies of which may be obtained from the City. Any statements made in this Official Statement or the appendices hereto involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of such opinions or estimates will be realized.

This Official Statement (including the Appendices attached hereto) contains forecasts, projections, and estimates that are based on current expectations but are not intended as representations of fact or guarantees of results. If and when included in this Official Statement (including the Appendices attached hereto), the words “expects,” “forecasts,” “projects,” “intends,” “anticipates,” “estimates,” and analogous expressions are intended to identify forward looking statements as defined in the Securities Act of 1933, as amended, and any such statements inherently are subject to a variety of risks and uncertainties, which could cause actual results to differ materially from those contemplated in such forward looking statements. These forward-looking statements speak only as of the date of this Official Statement. The Agency and City disclaim any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in the Agency’s or the City’s expectations with regard thereto or any change in events, conditions, or circumstances on which any such statement is based.

This Official Statement is delivered in connection with the sale of securities referred to herein and may not be reproduced or used, in whole or in part, for any other purposes.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Series 2024 Bonds in any jurisdiction in which it is unlawful to make such offer, solicitation or sale. No dealer, salesperson or other person has been authorized by the City or Agency to give any information or to make any representation other than those contained herein, and, if given or

made, such other information or representation must not be relied upon as having been authorized by the City or the Agency or any other person.

The prices and other terms respecting the offering and sale of the Series 2024 Bonds may be changed from time to time by the Underwriter after the Series 2024 Bonds are released for sale, and the Series 2024 Bonds may be offered and sold at prices other than the initial offering prices, including sales to the Underwriter who may sell the Series 2024 Bonds into investment accounts.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICES OF THE SERIES 2024 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

The Series 2024 Bonds have not been registered under the Securities Act of 1933, and the Resolution (as defined herein) has not been qualified under the Trust Indenture Act of 1939, in reliance on exemptions contained in such Acts.

This Preliminary Official Statement has been deemed final by the Agency and the City for purposes of Securities Exchange Act Rule 15c2-12, except for the permitted omissions described in paragraph (b)(1) of Rule 15c2-12.

OFFICIAL STATEMENT

Relating to

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA

\$3,605,000*

REVENUE BONDS

(ONE GRIFFIN CENTER PROJECTS), SERIES 2024A

\$765,000*

TAXABLE REVENUE BONDS

(ONE GRIFFIN CENTER PROJECTS), SERIES 2024B

INTRODUCTION

This Official Statement, including the cover page, inside cover, and the Appendices hereto, of the Urban Redevelopment Agency of the City of Griffin, Georgia (the “**Agency**”) sets forth information concerning the Agency and the City of Griffin, Georgia (the “**City**”), and the proposed URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A (the “**Series 2024A Bonds**”), and the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B (the “**Series 2024B Taxable Bonds**”, and together with the Series 2024A Bonds, the “**Series 2024 Bonds**”).

The information contained in this section entitled “INTRODUCTION” is a brief description of the terms of and security for the Series 2024 Bonds and does not purport to be comprehensive or definitive. A full review of the entire Official Statement, as well as the documents summarized or described herein, should be made. All undefined, capitalized terms used herein shall have the meaning ascribed to such terms in the Resolution (hereinafter defined) unless the context requires otherwise.

The Agency

The Agency is a public body corporate and politic organized and existing under the laws of the State of Georgia (the “**State**”), created under the Urban Redevelopment Law, Official Code of Georgia Annotated (“**O.C.G.A.**”) § 36-61-1 *et seq.*, as amended (the “**Urban Redevelopment Law**”), and activated by resolution of the Board of Commissioners of the City (the “**Board of Commissioners**”), the governing body of the City, adopted on July 12, 2005, as amended. The Agency was created for the general purpose of undertaking urban redevelopment projects to revitalize and redevelop designated geographical areas within the City, each known as an “Urban Redevelopment Area,” which includes “pockets of blight” under local standards which are detrimental to the public health, safety, and welfare, and their deterioration negatively affects the sound growth and development of the community. The Urban Redevelopment Law further empowers the Agency to issue its revenue bonds and use the proceeds thereof for such purposes. For more detailed information, see “THE AGENCY” herein.

The City

The City is a municipal corporation created and existing under the laws of the State of Georgia (the “**State**”) and is located in Spalding County (the “**County**”). The City was incorporated in 1843 and serves as the county seat of the County. The City has an estimated population of 24,044 according to the population estimate compiled by the U.S. Department of Commerce, Bureau of the Census as of July 1, 2023. For more detailed information, see “CITY OF GRIFFIN, GEORGIA.”

Purpose of the Series 2024 Bonds

The Series 2024 Bonds are being issued to provide funds to pay for structural improvements and repairs to One Griffin Center and the adjacent public parking deck, and to pay the costs of issuing the Series 2024 Bonds. See “THE SERIES 2024 BONDS - Estimated Sources and Uses of Funds” and “THE SERIES 2024 BONDS -The Projects.”

Terms of the Offering

Authority for Issuance. The Series 2024 Bonds are being issued by the Agency pursuant to (i) the Urban Redevelopment Law, (ii) the general laws of the State, in particular the Revenue Bond Law, codified

* The use of the asterisk (*) throughout this Preliminary Official Statement indicates information which is subject to change.

at Official Code of Georgia Annotated (“**O.C.G.A.**”) § 36-82-60 through § 36-82-85 (the “**Revenue Bond Law**”), and (iii) the provisions of a bond resolution adopted by the Agency on _____, 2024 (the “**Resolution**”).

Offering. The Series 2024 Bonds are offered when, as, and if issued by the Agency, subject to prior sale and to withdrawal or modification of the offer without notice, and to approval of legality by Gray Pannell & Woodward LLP, Savannah, Georgia, Bond Counsel, and to validation by the Superior Court of Spalding County, Georgia.

Delivery. The Series 2024 Bonds, in definitive form, are expected to be delivered through DTC in New York, New York, on or about _____, 2024.

Security and Sources of Payment for the Series 2024 Bonds

The Series 2024 Bonds are limited obligations of the Agency. The principal of and interest on the Series 2024 Bonds will be payable solely from certain amounts to be paid by the City to the Agency under the provisions of an Intergovernmental Contract, dated as of the date of issuance and delivery of the Series 2024 Bonds (the “**Contract**”), by and between the Agency and the City. The Series 2024 Bonds will not be deemed to constitute a debt or general obligation or pledge of the faith and credit of the State or any political subdivision thereof, including the City, within the meaning of any constitutional or statutory debt limitation. The payments provided for under the Contract constitute general obligations of the City for which its full faith, credit and taxing power are pledged. See “THE SERIES 2024 BONDS -Security and Sources of Payment of the Series 2024 Bonds” and “Appendix B: FORM OF RESOLUTION AND CONTRACT.”

Bond Registrar and Paying Agent

U.S. Bank Trust Company, National Association, Atlanta, Georgia will act as Bond Registrar (the “**Bond Registrar**”) and Paying Agent (the “**Paying Agent**”) for the Series 2024 Bonds.

Description of the Series 2024 Bonds

Redemption Provisions. Certain Series 2024 Bonds are subject to optional and scheduled mandatory redemption prior to their respective maturities.*

Denominations. Individual purchases of the Series 2024 Bonds may only be made in book-entry form in denominations of \$5,000 or any integral multiple thereof.

Registration and Transfer. The Series 2024 Bonds will be registered in the name of Cede & Co., as registered owner and nominee of The Depository Trust Company, New York, New York (“**DTC**”). DTC will serve as securities depository for the Series 2024 Bonds and the Series 2024 Bonds may be registered, transferred, or exchanged in accordance with the rules of DTC.

Manner of Making Payment. Interest on the Series 2024 Bonds is payable on January 1 and July 1 (each an “**Interest Payment Date**”) in each year, commencing January 1, 2025. The interest so payable on any such Interest Payment Date will be paid to the person in whose name the Series 2024 Bonds are registered at the close of business on the 15th day of the calendar month preceding such Interest Payment Date (the “**Record Date**”); provided, however, that if and to the extent a default shall occur in the payment of interest due on said Interest Payment Date, such past due interest shall be paid to the persons in whose names outstanding Bonds are registered on a subsequent date of record established by notice given by mail by the Paying Agent (as defined herein) to the holders of the Series 2024 Bonds not less than 30 days preceding such subsequent date of record. The Series 2024 Bonds bear interest at the rates per annum and mature in the amounts and at the times as set forth on the inside front cover page hereof.

So long as DTC or its nominee is the registered owner of the Series 2024 Bonds, principal of and interest on the Series 2024 Bonds are payable by wire transfer by the Paying Agent to Cede & Co., as nominee for DTC, which, in turn, will remit such amounts to DTC Participants (as defined herein) for subsequent disbursement to the Beneficial Owners (as defined herein). For more detailed information on the Series 2024 Bonds, see “THE SERIES 2024 BONDS.”

Additional Bonds

The Agency may issue additional bonds on a parity with the lien of the Series 2024 Bonds. See “THE SERIES 2024 BONDS -Additional Bonds” and “Appendix B: FORM OF RESOLUTION AND CONTRACT.”

Professionals Involved in the Offering

Certain legal matters pertaining to the Agency and its authorization and issuance of the Series 2024 Bonds are subject to the approving opinions of Gray Pannell & Woodward LLP, Savannah, Georgia, Bond Counsel. Copies of such opinions will be available at the time of delivery of the Series 2024 Bonds, and a copy of the proposed form of said approving opinions is attached hereto as Appendix D. Certain other legal matters will be passed on for the Agency and for the City by their counsel, The Whalen Law Firm, LLC, Griffin, Georgia. Gray Pannell & Woodward LLP, Savannah, Georgia, is acting as Disclosure Counsel.

The financial statements of the City for the fiscal year ended June 30, 2023, attached hereto as Appendix A, have been audited by Mauldin & Jenkins, LLC, Certified Public Accountants, of Macon, Georgia, to the extent and for the period indicated in their report thereon.

Tax Status

In the opinion of Bond Counsel, based upon an analysis of existing laws, regulations, rulings, and judicial decisions, and assuming, among other things, the accuracy of certain representations and the continued compliance with certain covenants and tax law requirements, interest on the Series 2024A Bonds is excludable from gross income for federal income tax purposes under § 103 of the Internal Revenue Code of 1986, as amended (the “**Code**”), and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, interest on the Series 2024A Bonds is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on certain corporations. **Interest on the Series 2024B Taxable Bonds is not excludable from gross income of the holders of the Series 2024B Taxable Bonds for federal income tax purposes.** In the opinion of Bond Counsel, interest on the Series 2024A Bonds and Series 2024B Taxable Bonds is exempt from present State of Georgia income taxation. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Series 2024 Bonds. See Appendix D herein for the form of opinions Bond Counsel proposes to deliver in connection with the issuance of the Series 2024 Bonds. For a more complete discussion of the tax status of the Series 2024 Bonds and certain other tax consequences relating to the Series 2024 Bonds, see “TAX STATUS” herein.

Continuing Disclosure

The City will undertake all responsibility for any continuing disclosure to beneficial owners of the Series 2024 Bonds. The City will sign, as of the date of the issuance and delivery of the Series 2024 Bonds, a Continuing Disclosure Certificate, which will allow the Underwriter of the Series 2024 Bonds to comply with Securities and Exchange Commission Rule 15c2-12(b)(5) (the “**Rule**”). The Agency shall have no liability to the beneficial owners of the Series 2024 Bonds or any other person with respect to the Rule. For more detailed information on the City’s disclosure obligations see “MISCELLANEOUS -Continuing Disclosure” and “Appendix C: FORM OF CONTINUING DISCLOSURE CERTIFICATE.”

Additional Information

This Official Statement and the Appendices hereto contain brief descriptions of, among other matters, the Series 2024 Bonds, the Agency, the Resolution, the Contract, the City, and the security and sources of payment for the Series 2024 Bonds. Such descriptions and information do not purport to be comprehensive or definitive. All references herein to, or summaries of, the Resolution, the Contract, or any other document or constitutional provision or statute are qualified in their entirety by the exact terms of such documents or constitutional provision or statute. All references herein to the Series 2024 Bonds are qualified in their entirety to the form thereof and the provisions with respect thereto included in the Resolution.

Copies of all documents described herein are available upon request, prior to the delivery of the Series 2024 Bonds from Raymond James & Associates, Inc., Two Buckhead Plaza, Suite 702, 3050 Peachtree Road, N.W., Atlanta, Georgia 30305, and after delivery of the Series 2024 Bonds, upon payment to the City of a charge for copying, mailing, and handling, from the City of Griffin, 100 South Hill Street (30223), P.O. Box T, Griffin, Georgia 30224.

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THE SERIES 2024 BONDS

General Description

The Series 2024 Bonds, dated as of their date of issuance and delivery, bear interest at the rates per annum, calculated on the basis of a 360-day year consisting of twelve 30-day months, and mature on July 1 in the years and principal amounts set forth on the inside cover page hereof. Interest shall be payable on January 1 and July 1 of each year, beginning January 1, 2025.

Redemption of the Series 2024 Bonds*

*Optional Redemption.**

Series 2024A Bonds. The Series 2024A Bonds maturing on July 1, 20__, and thereafter are subject to redemption by the Agency, at the direction of the City, in whole or in part at any time, beginning July 1, 20__ (if less than all of the Series 2024A Bonds of a maturity are to be redeemed, the actual Bonds of such maturity shall be selected by lot in such manner as may be designated by DTC while the Series 2024A Bonds are held as book-entry bonds and by the Paying Agent if the Series 2024A Bonds are no longer held as book-entry bonds), in such order as may be designated by the Agency at a redemption price of 100% of the principal amount of the Series 2024A Bonds called for redemption plus accrued interest to the redemption date.

Series 2024B Taxable Bonds. The Series 2024B Taxable Bonds maturing on July 1, 20__, and thereafter are subject to redemption by the Agency, at the direction of the City, in whole or in part at any time, beginning July 1, 20__ (if less than all of the Series 2024B Taxable Bonds of a maturity are to be redeemed, the actual Bonds of such maturity shall be selected by lot in such manner as may be designated by DTC while the Series 2024B Taxable Bonds are held as book-entry bonds and by the Paying Agent if the Series 2024B Taxable Bonds are no longer held as book-entry bonds), in such order as may be designated by the Agency at a redemption price of 100% of the principal amount of the Series 2024B Taxable Bonds called for redemption plus accrued interest to the redemption date.

The Series 2024 Bonds which are subject to optional redemption shall be called for redemption by the Bond Registrar pursuant to Section 301 of the Resolution upon receipt by the Bond Registrar at least 30 days prior to the redemption date of a certificate of the Agency directing such redemption. Such certificate shall specify the maturity or maturities of the Series 2024 Bonds to be redeemed, the redemption date, the principal amount of the Series 2024 Bonds or portions thereof so to be called for redemption, the applicable redemption price or prices, and the provision or provisions of the Resolution, pursuant to which such Bonds are to be called for redemption.

*Scheduled Mandatory Redemption.**

Series 2024A Bonds. The Series 2024A Bonds maturing on July 1, 20__, are subject to scheduled mandatory redemption prior to maturity in part *pro rata* among the Bondholders of the mandatory Bonds to be redeemed (rounded to the nearest \$5,000 of the principal amount of each Bond) at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of such redemption, in the following principal amounts and on July 1 of the years set forth below (the July 1, 20__, amount to be paid at maturity rather than redeemed):

<u>Year</u>	<u>Principal Amount</u>
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Series 2024B Taxable Bonds. The Series 2024B Taxable Bonds maturing on July 1, 20__, are subject to scheduled mandatory redemption prior to maturity in part *pro rata* among the Bondholders of the mandatory Bonds to be redeemed (rounded to the nearest \$5,000 of the principal amount of each Bond) at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of such redemption, in the following principal amounts and on July 1 of the years set forth below (the July 1, 20__, amount to be paid at maturity rather than redeemed):

<u>Year</u>	<u>Principal Amount</u>
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The *pro rata* redemption shall be made by redeeming from each Bondholder of the maturity to be redeemed that principal amount which bears the same proportion to the principal amount of such stated maturity registered in the name of such Bondholder as the total principal amount of such stated maturity to be redeemed on any date of scheduled mandatory redemption bears to the aggregate principal amount of such stated maturity Outstanding prior to redemption. If the Paying Agent cannot make a strict *pro rata* redemption among the Bondholders of a stated maturity, the Paying Agent will redeem more or less than a *pro rata* portion from one or more Bondholders of such stated maturity in such manner as the Paying Agent deems fair and reasonable. In connection with any such redemption prior to maturity, the Paying Agent will make appropriate entries in the Bond Register to reflect a portion of any Bond so redeemed and the amount of the principal remaining outstanding. The Paying Agent's notation in the Bond Register shall be conclusive as to the principal amount of any Outstanding Bond at any time.

Notice of Redemption. The Bond Registrar shall give notice of redemption one time not less than 30 days nor more than 45 days prior to the date fixed for redemption to the Holders of each of the Series 2024 Bonds being called for redemption by first class mail (electronically while the Series 2024 Bonds are held as book-entry bonds) at the address shown on the register of the Bond Registrar. Said notice may be conditional and shall contain the complete official name of the Series 2024 Bonds being redeemed, CUSIP number, certificate numbers, amounts called of each certificate (for partial calls), redemption date, redemption price, the Paying Agent's name and address (with contact person and phone number), date of issue of the Series 2024 Bonds, interest rate, and maturity date. Said notice shall also be given not less than 30 days nor more than 45 days prior to the date fixed for redemption, to the Electronic Municipal Market Access system (EMMA) operated by the Municipal Securities Rulemaking Board or such other securities depository registered with the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, which disseminate redemption notices. No transfer or exchange of any Bond so called for redemption shall be allowed. If any Holder of any Bond being redeemed pursuant to the provisions of this Article shall fail to present for redemption any such Bond within 60 days after the date fixed for redemption, a second notice of the redemption of such Bond shall be given to said Owner at the address of said Owner as shown on the bond register of the Bond Registrar within 90 days after the date fixed for redemption. The failure of the Bond Registrar to give such notice shall not affect the validity of the proceedings for the redemption of any Bond as to which no such failure occurred. Any notice mailed or delivered as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Holder receives the notice.

Manner of Redemption. Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. In the case of the Series 2024 Bonds of denominations greater than \$5,000, if less than all of such Bonds of a single maturity then outstanding are to be called for redemption then for all purposes in connection with redemption, each \$5,000 of face value shall be treated as though it were a separate Bond in the denomination of \$5,000. If it is determined that one or more, but not all of the \$5,000 units of face value represented by any Bond are to be called for redemption, then upon notice of the intention to redeem such \$5,000 unit or units, the Owner of such Bond shall forthwith surrender such Bond to the Paying Agent for payment of the redemption price (including the redemption premium, if any, and interest to the date fixed for redemption) of the \$5,000 unit or units of face value called for redemption and there shall be issued to the Holder thereof, without charge therefor, fully registered Bonds for the unredeemed

balance of the principal amount thereof, in any of the authorized denominations. If the Owner of any such Bond of a denomination greater than \$5,000 shall fail to present such Bond to the Paying Agent for payment in exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the date fixed for redemption to the extent of the \$5,000 unit or units of face value called for redemption (and to that extent only); interest shall cease to accrue on the portion of the principal amount of such Bond represented by such \$5,000 unit or units of face value on and after the date fixed for redemption and (funds sufficient for the payment of the redemption price having been deposited with the Paying Agent and being available for the redemption) such Bond shall not be entitled to the benefit and security of the Resolution to the extent of the portion of its principal amount (and accrued interest thereon to the date fixed for redemption) represented by such \$5,000 unit or units.

Effect of Redemption Call. Notice having been given in the manner and under the terms and conditions hereinabove provided, and money for the payment of the redemption price being held by the Paying Agent, all as provided in the Resolution, the Series 2024 Bonds or the portion thereof so called for redemption shall become and be due and payable on the redemption date designated in such notice at the redemption price provided for redemption of such Bonds on such date. Interest on the Series 2024 Bonds or the portion thereof so called for redemption shall cease to accrue from and after the date fixed for redemption unless default shall be made in payment of the redemption price thereof upon presentation and surrender thereof. Such Bonds shall cease to be entitled to any lien, benefit or security under the Resolution and the Owners of such Bonds shall have no rights in respect thereof except to receive payment of the redemption price thereof and such Bond or the portion thereof so called shall not be considered to be outstanding. Upon surrender of such Bond paid or redeemed in part only, the Agency shall execute and the Bond Registrar shall deliver to the Owner thereof, at the expense of the Agency, a new Bond or Bonds of the same type, of authorized denominations in the aggregate principal amount equal to the unpaid or unredeemed portion of the Bond.

Book-Entry Only System of Delivery of Bonds

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Series 2024 Bonds. The Series 2024 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Series 2024 Bonds, in the principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“**Direct Participants**”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“**DTCC**”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“**Indirect Participants**”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Bond (a "**Beneficial Owner**") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2024 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Series 2024 Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2024 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2024 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2024 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2024 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to an issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2024 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Agency or Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Paying Agent, or Agency, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Agency or Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Bonds purchased or tendered, through its Participant, to Paying Agent, and shall effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Series 2024 Bonds, on DTC's records, to Paying Agent. The requirement for physical delivery of Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Series 2024 Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Paying Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Series 2024 Bonds at any time by giving reasonable notice to the Agency or Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, security certificates are required to be printed and delivered.

The Agency may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Agency believes to be reliable, but the Agency takes no responsibility for the accuracy thereof.

Authority for Issuance of the Series 2024 Bonds

The Series 2024 Bonds will be issued under the authority of the Constitution of the State, the general laws of the State, in particular, the Revenue Bond Law, and pursuant to the Urban Redevelopment Law and the Resolution. The Urban Redevelopment Law authorizes the Agency to issue its revenue bonds for the purpose of providing funds to undertake urban redevelopment projects to revitalize and redevelop geographical areas within the City known as Urban Redevelopment Areas, which includes pockets of blight established under local standards which are detrimental to the public health, safety, and welfare, and their deterioration negatively affects the sound growth and development of the community.

Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes any county, municipality, school district, or other political subdivision of the State to contract for any period not exceeding 50 years with any public corporation or public authority for joint services, for the provision of services, or for the joint or separate use facilities or equipment, if such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or provide.

The City authorized and approved execution, delivery, and performance of the Contract pursuant to a resolution of the Board of Commissioners of the City, the governing body of the City (the "**Board of Commissioners**"), adopted on _____, 2024.

Validation of the Series 2024 Bonds

As required by the Revenue Bond Law, the Series 2024 Bonds and the security therefor will be confirmed and validated by judgment of the Superior Court of Spalding County, Georgia, prior to the issuance of the Series 2024 Bonds. The form of the Contract to be entered into between the Agency and the City, which will be pledged to the security and payment of the Series 2024 Bonds, will be submitted as an integral part of the validation proceedings. It is expected that the Superior Court of Spalding County will make a declaratory adjudication of the validity and binding effect of the Contract and determine that the Contract is in all respects valid and binding upon the Agency and the City. The Revenue Bond Law provides that an adjudication as to the validity of the Contract shall be conclusive and binding upon the City and the resident citizens and property owners thereof. Under State law, the judgment of validation will be forever conclusive against the Agency and the City.

Estimated Sources and Uses of Funds*

	<u>Series 2024A Bonds</u>	<u>Series 2024B Taxable Bonds</u>	<u>Total Summary</u>
Sources of Funds			
Par Amount of Bonds	\$ _____	\$ _____	\$ _____
Original Issue Premium	_____	_____	_____
 Total Sources	 \$ _____	 \$ _____	 \$ _____
Uses of Funds			
Costs of Projects ¹	\$ _____	\$ _____	\$ _____
Costs of Issuance ²	_____	_____	_____
 Total Uses	 \$ _____	 \$ _____	 \$ _____

¹ See “THE SERIES 2024 BONDS-The Projects”

² Includes Underwriter’s Discount and expenses, estimated legal and accounting fees, printing costs, validation court costs, rating agency fees, and other fees and expenses associated with the issuance of the Series 2024 Bonds.

Concurrently with the issuance and delivery of the Series 2024 Bonds, the Underwriter’s Discount shall be paid, all costs and expenses in connection with the issuance and sale of the Series 2024 Bonds, including without limitation the fees and expenses of accountants, attorneys, and the cost of printing, validation fees, and other miscellaneous fees and expenses, shall be paid to those persons entitled to receive the same, and the balance of the proceeds from the sale of the Series 2024 Bonds shall be deposited in the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN REVENUE BONDS, SERIES 2024 CONSTRUCTION FUND (the “**Construction Fund**”), created by the Agency pursuant to the terms of the Resolution. Proceeds from the sale of the Series 2024A Bonds and the Series 2024B Taxable Bonds shall be segregated and deposited into separate accounts or subaccounts within the Construction Fund.

The Projects

One Griffin Center is an office building owned and operated by the City located in the commercial business district of the downtown area of the City. The City uses One Griffin Center as a government center for its administrative functions. The One Griffin Center building is approximately 74,898 square feet. The City leases approximately 15,807 square feet to private users for their commercial business uses.

A 106,172 square foot public parking deck is located adjacent to One Griffin Center. The parking deck houses four levels of parking. The parking deck is open to the public on a first come first serve basis. Two parking spaces are reserved for the City Manager and the Senior Executive Assistant of the City Manager of the City. The parking deck is managed and operated by the City.

The City intends to make structural improvements and repairs to the One Griffin Center building, including replacing the roof of the building and structural improvements and repairs to the adjacent public parking deck (the “**Projects**”). Proceeds of the Series 2024A Bonds will be used to finance improvements to both One Griffin Center and the public parking deck. Proceeds from the sale of the Series 2024B Taxable Bonds will be used to finance improvements to the One Griffin Center building.

The Projects are expected to be substantially funded with the proceeds from the sale of the Series 2024 Bonds. The City anticipates utilizing general fund money, reserved funds, *ad valorem* property tax collections, to the extent necessary, and any other lawfully available funds of the City to make the payments to the Agency under the Contract sufficient to pay debt service on the Series 2024 Bonds.

One Griffin Center and the adjacent parking deck are located within an area designated by the City as an urban redevelopment area and the Projects are part of the City’s Downtown Griffin Urban Redevelopment Plan.

Investment of Money

Construction Fund Money. The money held in the Construction Fund will be disbursed by the Construction Fund Custodian designated in the Resolution to pay the costs of the Projects. Subject to the provisions of the Resolution, money in the Construction Fund may be invested and reinvested by the Construction Fund Custodian at the direction of the City in any of the following investments allowed by O.C.G.A. § 36-82-7, if and to the extent the same are at the time legal for investment of bond proceeds:

- (a) the local government investment pool created in O.C.G.A. § 36-83-8; or
- (b) the following securities and no others:
 - (i) bonds or other obligations of the Agency, or bonds or obligations of the State or other states or of counties, municipal corporations, and political subdivisions of the State;
 - (ii) bonds or other obligations of the United States or of subsidiary corporations of the United States government, which are fully guaranteed by such government;
 - (iii) obligations of and obligations guaranteed by agencies or instrumentalities of the United States government, including those issued by the Federal Land Bank, Federal Home Loan Bank, Federal Intermediate Credit Bank, Bank for Cooperatives, and any other such agency or instrumentality now or hereafter in existence; provided, however, that all such obligations shall have a current credit rating from nationally recognized rating service of at least one of the three highest rating categories available and have a nationally recognized market;
 - (iv) bonds or other obligations issued by any public housing agency or municipal corporation in the United States, which such bonds or obligations are fully secured as to payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States government, or project notes issued by any public housing agency, urban renewal agency, or municipal corporation in the United States which are fully secured as to payment of both principal and interest by a requisition, loan, or payment agreement with the United States government;
 - (v) certificates of deposit of national or state banks located within the State which have deposits insured by the Federal Deposit Insurance Corporation and certificates of deposit of federal savings and loan associations and state building and loan or savings and loan associations located within the State which have deposits insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance Corporation, including the certificates of deposit of any bank, savings and loan association, or building and loan association acting as depositary, custodian, or trustee for any proceeds of the Series 2024 Bonds; provided, however, that the portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation, or the Georgia Credit Union Deposit Insurance Corporation, if any, shall be secured by deposit with the Federal Reserve Bank of Atlanta, Georgia, or with any national or state bank or federal savings and loan association or state building and loan or savings and loan association located within the State or with a trust office within the State, of one or more of the following securities in an aggregate principal amount equal at least to the amount of such excess: direct and general obligations of the State or other states or any county or municipal corporation in the State, obligations of the United States or subsidiary corporations included in subparagraph (ii) above, obligations of the agencies and instrumentalities of the United States government included in subparagraph (iii) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or municipalities included in subparagraph (iv) above; and
 - (vi) securities of or other interests in any no-load, open-end management type investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended, or any common trust fund maintained by any bank or trust company which holds such proceeds as trustee or by an affiliate thereof so long as:

(A) the portfolio of such investment company or investment trust or common trust fund is limited to the obligations referenced in subparagraph (ii) and (iii) above and repurchase agreements fully collateralized by any such obligations;

(B) such investment company or investment trust or common trust fund takes delivery of such collateral either directly or through an authorized custodian;

(C) such investment company or investment trust or common trust fund is managed so as to maintain its shares at a constant net asset value; and

(D) securities of or other interests in such investment company or investment trust or common trust fund are purchased and redeemed only through the use of national or state banks having corporate trust powers and located within the State; and

(vii) interest-bearing time deposits, repurchase agreements, reverse repurchase agreements, rate guarantee agreements, or other similar banking arrangements with a bank or trust company having capital and surplus aggregating at least \$50 million or with any government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York having capital aggregating at least \$50 million or with any corporation which is subject to registration with the Board of Governors of the Federal Reserve System pursuant to the requirements of the Bank Holding Company Act of 1956, provided that each such interest-bearing time deposit, repurchase agreement, reverse repurchase agreement, rate guarantee agreement, or other similar banking arrangement shall permit the money so placed to be available for use at the time provided with respect to the investment or reinvestment of such money.

Sinking Fund Money. Money in the Sinking Fund may be invested by the custodian of said fund, at the direction of the City, in the following investments, if and to the extent the same are at the time legal for investment of such money:

(a) any of the following investments (presently authorized by O.C.G.A. § 36-80-3 and O.C.G.A. § 36-83-4), if and to the extent the same are at the time legal for investment of such money:

(i) obligations of the United States and of its agencies and instrumentalities, or obligations fully insured or guaranteed by the United States government or by one of its agencies;

(ii) obligations of any corporation of the United States government;

(iii) bonds or certificates of indebtedness of the State and of its agencies and instrumentalities, or of other states;

(iv) obligations of other political subdivisions of the State;

(v) certificates of deposit of banks which have deposits insured by the Federal Deposit Insurance Corporation; provided, however, that portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation must be secured by direct obligations of the State or the United States which are of a par value equal to that portion of such certificates of deposit which would be uninsured;

(vi) prime bankers' acceptances;

(vii) repurchase agreements; and

(viii) the local government investment pool established by O.C.G.A. § 36-83-8; and

(b) any other investments to the extent at the time hereafter permitted by the applicable law of the State for the investment of public funds.

Security and Sources of Payment for the Series 2024 Bonds

The Series 2024 Bonds will be secured by a first and prior pledge of and lien on the amounts payable by the City under the Contract, which amounts shall be sufficient to pay the principal of and premium, if any, and interest on the Series 2024 Bonds. The City's obligation to make such contract

payments is absolute and unconditional and shall constitute a general obligation and pledge of the full faith, credit, and taxing power of the City. Pursuant to the Resolution, payments made by the City to the Agency sufficient to pay the principal of and interest on the Series 2024 Bonds will be deposited for the account of the Agency directly into the Sinking Fund. Such revenue will be held separate and apart from other funds of the Agency and will not be used for any purpose other than the payment of the principal of and interest on the Series 2024 Bonds. The City covenants in the Contract that it will include in each of its annual budgets an amount sufficient to make the Contract payment in each year and to levy and collect taxes from year to year in an amount sufficient to fulfill and fully comply with the terms of the Contract.

The Series 2024 Bonds shall not constitute a debt or pledge of the faith and credit of the State of Georgia or the City, but shall be payable solely from the revenue, earnings, and funds of the Agency arising pursuant to the Contract, as provided in the Contract and the Resolution, and the issuance of the Series 2024 Bonds shall not directly, indirectly, or contingently obligate the State of Georgia or the City to levy or pledge any form of taxation whatever for the payment thereof. No owner of the Series 2024 Bonds shall have the right to enforce the payment thereof against any property of the State or the City, nor shall the Series 2024 Bonds constitute a charge, lien, or encumbrance, legal or equitable, upon any such property; provided, however, that in accordance with the provisions of the Constitution and the laws of the State, the obligation of the City to make the payments it has contracted to make by the provisions of the Contract shall constitute a general obligation and a pledge of the full faith, credit, and taxing power of the City, and the obligation which the City has undertaken to make such payments from taxes to be levied for that purpose is a mandatory obligation to levy and collect such taxes from year to year in amount sufficient to fulfill and fully comply with the terms of such obligation.

Additional Bonds

The Agency may from time to time issue additional bonds on a parity with the Series 2024 Bonds as to the lien on the revenue of the Agency derived from the Contract for the specific purpose of completing the financing of the Projects or financing further improvements or additions, real or personal, to any portion of the Projects, provided the provisions of Section 404 of the Resolution are met.

For more detailed information on the conditions which must be met for parity obligations to be issued see “Appendix B: FORM OF RESOLUTION AND CONTRACT -Parity Bonds.”

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Estimated Debt Service Schedule*

The following table sets forth the annual principal and interest requirements relating to the Series 2024 Bonds.

Period Ending	Series 2024A Bonds*		Series 204B Taxable Bonds*		Aggregate Debt Service
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
07/01/2025	-		\$135,000		
07/01/2026	-		140,000		
07/01/2027	-		145,000		
07/01/2028	-		150,000		
07/01/2029	-		160,000		
07/01/2030	\$130,000		35,000		
07/01/2031	175,000		-		
07/01/2032	185,000		-		
07/01/2033	195,000		-		
07/01/2034	205,000		-		
07/01/2035	215,000		-		
07/01/2036	225,000		-		
07/01/2037	240,000		-		
07/01/2038	250,000		-		
07/01/2039	260,000		-		
07/01/2040	275,000		-		
07/01/2041	290,000		-		
07/01/2042	305,000		-		
07/01/2043	320,000		-		
07/01/2044	335,000		-		
Total	<u>\$3,605,000</u>		<u>\$765,000</u>		

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THE AGENCY

The Agency

The Agency is public body, corporate and politic, created by the Georgia General Assembly pursuant to the Urban Redevelopment Law, and activated by the City for the purposes of exercising all of the City's urban redevelopment project powers under a resolution adopted by the Board of Commissioners for the City on July 12, 2005, as amended.

The Agency is authorized to administer the City's urban redevelopment plans, and, subject to the approval of the governing board of the Agency (the "**Agency Board**"), to undertake certain urban redevelopment projects, services, and activities necessary or incidental to achieving the development or revitalization of designated urban redevelopment areas, or the preservation or improvement of historical or natural assets within urban redevelopment areas, including the rehabilitation and construction of public facilities to provide governmental services.

The Urban Redevelopment Law further empowers the Agency, subject to the approval of its Agency Board, to issue revenue bonds and use the proceeds thereof for the purpose of financing types of projects, services, and activities described above.

Principal Officials

On May 28, 2024, the Board of Commissioners adopted a resolution designating the members of the Downtown Development Authority of the City of Griffin, Georgia as the members of the Agency Board. Pursuant to O.C.G.A. § 36-61-18, if the governing body of a municipality designates members of a downtown development authority as an urban redevelopment agency, the method of appointment, number of commissioners, and terms of office shall be in conformity with the requirements of O.C.G.A. §36-42-4, which governs the appointment and terms of office of downtown development authority directors. The Agency Board consists of seven board members who are residents of the City. The Board of Commissioners of the City appoints the members of the Agency Board. The members of the Agency Board elect its officers annually. The Board of Commissioners may appoint one of its elected Commissioners as a member of the Agency Board. Board members are appointed for terms of four years, except for the member who is also a City Commissioner whose term shall end when their term in office as a City Commissioner ends. If at the end of any term of office of any member of the Agency Board a successor to such member has not been appointed, the member whose term of office has expired shall continue to hold office until a successor is appointed. A majority of the Member of the Agency Board shall constitute a quorum.

Information concerning the current members of the Agency is as follows:

<u>Name</u>	<u>Expiration of Current Term</u>	<u>Principal Occupation</u>
Bruce Ballard, <i>Chairman</i>	12/31/24	Construction/Facilities Manager
Jason Chance, <i>Vice Chairman</i>	12/31/26	Business Owner
Ross DeBono	12/31/26	Retired
Tina Battle	12/31/26	Business Owner
Ben Cook	12/31/26	Banker
Holly Murray	12/31/24	Certified Trainer
John O'Neal	12/31/24	Attorney

THE AGENCY HAS NO TAXING POWER AND HAS NO LEGAL RIGHT TO RECEIVE APPROPRIATIONS OR OTHER PAYMENTS FROM THE CITY OR ANY GOVERNMENTAL BODY THAT MAY BE APPLIED TO THE BONDS EXCEPT FOR THE PAYMENT THE CITY HAS CONTRACTED TO MAKE UNDER THE CONTRACT.

CITY OF GRIFFIN

Introduction

The City is a municipal corporation created and existing under the laws of the State of Georgia, originally chartered in 1843. The City is located in the central portion of the State of Georgia approximately 40 miles south of the City of Atlanta. The City is centrally located in and is the county seat of Spalding County. The City has an estimated population of 24,044 residents according to U.S. Census Bureau estimates as of July 1, 2023.

The City has a land area of 13.99 square miles. Set forth below are the percentages of land use for various categories within the territorial limits of the City for calendar years 2019 through 2023, computed based upon the acres of land for the various categories set forth in the tax digest for each respective year.

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Agricultural	3.03%	2.84%	5.42%	5.17%	4.36%
Brownfield Prop.	0.00	0.00	0.00	0.00	0.30
Commercial	46.85	48.20	24.54	24.94	24.97
Industrial	13.97	14.00	8.53	7.65	7.36
Residential	35.38	34.25	59.92	59.68	59.42
Utility	0.06	0.06	0.28	0.29	0.29
Conservation Use	0.71	0.66	1.30	2.26	3.32
	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

The City has a historic downtown filled with architecture and hometown feel. Driven by the service industry, this area provides small town charm with contemporary amenities and services. The greater region has a varied manufacturing and industrial base. Major industries with corporate headquarters or divisions located within or near the City include medical, manufacturing, automotive parts, materials and packaging, retail (with specialty shops), and real estate development.

Government Format and Principal Officials

The City's a commission-manager form of government. Under the City's Charter, all legislative powers are vested in a Board of Commissioners which is composed of seven members. The City is divided into six single-member election districts. Six commissioners are elected by the registered voters residing within each respective single-member district. All registered voters of the City elect the Mayor. Each candidate for commissioner must be a citizen of the State of Georgia, a resident of the City for at least twelve months, and a resident of the district for at least six months. They must have attained the age of 18 years and must be a qualified elector. Candidates must be a resident of the election district from which he or she offers as a candidate on the date of qualifying. Candidates must not have been convicted of a felony involving moral turpitude (unless such person's civil rights have been restored and at least ten years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude) and must not be the holder of public funds illegally. Members of the Board of Commissioners serve four-year terms of office. The Board is elected on a non-partisan basis, and serves staggered terms. Elections are held every two years with two Commissioners and the Mayor on one cycle and four Commissioners on the next cycle.

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Information concerning the current members of the Board of Commissioners is set forth below

<u>Name and Office Held</u>	<u>Expiration Date of Term</u>	<u>Years in Office</u>	<u>Principal Occupation</u>
Douglas S. Hollberg, Mayor	12/31/27	21	Insurance Agent
Cynthia Ward, Commissioner District 1	12/31/25	23	Business Owner
Rose Curtis, Commissioner District 2	12/31/27	1	Health Care
Holly Murray, Commissioner District 3	12/31/25	7	Certified Trainer
Charles Wright, Commissioner District 4	12/31/27	1	Retail sales
Truman L. Tinsley, III, Commissioner District 5	12/31/25	7	Retired
Rodney McCord, Commissioner District 6	12/31/25	27	Entrepreneur

City Manager. Under the City’s Charter, a full-time City Manager is employed by and serves at the pleasure of the Board of Commissioners. Under the City’s Charter, the City Manager is the administrative head of the City government responsible for the efficient administration of all departments of the City and the day-to-day operations of the City. Jessica O’Connor has been the City Manager since April 2021 and has been employed in local government since 2016. She is an alumna of Auburn University and the Cumberland School of Law at Samford University. She is a member in good standing of the Georgia Bar Association and the Spalding County Bar Association. Ms. O’Connor is an active member of the Georgia Municipal Association, the Georgia City/County Management Association, the International City/County Management Association, and the International Municipal Lawyers Association.

Director of Finance. Deborah Manning-Gilbert has served as the Director of Finance since May 2023. Her career in governmental accounting began in 2002 with the State of Georgia where she spent 20 years as an Accountant and Fiscal Operations Manager. Ms. Manning-Gilbert has a Bachelor of Business Administration from Clayton State University and a Master of Science in Accounting from Keller Graduate School of Management.

Government Services

The City is a “full service” municipality that offers: water, wastewater, electricity, sanitation, public safety, and telecommunication services. This includes police and fire protection; the construction and maintenance of streets, and other infrastructure; recreational and cultural activities including an eighteen-hole golf course, and an historic cemetery. The City owns and operates approximately forty-one miles of dark fiber network providing the most advanced technology of fiber applications to the City and the County facilities. Having and owning a fiber network, the City has the opportunity to offer high-level, top performing network access to both large and small commercial businesses located within and around the City. Each service area mentioned functions as a department of the City and, therefore, included as an integral part of the City’s financial statements.

Employees, Employee Relations, and Labor Relations

As of May 17, 2024, the City has approximately 437 full-time employees and 27 part time employees. The City’s management believes that it enjoys an excellent relationship with its employees. The City has never experienced a major disruption of services due to a strike or employee action. No employees belong to labor unions or other collective bargaining groups and the City has no knowledge of any union organizing efforts.

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Population

The following table sets forth the population, including percentage change, in the City, the County, the State, and the United States, according to the United States Census Bureau decennial Census estimates. The City has an estimated population of 24,044 residents according to U.S. Census Bureau estimates as of July 1, 2023.

<u>Year</u>	<u>City</u>	<u>Percentage Change</u>	<u>County</u>	<u>Percentage Change</u>	<u>Georgia</u>	<u>Percentage Change</u>	<u>United States</u>	<u>Percentage Change</u>
1980	20,726	--	47,899	--	5,463,105	--	226,545,805	--
1990	21,347	3.0%	54,457	13.7%	6,478,216	18.6%	248,709,873	9.8%
2000	23,451	9.9	58,417	7.3	8,186,453	26.4	281,421,906	13.2
2010	23,643	0.8	64,073	9.7	9,687,653	18.3	308,745,538	9.7
2020	23,478	(0.7)	67,306	5.0	10,711,908	10.6	331,449,281	7.4

Source: U.S. Department of Commerce, Bureau of the Census.

Per Capita Personal Income

The following table sets forth the per capita personal income in Spalding County, the State, and the United States for the years 2018 through 2023. County data is not yet available for the year 2023.

<u>Year</u>	<u>Spalding County</u>	<u>Georgia</u>	<u>United States</u>
2018	\$34,078	\$46,626	\$53,309
2019	35,717	48,535	55,547
2020	38,420	51,456	59,151
2021	42,951	56,172	64,427
2022	41,959	56,588	65,473
2023	-	58,581	68,531

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Accounts Data (last updated March 29, 2024 for State and United States, last updated November 16, 2023 for the County).

Median Home Values

The following table sets forth the median home values for the City, the State, and the United States for the years 2018 through 2022 according to the U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates.

<u>Year</u>	<u>City of Griffin</u>	<u>Georgia</u>	<u>United States</u>
2018	\$110,700	\$166,800	\$204,900
2019	102,800	176,000	217,500
2020	116,100	190,200	229,800
2021	157,000	206,700	244,900
2022	185,500	245,900	281,900

Source: U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates

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Bank Deposits

As of June 30, 2023, seven financial institutions with a total of thirteen branch offices provided banking services within the County. The following are the total deposits in the County's financial institutions as of June 30 in each of the years 2019 through 2023.

<u>Year</u>	<u>Amount</u>
2019	\$828,651,000
2020	975,015,000
2021	1,084,066,000
2022	1,166,353,000
2023	1,106,597,000

Source: Federal Deposit Insurance Corporation, Summary of Deposits: Summary Table Report

Building Permits

The following table shows a summary of new single and multi-family residential construction permits reported in the County for calendar years 2018 through 2022.

<u>Calendar Year</u>	<u>Permits Issued</u>	<u>Construction Costs</u>
2018	274	\$34,090,338
2019	417	55,559,158
2020	430	91,467,924
2021	555	128,557,706
2022	524	120,687,591

Source: Georgia Department of Labor, Labor Market Explorer.

Industry and Employment

Civilian Employment Statistics of Spalding County. Average monthly employment includes nonagricultural wage and salary employment, self-employed, unpaid family and private household workers, and agricultural workers. Persons in labor disputes are counted as employed. The use of rounded data does not imply that the numbers are exact.

<u>Spalding County</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Employment	27,609	26,291	27,678	28,383	28,734
Unemployment	<u>1,202</u>	<u>2,137</u>	<u>1,337</u>	<u>975</u>	<u>1,071</u>
Total Labor Force	28,811	28,428	29,015	29,358	29,805
Spalding County Unemployment Rate	4.2%	7.5%	4.6%	3.3%	3.6%
State Unemployment Rate	3.6%	6.5%	3.9%	3.1%	3.2%
U.S. Unemployment Rate	3.7%	8.1%	5.3%	3.6%	3.6%

Source: State of Georgia Department of Labor.

The monthly unemployment rate for Spalding County was 3.2%. according to the Georgia Department of Labor preliminary estimates for April 2024.

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Economic Sector Distribution. The following tables shows the average monthly percentage of persons who worked in each major sector of the local economy in Spalding County in the years 2019 through 2022 and for the fourth quarter of 2023. Data are monthly averages for each respective year or quarter. Figures are based on employees covered under the State unemployment insurance program.

<u>Industry</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Agriculture, Forestry, Fishing & Hunting	0.1%	0.2%	0.2%	0.1%	0.1%
Construction	2.4	2.5	2.7	2.8	2.8
Manufacturing	11.4	10.9	11.1	12.6	14.1
Wholesale Trade	3.5	3.8	3.4	3.4	3.0
Retail Trade	12.0	12.7	13.5	13.1	13.1
Transportation and Warehousing	1.5	1.6	1.6	1.3	1.4
Information	0.4	0.3	0.3	0.3	0.3
Finance and Insurance	1.9	1.9	1.6	1.6	1.5
Real Estate and Rental and Leasing	0.9	1.0	1.0	0.7	0.5
Professional Scientific & Technical Svc	2.8	2.6	6.1	6.8	7.3
Management of Companies and Enterprises	*	*	0.0	0.0	0.1
Admin., Support, Waste Mgmt, Remediation	11.2	11.2	7.5	7.9	5.6
Education Services	*	*	0.3	0.3	0.3
Health Care and Social Assistance	17.8	17.9	15.7	14.7	17.5
Arts, Entertainment, and Recreation	0.4	0.3	0.3	0.3	0.2
Accommodation and Food Services	8.7	8.4	8.7	9.0	8.6
Other Services (except Public Admin.)	2.7	3.0	3.0	2.7	1.9
Unclassified - industry not assigned	0.2	0.1	0.2	0.3	0.4
Federal, State, and Local Government	21.9	21.5	22.8	22.0	21.5
Totals	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding.

Source: State of Georgia Department of Labor, Labor Information Systems.

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Principal Employers. Set forth below are the principal employers located in Spalding County as of June 30, 2023, their type of business, and their approximate number of employees. There can be no assurance that any employer listed below will continue to be located in the County or will continue employment at the level stated. No independent investigation has been made of, and no representation can be made as to, the stability or financial condition of the companies listed.

<u>Employer</u>	<u>Type of Business</u>	<u>Employees</u>
Griffin-Spalding County School System	Public education	1,488
Caterpillar, Inc.	Power generation systems	900
Wellstar Spalding Regional Medical Center	Hospital/healthcare	900
Southern Crescent Technical College	Education	640
CareMaster Medical	Home nursing	600
Spalding County	County government	568
City of Griffin	Municipal government	462
Univ. of Georgia – Griffin Campus	Agricultural research/education	405
Noncom	School Supplies	280
AEP Industries	Packaging Film	250
Hoshizaki America, Inc.	Food Service Equipment	240
Supreme Corporation	Truck/Van Bodies and Trailers	200
Bandag, Inc.	Pre-cured Tread Rubber	170
Vernay Manufacturing	Precision Rubber Products	165
Coveris LLC	Plastic Film and Bags	160

Source: Griffin-Spalding County Development Authority

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DEBT STRUCTURE OF THE CITY OF GRIFFIN

Summary of City Debt by Category

Set forth below is information concerning the outstanding debt of the City as of May 1, 2024, and as of the anticipated date of issuance of the Series 2024 Bonds. The information set forth below should be read in conjunction with the City’s financial statements included as Appendix A to this Official Statement.

<u>Category of Obligation</u>	<u>Amount Authorized or Issued</u>	<u>Amount Outstanding as of May 1, 2024</u>	<u>Amount to be Outstanding Upon Issuance of the Series 2024 Bonds</u>
<i>Intergovernmental Contract Debt¹</i>			
Series 2024A Bonds	\$3,605,000*	\$ -	\$3,605,000*
Series 2024B Taxable Bonds	765,000*	-	765,000*
Series 2015 Airport Auth. Rev. Bonds ²	6,710,000	3,590,000	3,590,000
GEFA Loans ³	78,318,860	66,547,557	66,098,199
<i>Tax Allocation Bonds</i>			
Series 2012 Tax Allocation Bond ⁴	866,397	697,261	697,261
<i>Utility Revenue Bonds⁵</i>			
Series 2022 CPU Ref. Rev. Bond ⁶	<u>34,820,000</u>	<u>31,441,000</u>	<u>31,441,000</u>
Total:	<u>\$125,085,257*</u>	<u>\$102,275,818</u>	<u>\$106,196,460*</u>

¹ The financial obligations of the City under the intergovernmental contracts constitutes a general obligation of the City to make the payments it has contracted to make by the provisions of the contract and constitutes a pledge of the full faith, credit, and taxing power of the City. However, the City’s obligations under the instruments do not constitute debt for purpose of the constitutional debt limit as described in “DEBT STRUCTURE OF THE CITY OF GRIFFIN -Debt Limitation.”

² The Griffin-Spalding County Airport Authority Revenue Bonds, Series 2015, were issued on March 25, 2015. The Series 2015 Bonds are limited obligations of the Airport Authority payable solely from certain amounts to be paid by the City and Spalding County to the Airport Authority under the provisions of an intergovernmental contract by and between the Airport Authority, the City, and Spalding County. The intergovernmental contract with the Airport Authority delegates repayment of such debt 50/50 between the City and Spalding County. The payments provided for under the contract constitute general obligations of the City and Spalding County for which their full faith, credit and taxing powers are pledged.

³ Georgia Environmental Finance Authority (“GEFA”) loans are secured by a promissory note payable to GEFA and are based upon a contract which requires that the City to exercise its taxing power and its power to set rates, fees, and charges to its utility systems to the extent necessary to pay, among other things, the principal of and interest on such loans as they become due and payable. The GEFA loans are general obligations of the City to which its full faith, credit, and taxing power are pledged. However, the City’s obligations under the GEFA loans do not constitute debt for purpose of the constitutional debt limit. See also “DEBT STRUCTURE OF THE CITY OF GRIFFIN -Summary of Debt by Category -Summary of GEFA Loans.”

⁴ The City of Griffin Tax Allocation Bond, Series 2012, was issued in October 2012 in the principal amount of \$866,397. The Series 2012 Bond was issued to provide funds for construction related costs for the new Kroger Co. development within the City and to provide costs of issuance of the bond. The Series 2012 Bond is a limited obligation of the City payable solely from the revenues derived from the City’s Tax Allocation District. The Series 2012 Bond does not constitute a debt or general obligation of the City or a pledge of the faith and credit or taxing power of the City. The Series 2012 Bond bears interest at 4% per annum, with principal and interest being payable annually with a final payment date of January 15, 2038.

⁵ Utility revenue bonds are special limited obligations of the City, payable solely from and secured by a pledge of and lien on revenues derived by the City from the ownership and operation of its combined electric, water, and sewer system, remaining after the payment of expenses of operating, maintaining, and repairing the system. Such debt does not constitute a general obligation of the City or a pledge of the faith and credit or taxing power of the City. No governmental entity, including the City, is obligated to levy any tax for the payment of the utility revenue bonds. No recourse may be had against the General Fund of the City for payment of such debt.

⁶ On October 4, 2022, the City issued its Combined Public Utility Refunding Revenue Bond, Series 2022 in the principal amount of \$34,820,000. Such debt bears interest at a rate of 1.96% per annum, and is subject to scheduled mandatory redemption on January 1 of each year through 2032.

Summary of GEFA Loans. The following is summary of the City’s outstanding Georgia Environmental Finance Authority loans.

Summary of GEFA Loans Payable

	Amount Authorized or Issued	Interest Rate	Maturity Date	Amount Outstanding as of May 1, 2024	Amount to be Outstanding Upon Issuance of the Series 2024 Bonds
<u>GEFA Loans</u> ¹					
CWSRF14001	\$487,247	2.31%	03/01/2037	\$318,809	\$314,958
CWSRF2019017	3,556,040	0.94	03/01/2037	3,366,448	3,339,194
CW14013	12,700,000	1.71	07/01/2037	10,801,567	10,742,064
DWSRF14014	5,775,000	1.03	07/01/2037	4,073,193	4,026,893
CW2017002	14,446,663	0.89	05/01/2040	12,100,414	11,986,855
CW2018002	7,972,194	1.25	02/01/2041	6,808,362	6,747,395
CW2020030	11,076,574	1.30	06/01/2043	10,575,170	10,483,941
DW2020038	3,911,528	1.30	06/01/2043	3,734,464	3,702,248
DW2019032	1,893,614	0.94	06/01/2043	1,814,382	1,799,903
GF2020019A ²	14,000,000	2.13	N/A	12,954,748	12,954,748
GF2020019B ²	<u>2,500,000</u>	2.21	N/A	<u>0</u>	<u>0</u>
Total:	<u>\$78,318,860</u>			<u>\$66,547,557</u>	<u>\$66,098,199</u>

¹ GEFA loans are structured as draw-down loans. The loan is interest only, payable monthly, until the earlier of: (a) the completion date of the project being financed, (b) the date the loan is fully disbursed, or (c) the date specified in the loan agreement. Thereafter, principal and interest on the loan is payable in monthly consecutive installments until the maturity date of the loan.

² GF2020019 was initially authorized for up to \$14,000,000, but the loan amount was subsequently increased to up to \$16,500,000 due to changes in the project and project costs. GF2020019A represents the initial \$14,000,000 loan which bears interest at 2.13% per annum. The City has drawn down \$12,954,748 on GF2020019A. The \$2,500,000 loan is reported in the table as GF2020019B, which will bear interest at 2.21% per annum. The City will not begin to draw down on loan GF2020019B until the all funds for GF2020019A have been disbursed. The construction period for the project related to GF2020019 is expected to end by September 2024. Both the GF2020019A loan and the GF2020019B loan will have a monthly amortization payment schedule for a period of 20 years.

Financed Purchases. The City has entered into several purchase agreements, subject to annual appropriations, for the acquisition of various equipment through the Georgia Municipal Association direct installment program. The agreements qualify as financed purchases for accounting purposes (titles transfer at the end of the agreement term) and have been recorded in the City’s financial statements at the present values of the future minimum lease payment as of the date of their inception. The City services these agreements with General Fund, Solid Waste Fund, and Stormwater Fund payments with annual interest rates varying from 1.76% to 3.59%. As of fiscal year ended June 30, 2023, the City had \$3,110,022 of principal outstanding related to the financed purchases.

In April 2024, the City entered into a financed purchases for the acquisition of a D5 bulldozer and a D8 bulldozer through the Georgia Municipal Association direct installment program. The principal amount of the debt incurred in connection with the D5 bulldozer is \$460,923, bearing interest at a rate 5.3% per annum. Monthly amortized payments of \$10,677.48 commenced on May 20, 2024 and will continue through April 20, 2028. The principal amount of the debt incurred in connection with the D8 bulldozer is \$779,800, bearing interest at a rate 5.3% per annum. Monthly amortized payments of \$18,064.41 commenced on May 20, 2024 and will continue through April 20, 2028. These obligations are subject to annual appropriations.

Reference is made to Note 6 of the audited financial statements for the City attached as Appendix A to this Official Statement for a more detailed discussion of the City’s outstanding long-term debt, including liabilities related to landfill closures.

See also Note 14, Section C, of the audited financial statements for the City attached as Appendix A to this Official Statement for a discussion of the City’s commitments to the Municipal Electric Authority of Georgia.

See Appendix A: ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY OF GRIFFIN, GEORGIA, FOR FISCAL YEAR ENDED JUNE 30, 2023.

Long and Short Term Indebtedness

The City expects to enter into a financed purchase for the acquisition of a firetruck through the Georgia Municipal Association direct installment program. The truck is expected to be delivered in calendar year 2024. The City expects the purchase price for the truck to be \$642,143.85, financed over 10 years with monthly amortized payments. The interest rate will be set at closing. This debt will be subject to annual appropriations.

The City has various capital outlay projects that it anticipates undertaking over the next three years, however, no project schedules or plans for financing such projects have been determined at this time. The City does intend to continue to make additional draws on GEFA Loan 2020019.

Debt Limitation

State Law. Article IX, Section V, Paragraph I(a) of the Constitution of the State of Georgia provides that the City may not incur long-term obligations (other than refunding obligations) payable out of general property taxes without the approval of a majority of the qualified voters of the City voting at an election called to approve the obligations. In addition, under the Constitution of the State of Georgia, the City may not incur long-term obligations payable out of general property taxes in excess of 10% of the assessed value of all taxable property within the City. Short-term obligations (those payable within the same calendar year in which they are incurred), lease and installment purchase obligations subject to annual appropriation, and intergovernmental obligations are not subject to the legal limitations described above.

As computed in the table below, based upon assessed values as of January 1, 2023, the City could incur, upon necessary voter approval, immediately after the issuance of the Series 2024 Bonds, approximately \$84,253,369 of long-term obligations payable out of general property taxes. Assessments for the year 2024 have not been finalized; however, it is not expected that the assessed value of all taxable property would be materially less than the assessed value of all taxable property of the City for the year 2023.

Computation of Legal Debt Margin

Gross Tax Digest for the City as of January 1, 2023	\$958,981,554
Less M&O Exemptions	<u>(116,447,856)</u>
Net M&O Tax Digest ¹	\$842,533,698
Debt Limit (10% of Net Bond Tax Digest).....	\$84,253,369
Less Amount of Debt Outstanding Applicable to Debt Limit	<u>-0-</u>
Legal Debt Margin.....	<u>\$84,253,369</u>

¹Based on M&O exemptions. Actual bond exemptions are not available because in past years it has not been necessary for the City to levy a tax for any general obligation debt. It is not expected that the amount of bond exemptions would be materially higher than the amount of M&O exemptions.

Source: Georgia Department of Revenue, Tax Digest Consolidated Summary.

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Indebtedness of Overlapping Governmental Entities

Property owners in the City are responsible for both the City’s debt obligations and any debt obligations of other taxing entities in the proportion to which the jurisdiction of the City overlaps such entities. Set forth below are the estimated overlapping general obligation debt and overlapping property tax supported contractual obligations, if any, as of June 30, 2023. Although the City has attempted to obtain accurate information as to the overlapping debt, it does not guarantee its completeness or accuracy, as there is no central reporting entity which has this information available, and the amounts are based on information supplied by others.

<u>Name of Overlapping Entity</u>	<u>Amount of Debt Outstanding as of June 30, 2023</u>
<i>Spalding County</i>	
General Obligation Sales Tax Bonds	\$10,000,000
Certificates of Participation	2,500,000
Intergovernmental Contracts	2,062,500
Leases	1,484,005
Financed Purchases	5,210,219
 <i>Griffin-Spalding County School District</i>	 _____ 0
 Total:	 <u>\$21,256,724</u>

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CITY OF GRIFFIN FINANCIAL INFORMATION

Five-Year General Fund History

Set forth below is a historical, comparative summary of the revenues, expenditures, and changes in fund balance of the City's General Fund for the past five fiscal years. Information in the table for fiscal years 2019 to 2023 has been extracted from audited financial statements of the City for the years ended June 30, 2019, through and including June 30, 2023. Although taken from audited financial statements, no representation is made that the information is comparable from year to year, or that the information as shown taken by itself presents fairly the financial condition of the City for the fiscal years shown. For more complete information, reference is made to the audited financial statements of the City for fiscal year 2023 which are included in this Official Statement as Appendix A and to the audited financial statements of the City for fiscal years 2019 to 2022, copies of which are available from the City upon request.

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
REVENUES					
Property taxes	\$4,825,690	\$4,531,914	\$5,040,142	\$5,287,173	\$5,817,795
Other taxes	6,822,814	7,306,252	8,265,111	8,431,961	8,724,637
Charges for services	5,673,637	5,853,340	5,655,381	6,953,689	7,779,905
Licenses and permits	539,253	739,052	682,794	678,833	779,900
Intergovernmental	486,272	441,030	457,743	884,453	1,244,714
Franchise taxes	500,567	518,876	514,078	524,041	523,754
Fines and forfeitures	783,545	778,245	855,834	856,459	1,066,373
Interest revenue	102,943	99,330	644,332	21,557	803,750
Rental income	237,690	183,974	197,722	234,478	249,424
Contributions and donations	6,700	3,659	7,468	1,279	-
Other revenues	126,278	127,544	294,916	309,366	375,107
Total revenues	<u>20,105,389</u>	<u>20,583,216</u>	<u>22,615,521</u>	<u>24,183,289</u>	<u>27,365,359</u>
EXPENDITURES					
Current:					
General government	5,048,129	5,145,955	5,430,746	5,943,314	6,352,289
Judicial	366,359	358,010	371,140	344,899	395,007
Public safety	15,555,824	14,123,323	16,552,457	17,745,264	17,976,061
Public works	3,987,819	4,235,807	4,624,303	4,553,421	5,715,827
Parks and recreation	522,268	505,157	444,645	324,697	377,933
Housing and economic development	1,456,108	1,855,410	1,731,187	1,730,455	1,839,962
Capital outlay	-	-	-	-	-
Debt service:					
Principal	122,453	167,024	272,063	166,534	189,238
Interest and other charges	13,741	25,687	20,833	19,579	28,736
Total expenditures	<u>27,072,701</u>	<u>26,416,373</u>	<u>29,447,374</u>	<u>30,828,163</u>	<u>32,875,053</u>
Revenues over (under) expenditures	<u>(6,967,312)</u>	<u>(5,833,157)</u>	<u>(6,831,853)</u>	<u>(6,644,874)</u>	<u>(5,509,694)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	7,860,858	7,997,449	9,647,216	9,522,280	10,676,965
Transfers out	(1,407,912)	(1,092,466)	(1,148,245)	(2,052,065)	(1,442,999)
Financed purchases	524,552	-	294,228	-	522,750
Proceeds from sale of capital assets	15,587	65,070	-	-	-
Miscellaneous	-	-	38,020	-	6,743
Total other financing sources (uses)	<u>6,993,085</u>	<u>6,970,053</u>	<u>8,831,219</u>	<u>7,470,215</u>	<u>9,763,459</u>
Net change in fund balances	<u>25,773</u>	<u>1,136,896</u>	<u>1,999,366</u>	<u>825,341</u>	<u>4,253,765</u>
Fund balance, beginning of year	11,813,287	11,839,060	12,975,956	14,975,322	15,800,663
Fund balance, end of year	<u>\$11,839,060</u>	<u>\$12,975,956</u>	<u>\$14,975,322</u>	<u>\$15,800,663</u>	<u>\$20,054,428</u>

Accounting Policies

The accounting policies of the City conform to generally accepted accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are set forth in Note 1 of the audited financial statements for the City attached as Appendix A to this Official Statement. For more detailed discussion of the City’s significant accounting policies see Appendix A: ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY OF GRIFFIN, GEORGIA, FOR FISCAL YEAR ENDED JUNE 30, 2023.

Independent Auditors’ Reports

The auditor reports on the financial statements of the City for the fiscal years ended June 30, 2019 through June 30, 2023, state that said financial statements present fairly, in all material respects, the financial position of the City as of each respective fiscal year, and the results of its operations and cash flows for each respective fiscal year in conformity with accounting principles generally accepted in the United States.

Budgetary Process for General Fund

General Description. The City’s annual budget serves as the foundation for the City’s financial planning, control and professional management of City resources. The budget provides for setting priorities and an orderly means of controlling cash flows and disbursements. All departments of the City are required to submit requests for appropriations to the City Manager on or about March 1. The City Manager uses these requests as a starting point for developing a proposed budget. The City Manager then presents the proposed budget to the Board of Commissioners for review, prior to May 15. The Board of Commissioners is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30 (the close of the City’s fiscal year). Public hearings on the proposed budget are held in May and June.

Budgets are adopted for the General Fund, all special revenue funds, all capital projects funds, and the City’s enterprise funds. Budgets for the enterprise funds are prepared for planning and control purposes only. The legal level of budgetary control is at the fund and the department level, with the Commissioners being the only body authorized to make amendments to the budget. Department directors are allowed to make transfers within appropriated categories of their operational divisions. The Board of Commissioners approves appropriations budget revisions between departments. Transfer of budgeted amounts in excess of \$5,000 between departments requires the approval of the Board of Commissioners. Revisions that alter the total expenditures of any department or fund must be approved by the Board of Commissioners. Budgetary control is maintained with monthly reviews of actual results compared to budget and with budget confirmation prior to the issuance of a purchase order.

Pursuant to O.C.G.A. § 36-81-3(b), the annual budget approved by the Board of Commissioners must be balanced. A budget is balanced when the sum of estimated net revenues and appropriated fund balances is equal to appropriations. The Board of Commissioners has the authority under O.C.G.A. § 36-81-3(d), however, to amend its budget as follows:

(1) any increase in appropriation at the legal level of control of the City, whether accomplished through a change in anticipated revenues in any fund or through a transfer of appropriations among departments, requires the approval of the Board of Commissioners. Such amendment shall be adopted by ordinance or resolution;

(2) transfers of appropriations within any fund below the local government’s legal level of control requires only the approval of the budget officer; and

(3) the Board of Commissioners may amend the legal level of control to establish a more detailed level of budgetary control at any time during the budget period. Said amendment shall be adopted by ordinance or resolution.

General Fund Budgets. Set forth below is a summary of the City’s adopted amended General Fund budget for the fiscal year ending June 30, 2024, as of March 31, 2024, and the adopted general fund budget for fiscal year ending June 30, 2025. The budgets are based upon certain assumptions and estimates of the City’s administration regarding future events, transactions, and circumstances. Realizations of the results projected in the budget depends upon implementation by management of policies and procedures consistent with the assumptions made by the City. Accordingly, the actual results achieved for the budgets could materially vary from those projected in the budget shown below.

City of Griffin
 General Fund Budget for
Fiscal Years Ending June 30, 2024 and June 30, 2025

OPERATING REVENUES	<u>FY 2024</u>	<u>FY 2025</u>
Taxes.....	\$14,708,110	\$14,915,780
Licenses and Permits	680,200	679,700
Charges for Services	7,611,075	8,345,947
Fines and Forfeitures	1,465,025	1,213,000
Rents and Royalties	<u>315,643</u>	<u>170,337</u>
Total Operating Revenues.....	<u>24,780,053</u>	<u>25,324,764</u>
OPERATING EXPENDITURES		
Personal Services and Employee Benefits.....	20,813,473	21,248,599
Purchased or Contracted Services.....	5,670,265	5,998,342
Utilities.....	2,436,697	2,341,672
Supplies.....	2,111,343	2,067,317
Capital Outlay	2,187,658	1,000,900
Inter-Departmental Charges.....	4,025,290	4,355,573
Miscellaneous	<u>740,859</u>	<u>0</u>
Total Operating Expenditures.....	<u>37,985,585</u>	<u>37,012,403</u>
OPERATING INCOME (LOSS).....	<u>(13,205,532)</u>	<u>(11,687,639)</u>
NON-OPERATING INCOME (EXPENSE)		
Intergovernmental Revenue	596,445	708,310
Intergovernmental Expense	(331,304)	(504,170)
Debt Service – Principal	(272,060)	(433,285)
Debt Service – Interest.....	(38,170)	(318,125)
Contributions and Donations	15,000	10,000
Investment Income		960,000
Gain (Loss) on Sale of Capital Assets	<u>642,144</u>	<u>0</u>
Total Non-Operating Income (Expense).....	<u>612,055</u>	<u>422,730</u>
INCOME (LOSS) BEFORE TRANSFERS	<u>(12,593,477)</u>	<u>(11,264,909)</u>
TRANSFERS		
Transfers - In.....	11,527,962	13,144,989
Transfers - Out.....	<u>(2,001,176)</u>	<u>(2,387,915)</u>
Total Transfer - Net	<u>9,526,786</u>	<u>10,757,074</u>
CHANGE IN NET POSITION.....	<u>(\$3,066,691)</u>	<u>(507,835)</u>

Retirement Plan, Defined Contribution Plan, and OPEB Plan

Retirement Plan. The City, as authorized by the Board of Commissioners, has established a non-contributory defined benefit pension plan, the City of Griffin Retirement Plan (“**Retirement Plan**”), covering substantially all of the City’s employees. The City’s pension plan is administered through the Georgia Municipal Employee Benefit System (“**GMEBS**”), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Retirement Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Retirement Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The Board of Commissioners, in its role as the Retirement Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS.

Reference is made to Note 7 and the supplemental schedules of the City’s audited financial statements included as Appendix A to this Official Statement for a detailed summary of the City’s Retirement Plan and related liabilities.

Defined Contribution Plan. The City offers its employees a defined contribution plan, the City of Griffin Deferred Compensation Plan (the “**Plan**”), which is administered by MetLife Resources. The Plan is a combined 457 plan and 401A plan. The Plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the Plan is optional and requires the City to match the employees’ deferrals up to a maximum of 1% of annual compensation. Employer’s contributions are fully vested at the time of contribution. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Benefit provisions and contributions are established and may be amended by the Board of Commissioners. During the year ended June 30, 2023, the City contributed \$15,747 and employees contributed \$354,829. The City stopped matching employee contributions as of July 21, 2018.

Pursuant to Statement No. 32 of the GASB, Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans, the City does not have a fiduciary relationship with the Plan. Accordingly, the balances and transactions of the City’s plan are not reported in the City’s financial statements.

OPEB Plan. The City of Griffin Post-Employment Health Care Plan (the “**OPEB Plan**”) is an agent multiple-employer defined benefit healthcare plan administered by the Georgia Municipal Association. The OPEB Plan provides medical and dental insurance benefits to eligible retirees and their spouses. Benefit provisions and contribution requirements are established and may be amended by the Board of Commissioners. The OPEB Plan is closed to all employees hired after July 1, 2007.

Eligible participants are assumed to be employees, and former employees of the City who had health coverage as an active employee for at least the two consecutive years immediately preceding their termination and have satisfied the following requirements: (1) completed at least ten years of consecutive service immediately preceding their termination date, and (2) is eligible and elects to receive normal retirement or disability benefits under a qualified defined benefit plan sponsored by the City.

The OPEB Plan benefit provisions are fixed at: (1) \$200 per month for retiree only coverage for employees less than age 65; (2) \$400 per month for retirees and spouse (or family) coverage for employees less than age 65; (3) \$100 per month for retiree only coverage for employees age 65 or older; and (4) \$200 per month for retiree and spouse coverage for employees age 65 or older. Deferred retirements are not allowed to elect coverage at the time of retirement. Additionally, surviving spouses are not covered under the OPEB Plan.

Reference is made to Note 16 and the supplemental schedules of the City’s audited financial statements included as Appendix A to this Official Statement for a detailed summary of the City’s OPEB Plan and related liabilities.

Governmental Immunity and Insurance Coverage

Governmental Immunity. Under Georgia law, the defense of sovereign immunity is available to the City, as a municipal corporation of the State of Georgia, except for actions for the breach of written contracts and actions for the recovery of damages for any claim for which liability insurance protection has been provided, but only to the extent of the liability insurance provided. The City, however, may be unable to rely upon the defense of sovereign immunity and may be subject to liability in the event of suits alleging causes of action founded upon various federal laws, such as suits filed pursuant to 42 U.S.C. § 1983, alleging the deprivation of federal constitutional or statutory rights of an individual and suits alleging anti-competitive practices and violations of the federal antitrust laws by the City in the exercise of its delegated powers.

Insurance Coverage. The City is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund and the Georgia Municipal Association Group Self-Insurance Workers' Compensation Fund, public entity risk pools currently operating as common risk management and insurance programs for member local governments.

As part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pools' agents and attorneys, to follow loss reduction procedures established by the funds and to report as promptly as possible and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pools' agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all costs taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment and all expenses incurred for investigation, negotiation or defense. Settled claims in the past three years have not exceeded the coverages.

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CITY OF GRIFFIN AD VALOREM TAXATION

Introduction

Ad valorem property taxes are an important source of revenue to fund the operations of the City, accounting for approximately 21% of the City's general fund revenues in fiscal year 2023. *Ad valorem* property taxes are levied on an annual basis based on the fair market value of the property assessed by the county as of January 1st of each year. *Ad valorem* property taxes are levied on the assessed value of the property which, by law, is established at 40% of the fair market value. Taxes are levied in mills (one-tenth of one percent) upon each dollar of assessed property value.

Property Subject to Taxation

Ad valorem property taxes are levied, based upon value, against all real and personal property within the City. There are, however, certain classes of property which are exempt from taxation by State law, including public property, religious property, charitable property, property of nonprofit hospitals, nonprofit homes for the aged, and nonprofit homes for the mentally handicapped, college and certain educational property, public library property, certain farm products, certain air and water pollution control property, and personal effects.

Assessed Value

Assessed valuation, which represents the value upon which *ad valorem* property taxes are levied, is calculated as a percentage of fair market value. Georgia law requires all counties to assess taxable tangible property, with certain exceptions, at 40% of its fair market value and to tax such property on a levy made by each tax jurisdiction according to 40% of the property's fair market value. Georgia law requires certain agricultural real property to be assessed for *ad valorem* property tax purposes at 75% of the value of which other real property is assessed and requires certain historical property to be valued at a lower fair market value for *ad valorem* property tax purposes. Conservation use property represents up to 2,000 acres of real property of a single owner that is either devoted to the good faith production of agricultural products or timber or is a type of environmentally sensitive property. FLCU designated property is valued at 40% of its current use assessment and Conservation Use property is assessed at a value equal to the sum of (a) 65% of the capitalization of the net income generated from use of the property and (b) 35% of its current use value. "Standing timber" is assessed one time, following its sale or harvest, at 100% of its fair market value.

The chief appraiser of each county is required to submit a certified list of assessments for all taxable property, except motor vehicles, mobile homes, and property owned by public utilities, within the county to the county Board of Tax Assessors. The Tax Commissioner for each county is required to present the tax returns to its county Board of Tax Assessors by April 1 of each year. The Board of Tax Assessors is required to complete its revision and assessment of returns by June 1 of each year and to forward a copy of the complete digest to the State of Georgia Revenue Commissioner for examination and approval. The Revenue Commissioner has the authority to examine the digest for the purpose of determining if the valuations of property are reasonably uniform and equalized between and within counties. Assessments may be appealed by property owners within 45 days of the date of receiving an assessment notice based on taxability, value, uniformity, and/or denial of an exemption. Assessments and appeals are subject to review at various stages by the county's Board of Equalization and by state courts.

The State of Georgia Property Tax Unit assesses the value of the property of public utilities and divides the assessment into two parts, assessed value of property and assessed value of franchise, and provides these amounts to the county which bills these taxes to the utilities.

Tax Relief Initiatives

For the purposes of reducing the burden of *ad valorem* taxation for property owned by a taxpayer and occupied as his or her legal residence ("homesteads"), the State has granted several types of homestead exemptions more particularly described below. In addition, local governments are authorized to provide for increased exemption amounts and several have done so. Local government exemption amounts supersede the State exemption amount when the local exemption is greater than the State exemption. The deductions

are taken from the homestead's 40% assessed value before utilizing millage rates to determine tax owed.

Standard Homestead Exemption. The home of each resident of Georgia that is actually occupied and used as the primary residence by the owner may be granted a \$2,000 exemption from county and school taxes except for school taxes levied by municipalities and except to pay interest on and to retire bonded indebtedness. The \$2,000 is deducted from the 40% assessed value of the homestead. The owner of a dwelling house or a farm that is granted a homestead exemption may also claim a homestead exemption in participation with the program of rural housing under contract with the local housing authority.

Individuals 65 Years of Age and Older May Claim a \$4,000 Exemption. Individuals 65 years of age or over may claim a \$4,000 exemption from all county ad valorem taxes if the income of that person and his spouse does not exceed \$10,000 for the prior year. Income from retirement sources, pensions, and disability income is excluded up to the maximum amount allowed to be paid to an individual and his spouse under the federal Social Security Act. The social security maximum benefit for 2023 was \$87,048. The owner must notify the county tax commissioner if for any reason they no longer meet the requirements for this exemption.

Individuals 62 Years of Age and Older May Claim Additional Exemption for Educational Purposes. Individuals 62 years of age or over that are residents of each independent school district and of each county school district may claim an additional exemption from all ad valorem taxes for educational purposes and to retire school bond indebtedness if the income of that person and his spouse does not exceed \$10,000 for the prior year. Income from retirement sources, pensions, and disability income is excluded up to the maximum amount allowed to be paid to an individual and his spouse under the federal Social Security Act. The social security maximum benefit for 2023 was \$87,048. The owner must notify the county tax commissioner if for any reason they no longer meet the requirements for this exemption. This exemption may not exceed \$10,000 of the homestead's assessed value.

Floating Inflation-Proof Exemption. Individuals 62 years of age or over may obtain a floating inflation-proof county homestead exemption, except for taxes to pay interest on and to retire bonded indebtedness, based on natural increases in the homestead's value. If the appraised value of the home has increased by more than \$10,000, the owner may benefit from this exemption. Income, together with spouse or any other person residing in the house cannot exceed \$30,000. This exemption does not affect any municipal or educational taxes and is meant to be used in the place of any other county homestead exemption.

Disabled Veteran or Surviving Spouse. Any qualifying disabled veteran who is a citizen and resident of Georgia is granted an exemption of the greater of \$32,500.00 or the maximum amount which may be granted to a disabled veteran under Section 2102 of Title 38 of the United States Code, as amended, on his or her homestead which such veteran owns and actually occupies as a residence and homestead, such exemption being from all ad valorem taxation for state, county, municipal, and school purposes. The amount for 2023 was \$109,986. The value of the property in excess of this exemption remains taxable. This exemption is extended to the unremarried surviving spouse or minor children as long as they continue to occupy the home as a residence.

Surviving Spouse of U.S. Service Member. The unremarried surviving spouse of a member of the armed forces who was killed in or died as a result of any war or armed conflict will be granted a homestead exemption from all ad valorem taxes for county, municipal and school purposes in the amount of \$60,000 plus an additional sum. The additional sum is determined according to an index rate set by United States Secretary of Veterans Affairs. The amount for 2023 was \$109,986. The surviving spouse will continue to be eligible for the exemption as long as they do not remarry.

Surviving Spouse of Peace Officer or Firefighter. The unremarried surviving spouse of a peace officer or firefighter killed in the line of duty will be granted a homestead exemption for the full value of the homestead for as long as the applicant occupies the residence as a homestead.

In addition to the State exemptions, the City allows homestead residents who are totally disabled or who are age 62 years of age or older and who received less than \$12,500 of income during the

preceding calendar year to be entirely exempt from *ad valorem* taxation.

Qualified homestead property owners 62 and older with a gross income of \$15,000 or less may defer but not exempt the payment of *ad valorem* taxes on part or all of the homestead property. Generally, the tax would be deferred until the property ownership changes or until such time that the deferred taxes plus interest reach a level equal to 85% of the fair market value of the property.

Freeport Exemptions. Voters in the County have approved for exemption of the following types of tangible personal property from *ad valorem* taxation, known as “freeport” exemptions: (1) inventory of goods in the process of being manufactured, (2) inventory of finished goods manufactured or produced in the State held by the manufacturer or producer for a period not to exceed 12 months, (3) inventory of finished goods on January 1 that are stored in a warehouse, dock, or wharf which are destined for shipment outside the State for a period not to exceed 12 months, and (4) stock in trade of a fulfillment center which, on January 1, are stored in a fulfillment center.

Conservation Use and Forest Land. Certain amounts of real and personal property on the City’s general tax digest is designated as conservation use property or forest land conservation use property. The Forest Land Conservation Use property (“FLCU”) designation was created pursuant to the Forest Land Protection Act, a constitutional amendment that became effective on January 1, 2009, after approval by the State’s voters in the preceding November of 2008 general election. The FLCU designation allows for a lower tax rate for property owners that qualify for the designation. The FLCU designation is available for timber land that either (a) has been certified by the U.S. Department of Natural Resources as “environmentally sensitive property” or (b) is kept in accordance with a recognized sustainable forestry certification program. Real property receiving the FLCU designation is valued at 40% of its current use value and not 40% of its actual fair market value. FLCU property must remain employed for its current use for at least 15 years after its designation. Conservation Use property is real property that consists of timber land or agricultural land and is assessed at a value equal to the sum of (a) 65% of the capitalization of the net income generated from use of the property and (b) 35% of its current use value. The purpose of this tax treatment is designed to protect property owners of agricultural and timber lands from being pressured by property tax burdens to convert their land to residential or commercial use. Conservation Use property must remain undeveloped and employed for a qualifying use (i.e., agricultural or timber land) for at least 10 years after its original designation. The value of conservation use property is not permitted to be increased or decreased by more than 3% from the current use valuation for the immediately preceding tax year or increased or decreased during the ten year covenant period by more than 34.39% from its current use valuation in the initial year of the 10-year period.

Tax Abatements. Counties, cities and school districts are also subject to tax incentive agreements, usually in the form of property tax abatements, that a county’s local development authority enters into with businesses. The tax incentives are negotiated with businesses for the purpose of attracting or retaining businesses within the county and have various requirements regarding job creation and capital investment. Incentives may be granted to any business located within or promising to relocate to the county.

Annual Tax Levy

The City determines a rate of levy for each fiscal year by computing a rate which, when levied upon the assessed value of taxable property within its territorial limits, will produce the necessary amount of property tax revenues to finance City services. The City then levies its *ad valorem* property tax.

Property Tax Collections

The City has contracted with Spalding County and the Spalding County Tax Commissioner to bill and collect the City’s property taxes. Motor vehicles and mobile homes are also billed and collected by the County on behalf of the City. Real and personal property taxes, except motor vehicle taxes, are normally levied in August of each year on the assessed valued listed as of January 1. Taxes levied by the City are normally billed during mid-September of each year and are normally payable 60 days after the tax bills are mailed. Motor vehicle taxes are levied, due, and collected on a staggered basis throughout the entire

calendar year. Interest of 1.0% per month (12.0% per annum) is applied to taxes paid more than one day after they are due, and an additional 10% penalty is added to taxes unpaid 90 days after the due date.

All taxes levied on real and personal property, together with interest thereon and penalties for late payment, constitute a perpetual lien on and against the property arising after January 1 in the year in which taxed. The lien becomes enforceable 90 days after notification. Georgia law provides that taxes must be paid before any other debt, lien, or claim of any kind, except for certain claims against the estate of a decedent and except that the title and operation of a security deed is superior to the taxes assessed against the owner of property when the tax represents an assessment upon property of the owner other than the property specifically subject to the title and operation of the security deed.

Collection of delinquent real property taxes is enforceable by tax sale of such realty. Delinquent personal property taxes are similarly enforceable by seizure and sale of the taxpayer's personal property. There can be no assurance, however, that the value of the property sold, in the event of a tax sale, will be sufficient to produce the amount required to pay in full the delinquent taxes, including any interest or penalties thereon.

When the last day for the payment of taxes has arrived, the tax collector notifies the taxpayer in writing of the fact that the taxes have not been paid and that, unless paid, an execution will be issued. At any time after 30 days from giving the notice described in the preceding sentence, the County Tax Commissioner may issue an execution for nonpayment of taxes. The County Tax Commissioner may then publish a notice of the sale in a local newspaper weekly for four weeks and gives the taxpayer ten days' written notice by registered or certified mail. A public sale of the property is then made by the County Tax Commissioner at the County Courthouse on the first Tuesday of the month after the required notices are given.

Motor Vehicle Property Taxes

The State of Georgia Motor Vehicle Tax Unit assesses the value of all motor vehicles by make, model, and year and provides this information to each county's tax office. The State has two types of motor vehicle property taxes, the Title Ad Valorem Tax ("TAVT") and the Annual Ad Valorem Tax ("AAVT"). The TAVT applies to most vehicles purchased on March 1, 2013 or later, with a few exceptions. The AAVT applies to most vehicles purchased prior to March 1, 2013 and non-titled vehicles. The TAVT is a one-time tax that is paid at the time the vehicle is titled. It replaced motor vehicle sales tax and the AAVT and is paid every time vehicle ownership is transferred or a new resident registers the vehicle in Georgia for the first time. The current TAVT rate is 7.0% of the fair market value of the vehicle with respect to title transfers, 3.0% of the fair market value of the vehicle with respect to new resident registrations, and 0.5% of the fair market value of the vehicle for family member or inheritance title transfers. The AAVT applies to most vehicles not taxed under the TAVT method. The AAVT is a value tax that is assessed annually and must be paid at the time of registration. Payment of is a prerequisite to receiving a tag or renewal decal. The AAVT is due each year on all vehicles whether they are operational or not, even if the tag or registration renewal is not being applied for. The AAVT must be paid by the last day of a vehicle owner's registration period (birthday) to avoid a 10% penalty. Tax amounts vary according to the current fair market value of the vehicle and the tax district in which the owner resides. Tax receipts are distributed by each county tax office to the State, and applicable county, school district and municipality.

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M&O Tax Digest

Set forth below is information concerning the assessed and estimated actual value of taxable property within the City for the past five calendar years.

<u>Categories¹</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Agriculture	\$696,281	\$848,559	\$810,081	\$967,527	\$1,029,827
Brownfield Property	0	0	0	0	616,075
Commercial	312,658,439	300,844,188	307,520,720	324,938,574	366,370,558
Industrial	80,325,754	77,282,873	77,439,691	87,625,160	141,077,377
Residential	235,403,228	264,978,303	295,575,443	362,678,674	439,092,801
Conservation Use	61,986	58,973	65,918	226,871	363,815
Public Utilities ²	6,481,177	6,481,177	6,876,003	6,869,639	6,330,541
Motor Vehicles ³	6,900,390	5,596,110	4,520,650	4,092,880	4,100,560
Heavy Equipment	0	33,000	46,280	137,264	0
Gross Tax Digest	<u>642,527,255</u>	<u>656,123,183</u>	<u>692,854,786</u>	<u>787,536,589</u>	<u>958,981,554</u>
Less M&O Exemptions	<u>(41,293,820)</u>	<u>(37,669,618)</u>	<u>(41,067,836)</u>	<u>(61,739,277)</u>	<u>(116,447,856)</u>
Net M&O Tax Digest ⁴	<u>\$601,233,435</u>	<u>\$618,453,565</u>	<u>\$651,786,950</u>	<u>\$725,797,312</u>	<u>\$842,533,698</u>
Estimated Actual Value ⁵	<u>\$1,606,318,138</u>	<u>\$1,640,258,458</u>	<u>\$1,732,067,545</u>	<u>\$1,968,635,577</u>	<u>\$2,397,453,885</u>

¹ The State requires all counties to assess real estate and personal property at the rate of at least 40% of estimated actual value, with the exception of Timber, which is assessed at 100%.

² The State of Georgia Property Tax Unit assesses the value of the property of public utilities at the percentage of fair market value used by the County. The Property Tax Unit then divides the assessment into two parts, assessed value of property and assessed value of franchise, and provides these figures to the County which bills these taxes to the utilities with the amount of tax for each.

³ The State of Georgia Motor Vehicle Tax Unit assesses the value of motor vehicles by make, model, and year by county and provides this information to each county tax office. The State of Georgia assesses the value of motor vehicles at the percentage of fair market value used by the County. Any motor vehicle purchased on or after March 1, 2013 is not subject to county or municipal ad valorem. Any motor vehicle purchased on or after March 1, 2013 is not subject to annual ad valorem taxes, but are subject to a one time title ad valorem tax.

⁴ The State of Georgia assesses the value of mobile homes at the percentage of fair market value used by the County.

⁵ Total assessed value, after deducting exemptions, for purposes of levying tax for the M&O of the City.

⁶ Calculated by taking the Gross Tax Digest less Timber (assessed at 100%), divided by 40%, plus Timber at 100%. The City did not have any property classified as Timber on its digest for the years shown in the table.

Source: Georgia Department of Revenue, Local Government Services Division, County Digest Section.

Millage Rates

Set forth below is information concerning the rate of levy of property taxes per \$1,000 of assessed value, or millage rates, of the City, incorporated Spalding County, and the Griffin-Spalding County School District for the past five calendar years. Since 2016, there has been no State levy for *ad valorem* taxation.

<u>Calendar Year</u>	<u>City of Griffin</u>	<u>County Incorporated</u>	<u>School District</u>	<u>City-Wide Total</u>
2019	7.083	16.535	17.077	40.695
2020	7.083	16.138	16.742	39.963
2021	7.083	16.138	16.742	39.963
2022	7.083	16.138	16.742	39.963
2023	6.254	15.588	16.742	38.584

Source: Georgia Department of Revenue.

Ten Largest Taxpayers

Set forth below is information concerning the ten largest taxpayers in the City in calendar year 2023.

<u>Taxpayer</u>	<u>Type of Business</u>	<u>2023 Assessed Value</u>	<u>Assessed Value as a Percent of 2023 Gross Assessed Values¹</u>
Bridgestone/Bandag Inc.	Retread Tires	\$35,078,309	3.66%
Transcontinental	Flexible Packaging	29,337,299	3.06
North Griffin Square	Commercial Development	26,068,158	2.72
International Paper	Packaging Material	23,261,878	2.43
Kroger	Grocery/Retail	23,021,520	2.40
Walmart	Retail Stores	22,657,270	2.36
BVA Spalding LLC	Medical Facility	22,299,683	2.33
RPM Living Investments	Apartments	16,936,450	1.77
1888 Mills	Textile Manufacturing	16,420,553	1.71
Griffin Crossroads	Apartments	<u>13,900,000</u>	<u>1.45</u>
Totals		<u>\$228,981,120</u>	<u>23.88%</u>

¹ Based on the calendar year 2023 Gross Tax Digest of \$958,981,554

Source: City of Griffin.

A determination of the largest taxpayers within the City can be made only by manually reviewing individual tax records. Therefore, it is possible that owners of several small parcels may have an aggregate assessment in excess of those set forth in the table above. Furthermore, the taxpayers shown in the table above may own additional parcels within the City. No independent investigation has been made of, and consequently no representation can be made as to, the financial condition of any of the taxpayers listed above or that such taxpayers will continue to maintain their status as major taxpayers in the City.

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M&O Tax Levies and Collections for the City

Set forth below is information concerning total real and personal property tax collections of the City reported as of the City's fiscal years ended June 30, 2019, through June 30, 2023. ("Current Year's M&O Tax Levy" relates to the tax digest from the Calendar Year preceding the Fiscal Year; for example, for the Fiscal Year 2023, "Current Year's M&O Tax Levy" relates to the 2022 Calendar Year /Tax Digest year M&O Tax Levy.) Taxes levied by the City on January 1 are normally billed by September 15 and are normally payable on or before November 15.

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Current Year's M&O Tax Levy	\$4,209,941	\$4,258,536	\$4,380,630	\$4,616,607	\$5,140,737
Tax Collections					
Current Year's Collections	3,924,257	3,938,014	4,093,295	4,305,115	4,737,045
Prior Years' Collections	174,046	178,406	182,154	166,236	246,417
Total Tax Collections	<u>\$4,098,303</u>	<u>\$4,116,420</u>	<u>\$4,275,449</u>	<u>\$4,471,351</u>	<u>\$4,983,462</u>
Current Year's Tax Collections as a Percent of Total Current Year's M&O Tax Levy	<u>93.21%</u>	<u>92.47%</u>	<u>93.44%</u>	<u>93.25%</u>	<u>92.15%</u>
Total Tax Collections as a Percent of Total Current Year's M&O Tax Levy	<u>97.35%</u>	<u>96.66%</u>	<u>97.60%</u>	<u>96.85%</u>	<u>96.94%</u>
Uncollected Current Year's M&O Taxes	<u>\$140,573</u>	<u>\$172,489</u>	<u>\$215,972</u>	<u>\$217,430</u>	<u>\$168,712</u>
Due Date of Taxes	11/15/18	11/15/19	11/15/20	11/15/21	11/15/22
Tax Period Begins	07/01/18	07/01/19	07/01/20	07/01/21	07/01/22
Tax Period Ends	06/30/19	06/30/20	06/30/21	06/30/22	06/30/23

Source: Spalding County Tax Commissioner's Office.

Delinquent property taxes of the City are written off when the statute of limitations for their collection (seven years) expires or if no property is found to levy upon, whichever is earlier. The delinquent taxes written off are typically for personal property, which are more difficult to collect than taxes on real property.

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LEGAL MATTERS

Litigation

The City. Like other similar bodies, the City is subject to a variety of suits and proceedings arising in the ordinary conduct of its affairs. The City, after reviewing the current status of all pending and threatened litigation relating to the City with its counsel believes that, while the outcome of litigation cannot be predicted, the final settlement of all lawsuits which have been filed and of any actions or claims pending or threatened against the City or its officials in such capacity are adequately covered by insurance or sovereign immunity or will not have a material adverse effect upon the financial position or results of operations of the City.

There is no litigation now pending or, to the knowledge of the City, threatened against the City which restrains or enjoins the execution and delivery of the Contract, the use of the proceeds of the Series 2024 Bonds, or which questions or contests the validity of the Contract or the proceedings and authority under which it is to be executed. Neither the creation, organization, nor existence of the City nor the title of the present members or other officials of the City to their respective offices is being contested or questioned.

The Agency. There is no litigation now pending or, to the knowledge of the Agency, threatened against the Agency which restrains or enjoins the issuance or delivery of the Series 2024 Bonds, the provision for the security for the payment of the Series 2024 Bonds, the use of the proceeds of the Series 2024 Bonds, or which questions or contests the validity of the Series 2024 Bonds or the proceedings and authority under which they are to be issued. Neither the creation, organization, nor existence of the Agency nor the title of the present members or other officials of the Agency to their respective offices is being contested or questioned.

Legal Proceedings

Validation of the Series 2024 Bonds. In accordance with the law of the State, the Series 2024 Bonds and the security therefor will be confirmed and validated by judgment of the Superior Court of Spalding County, Georgia, prior to issuance of the Series 2024 Bonds. Under State law, the judgment of validation will be forever conclusive against the Agency and the City.

Opinions of Counsel. All legal matters incidental to authorization and issuance of the Series 2024 Bonds are subject to the approval of Gray Pannell & Woodward LLP, Savannah, Georgia, Bond Counsel. It is anticipated that the approving opinions of Gray Pannell & Woodward LLP will be in substantially the form included in Appendix D. Certain legal matters will be passed upon for the Agency and the City by The Whalen Law Firm LLC, Griffin, Georgia.

The various legal opinions to be delivered concurrently with the delivery of the Series 2024 Bonds express the professional judgment of the attorneys or law firms rendering the opinion as to the legal issues explicitly addressed therein. By rendering a legal opinion, the attorney or law firm does not become an insurer or guarantor of the transaction opined upon or of the future performance of parties to such transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

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TAX STATUS

The Series 2024A Bonds

Federal Tax Exemption. In the opinion of Bond Counsel, based upon an analysis of existing laws, regulations, rulings, and judicial decisions, and assuming, among other things, the accuracy of certain representations and the continued compliance with certain covenants and tax law requirements, interest on the Series 2024A Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, interest on the Series 2024A Bonds is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on certain corporations. Interest on the Series 2024B Taxable Bonds is not excludable from gross income of the holders of the Series 2024B Taxable Bonds for federal income tax purposes. Bond counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Series 2024 Bonds.

State Tax Exemption. In the opinion of Bond Counsel, interest on the Series 2024A Bonds is exempt from present State of Georgia income taxation.

Maintenance of Tax Status. The Code and the regulations promulgated thereunder contain a number of restrictions, conditions and requirements that must be satisfied subsequent to the issuance of the Series 2024A Bonds in order for the interest thereon to be and remain excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause the inclusion of interest on the Series 2024A Bonds in the gross income of the holders thereof for federal income tax purposes retroactively to the date of issuance of the Series 2024A Bonds. The Agency and the City have covenanted to comply with each such requirement of the Code that must be satisfied subsequent to the issuance of the Series 2024A Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The opinion of Bond Counsel is subject to the condition that the Agency and the City comply with all such requirements. Bond Counsel has not been retained to monitor compliance with the described post-issuance tax requirements subsequent to the issuance of the Series 2024A Bonds. Bond Counsel has not undertaken to determine or to inform any person whether any action taken or not taken or any event occurring or not occurring after the date of issuance of the Series 2024A Bonds may adversely affect the value of, or the tax status of interest on, the Series 2024A Bonds.

Current and future legislative proposals, if enacted into law, clarification of the Code by the Treasury Department or the Internal Revenue Service, or future court decisions may cause interest on the Series 2024A Bonds to be subject, directly or indirectly, in whole or in part, to federal income taxation or otherwise prevent owners of the Series 2024A Bonds from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals may also affect the market price for or marketability of the Series 2024A Bonds. Prospective purchasers of the Series 2024A Bonds are encouraged to consult their own tax advisors regarding any pending or proposed federal legislation, regulatory initiatives or litigation.

The opinions expressed by Bond Counsel are based upon existing law, legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2024A Bonds, cover certain matters not directly addressed by such authorities, and represent Bond Counsel’s judgment as to the treatment of the Series 2024A Bonds for federal income tax purposes. Such opinions are not binding on the Internal Revenue Service (the “IRS”) or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the Agency or the City or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The Agency and the City have covenanted, however, to comply with the requirements of the Code.

Bond Counsel’s engagement with respect to the Series 2024A Bonds ends with the issuance of the Series 2024A Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Agency,

the City, or the beneficial owners of the Series 2024A Bonds regarding the tax-exempt status of the Series 2024A Bonds in the event of an audit examination by the IRS. Under current procedures, parties (such as the beneficial owners) other than the Agency and its appointed counsel would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of Series 2024A Bonds is difficult, obtaining an independent review of IRS positions with which the Agency legitimately disagrees may not be practicable. Any action of the IRS, including but not limited to selection of the Series 2024A Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the Series 2024A Bonds, and may cause the Agency, the City, or the beneficial owners of the Series 2024A Bonds to incur significant expense.

As to certain questions of fact material to the opinion of Bond Counsel, Bond Counsel has relied upon representations and covenants made on behalf of the Agency and the City and certificates of appropriate officers and public officials (including certifications as to the use of proceeds of the Series 2024A Bonds and of the property financed or refinanced thereby).

Reference is made to the proposed form of the opinion of Bond Counsel relating to the Series 2024A Bonds attached hereto in APPENDIX D for the complete text thereof. See also “LEGAL MATTERS” herein.

*Premium Bonds.** Certain of the Series 2024A Bonds have been sold to the public at an original issue premium. The Series 2024A Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) (the “**Tax-Exempt Premium Bonds**”) will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Tax-Exempt Premium Bonds, the interest on which is excludable from gross income. However, the purchaser’s basis in a Tax-Exempt Premium Bond will be reduced by the amount of the amortizable bond premium properly allocable to such purchaser during each year. Proceeds received from the sale, exchange, redemption, or payment of a Tax-Exempt Premium Bond in excess of the owner’s adjusted basis (as reduced pursuant to § 1016(a)(5) of the Code) will be treated as a gain from the sale or exchange of such Tax-Exempt Premium Bond and not as interest.

The federal income tax treatment of bond premium under the Code, including the determination of the amount of amortizable bond premium that is allocable to each year, is complicated and holders of Tax-Exempt Premium Bonds should consult an independent tax advisor in order to determine the federal income tax consequences to such holders of purchasing, holding, selling, or surrendering a Tax-Exempt Premium Bond at its maturity.

*Original Issue Discount Bonds.** Certain of the Series 2024A Bonds have been sold to the public at an original issue discount (the “**Tax-Exempt Discount Bonds**”). Generally, original issue discount is the excess of the stated redemption price at maturity of such a Tax-Exempt Discount Bond over the initial offering price to the public (excluding underwriters and other intermediaries) at which price a substantial amount of that maturity of the Tax-Exempt Discount Bonds was sold. Under existing law, an appropriate portion of any original issue discount, depending in part on the period a Tax-Exempt Discount Bond is held by the purchaser thereof, will be treated for federal income tax purposes as interest that is excludable from gross income rather than as taxable gain.

Under § 1288 of the Code, original issue discount on Tax-Exempt Discount Bonds accrues on a compounded basis. The amount of original issue discount that accrues to an owner of a Tax-Exempt Discount Bond, who acquires the Tax-Exempt Discount Bond in this initial offering, during any accrual period generally equals (i) the issue price of such Tax-Exempt Discount Bond plus the amount of original issue discount accrued in all prior accrual periods multiplied by (ii) the yield to maturity of such Tax-Exempt Discount Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (iii) any interest payable on such Tax-Exempt Discount Bond during such accrual period. The amount of original issue discount so accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable

from gross income for federal income tax purposes, and will increase the owner's tax basis in such Discount Bond. Proceeds received from the sale, exchange, redemption, or payment of a Tax-Exempt Discount Bond in excess of the owner's adjusted basis (as increased by the amount of original issue discount that has accrued and has been treated as tax-exempt interest in such owner's hands), will be treated as a gain from the sale or exchange of such Tax-Exempt Discount Bond and not as interest.

The federal income tax consequences from the purchase, ownership and redemption, sale, or other disposition of Tax-Exempt Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. Owners of Tax-Exempt Discount Bonds should consult their own tax advisors with respect to the consequences of owning Tax-Exempt Discount Bonds, including the effect of such ownership under applicable state and local laws.

Other Tax Consequences. Prospective purchasers of the Series 2024A Bonds should be aware that ownership of the Series 2024A Bonds may result in collateral federal income tax consequences to certain taxpayers depending upon their status and income. Prospective purchasers of the Series 2024A Bonds should consult independent advisors as to the consequences of owning the Series 2024A Bonds, including the effect of such ownership under applicable state and local laws and any collateral federal income tax and state tax consequences.

Information Reporting and Backup Withholding. Interest paid on the Series 2024A Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2024A Bonds from gross income for federal income tax purposes, however, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2024A Bonds, under certain circumstances, to "backup withholding" at the fourth lowest rate applicable to unmarried individuals with respect to payments on the Series 2024A Bonds and proceeds from the sale of the Series 2024A Bonds. Any amounts so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2024A Bonds. This backup withholding generally applies if the owner of Series 2024A Bonds (i) fails to furnish the paying agent (or other person who otherwise would be required to withhold tax from such interest payments) such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnishes the paying agent an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances fails to provide the paying agent or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2024A Bonds also may wish to consult with independent tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding and the procedures for obtaining exemptions from backup withholding.

Disposition of the Series 2024A Bonds. Unless a non-recognition provision of the Code applies, the sale, exchange, redemption, retirement, reissuance or other disposition of the Series 2024A Bonds may result in a taxable event for federal income tax purposes.

The Series 2024B Taxable Bonds

The following general discussion sets forth certain of the anticipated federal income tax consequences from the purchase, ownership, or disposition of the Series 2024B Taxable Bonds. This summary and the opinions referred to below are based upon the Code, including regulations, rulings, and decisions now in effect, all of which are subject to change. The discussion below does not purport to address all aspects of federal taxation that may be relevant to particular investors in light of their individual circumstances, or to certain types of investors subject to special treatment under the federal income tax laws. Moreover there can be no assurance that contrary positions to those positions expressed below will not be taken by the Internal Revenue Service.

A prospective purchaser of the Series 2024B Taxable Bonds or other taxpayer should seek advice from an independent tax advisor which is based on the taxpayer's particular circumstances. Prospective purchasers are advised to consult their own tax advisors regarding both the federal income tax consequences

from the purchase, ownership, or disposition of the Series 2024B Taxable Bonds and any tax consequences arising under the laws of any state or other taxing jurisdiction.

Federal Income Taxation. Interest earned on the Series 2024B Taxable Bonds is not excludable from gross income of the holders of the Series 2024B Taxable Bonds for federal income tax purposes.

State Income Tax Exemption. In the opinion of Bond Counsel, interest on the Series 2024B Taxable Bonds is exempt from present State of Georgia income taxation.

Reference is made to the proposed form of opinion of Bond Counsel relating to the Series 2024B Taxable Bonds attached hereto as APPENDIX D for the complete text thereof.

*Original Issue Premium.** Certain Series 2024B Taxable Bonds have been sold to the public at an original issue premium (collectively, the “**Taxable Premium Bonds**”). Section 171 of the Code provides rules under which a premium paid for a Taxable Premium Bond may be amortized. Those rules permit the interest paid on a Taxable Premium Bond that would otherwise be included in the bondholder’s gross income for federal income tax purposes to be reduced by the amount of the amortizable bond premium for the taxable year. Each holder of a Taxable Premium Bond may elect whether to amortize the original issue premium paid by it for federal income tax purposes. An election to amortize the original issue premium shall apply to all Taxable Premium Bonds held by the bondholder at the beginning of the first taxable year to which the election applies or thereafter acquired by the bondholder and would be irrevocable without the consent of the Internal Revenue Service. If an election to amortize the original issue premium is made, § 1016(a)(5) of the Code generally requires a reduction of the bondholder’s basis in a Taxable Premium Bond held by it by the amount of the amortizable bond premium applied to reduce the interest income received on such Taxable Premium Bond. Proceeds received from the sale, exchange, redemption, or payment of a Taxable Premium Bond in excess of the bondholder’s adjusted basis (as reduced pursuant to § 1016(a)(5) of the Code) will be treated as a gain from the sale or exchange of such Taxable Premium Bond and not as interest.

The federal income tax treatment of original issue premium under the Code, including the determination of the amount of amortizable bond premium that is allocable to each year, is complicated and holders of Taxable Premium Bonds should consult their own tax advisors in order to determine the federal income tax consequences to such holders of purchasing, holding, selling, or surrendering Taxable Premium Bonds at their maturity.

*Original Issue Discount.** Certain Series 2024B Taxable Bonds have been sold to the public at an original issue discount (collectively, the “**Taxable Discount Bonds**”). Generally, the original issue discount is the excess of the stated redemption price at maturity of such a Taxable Discount Bond over the initial offering price to the public (excluding underwriters and other intermediaries), at which price a substantial amount of that maturity of the Taxable Discount Bonds was sold. However, if the amount of the original issue discount is less than 0.25% of the stated redemption price at maturity of such Taxable Discount Bond multiplied by the number of complete years from the issue date of such Taxable Discount Bonds to its stated maturity, the amount of original issue discount will be considered to be zero. Original issue discount represents interest which is includable in gross income for federal income tax purposes.

Under § 1272 of the Code, original issue discount accrues on a compounded basis. The amount of original issue discount that accrues to a holder of a Taxable Discount Bond who acquires the Taxable Discount Bond in the initial offering during any accrual period generally equals (i) the issue price of such Taxable Discount Bond plus the amount of original issue discount accrued in all prior accrual periods multiplied by (ii) the yield to maturity of such Taxable Discount Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (iii) any interest payable on such Taxable Discount Bond during such accrual period. The amount of original issue discount so accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period. Accordingly, federal income taxes may be payable with respect to accrued original issue discount despite the fact that no such discount is actually received in cash by a holder of Taxable Discount Bonds until such time as a holder of Taxable Discount Bonds either sells such Taxable Discount Bond or receives payment of the principal amount thereof at maturity.

The federal income tax treatment of original issue discount under the Code, including the determination of the amount thereof that is includable in gross income each year, is complicated and holders of Taxable Discount Bonds should consult an independent tax advisor in order to determine the federal income tax consequences to such holders of purchasing, holding, selling, and surrendering a Taxable Discount Bond at its maturity. The federal income tax consequences from the purchase, ownership, and redemption, sale, or other disposition of Taxable Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above.

Tax Treatment of Foreign Investors. Under §§ 871 and 881 of the Code, interest income with respect to the Series 2024B Taxable Bonds held by non-resident alien individuals, foreign corporations, or other non-United States persons (“**Non-Residents**”) may be subject to a 30% United States withholding tax unless that tax is reduced or eliminated pursuant to an applicable tax treaty. That withholding tax generally will not be imposed if the paying agent (or other person who would otherwise be required to withhold tax from such payments) is provided with an appropriate statement identifying the beneficial owner of the Series 2024B Taxable Bonds and stating, among other things, that the beneficial owner is a Non-Resident. The withholding tax will also not apply if interest on the Series 2024B Taxable Bonds is effectively connected with a United States business conducted by the Non-Resident. Foreign investors should consult an independent tax advisor regarding potential imposition of the 30% withholding tax.

Backup Withholding. The Code subjects certain non-corporate owners of Series 2024B Taxable Bonds, under certain circumstances, to “backup withholding” at the fourth lowest rate applicable to unmarried individuals with respect to interest payments on the Series 2024B Taxable Bonds and proceeds from the sale of Series 2024B Taxable Bonds. Any amounts so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2024B Taxable Bonds. This withholding generally applies if the owner of Series 2024B Taxable Bonds (i) fails to furnish the paying agent (or other person who would otherwise be required to withhold tax from such payments) such owner’s social security number or other TIN, (ii) furnishes the paying agent an incorrect TIN, (iii) fails to properly report interest, dividends, or other “reportable payments” as defined in the Code, or (iv) under certain circumstances fails to provide the paying agent or such owner’s securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2024B Taxable Bonds also may wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding and the procedures for obtaining exemptions from backup withholding.

Disposition of the Series 2024B Taxable Bonds. Unless a non-recognition provision of the Code applies, the sale, exchange, redemption, retirement, reissuance or other disposition of a Taxable Bond may result in a taxable event for federal income tax purposes.

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RISK FACTORS

The following section is intended only as a summary of certain pertinent risk factors relating to an investment in the Series 2024 Bonds. This summary is not intended to be an exclusive summary of factors to be considered in connection with making an investment in the Series 2024 Bonds. *In order for potential investors to identify risk factors and make an informed investment decision, they should thoroughly review this entire Official Statement and the appendices hereto and confer with their own tax and financial advisors when considering a purchase of the Series 2024 Bonds.*

Coronavirus (COVID-19)

Developments relating to COVID-19 and its variants continue to occur rapidly. Epidemiology experts predict continued multiple “waves” of infections from COVID-19. The duration and severity of COVID-19, and its ongoing impact on the State and City is unknown and will continue to evolve, particularly in light of the emergence of new COVID-19 variants. The City cannot predict what effect the spread of COVID-19 variants or the various governmental and private actions taken in response thereto will have on the finances or operations of the City.

Climate Change

Planning for climate change in the State and its impact on City’s operations is an unknown challenge. The State’s climate is exceedingly variable and projections of future conditions range significantly. While projections in the State indicate rising average temperatures, precipitation projections are much less clear and often contradictory. Other potential impacts include changes in the length, intensity, and frequency of droughts and floods and storms. The financial impact of climate change is not yet known and therefore its future impact on the City cannot be quantified reliably at this time.

Cyber-Security

Computer networks and data transmission and collection are vital to the efficient operations of the City. Despite security measures, information technology and infrastructure may be vulnerable to attacks by hackers or breached due to employee error, malfeasance or other disruptions. Any such breach could compromise networks and the information stored there could be disrupted, accessed, publicly disclosed, lost or stolen. Any such disruption, access, disclosure or other loss of information could result in disruptions in operations and the services provided by the City, legal claims or proceedings, liability under laws that protect the privacy of personal information, regulatory penalties and the services provided, and cause a loss of confidence in the commercial operations, which could materially adversely affect the operations of the City.

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MISCELLANEOUS

Rating

Moody's Investors Service, Inc. ("**Moody's**") has assigned a rating of "Aa3" to the Series 2024 Bonds. The rating reflects only the view of the rating agency, and an explanation of the significance of such rating may be obtained from the rating agency furnishing such rating. There is no assurance that the rating will remain unchanged for any given period of time or that it will not be revised downward or withdrawn entirely by the rating agency furnishing the same, if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of the rating may have an adverse effect on the liquidity and market price of the Series 2024 Bonds. The rating agency may be contacted as follows: Moody's Investors Service, Inc., Public Finance Department, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007, telephone (212) 553-1362.

Underwriting

Pursuant to a Bond Purchase Agreement executed by and between the Agency, the City and the Underwriter on _____, 2024, the Underwriter has agreed to purchase the Series 2024A Bonds at a price of \$ _____, which represents the par amount of the Series 2024A Bonds, \$ _____, less underwriter's discount of \$ _____, and [less/plus [net] original issue discount/premium] in the amount of \$ _____, and the Underwriter has agreed to purchase the Series 2024B Taxable Bonds at a price of \$ _____, which represents the par amount of the Series 2024B Taxable Bonds, \$ _____, less underwriter's discount of \$ _____, and [less/plus [net] original issue discount/premium] in the amount of \$ _____. The obligation of the Underwriter to accept delivery of the Series 2024 Bonds is subject to numerous conditions set forth in the Bond Purchase Agreement. The Underwriter may offer and sell the Series 2024 Bonds to certain dealers and others at prices lower than the public offering price stated on the inside cover page hereof. The initial public offering price may be changed from time to time by the Underwriter.

Continuing Disclosure

Securities and Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**") imposes continuing disclosure obligations on the issuers and obligors of certain state and municipal securities to permit participating underwriters to offer and sell the issuer's securities. In order to assist the Underwriter of the Series 2024 Bonds in complying with the Rule, the City will sign a Continuing Disclosure Certificate on the date of issuance and delivery of the Series 2024 Bonds, under the provisions of which it shall covenant for the benefit of the beneficial owners of the Series 2024 Bonds to provide (a) certain financial information and operating data relating to the City annually ("**Annual Report**") to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System ("**EMMA**"), an internet-based electronic filing system supported by the Municipal Securities Rulemaking Board, and (b) notices of the occurrence of certain events of the City ("**Event Notices**") to EMMA. The Annual Reports and Event Notices are described further in "Appendix C: FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants will be made by the City in order to assist the Underwriter in complying with the Rule.

The Agency has determined that no financial or operating data concerning the Agency is material to an evaluation of the offering of the Series 2024 Bonds or to any decision to purchase, hold or sell the Series 2024 Bonds and the Agency will not provide any such information.

The undertakings described above may be amended or modified from time to time in accordance with the terms of the Continuing Disclosure Certificate. The City will reserve the right to terminate its obligation to provide annual financial information and notices of enumerated events if and when the City no longer remains an obligated person with respect to the Series 2024 Bonds within the meaning of the Rule.

The City agrees that its undertaking pursuant to the Rule described in the Continuing Disclosure Certificate is intended to be for the benefit of the holders and beneficial owners of the Series 2024 Bonds and shall be enforceable by such holders and beneficial owners; provided that the right to enforce the provisions of this undertaking shall be limited to a right to seek mandamus or specific performance to cause

the City to comply with its obligations. Any failure by the City to comply with the provisions of the undertaking shall not be an event of default with respect to the Series 2024 Bonds under the Resolution. With respect to the Series 2024 Bonds, no party other than the City is obligated to provide, nor is expected to provide, any continuing disclosure information. The City fully anticipates satisfying all obligations in connection therewith.

Over the last five years, the City has been subject to the Rule with respect to previous continuing disclosure undertakings related to its COMBINED PUBLIC UTILITY REVENUE REFUNDING BONDS, SERIES 2012, which were defeased in October 4, 2022 and redeemed on January 1, 2023, its GENERAL OBLIGATION SALES TAX BONDS SERIES 2016A, which matured on July 1, 2022, and the GRIFFIN-SPALDING COUNTY AIRPORT AGENCY REVENUE BONDS, SERIES 2015, which remain outstanding (collectively, the “**Previous Undertakings**”). The City believes it has complied with the Rule with respect to the Previous Undertakings. The City has engaged Raymond James & Associates, Inc. as dissemination agent for the Series 2024 Bonds to ensure filings are completed and filed with EMMA in a timely manner and that incomplete or late filings are remedied.

Financial Statements

The financial statements of the City for the fiscal year ended June 30, 2023, and for the year then ended, attached hereto as Appendix A, have been audited by Mauldin & Jenkins, LLC, Certified Public Accountants, of Macon, Georgia, to the extent and for the periods indicated in their report thereon which appears in such appendix. Such financial statements have been included herein in reliance upon the report of Mauldin & Jenkins, LLC.

Miscellaneous

The references, excerpts, and summaries of all documents, statutes, and information concerning the Agency and the City and certain reports and statistical data referred to herein do not purport to be complete, comprehensive, and definitive and each such summary and reference is qualified in its entirety by reference to each such document for full and complete statements of all matters of fact relating to the Series 2024 Bonds, the security for the payment of the Series 2024 Bonds, and the rights and obligations of the owners thereof and to each such statute, report, or instrument.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement that may have been made orally or in writing is to be construed as a contract with the owners of the Series 2024 Bonds.

The appendices attached hereto are integral parts of this Official Statement and must be read in their entirety together with all foregoing statements.

Forward-Looking Statements

Any statements made in this Official Statement, including in the Appendices, involving estimates or matters of opinion, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates or matters of opinion will be realized.

The statements contained in this Official Statement, including in the Appendices, that are not purely historical, are forward-looking statements. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available on the date hereof and the Agency does not assume any obligation to update any such forward-looking statements. It is important to note that the actual results could differ materially from those in such forward-looking statements. The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers,

suppliers, business partners and competitors, and legislative, judicial, and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the Agency. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement, including in the appendices, would prove to be accurate.

Certification

The execution and delivery of this Official Statement, and its distribution and use by the Underwriter, have been duly authorized and approved by the Agency and the City.

URBAN REDEVELOPMENT AGENCY OF THE
CITY OF GRIFFIN, GEORGIA

By: _____
Chairman

CITY OF GRIFFIN, GEORGIA

By: _____
Mayor

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Appendix A

ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY OF GRIFFIN, GEORGIA, FOR FISCAL YEAR ENDED JUNE 30, 2023

The financial statements of the City as of and for the year ended June 30, 2023, included as part of this Appendix A, have been audited by Mauldin & Jenkins, LLC, Certified Public Accountants, of Macon, Georgia, independent Certified Public Accountants, to the extent and for the period indicated in their report thereon which also appears in this Appendix A. Such financial statements have been included herein in reliance upon the report of Mauldin & Jenkins, LLC.

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CITY OF GRIFFIN, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2023

Prepared by:
Griffin Finance Department

CITY OF GRIFFIN, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2023

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Griffin Finance Department

CITY OF GRIFFIN, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023

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CITY OF GRIFFIN, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023

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CITY OF GRIFFIN, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023

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INTRODUCTORY SECTION



December 28, 2023

Honorable Members of the Board of Commissioners
Citizens of the City of Griffin
City of Griffin, Georgia 30223

Ladies and Gentlemen:

The Annual Comprehensive Financial Report (ACFR) of the City of Griffin, Georgia for the fiscal year ended June 30, 2023, is submitted herewith. In doing so, the City complies with State of Georgia, [O.C.G.A. § 36-81-7\(a\)\(1\)](#), that requires the governing authority of each unit of local government having a population in excess of 1,500 persons according to the latest estimate of population by the United States Bureau of the Census or expenditures of \$550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government.

Responsibility for both the accuracy of the data and the completeness and fairness of presentation, including disclosures, rests with the City. We believe the data presented is accurate in all material respects and that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activities of its various funds. All disclosures necessary to enable interested citizens to gain a reasonable understanding of the City's financial activities have been included.

Mauldin & Jenkins, Certified Public Accountants, LLC, has issued an unmodified opinion on the City of Griffin's financial statements for the fiscal year ended June 30, 2023. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

The City of Griffin receives financial assistance through various federal grant programs. As required by the Single Audit Act Amendments of 1996 and the provisions of Uniform Guidance, audits of programs receiving federal grants have been performed for the fiscal year ended June 30, 2023. The required reports on supplementary information, compliance, internal controls, and various supplementary schedules are included under the Compliance Section.

The City of Griffin has prepared the financial statements to meet the current applicable requirements of the Governmental Accounting Standards Board (GASB) and in conformity with Generally Accepted Accounting Principles (GAAP).



Formal Transmittal

This report consists of management’s representations concerning the finances and policies of the City of Griffin. Consequently, management assumes full responsibility for the completeness and reliability of all of the information contained in this report. To provide a reasonable basis for making these representations, management of the City of Griffin has established a comprehensive internal control framework designed to protect the City’s assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City of Griffin’s financial statements in conformity with GAAP.

Profile of the Government

- *Population* – The City of Griffin is a municipal corporation created and existing under the laws of the State of Georgia and has as its formal name the “City of Griffin”. The City is located in the central portion of the State of Georgia approximately 40 miles south of the City of Atlanta. Griffin is centrally located in and is the county seat of Spalding County. The City was originally chartered in 1843. The City presently has a land area of approximately 14 square miles, located at approximately 943 feet above sea level, and has a population of 23,523 (1,680 per square mile).
- *General structure* – The City of Griffin is empowered to levy a property tax on both real and personal properties located within its boundaries. It is also empowered by the State to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing Board.

The City’s form of government is Manager – Commission. In accordance with the City’s Code of Ordinances and Charter, specifically [Article I and II](#), legislative powers are vested in a Board of Commissioners composed of seven citizens referred to collectively as the “commission”. The City is divided into six single-member election districts. Six commissioners are elected by the registered voters residing within each respective single-member district. All registered voters of the City elect the Mayor. Each candidate for commissioner must be a citizen of the State of Georgia, a resident of the City for at least twelve months, and a resident of the district for at least six months. They must have attained the age of 18 years, and must be a qualified elector. Candidates must be a resident of the election district from which he or she offers as a candidate on the date of qualifying. Candidates must not have been convicted of a felony involving moral turpitude (unless such person’s civil rights have been restored and at least ten years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude) and must not be the holder of public funds illegally. Members of the Board of Commissioners serve four-year terms of office. The Board is elected on a non-partisan basis, and serves staggered terms. Elections are held every two years with two Commissioners and the Mayor on one cycle and four Commissioners on the next cycle.

Under the City’s Charter, a full-time City Manager is employed by and serves at the pleasure of the Board of Commissioners. The City Manager is the Chief Operating Officer of the City

Growing, TOGETHER



government and is responsible for the efficient administration and day-to-day operations of all departments.

- *Types and levels of services* – The City of Griffin is a “full service” municipality that offers: water, wastewater, electricity, sanitation, public safety, and fiber technology. This includes police and fire protection; the construction and maintenance of streets, and other infrastructure; recreational and cultural activities including an eighteen-hole golf course, and an historic cemetery. The City owns and operates approximately forty-one miles of dark fiber network providing the most advanced technology of fiber applications to the City of Griffin and Spalding County facilities. Having and owning a fiber network, the City has the opportunity to offer high-level, top performing network access to both large and small commercial businesses located within and around the City. Each service area mentioned functions as a department of the City and, therefore, included as an integral part of the City’s financial statements.
- *Component units* – Component units are functions of the City that are legally separate entities. These entities are in substance part of the City’s operations and, therefore, financial data from these is present in the ACFR.
 - *City of Griffin Main Street Program (Main Street)*: The Main Street program serves as a “community-driven” initiative focused on revitalizing older and more traditional business districts. The underlying premise of the Main Street concept is to encourage and foster economic development within the context of historic preservation in ways that are appropriate for today’s marketplace.
 - *City of Griffin Downtown Development Authority (DDA)*: The DDA is responsible for the revitalization strategy for Downtown Griffin. The DDA’s mission is to encourage economic activity in Griffin’s central business district by attracting businesses, residents, and visitors. The DDA works closely with the City’s Planning and Development Department and Main Street program in assisting new businesses through the permitting process.
 - *City of Griffin – Spalding County Airport Authority*: The Airport Authority was formed in 2012 under an Intergovernmental Agreement (IGA) with the City of Griffin and Spalding County to provide financial support for airport operations. The City and County are working in partnership on an \$80 million economic development project to relocate and expand the existing Griffin-Spalding County Municipal Airport.

The Federal Aviation Administration (FAA) will fund this project at 90 percent with FAA Airport Improvement Program (AIP) Trust Fund dollars and the City and County will jointly fund the remaining 10 percent in local matching funds, depending on the amount of Georgia Department of Transportation (GDOT) participation. The project is already well underway, and we estimate 5-7 years to completion.

- *Budget process* – In accordance with [O.C.G.A. § 36-81-3](#), the City’s annual budget serves as the foundation for the City of Griffin’s financial planning, control and professional management of City resources. The budget provides for setting priorities and an orderly means of

Growing, TOGETHER



controlling cash flows and disbursements. All departments of the City of Griffin are required to submit requests for appropriations to the City Manager on or about March 1. The City Manager uses these requests as a starting point for developing a proposed budget. The City Manager then presents the proposed budget to the Board of Commissioners for review, prior to May 15. The Board of Commissioners is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30 (the close of the City's fiscal year).

- *Governmental funds with an annual appropriated budget* – The annual budget is prepared by fund, function, and department, for example: General Fund, Public Safety, Police, etc... Budget to actual comparisons are provided in this report for each individual fund for which an appropriated budget has been adopted. For the general fund, this comparison extends to the department level. Budget and actual comparisons for governmental funds are presented in the Supplementary Information Section of the financial statements.
- *Legal level of budgetary control* – The legal level of budgetary control is at the fund and department level. Department directors are allowed to make transfers within appropriated categories of their operational divisions. The Board of Commissioners approves appropriations budget revisions between departments. Budgetary control is maintained with monthly reviews of actual results compared to budget and with budget confirmation prior to the issuance of a purchase order.

City of Griffin's Economic Condition

- *Local economy* – During the past seven years, the City experienced and withstood nominal fluctuations in the housing market, the shifting of businesses in and out of City limits, and transition toward more food and beverage establishments. The latest real estate gross tax digest shows slight increases in overall market value. Through conservative planning and foresight, the City's Board of Commissioners held the City's property tax rate at 7.083 mils.

Diversified revenues come from two sources of activities: governmental and business-type activities. Governmental activities (or program revenues) include revenues from property taxes, sales taxes, charges for services, fines and forfeitures, and donations. Business-type activities (enterprise) are those functions that the City provides and operates for profit generation geared for reinvestment into infrastructure. Examples of infrastructure investment are electrical supply (power lines), water distribution (underground pipes), solid waste services (environmental cleanup), and City-County airport.

The City of Griffin has an historic downtown filled with architecture and hometown feel. Driven by the service industry, this area provides small town charm with contemporary amenities and services. The greater region has a varied manufacturing and industrial base. As a region, the area's unemployment rate decreased to 3.5 percent compared to 4.4 percent from the prior year (see Three Rivers Region Unemployment Rate). Major industries with corporate headquarters or divisions located within or near the City include medical, manufacturing, automotive parts, materials and packaging, retail (with specialty shops), and real estate development.



To facilitate the relocation of businesses within the City of Griffin, the Board of Commissioners has adopted numerous incentive programs such as the Opportunity Zone, Enterprise Zone, Tax Allocation District, and Utility Incentive Programs. Each of these programs would provide to a business looking to expand or relocate, various job tax credits, property tax abatements, infrastructure bonding and utility rate reductions. The economic future in Griffin remains positive.

- *Long-term financial planning* – The City has a [2018-2038 Comprehensive Plan](#) (PLAN). The PLAN can be found on the City’s website at www.cityofgriffin.com under Planning & Development. For more information and assistance, please contact Mr. Chad Jacobs, Department Director at 770-233-4130. The PLAN provides a rational basis for municipal decision-making on matters that relate to the City’s future. Matters range from protecting community values and guiding growth to providing adequate and quality community services. This document provides for economic development, land use, housing, and transportation. The intent of the PLAN is to guide and encourage the location, amount, type and timing of future development, supporting facilities, and securing the fiscal resources sufficient to address community needs. The City is underway to update the 2018 Comprehensive Plan to be completed in Fiscal Year 2024.
- *Relevant financial policies* – In developing and evaluating the City’s accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) safeguarding of assets against loss from unauthorized use or disposition, and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of control should not exceed the benefits likely to be derived, and (2) the evaluation of costs and benefits require estimates and judgments by management.

All internal control evaluations occur within the framework as mentioned above. We believe the City’s internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

The objective of the City’s budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Board of Commissioners. Under State law, all expenditures are subject to an annual appropriation. Strict controls are in place to ensure that expenditures do not exceed appropriations at either the departmental or fund levels. Unutilized encumbrances (unexpended funds) lapse at the fiscal year end. Multi-year capital funds (or projects) may show a reservation of fund balance.

- *Retirement Plan, Defined Contribution Plan, and Other Post-Employment Benefits* – The City is a participant in the Georgia Municipal Employees Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. On October 24, 2017, the City amended the GMEBS Retirement Plan to increase the multiplier to 2.0% from 1.5% effective, July 1, 2018, and added a retirement provision for City Commissioners, effective December 31, 2017. As a matter of policy, the City fully funds each year’s annual required contribution to the pension plan as determined by the actuary. The City also offers a 457(B) Defined Contribution Plan, adopted August 10, 2010 open to all full-time employees.

Growing, TOGETHER



See notes to financial statements, Note 7 for more detailed information about the Pension Plan.

The City also provides Other Post-Employment Benefits (OPEB) for health care to retirees on a pay-as-you-go basis. The OPEB plan provides a subsidy for medical and dental insurance benefits to eligible retirees who were hired prior to July 1, 2007. Benefit provisions and contribution requirements are established and may be amended by the City Commission. See notes to financial statements, Note 16 for more detailed information about Other Post-Employment Benefits.

- *Major initiatives –*

- *Housing Revitalization* – Redevelopment/Revitalization is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions that act as a barrier to new investment by private enterprise. Through redevelopment, we use various catalysts to focus attention and financial investment to reverse deteriorating trends, create jobs, revitalize the business climate, rehabilitate and construct new homes that add to the City's housing stock. From 2014 to 2018, the City benefited from a three-phase \$60+ million redevelopment effort of Meriwether Homes which involved a total redevelopment unit count of 239. This successful project involves a blend of mixed income units which has the distinction for Low-Income Housing Tax Credits and 55 and older senior housing units. In 2019, the Griffin Housing Authority started the revitalization of the 50 senior units at Nine Oaks and the 80 family units at Fairmont Homes. These redevelopment projects in addition to revitalizing the existing housing stock with the Housing Authority have also added an additional 119 affordable housing units in the City. The City is also experiencing revitalization in the form of new loft units downtown, infill development in our older established neighborhoods and a greater chance that substandard properties are likely rehabilitated instead demolished. New home construction has also exploded throughout Griffin as a result of these efforts with 472 new housing starts since 2017.
- *Blight Removal* – The goal is to enhance neighborhood vitality through removing debris and overgrown vegetation, securing structurally sound buildings, and demolishing those that are a blight to the neighborhood and community. Stable neighborhoods instill pride and foster reinvestment. We continue to work in an effort to address barriers to redevelopment using resources provided by the U.S. Housing and Urban Development through its Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP) and other program initiatives to ensure safe, quality, long-term affordable housing for all residents. In conjunction with a program to demolish a minimum of thirty-five (35) houses per year through the City's Nuisance Abatement Program, the City formed a partnership with the Griffin Housing Authority and the Land Bank Authority. This alliance works to establish affordable housing opportunities for residents, and establish a housing rehabilitation program that assists low-income homeowners with repairs for substandard housing conditions.



- *Community Development Block Grants* – The City received over \$6 million in Community Development Block Grants (CDBG) in the past ten years. The purpose of these grants is to assist the City in accomplishing multi-infrastructure improvements. Specifically, CDBG funds helped replace or rehabilitate 8.55 miles of water mains, 2.4 miles of sewer lines, replace 113 sewer manholes, renew 700 water services lines, and install 76 new fire hydrants.
- *Water and Wastewater Infrastructure* – Shoal Creek Wastewater Treatment Plant upgrade project will cost around \$8 million in order to replace the headworks and dewater settling ponds. The City is working in partnership with Georgia Environmental Facilities Authority (GEFA) for financing. Heads Creek Reservoir Dam is currently under review and the cost estimate is approximately 7 million dollars. Stormwater Utility received a \$4 million loan through GEFA as funding for infrastructure replacement.
- *Transportation Planning* – The City and County are working together on transportation projects and funding in the form of Special Purpose Local Option Sales Tax (SPLOST). Over the next four years, the City will coordinate approximately \$5 million for paving city streets and spend roughly \$1.3 million on traffic signal upgrades throughout the City. In addition, the City received \$2.5 million from Department of Transportation for road improvements. Additional intersection and pedestrian crosswalk improvements will occur depending on available funding.
- *Incentives* – The City offers numerous incentive programs, in addition to Opportunity and Enterprise Zones, such as Tax Allocation Districts (or Tax Increment Financing), job tax credits, and infrastructure bonding. More specific programs are available such as:
 - Semi-Annual Façade Grant Programs offer up to \$5,000 of the cost to renovate the exterior of your new business location.
 - Direct, Dedicated (or Shared) Fiber Optic Internet available through The City of Griffin Fiber Program.
 - FREE Business plan and general business educational support through the UGA Small Business Development Center.
 - Up to a 30% reduction on electric, water/sewer, and solid waste rates for the first three years as a new business.
 - Part of the Downtown is located in an Enterprise Zone that allows for partial abatement of post-assessed rehabilitation property taxes.
 - Almost all of the Downtown is located within a Federal Opportunity Zone that allows an investor to defer tax on prior gains invested in a Qualified Opportunity Fund and reinvest those gains for additional tax-free gains in a business or property located within the Federal Enterprise Zone.
 - Based on the amount of capital to be invested in your project; the number of new jobs created; and the utility demands of the space, there may be additional incentives, not listed here, that can be offered.

Certificate of Achievement

Growing, TOGETHER

Board of Commissioners: Cynthia Ward • Cora Flowers • Truman Tinsley • David Brock • Holly Murray • Rodney McCord • Doug Hollberg, Mayor



The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Griffin, Georgia for its comprehensive annual financial report for the fiscal year ended June 30, 2022. This was the 19th consecutive year that the City of Griffin has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

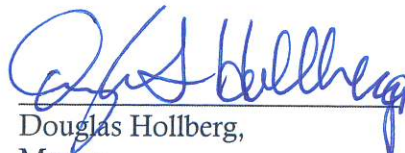
Acknowledgements

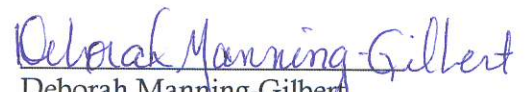
The timely preparation and publication of this Comprehensive Annual Financial Report represents significant effort of the Accounting and Finance Divisions of the Finance Department, as well as the excellent cooperation and assistance of City of Griffin employees and independent auditors, Mauldin & Jenkins, Certified Public Accountants, LLC, who contributed to its preparation. In particular, we wish to express our appreciation to the Accounting and Finance staff who were responsible for assimilating and compiling the data comprising this report.

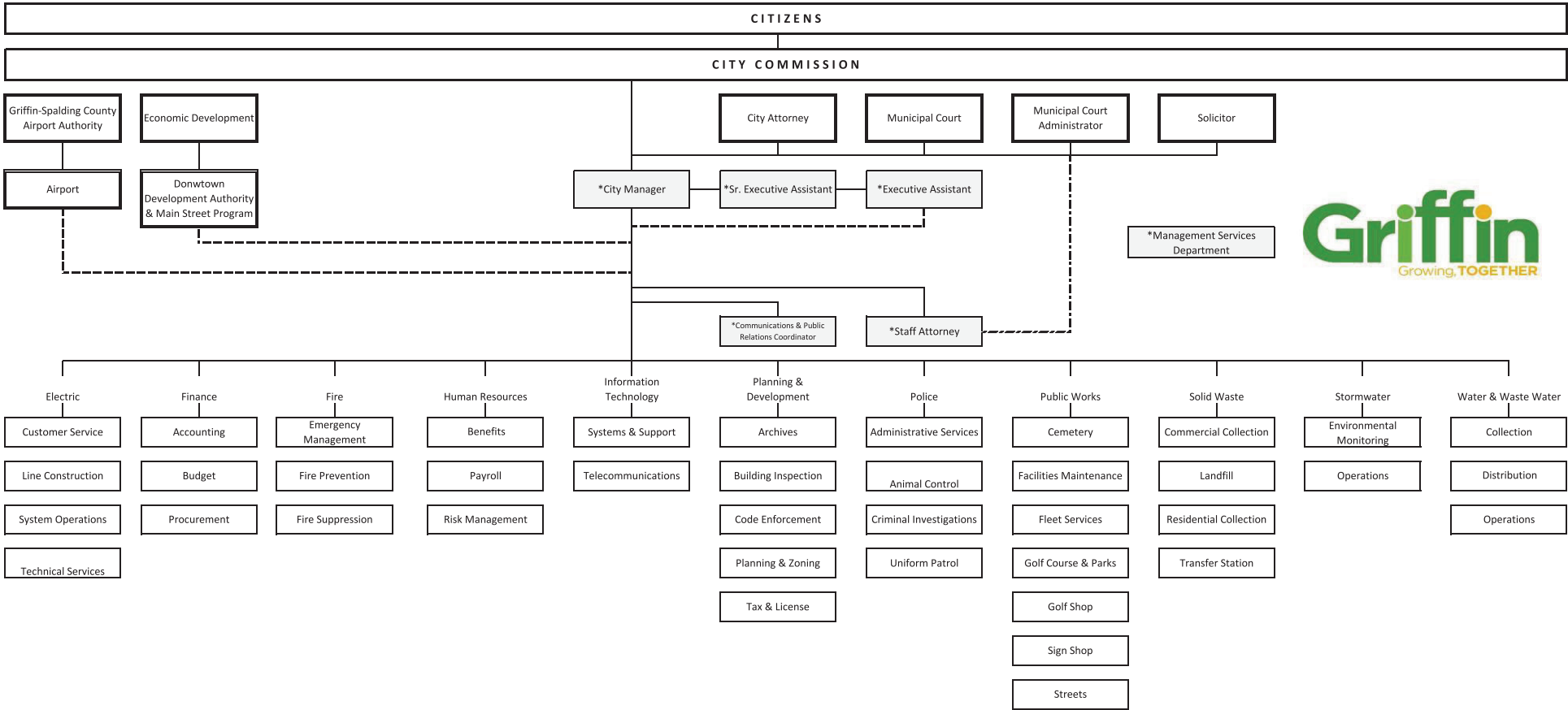
We express our sincere appreciation to the Board of Commissioners, City Manager, and Department Directors for their assistance and leadership throughout the year in matters pertaining to the financial affairs of this great City.

Respectfully submitted,


Jessica O'Connor,
City Manager


Douglas Hollberg,
Mayor


Deborah Manning-Gilbert,
Director of Finance



CITY OF GRIFFIN, GEORGIA

LIST OF PRINCIPAL OFFICIALS JUNE 30, 2023

Mayor

Douglas S. Holberg

Commissioners

District I
District II
District III
District IV
District V
District VI

Cynthia Reid Ward
Cora Flowers
Holly Murray
David Brock
Truman L. Tinsley III
Rodney McCord

Appointed Officials

City Manager
City Attorney
Municipal Court Judge
Municipal Court Solicitor

Jessica O'Connor, Esq.
Andrew Whalen, Esq.
Griffin E. Howell, III
Thomas J. Ison Jr.

Directors

Director of Planning and Development
Director of Finance
Director of Public Works
Director of Economic Development
Director of Watershed Management
Director of Electric
Director of Solid Waste

Chad Jacobs
Deborah Manning-Gilbert
Mariza Eller
Jeremy Stratton
Brandon Lewis
Jennifer Freeman
Todd Ennis



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Griffin
Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morrill

Executive Director/CEO



INDEPENDENT AUDITOR'S REPORT

**To the Honorable Mayor and Members
of the City Commission
City of Griffin, Georgia
Griffin, Georgia**

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate discretely presented component units, and the aggregate remaining fund information of the **City of Griffin, Georgia** (the "City"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, the aggregate discretely presented component units and the aggregate remaining fund information of the City, as of June 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof and the budgetary comparison for the General Fund and the Federal Emergency Management Agency ("FEMA") Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 5 through 14), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on pages 81 and 82), the Schedule of City Contributions – Retirement Plan (on pages 83 and 84), the Schedule of Changes in the City's Net OPEB Liability (Asset) and Related Ratios (on pagea 85 and 86), and the Schedule of City Contributions – OPEB Plan (on pages 87 and 88) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the GASB who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedules of expenditures of Special Purpose Local Option Sales Tax proceeds and Transportation Special Purpose Local Option Sales Tax proceeds are presented for the purpose of additional analysis as required by the Official Code of Georgia Annotated ("O.C.G.A") §48-8-269.5, and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and schedules, the schedule of expenditures of Special Purpose Local Option Sales Tax proceeds, the schedule of expenditures of Transportation Special Purpose Local Option Sales Tax proceeds, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 28, 2023 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
December 28, 2023

CITY OF GRIFFIN, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2023

As management of the City of Griffin, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Griffin, Georgia for the fiscal year ended June 30, 2023. We encourage readers to read the information presented here in conjunction with the additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

FINANCIAL HIGHLIGHTS

- The assets of the City plus deferred outflows of resources exceeded its liabilities plus deferred inflows at the close of the most recent fiscal year by \$229,609,134 (*net position*). Of this amount, \$69,673,801 (*unrestricted net position*) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$1,729,261 during the year. This is due primarily to the increase in capital assets of \$3,658,035 and a decrease of \$7,774,864 in unrestricted net position. The majority of this relates to Water/Wastewater investment in infrastructure and capital improvements.
- As of the close of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$34,660,499 a decrease of \$3,595,228 in comparison with the prior year.
- At the end of the current fiscal year, fund balance for the General Fund was \$20,054,428, or 61.0%, of total General Fund expenditures.
- The City's total long-term liabilities increased by \$15,857,100 during the current fiscal year. This included the City's Net Pension Liability of \$38,187,634.

OVERVIEW OF THE FINANCIAL STATEMENTS

This Management's Discussion and Analysis ("MD&A") is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of the related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

MANAGEMENT'S DISCUSSION AND ANALYSIS

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, judicial, public safety, public works, parks and recreation, and housing and development. The business-type activities of the City include water and wastewater, electric, solid waste, stormwater, telecommunications, welcome center operations, and golf course operations.

The government-wide financial statements can be found on pages 15 and 16 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 21 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund and 2016 Special Purpose Local Option Sales Tax ("SPLOST") Fund only, because they are considered major funds. Data from the other 19 governmental funds (13 special revenue funds, three capital projects funds, and three permanent funds) are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 17 – 21 of this report.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Proprietary funds. The City maintains two types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its Water/Wastewater Utility Fund, Electric Utility Fund, Solid Waste Fund, Stormwater Utility Fund, Telecommunications Fund, Welcome Center Fund, and the Golf Course Fund. *Internal Service Funds* are an accounting device used to accumulate and allocate costs internally across the City's various functions. The City uses an Internal Service Fund to account for its motor vehicle fleet and payroll function. Because these services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water/Wastewater Utility Fund, Electric Utility Fund, and Solid Waste Fund, all of which are considered to be major funds of the City. Conversely, the nonmajor enterprise funds and the Internal Service Funds are combined into single, aggregated presentations in the proprietary fund financial statements. Individual fund data for the nonmajor enterprise funds is provided in the form of *combining statements* elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 22 – 30 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statement can be found on pages 31 and 32 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 33 – 80 of this report.

Other information. The combining statements referred to earlier in connection with nonmajor governmental funds and enterprise funds are presented immediately following the notes to the financial statements. Combining and individual fund statements and schedules can be found on pages 81 – 92 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets plus deferred outflows of resources exceeded its liabilities plus deferred inflows at the close of the most recent fiscal year by \$229,609,134 (*net position*).

MANAGEMENT'S DISCUSSION AND ANALYSIS

By far the largest portion of the City's net position (57.48%) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Griffin's Net Position

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	\$ 57,584,942	\$ 57,334,258	\$ 99,816,631	\$ 93,790,295	\$ 157,401,573	\$ 151,124,553
Capital assets	57,338,337	54,322,176	177,929,556	172,812,973	235,267,893	227,135,149
Total assets	<u>114,923,279</u>	<u>111,656,434</u>	<u>277,746,187</u>	<u>266,603,268</u>	<u>392,669,466</u>	<u>378,259,702</u>
Deferred outflows of resources	<u>10,821,502</u>	7,314,385	<u>7,687,180</u>	6,025,008	<u>18,508,682</u>	13,339,393
Other liabilities	11,738,621	1,962,499	14,098,255	13,339,669	25,836,876	15,302,168
Long-term liabilities outstanding	<u>26,204,374</u>	19,918,668	<u>123,840,626</u>	114,269,232	<u>150,045,000</u>	134,187,900
Total liabilities	<u>37,942,995</u>	<u>21,881,167</u>	<u>137,938,881</u>	<u>127,608,901</u>	<u>175,881,876</u>	<u>149,490,068</u>
Deferred inflows of resources	<u>3,512,566</u>	8,436,993	<u>2,174,572</u>	5,792,161	<u>5,687,138</u>	14,229,154
Net position:						
Net investment in capital assets	53,538,252	51,070,256	78,444,569	77,254,530	131,982,821	128,324,786
Restricted	29,085,990	22,683,003	1,866,522	2,423,419	30,952,512	25,106,422
Unrestricted	1,664,978	14,899,400	65,008,823	59,549,265	66,673,801	74,448,665
Total net position	<u>\$ 84,289,220</u>	<u>\$ 88,652,659</u>	<u>\$ 145,319,914</u>	<u>\$ 139,227,214</u>	<u>\$ 229,609,134</u>	<u>\$ 227,879,873</u>

A portion of the City's net position (13.48%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position (\$66,673,801) may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities, with the exception of the Police Technology Fund, Community Development Block Grant ("CDBG") 2020, CDBG 2021 Fund, CDBG 2022 Fund, Federal Emergency Management Agency ("FEMA") Fund, Welcome Center Fund, and the Solid Waste Fund. The Police Technology Fund's deficit fund balance of (\$5,894), CDBG 2021 Fund's deficit fund balance of (\$400,660), CDBG 2022 Fund's deficit fund balance of (\$3,850), and Welcome Center Fund's deficit fund balance of (\$149,533) is the result of timing differences and will be reduced through intergovernmental revenues and general fund transfers. The FEMA Fund deficit of (\$10,274,407) is due to January 12, 2023 storm related expenses filed for and pending reimbursement from FEMA. The Solid Waste Fund's deficit net position of (\$7,619,546) is the result of an adjustment to the closure/post-closure care costs dating back to 2019. Since then, the Solid Waste Department has implemented significant operational improvements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental activities. Governmental activities during the fiscal year ended June 30, 2023, decreased the City's net position by \$4,363,439. Business-type activities during the same period increased net position by \$6,092,700 for a total increase in net position of \$1,729,261.

Key elements of this increase are as follows:

	City of Griffin's Changes in Net Position					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program revenues						
Charges for services	\$ 10,574,490	\$ 9,279,932	\$ 103,623,441	\$ 93,934,475	\$ 114,197,931	\$ 103,214,407
Operating grants and contributions	954,596	599,286	-	-	954,596	599,286
Capital grants and contributions	867,604	9,008,512	6,510	462,797	874,114	9,471,309
General revenues:						
Property taxes	5,764,772	11,398,259	-	-	5,764,772	11,398,259
Sales taxes	5,574,715	5,247,495	-	-	5,574,715	5,247,495
Insurance premium tax	1,937,372	1,923,982	-	-	1,937,372	1,923,982
Other taxes	2,008,401	1,955,748	-	-	2,008,401	1,955,748
Franchise taxes	523,754	524,041	-	-	523,754	524,041
Unrestricted investment earnings	1,263,333	145,217	595,043	56,506	1,858,376	201,723
Gain on sale of capital assets	6,743	-	4,780	225,920	11,523	225,920
Total revenues	29,475,780	40,082,472	104,229,774	94,679,698	133,705,554	134,762,170
Expenses:						
General government	7,195,033	6,699,391	-	-	7,195,033	6,699,391
Judicial	392,795	316,296	-	-	392,795	316,296
Public safety	19,340,535	17,247,421	-	-	19,340,535	17,247,421
Public works	15,598,849	5,713,494	-	-	15,598,849	5,713,494
Health and welfare	(16,438)	15,691	-	-	(16,438)	15,691
Parks and recreation	531,212	(359,709)	-	-	531,212	(359,709)
Housing and development	1,695,096	2,588,988	-	-	1,695,096	2,588,988
Interest on long-term debt	96,449	111,940	-	-	96,449	111,940
Water and wastewater	-	-	19,762,620	18,112,375	19,762,620	18,112,375
Electric	-	-	52,042,111	48,234,998	52,042,111	48,234,998
Solid Waste	-	-	11,054,698	9,885,131	11,054,698	9,885,131
Stormwater	-	-	2,408,448	2,275,032	2,408,448	2,275,032
Telecommunications	-	-	795,239	544,706	795,239	544,706
Golf Course	-	-	1,079,646	1,022,465	1,079,646	1,022,465
Total expenses	44,833,531	32,333,512	87,142,762	80,074,707	131,976,293	112,408,219
Change in net position before transfers	(15,357,751)	7,748,960	17,087,012	14,604,991	1,729,261	22,353,951
Transfers	10,994,312	8,958,970	(10,994,312)	(8,958,970)	-	-
Change in net position	(4,363,439)	16,707,930	6,092,700	5,646,021	1,729,261	22,353,951
Net position, beginning	88,652,659	71,944,729	139,227,214	133,581,193	227,879,873	205,525,922
Net position, ending	\$ 84,289,220	\$ 88,652,659	\$ 145,319,914	\$ 139,227,214	\$ 229,609,134	\$ 227,879,873

MANAGEMENT'S DISCUSSION AND ANALYSIS

As can be seen above, the governmental activities show a deficit of revenues over expenses before transfers of (\$15,357,751) in 2023 and surplus in 2022 of \$7,748,960, respectively. This decrease in revenues was primarily due to the timing of FEMA funds not received by June 30, 2023. The City relies on the superior earnings of the enterprise funds (specifically the Water/Wastewater and Electric Funds) to subsidize the operations of the General Fund. The transfer from those funds can be thought of as dividends paid to stockholders or return of equity to the owners of a business, and they can be used for whatever purpose the City Commission decides is best for the City.

Traditionally, the City has relied upon those transfers to maintain the ad valorem tax rate at a reasonable level. In the absence of those transfers, the City would either have to raise the shortfall in revenues through increases in user fees or taxes, or to cut back the level of services it provides to citizens.

Business-type activities. The City's business-type activities which include the Water/Wastewater Fund, Electric Utility Fund, Solid Waste Fund, and four nonmajor funds increased net position by \$6,552,288 in 2023 and increased net position by \$6,016,574 in 2022.

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. This information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of 2023 and 2022, the combined ending fund balances of the City's governmental funds were a positive \$34,660,499 and a positive \$38,255,677, respectively. This increase was due to increased revenues and a decrease in expenditures. At June 30, 2023, \$9,098,296 of the ending fund balance consists of unassigned fund balance, which is available as working capital for current spending in accordance with the purposes of the specific governmental funds. A portion of the fund balance at June 30, 2023, \$4,356,896, is termed non-spendable to indicate that it is not available for new spending because it is not in spendable form (i.e., prepaid items, assets held for resale, and permanent fund principle). The remainder of \$21,205,307 restricted for assets held for resale, law enforcement needs, cemetery maintenance, and capital projects.

The General Fund is the primary operating fund of the City. It accounts for many of the City's core services such as law enforcement, fire protection, planning, roads and streets, and administration. At the end of 2023, the General Fund had a positive fund balance of \$20,054,428 and represents an increase of \$4,253,765 from the beginning fund balance. This is primarily due to transfers into the General Fund of \$10,675,965 coming from other financing sources

MANAGEMENT'S DISCUSSION AND ANALYSIS

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

City of Griffin Enterprise Net Operating Income (Loss) Non-operating Revenues (Expenses) and Transfers (Fund Level)

	2023	2022
Net operating income (loss):		
Water/Wastewater Fund	\$ 11,965,485	\$ 9,700,720
Electric Utility Fund	7,472,591	8,725,149
Solid Waste Fund	(910,409)	(320,978)
Nonmajor Enterprise Funds	305,431	278,992
Total net operating income	18,833,098	18,383,883
Nonoperating expenses and capital contributions	(1,286,498)	(3,408,339)
Income before transfers	17,546,600	14,975,544
Net transfers out	(10,994,312)	(8,958,970)
Changes in net position	\$ 6,552,288	\$ 6,016,574

The net position of the City's enterprise funds increased by \$6,092,700 in 2023, compared to \$5,646,021 in 2022. This increase is primarily a result of revenues exceeding expenses before transfers and capital contributions of \$17,087,012 in 2023, and \$14,604,991 in 2022.

Capital Asset and Debt Administration

Capital Assets. At the end of the fiscal year ended June 30, 2023, governmental activities and business-type activities had capital assets of \$235,267,893 (net of accumulated depreciation) invested in land, buildings, system improvements, infrastructure, and machinery and equipment. The total increase in the City's investment in capital assets for the current fiscal year was 3.58% (5.55% increase for governmental activities and a 2.96% increase for business-type activities). The total increase in capital assets was due mostly to various construction projects in the SPLOST and improvements to Water/Wastewater fund infrastructure.

MANAGEMENT'S DISCUSSION AND ANALYSIS

	City of Griffin's Capital Assets (net of depreciation)					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	\$ 3,266,876	\$ 3,266,876	\$ 7,354,903	\$ 7,354,903	\$ 10,621,779	\$ 10,621,779
Land improvements	-	-	860,924	926,147	860,924	926,147
Buildings and improvements	5,840,056	6,102,064	13,688,102	14,455,394	19,528,158	20,557,458
Improvements other than buildings	-	-	119,017,956	122,589,487	119,017,956	122,589,487
Machinery and equipment	4,582,392	4,530,526	6,662,838	6,750,206	11,245,230	11,280,732
Infrastructure	8,418,315	8,275,915	-	-	8,418,315	8,275,915
Construction in progress	35,230,698	32,146,795	30,344,833	20,736,836	65,575,531	52,883,631
Total	\$ 57,338,337	\$ 54,322,176	\$ 177,929,556	\$ 172,812,973	\$ 235,267,893	\$ 227,135,149

Additional information on the City's capital assets can be found in Note 5 on pages 53 – 56 of this report.

Debt Administration. At the end of June 30, 2023, the City had \$26,204,374 of outstanding long-term liabilities related to governmental activities and \$123,840,626 of long-term liabilities related to business-type activities for a total of \$150,045,000 compared to the previous year's total of \$134,187,900. This is an increase of \$15,857,100, the majority of which is the result of a \$6,285,706 increase in long-term debt in governmental funds, and an increase of \$9,571,394 in notes payable in Watershed Management fund for major capital improvements. At the end of 2023, the City had total revenue bonded debt outstanding of \$34,820,000 as compared to \$38,875,810 in 2022. The debt is secured solely by specified revenue sources (i.e., revenue bonds). The majority of the bonded debt outstanding is from the refunding of the issuance of \$64,385,000 of Combined Public Utility Revenue Refunding and Improvement Bonds (Series 2002) in 2012. These bonds, along with other available funds, were used to refund \$6,210,000 of the Series 1993A bonds, initially fund approximately 33 months of interest on the Series 2002 bonds, and construct improvements and a new regional water supply system for the Water/Wastewater Fund. The issuance of the series 2012 refunding bonds allowed for a net savings to the City of approximately \$8.2 million. The City received a rating from Moody's on this issuance of Aa3 and a rating from Standard & Poor's of AA-.

Additional information on the City's debt can be found in Note 6 on pages 56 – 64 of this report.

Currently Known Conditions Affecting Future Operations

COVID-19 Disclosure for Coronavirus Aid, Relief, and Economic Security ("CARES") Act

On March 14, 2020, FEMA declared a national state of emergency. The City immediately shifted to an alternating work schedule and closed buildings to the public, in efforts to minimize exposure risks inherent in the workplace. The City maintained its alternating work schedule until May 2020 when it returned to normal operating schedules and reopened to the public. The City modified its operations to incorporate additional safety measures including, and not limited to, temperature checks for all citizens entering public facilities, enhanced daily cleaning cycles and sanitizing workstations, and installing plastic windows as safety barriers between customers and staff. This is now part of the City's normal operating procedures and protocols.

MANAGEMENT'S DISCUSSION AND ANALYSIS

On March 27, 2020 the President signed the Coronavirus Aid Relief and Economic Security ("CARES") Act into public law 116-136. Title V of the CARES act created the Coronavirus Relief Fund ("CRF") to provide financial resources to state and local governments. On June 29, 2020, Georgia Governor Kemp signed the Georgia CARES Act into effect to provide funding to Georgia communities. Georgia issued the program as **Phase One** with a 30% allocation for immediate funding to cities and counties. The remaining 70% was made available on a reimbursement basis.

The Governor's emergency declaration effectively changed the mission and direction for public safety personnel. Through the Georgia CARES Act funding initiative, the City applied for and was awarded \$1,194,207.77 of which \$358,262.33 (30%) was funded immediately on July 29, 2020. The remainder of \$835,945.44 was reimbursed on September 4, 2020. CARES Act funds were used to cover Uniform Patrol Division payroll costs for March through June. The City placed these funds in a reserved account within its General Fund pending future appropriation. The Board has yet to decide on or designate funds for a program, etc.

The extent of the impact of COVID-19 on the City's operational and financial performance will depend on future developments, including the duration and spread of the outbreak; possible vaccine; and other related variables and, therefore, the related financial impact and duration cannot be reasonably estimated at this time.

Factors Affecting the FY23 Budget

House Bill 182 Economic Nexus Threshold for Sales and Use Tax

On April 28, 2019, Governor Kemp signed House Bill 182 (HB 182) that became effective January 1, 2020. HB 182 lowered the economic nexus threshold to just over \$100,000 of gross revenue or 200 or more separate retail sales for retailers making sales of tangible personal property outside Georgia for delivery to purchasers in Georgia. Economic nexus rules stem from the **United States Supreme Court decision in *South Dakota v. Wayfair*** (U.S., No. 17-494) in 2018. HB 182 required retailers to collect sales and use taxes from the purchasers if their sales for the current or previous calendar year exceed the threshold. As a result, the City experienced positive revenue growth in its Local Option Sales Tax ("LOST") and Special Purpose Local Option Sales Tax ("SPLOST") programs since April 2020 and continues to do so.

The Commission of the City of Griffin considered many factors when approving the City's 2023 budget and are very aware of present economic conditions and its effect on its citizens. The Commission chose to continue to use transfers from the business-type activities to the governmental activities instead of increasing taxes or rates within the governmental activities. There were increases to the rates of the business-type activities.

Annually, the City Manager submits to the Commission a proposed operating budget for the coming fiscal year which is required to be approved prior to June 30. Public hearings are held prior to adoption to allow citizens the opportunity to comment on the proposed budget.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Budgets are adopted for the General Fund, all special revenue funds, all capital projects funds, and the City's enterprise funds. Budgets for the enterprise funds are prepared for planning and control purposes only. The legal level of budgetary control is the department level, with the Commissioners being the only body authorized to make amendments to the budget. During the year, there were no significant increases in appropriations between the original budget and the final amended budget for the City's General Fund.

Requests for Information

This financial report is designed to provide a general overview of the City of Griffin's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to

Mrs. Jessica O'Connor, City Manager
City of Griffin
P.O. Box T
Griffin, Georgia 30224

FINANCIAL SECTION

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF NET POSITION
JUNE 30, 2023**

ASSETS	Primary Government			Component Units		
	Governmental	Business-type	Total	Griffin	Griffin	Griffin-Spalding
	Activities	Activities		Main Street	Downtown Development	County Airport Authority
Cash and cash equivalents	\$ 38,461,946	\$ 12,197,316	\$ 50,659,262	\$ 52,182	\$ 132,940	\$ 991,300
Investments	24,989,599	41,664,337	66,653,936	-	-	-
Taxes receivable	1,148,740	-	1,148,740	-	-	-
Accounts receivable, net of allowances	-	13,836,122	13,836,122	3,782	-	240,784
Lease receivable, current	114,495	-	114,495	-	-	-
Due from other governments	5,033,209	568,640	5,601,849	-	-	2,062,500
Due from component units	293,522	70,409	363,931	1,855	-	-
Due from primary government	-	-	-	34,990	81,436	2,063,882
Internal balances	(17,371,378)	17,371,378	-	-	-	-
Inventories	254,536	3,638,370	3,892,906	-	-	83,235
Prepaid expenses	288,829	285,094	573,923	570	1,650	-
Restricted assets:						
Cash and cash equivalents	-	5,242,428	5,242,428	-	-	-
Investments	-	3,816,311	3,816,311	-	-	-
Assets held for resale	215,998	-	215,998	-	-	-
Net other post-employment benefits asset	4,023,346	1,126,226	5,149,572	-	-	-
Lease receivable, non-current	132,100	-	132,100	-	-	-
Capital assets:						
Nondepreciable	38,497,574	37,699,736	76,197,310	16,870	62,846	17,449,554
Depreciable, net	18,840,763	140,229,820	159,070,583	-	-	2,074,594
Total assets	<u>114,923,279</u>	<u>277,746,187</u>	<u>392,669,466</u>	<u>110,249</u>	<u>278,872</u>	<u>24,965,849</u>
DEFERRED OUTFLOWS OF RESOURCES						
Pension	10,358,585	7,557,599	17,916,184	-	-	133,093
Other post-employment benefits	462,917	129,581	592,498	-	-	-
Total deferred outflows of resources	<u>10,821,502</u>	<u>7,687,180</u>	<u>18,508,682</u>	<u>-</u>	<u>-</u>	<u>133,093</u>
LIABILITIES						
Accounts payable	1,054,027	8,295,798	9,349,825	447	-	8,772
Retainage payable	66,894	593,289	660,183	-	-	-
Accrued liabilities	1,228,460	1,324,260	2,552,720	-	-	111,698
Due to primary government	-	-	-	3,930	3,455	356,546
Due to component unit	117,808	-	117,808	-	1,855	-
Unearned revenues	9,271,432	22,208	9,293,640	238	-	52,612
Customer deposits payable	-	3,862,700	3,862,700	-	-	-
Financed purchases due within one year	211,011	557,053	768,064	-	-	-
Financed purchases due in more than one year	736,362	1,605,596	2,341,958	-	-	-
Notes payable due within one year	-	1,857,788	1,857,788	-	-	-
Notes payable due in more than one year	-	60,051,261	60,051,261	-	-	-
Bonds payable due within one year	25,734	3,409,000	3,434,734	-	-	535,000
Bonds payable due in more than one year	697,584	31,411,000	32,108,584	-	-	3,715,029
Compensated absences due within one year	471,819	343,267	815,086	-	-	10,985
Compensated absences due in more than one year	83,262	60,576	143,838	-	-	1,939
Net pension liability due in more than one year	21,916,102	15,989,941	37,906,043	-	-	281,591
Due to Griffin-Spalding County Airport Authority, within one year	267,500	-	267,500	-	-	-
Due to Griffin-Spalding County Airport Authority, in more than one year	1,795,000	-	1,795,000	-	-	-
Landfill post-closure care costs due within one year	-	47,020	47,020	-	-	-
Landfill post-closure care costs due in more than one year	-	8,508,124	8,508,124	-	-	-
Total liabilities	<u>37,942,995</u>	<u>137,938,881</u>	<u>175,881,876</u>	<u>4,615</u>	<u>5,310</u>	<u>5,074,172</u>
DEFERRED INFLOWS OF RESOURCES						
Lease receipts	246,595	-	246,595	-	-	-
Pension	2,154,903	1,572,213	3,727,116	-	-	27,687
Other post-employment benefits	1,111,068	311,014	1,422,082	-	-	-
Deferred charges on refundings	-	291,345	291,345	-	-	-
Total deferred inflows of resources	<u>3,512,566</u>	<u>2,174,572</u>	<u>5,687,138</u>	<u>-</u>	<u>-</u>	<u>27,687</u>
NET POSITION						
Net investment in capital assets	53,538,252	78,444,569	131,982,821	16,870	62,846	19,400,501
Restricted for:						
Debt service	-	1,827	1,827	-	-	-
Law enforcement	416,772	-	416,772	-	-	-
Other post-employment benefits	4,023,346	1,126,226	5,149,572	-	-	-
Cemetery maintenance:						
Expendable	1,872,780	-	1,872,780	-	-	-
Nonexpendable	4,073,335	-	4,073,335	-	-	-
Capital projects	18,699,757	738,469	19,438,226	-	-	-
Unrestricted	1,664,978	65,008,823	66,673,801	88,764	210,716	596,582
Total net position	<u>\$ 84,289,220</u>	<u>\$ 145,319,914</u>	<u>\$ 229,609,134</u>	<u>\$ 105,634</u>	<u>\$ 273,562</u>	<u>\$ 19,997,083</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2023

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position						
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units			
					Governmental Activities	Business-type Activities	Total	Griffin Main Street	Griffin Downtown Development	Griffin-Spalding County Airport Authority	
Primary government											
Governmental activities:											
General government	\$ 7,195,033	\$ 7,895,400	\$ -	\$ -	\$ 700,367	\$ -	\$ 700,367	\$ -	\$ -	\$ -	\$ -
Judicial	392,795	-	-	-	(392,795)	-	(392,795)	-	-	-	-
Public safety	19,340,535	1,390,645	954,596	-	(16,995,294)	-	(16,995,294)	-	-	-	-
Public works	15,598,849	299,840	-	867,604	(14,431,405)	-	(14,431,405)	-	-	-	-
Health and welfare	(16,438)	-	-	-	16,438	-	16,438	-	-	-	-
Parks and recreation	531,212	251,849	-	-	(279,363)	-	(279,363)	-	-	-	-
Housing and economic development	1,695,096	736,756	-	-	(958,340)	-	(958,340)	-	-	-	-
Interest on long-term debt	96,449	-	-	-	(96,449)	-	(96,449)	-	-	-	-
Total governmental activities	<u>44,833,531</u>	<u>10,574,490</u>	<u>954,596</u>	<u>867,604</u>	<u>(32,436,841)</u>	<u>-</u>	<u>(32,436,841)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Business-type activities											
Water and wastewater	19,762,620	29,847,464	-	6,510	-	10,091,354	10,091,354	-	-	-	-
Electric	52,042,111	59,460,858	-	-	-	7,418,747	7,418,747	-	-	-	-
Solid waste	11,054,698	9,793,674	-	-	-	(1,261,024)	(1,261,024)	-	-	-	-
Stormwater	2,408,448	2,791,153	-	-	-	382,705	382,705	-	-	-	-
Telecommunications	795,239	1,030,708	-	-	-	235,469	235,469	-	-	-	-
Golf course	1,079,646	699,584	-	-	-	(380,062)	(380,062)	-	-	-	-
Total business-type activities	<u>87,142,762</u>	<u>103,623,441</u>	<u>-</u>	<u>6,510</u>	<u>-</u>	<u>16,487,189</u>	<u>16,487,189</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 131,976,293</u>	<u>\$ 114,197,931</u>	<u>\$ 954,596</u>	<u>\$ 874,114</u>	<u>(32,436,841)</u>	<u>16,487,189</u>	<u>(15,949,652)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Component units											
Griffin Main Street	\$ 140,074	\$ -	\$ 143,676	\$ -	-	-	-	3,602	-	-	-
Griffin Downtown Development Authority	152,404	-	131,087	-	-	-	-	-	(21,317)	-	-
Griffin-Spalding County Airport Authority	1,075,937	491,460	449,377	151,131	-	-	-	-	-	16,031	-
Total component units	<u>\$ 1,368,415</u>	<u>\$ 491,460</u>	<u>\$ 724,140</u>	<u>\$ 151,131</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,602</u>	<u>(21,317)</u>	<u>16,031</u>	<u>-</u>
General revenues:											
Property taxes					5,764,772	-	5,764,772	-	-	-	-
Sales taxes					5,574,715	-	5,574,715	-	-	-	-
Insurance premium tax					1,937,372	-	1,937,372	-	-	-	-
Alcoholic beverage taxes					593,829	-	593,829	-	-	-	-
Business occupational taxes					458,554	-	458,554	-	-	-	-
Franchise taxes					523,754	-	523,754	-	-	-	-
Other taxes					956,018	-	956,018	-	-	-	-
Unrestricted investment earnings					1,263,333	595,043	1,858,376	-	210	9,996	-
Gain on sale of capital assets					6,743	4,780	11,523	-	-	-	-
Transfers					10,994,312	(10,994,312)	-	-	-	-	-
Total general revenues and transfers					<u>28,073,402</u>	<u>(10,394,489)</u>	<u>17,678,913</u>	<u>-</u>	<u>210</u>	<u>9,996</u>	<u>-</u>
Change in net position					(4,363,439)	6,092,700	1,729,261	3,602	(21,107)	26,027	-
Net position, beginning of year					88,652,659	139,227,214	227,879,873	102,032	294,669	19,971,056	-
Net position, end of year					<u>\$ 84,289,220</u>	<u>\$ 145,319,914</u>	<u>\$ 229,609,134</u>	<u>\$ 105,634</u>	<u>\$ 273,562</u>	<u>\$ 19,997,083</u>	<u>-</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

ASSETS	General	FEMA	2016	Nonmajor	Total
			SPLOST	Governmental	Governmental
			Funds	Funds	Funds
Cash and cash equivalents	\$ 9,661,198	\$ -	\$ 9,967,083	\$ 16,503,224	\$ 36,131,505
Investments	20,656,585	-	-	4,333,014	24,989,599
Taxes receivable, net	1,148,740	-	-	-	1,148,740
Lease receivable	246,595	-	-	-	246,595
Due from other governments	142,129	4,424,714	-	466,366	5,033,209
Due from other funds	4,045,028	-	-	849,197	4,894,225
Due from component units	287,004	-	-	-	287,004
Inventories	1,615	-	-	-	1,615
Prepaid expenditures	269,706	-	-	12,240	281,946
Assets held for resale	-	-	-	215,998	215,998
Total assets	<u>\$ 36,458,600</u>	<u>\$ 4,424,714</u>	<u>\$ 9,967,083</u>	<u>\$ 22,380,039</u>	<u>\$ 73,230,436</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 626,303	\$ -	\$ 15,850	\$ 351,991	\$ 994,144
Retainage payable	-	-	-	66,894	66,894
Accrued liabilities	651,509	-	-	-	651,509
Unearned revenues	-	4,413,696	-	4,857,736	9,271,432
Due to other funds	14,572,713	10,284,044	32,590	2,141,583	27,030,930
Due to component units	116,427	1,381	-	-	117,808
Total liabilities	<u>15,966,952</u>	<u>14,699,121</u>	<u>48,440</u>	<u>7,418,204</u>	<u>38,132,717</u>
DEFERRED INFLOWS OF RESOURCES					
Lease receipts	246,595	-	-	-	246,595
Unavailable revenue - property taxes	190,625	-	-	-	190,625
Total deferred inflows of resources	<u>437,220</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>437,220</u>
FUND BALANCES					
Nonspendable:					
Inventories	1,615	-	-	-	1,615
Prepaid expenditures	269,706	-	-	12,240	281,946
Permanent fund principal	-	-	-	4,073,335	4,073,335
Restricted for:					
Assets held for resale	-	-	-	215,998	215,998
Law enforcement	-	-	-	416,772	416,772
Cemetery maintenance	-	-	-	1,872,780	1,872,780
Capital projects	-	-	9,918,643	8,781,114	18,699,757
Unassigned	19,783,107	(10,274,407)	-	(410,404)	9,098,296
Total fund balances	<u>20,054,428</u>	<u>(10,274,407)</u>	<u>9,918,643</u>	<u>14,961,835</u>	<u>34,660,499</u>
Total liabilities, deferred inflows of resources, and fund balances:	<u>\$ 36,458,600</u>	<u>\$ 4,424,714</u>	<u>\$ 9,967,083</u>	<u>\$ 22,380,039</u>	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	57,004,363
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	190,625
Deferred outflows of resources are not due and payable in the current period and, therefore, are not reported in the funds.	
These deferred outflows of resources consist of pension and other post-employment benefits related experience differences, assumption changes and contributions.	10,821,502
Internal Service Funds are used by management to charge the costs of certain functions to individual funds. The assets and liabilities of the Internal Service Funds are included in governmental activities in the Statement of Net Position.	7,132,051
Deferred inflows of resources are not available to pay for current expenditures and, therefore, are not reported in the funds.	
These deferred inflows of resources consist of pension and other post-employment benefits related differences between projected and actual earnings on plan investments.	(3,265,971)
Certain liabilities are not due and payable in the current period and are, therefore, not reported in the funds.	(22,253,849)
Net position of governmental activities	<u>\$ 84,289,220</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>General</u>	<u>FEMA</u>	<u>2016 SPLOST</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
REVENUES					
Property taxes	\$ 5,817,795	\$ -	\$ -	\$ -	\$ 5,817,795
Other taxes	8,724,637	-	-	795,851	9,520,488
Charges for services	7,779,905	-	-	103,850	7,883,755
Licenses and permits	779,900	-	-	-	779,900
Intergovernmental	1,244,714	-	10,000	6,694,680	7,949,394
Franchise taxes	523,754	-	-	-	523,754
Fines and forfeitures	1,066,373	-	-	85,824	1,152,197
Interest revenue	803,750	-	-	459,583	1,263,333
Rental income	249,424	-	-	-	249,424
Other revenues	375,107	-	-	134,107	509,214
Total revenues	<u>27,365,359</u>	<u>-</u>	<u>10,000</u>	<u>8,273,895</u>	<u>35,649,254</u>
EXPENDITURES					
Current:					
General government	6,352,289	188,821	-	263,044	6,804,154
Judicial	395,007	-	-	-	395,007
Public safety	17,976,061	57,554	-	257,756	18,291,371
Public works	5,715,827	9,690,382	-	2,088,806	17,495,015
Parks and recreation	377,933	2,989	-	135,550	516,472
Housing and economic development	1,839,962	26,187	-	75,813	1,941,962
Capital outlay	-	-	1,151,381	1,435,123	2,586,504
Debt service:					
Principal	189,238	-	1,890,000	18,810	2,098,048
Interest	28,736	-	37,800	35,844	102,380
Total expenditures	<u>32,875,053</u>	<u>9,965,933</u>	<u>3,079,181</u>	<u>4,310,746</u>	<u>50,230,913</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(5,509,694)</u>	<u>(9,965,933)</u>	<u>(3,069,181)</u>	<u>3,963,149</u>	<u>(14,581,659)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	10,676,965	-	-	1,303,988	11,980,953
Transfers out	(1,442,999)	-	-	(80,966)	(1,523,965)
Financed purchases	522,750	-	-	-	522,750
Miscellaneous	6,743	-	-	-	6,743
Total other financing sources, net	<u>9,763,459</u>	<u>-</u>	<u>-</u>	<u>1,223,022</u>	<u>10,986,481</u>
Net change in fund balances	4,253,765	(9,965,933)	(3,069,181)	5,186,171	(3,595,178)
Fund balances (deficit), beginning of year	<u>15,800,663</u>	<u>(308,474)</u>	<u>12,987,824</u>	<u>9,775,664</u>	<u>38,255,677</u>
Fund balances (deficit), end of year	<u>\$ 20,054,428</u>	<u>\$ (10,274,407)</u>	<u>\$ 9,918,643</u>	<u>\$ 14,961,835</u>	<u>\$ 34,660,499</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds.	\$ (3,595,178)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.	2,949,199
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	(6,180,217)
Internal Service Funds are used by management to charge the costs of certain functions to individual funds. The net revenue of certain activities in the Internal Service Funds is reported with governmental activities.	302,145
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	1,838,729
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>321,883</u>
	<u>\$ (4,363,439)</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Property taxes	\$ 5,103,250	\$ 5,471,458	\$ 5,817,795	\$ 346,337
Other taxes	8,571,000	8,523,373	8,724,637	201,264
Charges for services	7,666,256	7,693,795	7,779,905	86,110
Licenses and permits	702,399	702,400	779,900	77,500
Intergovernmental	758,039	1,270,842	1,244,714	(26,128)
Franchise fees	540,700	540,700	523,754	(16,946)
Fines and forfeitures	1,412,000	912,000	1,066,373	154,373
Interest revenue	-	-	803,750	803,750
Rental income	457,400	457,400	249,424	(207,976)
Other revenues	232,531	252,531	375,107	122,576
Total revenues	<u>25,443,575</u>	<u>25,824,499</u>	<u>27,365,359</u>	<u>1,540,860</u>
EXPENDITURES				
Current				
General government:				
Legislative	506,467	406,347	359,557	46,790
Executive	432,080	424,727	388,429	36,298
Elections	300	420	420	-
Administrative services	6,019,747	5,639,786	4,607,804	1,031,982
Central services	958,841	923,023	824,729	98,294
Legal	146,150	146,150	171,350	(25,200)
Total general government	<u>8,063,585</u>	<u>7,540,453</u>	<u>6,352,289</u>	<u>1,188,164</u>
Judicial	<u>415,011</u>	<u>422,655</u>	<u>395,007</u>	<u>27,648</u>
Public safety:				
Police	11,848,333	12,071,959	11,385,619	686,340
Fire	6,185,807	6,384,228	6,098,606	285,622
Code enforcement	371,742	393,792	315,425	78,367
Other protection	197,960	202,120	176,411	25,709
Total public safety	<u>18,603,842</u>	<u>19,052,099</u>	<u>17,976,061</u>	<u>1,076,038</u>
Public works:				
Highways and streets	5,315,673	5,438,335	5,235,794	202,541
Cemetery	597,305	635,889	480,033	155,856
Total public works	<u>5,912,978</u>	<u>6,074,224</u>	<u>5,715,827</u>	<u>358,397</u>
Parks and recreation:				
Recreation	4,576	4,576	2,123	2,453
Parks	398,953	404,020	375,810	28,210
Total parks and recreation	<u>403,529</u>	<u>408,596</u>	<u>377,933</u>	<u>30,663</u>
Housing and economic development:				
Protective inspection	\$ 1,233,449	\$ 1,256,969	\$ 1,068,802	\$ 188,167
Griffin-Spalding County Airport Authority	445,984	449,377	449,377	-
Griffin Business and Tourism Association	-	-	-	-
Downtown development	120,887	120,887	120,887	-
Main Street	129,688	129,688	129,688	-
City Hall	51,775	55,148	57,396	(2,248)
Economic Development Assistance	98,580	98,580	13,812	84,768
Total housing and economic development	<u>2,080,363</u>	<u>2,110,649</u>	<u>1,839,962</u>	<u>270,687</u>
Debt service	<u>212,470</u>	<u>218,040</u>	<u>217,974</u>	<u>66</u>
Total expenditures	<u>35,691,778</u>	<u>35,826,716</u>	<u>32,875,053</u>	<u>2,951,663</u>
Deficiency of revenues under expenditures	<u>(10,248,203)</u>	<u>(10,002,217)</u>	<u>(5,509,694)</u>	<u>4,492,523</u>

(Continued)

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
OTHER FINANCING SOURCES (USES)				
Transfers in	10,928,400	10,916,966	10,676,965	(240,001)
Transfers out	(1,151,997)	(1,442,999)	(1,442,999)	-
Capital leases	471,800	522,750	522,750	-
Miscellaneous	-	-	6,743	6,743
Total other financing sources, net	<u>10,248,203</u>	<u>9,996,717</u>	<u>9,763,459</u>	<u>(233,258)</u>
Net change in fund balances	-	(5,500)	4,253,765	4,259,265
Fund balances, beginning of year	<u>15,800,663</u>	<u>15,800,663</u>	<u>15,800,663</u>	<u>-</u>
Fund balances, end of year	<u>\$ 15,800,663</u>	<u>\$ 15,795,163</u>	<u>\$ 20,054,428</u>	<u>\$ 4,259,265</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET (GAAP BASIS) AND ACTUAL
FEMA FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Intergovernmental	\$ -	\$ 9,964,550	\$ -	\$ (9,964,550)
Total revenues	-	9,964,550	-	(9,964,550)
EXPENDITURES				
General government	-	187,438	188,821	(1,383)
Public safety	-	57,554	57,554	-
Public works	-	9,690,382	9,690,382	-
Parks and recreation	-	2,989	2,989	-
Housing and economic development	-	26,187	26,187	-
Total expenditures	-	9,964,550	9,965,933	(1,383)
Net change in fund balances	-	-	(9,965,933)	(1,383)
FUND BALANCES, beginning of year	<u>(308,474)</u>	<u>(308,474)</u>	<u>(308,474)</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ (308,474)</u>	<u>\$ (308,474)</u>	<u>\$ (10,274,407)</u>	<u>\$ (1,383)</u>

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2023**

	Water/ Wastewater Utility Fund	Electric Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	\$ 4,802,994	\$ 4,294,358	\$ 1,009,822	\$ 2,090,142
Investments	-	35,248,756	-	-
Restricted assets, cash	2,947,075	1,772,818	425,526	97,009
Accounts receivable, net of allowances	64,915	13,614,569	213	156,425
Due from other governments	568,640	-	-	-
Due from component units	9,340	5,258	-	55,811
Due from other funds	33,305,806	9,334,476	502,605	4,554,851
Inventories	691,099	2,903,899	-	43,372
Prepaid expenses	170,480	36,789	48,911	28,914
Total current assets	<u>42,560,349</u>	<u>67,210,923</u>	<u>1,987,077</u>	<u>7,026,524</u>
NON-CURRENT ASSETS				
Investments	-	6,415,581	-	-
Restricted assets, investments	999,400	2,560,727	256,184	-
Net other post-employment benefits asset	406,588	484,236	235,402	-
Capital assets:				
Nondepreciable	30,097,239	2,092,356	-	5,510,141
Depreciable, net of accumulated depreciation	99,713,546	30,539,492	3,618,692	6,358,090
Total non-current assets	<u>131,216,773</u>	<u>42,092,392</u>	<u>4,110,278</u>	<u>11,868,231</u>
Total assets	<u>173,777,122</u>	<u>109,303,315</u>	<u>6,097,355</u>	<u>18,894,755</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension	2,770,795	2,655,156	1,281,050	850,598
Other post-employment benefits	46,781	55,715	27,085	-
Total deferred outflows of resources	<u>2,817,576</u>	<u>2,710,871</u>	<u>1,308,135</u>	<u>850,598</u>
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	2,049,296	5,040,365	1,090,019	116,118
Retainage payable	521,193	72,096	-	-
Accrued liabilities	637,866	543,144	105,804	37,446
Unearned revenue	-	22,208	-	-
Current portion - compensated absences	152,490	112,611	50,627	27,539
Current portion - notes payable	1,672,206	-	-	185,582
Current portion - financed purchases	-	-	524,560	32,493
Current portion - landfill closure/post-closure care costs	-	-	47,020	-
Customer deposits payable	53,125	3,809,575	-	-
Due to other funds	287,847	22,966,036	117,005	645,551
Payable from restricted assets:				
Revenue bonds payable, current portion	3,409,000	-	-	-
Total current liabilities	<u>8,783,023</u>	<u>32,566,035</u>	<u>1,935,035</u>	<u>1,044,729</u>
NON-CURRENT LIABILITIES				
Compensated absences, net of current portion	26,910	19,873	8,934	4,859
Revenue bonds payable, net of current portion	31,411,000	-	-	-
Financed purchases, net of current portion	-	-	1,531,064	74,532
Notes payable, net of current portion	56,381,550	-	-	3,669,711
Net pension liability	5,862,289	5,617,629	2,710,374	1,799,649
Landfill closure/post-closure care costs	-	-	8,508,124	-
Total non-current liabilities	<u>93,681,749</u>	<u>5,637,502</u>	<u>12,758,496</u>	<u>5,548,751</u>
Total liabilities	<u>102,464,772</u>	<u>38,203,537</u>	<u>14,693,531</u>	<u>6,593,480</u>
DEFERRED INFLOWS OF RESOURCES				
Pension	576,410	552,355	266,497	176,951
Other post-employment benefits	112,282	133,724	65,008	-
Deferred charges on refundings	291,345	-	-	-
Total deferred inflows of resources	<u>980,037</u>	<u>686,079</u>	<u>331,505</u>	<u>176,951</u>
NET POSITION				
Net investment in capital assets	36,415,836	32,559,752	1,563,068	7,905,913
Restricted for debt service	1,827	-	-	-
Restricted for capital outlay	738,469	-	-	-
Restricted for other post-employment benefits	406,588	484,236	235,402	-
Unrestricted	35,587,169	40,080,582	(9,418,016)	5,069,009
Total net position	<u>\$ 73,149,889</u>	<u>\$ 73,124,570</u>	<u>\$ (7,619,546)</u>	<u>\$ 12,974,922</u>

Adjustment to reflect the consolidation of Internal Service Fund activities related to enterprise funds.
Net position of business-type activities.

The accompanying notes are an integral part of these financial statements.

Totals	Internal Service Funds Total
\$ 12,197,316	\$ 2,330,441
35,248,756	-
5,242,428	-
13,836,122	-
568,640	-
70,409	6,518
47,697,738	543,194
3,638,370	252,921
285,094	6,883
<u>118,784,873</u>	<u>3,139,957</u>
6,415,581	-
3,816,311	-
1,126,226	-
37,699,736	-
<u>140,229,820</u>	<u>333,974</u>
<u>189,287,674</u>	<u>333,974</u>
<u>308,072,547</u>	<u>3,473,931</u>
7,557,599	-
129,581	-
<u>7,687,180</u>	<u>-</u>
8,295,798	59,883
593,289	-
1,324,260	487,979
22,208	-
343,267	13,729
1,857,788	-
557,053	-
47,020	-
3,862,700	-
24,016,439	2,087,788
3,409,000	-
<u>44,328,822</u>	<u>2,649,379</u>
60,576	2,422
31,411,000	-
1,605,596	-
60,051,261	-
15,989,941	-
8,508,124	-
<u>117,626,498</u>	<u>2,422</u>
<u>161,955,320</u>	<u>2,651,801</u>
1,572,213	-
311,014	-
291,345	-
<u>2,174,572</u>	<u>-</u>
78,444,569	333,974
1,827	-
738,469	-
1,126,226	-
<u>71,318,744</u>	<u>488,156</u>
151,629,835	\$ 822,130
(6,309,921)	
<u>\$ 145,319,914</u>	

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Water/ Wastewater Utility Fund	Electric Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds
OPERATING REVENUES				
Charges for services	\$ 29,210,912	\$ 53,554,532	\$ 9,764,574	\$ 4,518,245
Tap and capacity recovery fees	485,620	-	-	-
Other services	150,932	5,906,326	29,100	3,200
Total operating revenues	<u>29,847,464</u>	<u>59,460,858</u>	<u>9,793,674</u>	<u>4,521,445</u>
OPERATING EXPENSES				
Personnel services	5,427,980	4,215,450	2,756,919	1,782,787
Purchased or contracted services	5,675,842	3,540,907	6,189,897	811,988
Purchased power	-	42,252,762	-	-
Supplies	1,736,223	121,115	53,967	548,205
Miscellaneous	581,885	503,889	889,739	388,712
Depreciation	4,460,049	1,354,144	813,561	684,322
Total operating expenses	<u>17,881,979</u>	<u>51,988,267</u>	<u>10,704,083</u>	<u>4,216,014</u>
Operating income (loss)	<u>11,965,485</u>	<u>7,472,591</u>	<u>(910,409)</u>	<u>305,431</u>
NON-OPERATING INCOME (EXPENSES)				
Interest income	-	583,005	1,290	10,748
Interest expense	(1,793,239)	-	(57,632)	(41,960)
Gain on sale of capital assets	-	-	3,958	822
Total non-operating income (expenses)	<u>(1,793,239)</u>	<u>583,005</u>	<u>(52,384)</u>	<u>(30,390)</u>
Income (loss) before capital contributions and transfers	<u>10,172,246</u>	<u>8,055,596</u>	<u>(962,793)</u>	<u>275,041</u>
CAPITAL CONTRIBUTIONS	<u>6,510</u>	<u>-</u>	<u>-</u>	<u>-</u>
TRANSFERS				
Transfers out	(2,813,870)	(8,796,000)	-	-
Transfers in	-	-	55,893	559,665
Total transfers	<u>(2,813,870)</u>	<u>(8,796,000)</u>	<u>55,893</u>	<u>559,665</u>
Change in net position	<u>7,364,886</u>	<u>(740,404)</u>	<u>(906,900)</u>	<u>834,706</u>
Net position, beginning of year	<u>65,785,003</u>	<u>73,864,974</u>	<u>(6,712,646)</u>	<u>12,140,216</u>
Net position, end of year	<u>\$ 73,149,889</u>	<u>\$ 73,124,570</u>	<u>\$ (7,619,546)</u>	<u>\$ 12,974,922</u>

Adjustment to reflect the consolidation of Internal Service Fund activities related to enterprise funds.
Change in net position of business-type activities

The accompanying notes are an integral part of these financial statements.

<u>Totals</u>	<u>Internal Service Funds Total</u>
\$ 97,048,263	\$ 1,071,380
485,620	-
6,089,558	7,302
<u>103,623,441</u>	<u>1,078,682</u>
14,183,136	557,014
16,218,634	271,629
42,252,762	-
2,459,510	866,081
2,364,225	13,622
7,312,076	65,103
<u>84,790,343</u>	<u>1,773,449</u>
<u>18,833,098</u>	<u>(694,767)</u>
595,043	-
(1,892,831)	-
4,780	-
<u>(1,293,008)</u>	<u>-</u>
<u>17,540,090</u>	<u>(694,767)</u>
<u>6,510</u>	<u>-</u>
(11,609,870)	-
615,558	537,324
<u>(10,994,312)</u>	<u>537,324</u>
6,552,288	(157,443)
	979,573
	<u>\$ 822,130</u>
(459,588)	
<u>\$ 6,092,700</u>	

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Water/ Wastewater Utility Fund	Electric Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	\$ 21,294,609	\$ 62,878,080	\$ 8,411,052	\$ 3,426,063
Receipts from interfund services provided	-	-	-	-
Payments to suppliers	(9,210,854)	(46,239,357)	(5,270,824)	(1,358,370)
Payments to employees	(3,184,181)	(4,135,975)	(2,390,195)	(2,015,463)
Net cash provided by operating activities	<u>8,899,574</u>	<u>12,502,748</u>	<u>750,033</u>	<u>52,230</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers out	(2,813,870)	(8,796,000)	-	-
Transfers in	-	-	55,893	559,665
Net cash provided by (used in) noncapital financing activities	<u>(2,813,870)</u>	<u>(8,796,000)</u>	<u>55,893</u>	<u>559,665</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition and construction of capital assets	(7,550,250)	(2,902,105)	(901,284)	(1,075,020)
Intergovernmental grant	6,510	-	-	-
Proceeds from financed purchases	-	-	828,500	-
Proceeds from the disposal of capital assets	301	-	3,958	822
Proceeds from notes payable	7,307,893	-	-	941,045
Proceeds from the issuance of revenue bonds	34,820,000	-	-	-
Principal paid on bonds	(37,635,000)	-	-	-
Principal paid on notes payable and financed purchases	(1,659,363)	-	(499,577)	(151,333)
Deferred charges - refunding	(291,000)	-	-	-
Interest paid	(950,416)	-	(57,632)	(41,960)
Net cash used in capital and related financing activities	<u>(5,951,325)</u>	<u>(2,902,105)</u>	<u>(626,035)</u>	<u>(326,446)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	-	(2,876,941)	-	-
Proceeds from the sale of investments	105,764	2,345,263	15,658	-
Interest and dividends received	-	1,121,058	9,988	10,748
Net cash provided by investing activities	<u>105,764</u>	<u>589,380</u>	<u>25,646</u>	<u>10,748</u>
Increase (decrease) in cash and cash equivalents	240,143	1,394,023	205,537	296,197
Cash and cash equivalents:				
Beginning of year	<u>7,509,926</u>	<u>4,673,153</u>	<u>1,229,811</u>	<u>1,890,954</u>
End of year	<u>\$ 7,750,069</u>	<u>\$ 6,067,176</u>	<u>\$ 1,435,348</u>	<u>\$ 2,187,151</u>
Classified as:				
Cash and cash equivalents	\$ 4,802,994	\$ 4,294,358	\$ 1,009,822	\$ 2,090,142
Restricted assets, cash	2,947,075	1,772,818	425,526	97,009
	<u>\$ 7,750,069</u>	<u>\$ 6,067,176</u>	<u>\$ 1,435,348</u>	<u>\$ 2,187,151</u>

(Continued)

<u>Totals</u>	<u>Internal Service Funds Total</u>
\$ 96,009,804	\$ -
-	1,973,995
(62,079,405)	(1,193,329)
<u>(11,725,814)</u>	<u>(558,784)</u>
<u>22,204,585</u>	<u>221,882</u>
(11,609,870)	537,324
<u>615,558</u>	<u>-</u>
<u>(10,994,312)</u>	<u>537,324</u>
(12,428,659)	(132,065)
6,510	-
828,500	-
5,081	-
8,248,938	-
34,820,000	-
(37,635,000)	-
(2,310,273)	-
(291,000)	-
<u>(1,050,008)</u>	<u>-</u>
<u>(9,805,911)</u>	<u>(132,065)</u>
(2,876,941)	-
2,466,685	-
1,141,794	-
<u>731,538</u>	<u>-</u>
2,135,900	627,141
<u>15,303,844</u>	<u>1,703,300</u>
<u>\$ 17,439,744</u>	<u>\$ 2,330,441</u>
\$ 12,197,316	\$ 2,330,441
5,242,428	-
<u>\$ 17,439,744</u>	<u>\$ 2,330,441</u>

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF CASH FLOWS
 PROPRIETARY FUNDS
 FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Water/ Wastewater Utility Fund	Electric Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:				
Operating income (loss)	\$ 11,965,485	\$ 7,472,591	\$ (910,409)	\$ 305,431
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	4,460,049	1,354,144	813,561	684,322
Changes in assets and liabilities:				
(Increase) decrease in accounts receivable	(3,649)	(820,331)	1,071	12,325
Decrease in due from other governments	690,111	-	-	-
Increase in inventories	(130,946)	(779,269)	-	(12,695)
(Increase) decrease in due from other funds	(7,166,344)	(7,739,781)	(306,478)	(1,113,094)
Decrease in due from component units	579	268,909	-	-
(Increase) decrease in prepaids and other assets	217,486	(1,706)	(4,209)	(1,102)
Increase in deferred outflows of resources - pension and OPEB	(834,857)	(733,355)	(425,070)	(224,407)
Increase (decrease) in accounts payable	(1,833,347)	869,271	696,735	(99,054)
Increase (decrease) in accrued liabilities	221,158	91,020	19,185	(6,309)
Decrease in due to other governments	(201,981)	-	-	-
Decrease in customer deposits	-	(24,311)	-	-
Increase in net pension liability	6,866,661	1,837,219	1,084,198	693,759
Increase (decrease) in net OPEB asset	(406,588)	330,681	528,907	-
Increase in landfill closure/post-closure care costs	-	-	1,151,068	-
Increase (decrease) in due to other funds	(1,871,571)	11,732,736	(1,077,215)	141,264
Decrease in deferred inflows of resources - pension and OPEB	(3,072,672)	(1,355,070)	(821,311)	(328,210)
Net cash provided by operating activities	<u>\$ 8,899,574</u>	<u>\$ 12,502,748</u>	<u>\$ 750,033</u>	<u>\$ 52,230</u>
Noncash investing, capital and financing activities:				
Unrealized loss on investments	\$ (62,582)	\$ (538,053)	\$ (8,698)	\$ -
Net noncash investing, capital, and financing activities	<u>\$ (62,582)</u>	<u>\$ (538,053)</u>	<u>\$ (8,698)</u>	<u>\$ -</u>

(Concluded)

The accompanying notes are an integral part of these financial statements.

<u>Totals</u>	<u>Internal Service Funds Total</u>
\$ 18,833,098	\$ (694,767)
7,312,076	65,103
(810,584)	-
690,111	-
(922,910)	(38,268)
(16,325,697)	18,738
269,488	-
210,469	(353)
(2,217,689)	-
(366,395)	(3,376)
325,054	158,567
(201,981)	-
(24,311)	-
10,481,837	-
453,000	-
1,151,068	-
8,925,214	716,238
(5,577,263)	-
<u>\$ 22,204,585</u>	<u>\$ 221,882</u>
\$ (609,333)	\$ -
<u>\$ (609,333)</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
JUNE 30, 2023

ASSETS	<u>Custodial Fund</u>
Cash	\$ 268,371
Total assets	<u>268,371</u>
LIABILITIES	
Due to others	21,094
Total liabilities	<u>21,094</u>
NET POSITION	
Restricted for individuals, organizations, and other governments	<u>\$ 247,277</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Custodial Fund</u>
ADDITIONS	
Fines and fees collected	\$ 499,132
Total additions	<u>499,132</u>
DEDUCTIONS	
Fines and fees disbursed	<u>396,393</u>
Total deductions	<u>396,393</u>
Change in net position	102,739
Net position, beginning of the year	<u>144,538</u>
Net position, end of the year	<u>\$ 247,277</u>

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

CITY OF GRIFFIN, GEORGIA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Griffin, Georgia (the “City”) have been prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City’s accounting policies are described below.

A. The Financial Reporting Entity

The City was chartered in 1843 and operates under a Commission – City Manager form of government. The City Manager is the head of the administrative branch of government. As such, he or she is responsible for the day-to-day operations of City government. The legislative authority of the City is vested in a seven-member Commission including an elected Chairperson and an appointed City Manager. The City provides the following services and operations as authorized by its charter: public safety (police and fire); public works; parks and recreation; housing and development; and public utilities (water, sewer, stormwater, electric, and solid waste). As required by accounting principles generally accepted in the United States of America, these financial statements include the accounts of all City operations and all activities of the City.

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City (the “Primary Government”) and its component units. The component units discussed below are included in the City’s reporting entity because of the significance of their operational and financial relationship with the City.

In conformity with generally accepted accounting principles, as set forth in the Statement of GASB No. 61, *The Financial Reporting Entity: Omnibus an amendment of GASB Statements No. 14 and No. 34*, as amended, the component units’ financial statements have been included as either blended or discretely presented. All of the City’s component units have a June 30 year-end. As of June 30, 2023, the City does not have any blended component units.

Discretely Presented Component Units

The City of Griffin Main Street Association (“Main Street”) – The City Commission appoints several positions of Main Street’s board with additional positions being appointed by various organizations. There are twelve members plus two ex-officio officers. Budget requests for Main Street are submitted to the City Commission for approval, with the City Commission possessing the authority to amend the budget. The City provides approximately 80% of Main Street’s annual operating budget. Separate financial statements for Main Street are not prepared.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. The Financial Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

The City of Griffin Downtown Development Authority (“DDA”) – The City Commission appoints all seven members of the DDA’s board (one of which is an elected member of the City Commission). Budget requests for the DDA are submitted to the Commission for approval, with the City Commission possessing authority to revise the budget. The City also provides for a substantial portion of the DDA’s annual budget. Separate financial statements for the DDA are not prepared.

The Griffin-Spalding County Airport Authority (“Airport Authority”) – The Georgia General Assembly, via House Bill 1261 and Act 536, created the Griffin-Spalding County Airport Authority effective July 1, 2012. The City Commission appoints five of the nine member Airport Authority board. The City and the County have mutually agreed to fund one-half of the annual shortfall in revenues required to fund the Airport Authority’s budget in future years. Due to these factors and due to the City maintaining the administrative functions of the Airport Authority, the City has elected to include the Airport Authority operations as a component unit of the City. Separate financial statements for the Airport Authority are not prepared.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the Primary Government. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis* of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, licenses, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Federal Emergency Management Agency ("FEMA") Fund** accounts for the federal grant monies received from the Federal Emergency Management Association.

The **2016 Special Purpose Local Option Sales Tax ("SPLOST") Fund** accounts for capital projects of the City from resources provided by the 2016 special Spalding County 1% sales and use tax.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The City reports the following major proprietary funds:

The ***Water/Wastewater Utility Fund*** accounts for the provision of water and sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund.

The ***Electric Utility Fund*** accounts for the provision of electrical services to the residents of the City. All activities necessary to provide such services are accounted for in this fund.

The ***Solid Waste Fund*** accounts for the activities of the City's solid waste management operations. All activities necessary to provide such services are accounted for in this fund.

Additionally, the City reports the following fund types:

The ***Special Revenue Funds*** account for revenue sources that are legally restricted to expenditures for specific purposes.

The ***Capital Projects Fund*** accounts for the acquisition of capital assets and construction or improvement of major capital projects such as construction of new roads.

The ***Permanent Funds*** are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the reporting of the City's programs.

The ***Internal Service Funds*** are used to account for the City's payroll as well as the rental of motor vehicles and equipment to other departments and related costs of the City, on a cost reimbursement basis.

The ***Custodial Fund*** is used to account for the collection and disbursement of monies by the City's Municipal Court on behalf of other governments and individuals.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's water and wastewater function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services provided. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Budgets and Budgetary Accounting

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Budget requests are completed in April.
2. Proposed budgets are reviewed and prepared by the City Manager for submission to the Mayor and the City Commission in May.
3. Public hearings on the proposed budget are held in May and June.
4. The budget is legally adopted by the Mayor and City Commission prior to June 30.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets and Budgetary Accounting (Continued)

5. All budget revisions or changes must be approved as required by Georgia law and administrative policy. Transfer of budgeted amounts in excess of \$5,000 between departments requires the approval of the City Commission. This is consistent with the legal level of budgetary control as the budget is adopted at the department level. Revisions that alter the total expenditures of any department or fund must be approved by the City Commission. The City Commission made several immaterial supplemental budget appropriations during the year.
6. Legally adopted budgets and formal budgetary integration is employed as a management control device during the year for all the following funds: General, all special revenue funds, and the enterprise funds. Budgets for the enterprise funds are prepared for planning and control purposes only.
7. Budgets for the governmental funds and the enterprise funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
8. Revenues and expenditures of the Capital Projects Funds are budgeted on a project basis and are, therefore, excluded from presentation in the financial statements.

E. Cash and Cash Equivalents

Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Generally, only investments with original maturities of three months or less meet this definition.

F. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Deposits and Investments (Continued)

State statutes authorize the City to invest in obligations of the U.S. Government and agencies of corporations of the U.S. Government; obligations of any state; obligations of any political subdivision of any state; certificates of deposit or time deposits of any national state bank or savings and loans which have deposits insured by the Federal Deposit Insurance Corporation ("FDIC") or Federal Savings and Loan Insurance Corporation ("FSLIC"); prime bankers' acceptances; repurchase agreements; and the Local Government Investment Pool of the State of Georgia ("Georgia Fund 1"). Georgia Fund 1 was created under the Official Code of Georgia Annotated ("O.C.G.A.") §36-83-8 and is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share value). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The pool also adjusts the value of its investments to fair value as of year-end and the City's investment in the Georgia Fund 1 is reported at fair value. The City considers amounts held in Georgia Fund 1 as investments for financial statement presentation.

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. The fair value of real estate investments is based on independent appraisals. Investments that do not have an established market are reported at estimated fair values. Increases or decreases in the fair value during the year are recognized as a component of interest income.

G. Inventory and Prepaid Items

Inventory of supplies in proprietary funds is valued at cost. Inventories held for resale are valued at the lower of cost or market. Prepaid expenses are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure is made for goods or services that were purchased for consumption, but not consumed as of June 30.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Short-Term Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" in the fund financial statements. Short-term interfund loans are classified as "interfund receivables/payables". Long-term interfund loans are classified as "advances". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

I. Grants from Other Governments

Federal and state governmental units represent an important source of supplementary funding used to finance housing, business development employment, construction programs, capital asset additions and other activities beneficial to the community. This funding, primarily in the form of grants, is recorded in both governmental and proprietary funds. Grant contributions in the proprietary funds, which are for the purpose of construction activities, land easement or capital asset acquisitions, are recorded as capital contributions within the statement of revenues and expenses. For all funds, a grant receivable is recorded when the City has a right to receive the related grant amounts.

J. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the City chose to include all such items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of these assets through back trending. As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or extend its useful life beyond the original estimate. Major outlays for capital assets and major improvements are capitalized as projects are constructed.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Capital Assets (Continued)

Depreciation is provided on the straight-line method over the following estimated useful lives:

Governmental Assets

Buildings and improvements	20 – 50 years
Machinery and equipment	3 – 10 years
Infrastructure	25 – 30 years

Business-type Assets

Buildings and improvements	10 – 50 years
Utility system	5 – 50 years
Equipment	5 – 20 years

K. Long-Term Liabilities

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts, as well as deferred charges, are deferred and amortized over the life of the bonds using the straight-line method, which is not materially different than the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

L. Leases

Lessor

The City is a lessor for noncancellable leases of land and buildings. The City recognizes a lease receivable and deferred inflow of lease receipts in both the fund level and government-wide financial statements. The City recognizes lease receivables with an initial, individual value of \$5,000 or more.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Leases (Continued)

Lessor (Continued)

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments related to leases include how the City determines: 1) the discount rate it uses to discount the expected lease payments to present value, 2) lease term, and 3) lease payments:

- The City uses the interest rate stated in the agreement as the discount rate. When the interest rate is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments and purchase option prices that the lessee is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflow if certain changes occur that are expected to significantly affect the amount of the lease receivable.

M. Compensated Absences

All employees, except shift firefighters, accrue vacation as follows: 1.54 hours per week of vacation with under 10 years of service; 2.3 hours per week of vacation with greater than 10 years and less than 20 years of service; and 3.07 hours per week of vacation with greater than 20 years of service. Shift firefighters accrue vacation as follows: 3.23 hours per week of vacation with under 10 years of service; 4.62 hours per week of vacation with greater than 10 years and less than 20 years of service; and 6.46 hours per week of vacation with greater than 20 years of service. Vacation time must be taken as time off and will not be paid-out except that any unused vacation will be paid at an employee's termination of employment.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Compensated Absences (Continued)

All City employees, except shift firefighters, accrue sick leave at 1.85 hours per week. Shift firefighters accrue sick leave at 5.54 hours per week. Sick leave, however, is not paid upon an employee's termination except to employees who were eligible to retire between January 2, 2005 and January 1, 2010. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

N. Defined Contribution Plan

The City offers its employees a defined contribution plan, the City of Griffin Deferred Compensation Plan (the "Plan"), which is administered by MetLife Resources. The Plan is a combined 457 plan and 401A plan. The Plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the Plan is optional and requires the City to match the employees' deferrals up to a maximum of 1% of annual compensation. Employer's contributions are fully vested at the time of contribution. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Benefit provisions and contributions are established and may be amended by the City Council. During the year ended June 30, 2023, the City contributed \$15,747 and employees contributed \$354,829. The City stopped matching employee contributions as of July 21, 2018.

Pursuant to the Statement No. 32 of the GASB, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, the City does not have a fiduciary relationship with the Plan. Accordingly, the balances and transactions of the City's plan are not reported in the City's financial statements.

O. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance". Fund equity for all other reporting is classified as "net position".

Fund Balance – Generally, fund balance represents the difference between the assets and liabilities under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Fund Equity (Continued)

Fund Balance (Continued)

Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either: a) not in spendable form (i.e., items that are not expected to be converted to cash), or b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Commission through the adoption of a resolution. Only the City Commission may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed. Through resolution, the City Commission has authorized the City's Chief Financial Officer, Finance Director, or Director of Administrative Services to assign fund balances.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in all funds.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: 1) committed, 2) assigned, and 3) unassigned.

Net Position – Net position represents the difference between assets and liabilities in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Restricted Assets

The Water/Wastewater Utility Fund, based on certain bond covenants, is required to establish and maintain prescribed amounts of resources (consisting of cash and temporary investments) that can be used only to service outstanding debt.

Q. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

R. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has five items that qualify for reporting in this category. One item is the deferred charge on refunding, which is reported in the government-wide and proprietary fund Statements of Net Position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt. The remaining items relate to the City's Retirement and OPEB Plans and are reported in the government-wide and proprietary fund Statements of Net Position. The net difference between projected and actual earnings on pension and OPEB plan investments is deferred and amortized against pension expense over a five-year period, resulting in recognition as deferred inflows of resources. Experience differences result from periodic studies by the City's actuary, which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience differences are recorded as deferred outflows of resources and are amortized into pension expense over the expected remaining service lives of the plan members. Changes in actuarial assumptions, which adjust the net pension liability, are also recorded as deferred outflows of resources, and are amortized into pension expense over the expected remaining service lives of plan members. Additionally, any contributions made by the City to the pension and OPEB plan, before year-end but subsequent to the measurement date of the City's net pension liability and net OPEB liability, are reported as deferred outflows of resources. These contributions will reduce the pension and OPEB liabilities in future years.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the Statement of Net Position and the Governmental Funds Balance Sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has five items that qualify for reporting in this category, one of which arises only under the modified accrual basis of accounting. Accordingly, the item, *unavailable revenue*, is reported only in the Governmental Funds Balance Sheet. The governmental funds report unavailable revenues from property taxes and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. *Deferred inflows* from *lease receipts* are reported in the Governmental Fund Balance Sheet as well as the government-wide Statement of Net Position. The other three items relate to the City's Retirement and OPEB Plans and are reported in the government-wide and proprietary fund Statements of Net Position. The net difference between projected and actual earnings on pension and OPEB plan investments is deferred and amortized against pension expense over a five-year period, resulting in recognition as deferred inflows of resources. Changes in actuarial assumptions, which adjust the net OPEB asset, are also recorded as deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. In addition, the differences between expected and actual experience for the City's OPEB plan is deferred and amortized against pension expense over a four-year period, resulting in recognition as a deferred inflow of resources.

S. Pensions and OPEB

For purposes of measuring the net pension liability, net OPEB asset, deferred outflows of resources and deferred inflows of resources related to pensions and OPEB, pension expense and OPEB expense, information about the fiduciary net position of the City of Griffin Retirement Plan (the "Retirement Plan") and City of Griffin Post-Employment Health Care Plan (the "OPEB Plan") and additions to/deductions from the Retirement and OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by the respective plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

T. Tax Abatement Agreements

During the year ended June 30, 2017, the City implemented GASB Statement No. 77, *Tax Abatement Disclosures*. This statement requires the City to disclose information for any tax abatement agreements, either entered into by the City, or agreements entered into by other governments that reduce the City's tax revenues. As of June 30, 2023, the City did not have any such agreements, either entered into by the City or by other governments that exceeded the quantitative threshold for disclosure.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences Between the Governmental Funds Balance Sheet and the Government-wide Statement of Net Position

The Governmental Funds Balance Sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation explains that “certain liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this difference are as follows:

Bonds payable	\$	723,318
Net pension liability		21,916,102
Net OPEB asset		(4,023,346)
Due to Griffin-Spalding County Airport Authority		2,062,500
Financed purchases payable		947,373
Compensated absences		538,930
Accrued interest		88,972
Net adjustment to increase <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>		\$ 22,253,849

B. Explanation of Certain Differences Between the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide Statement of Activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this difference are as follows:

Capital outlay	\$	5,557,452
Depreciation expense		(2,608,253)
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>		\$ 2,949,199

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences Between the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation explains that “Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this difference are as follows:

Compensated absences	\$ (53,396)
OPEB income	1,757,846
Pension expense	<u>(1,382,567)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 321,883</u>

Another element of that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this difference are as follows:

Financed purchases proceeds	\$ (522,750)
Principal retirement on long-term debt	<u>2,361,479</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 1,838,729</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS

Total deposits and investments as of June 30, 2023 are summarized as follows:

Amounts as presented on the entity-wide Statement of Net Position:	
Cash and cash equivalents	\$ 50,659,262
Investments	66,653,936
Restricted cash and cash equivalents	5,242,428
Restricted investments	3,816,311
Amounts as presented on the fiduciary Statement of Net Position:	
Cash and cash equivalents - Custodial Fund	268,371
Component Units - cash and cash equivalents	1,176,422
Total	<u>\$ 127,816,730</u>
Cash deposited with financial institutions	\$ 57,346,483
Cash deposited with Georgia Fund 1	20,310,080
Investments in the Municipal Competitive Trust	36,751,075
Investments in governmental bonds	10,728,124
Investments in corporate bonds	100,526
Investments in equities and various other securities	2,580,442
Total	<u>\$ 127,816,730</u>

Credit Risk. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime bankers' acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. It is the City's policy to limit its investments to those allowed and authorized by state law. As of June 30, 2023, the City's investment in Georgia Fund 1 was rated AAf by Standard & Poor's. The City's investment in the Municipal Competitive Trust was not rated. All other City investments were rated as noted in the table on the following page.

The reporting of investments at fair value in accordance with GASB Statement No. 31 resulted in an unrealized loss of \$8,698 netted with dividend income in the Solid Waste, an unrealized loss of \$538,053 netted against dividend income and interest income in the Electric Utility Fund, and an unrealized loss of \$62,582 netted against interest income in the Water/Wastewater Utility Fund.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

At June 30, 2023, the City had the following investments:

Investment	Rating	Fair Value	Investment Maturities (in Years)				
			Less than 1	1 - 5	6 - 10	11 - 15	16 - 20
Georgia Fund 1		\$ 20,310,080	\$ 20,310,080	\$ -	\$ -	\$ -	\$ -
Municipal Competitive Trust		36,751,075	36,751,075	-	-	-	-
Equities and various other non-maturing securities		2,580,442	-	-	-	-	-
Governmental bonds	BBB	104,955	-	-	99,935	5,020	-
Governmental bonds	BBB+	386,088	130,457	-	255,631	-	-
Governmental bonds	A-	129,501	-	129,501	-	-	-
Governmental bonds	A	736,648	-	386,527	343,017	7,104	-
Governmental bonds	A+	201,388	14,943	40,500	53,687	92,258	-
Governmental bonds	AA-	1,944,167	144,743	593,912	1,008,878	48,833	147,801
Governmental bonds	AA	3,884,329	49,264	754,655	916,622	1,906,071	257,717
Governmental bonds	AA+	1,535,653	104,958	636,759	307,971	485,965	-
Governmental bonds	AAA	1,805,395	126,164	294,683	884,057	500,491	-
Corporate bonds	A-	49,567	2,188	-	47,379	-	-
Corporate bonds	AA-	50,959	-	50,959	-	-	-
Total		\$ 70,470,247	\$ 57,633,872	\$ 2,887,496	\$ 3,917,177	\$ 3,045,742	\$ 405,518

NOTES TO THE FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of June 30, 2023:

Investment	Level 1	Level 2	Level 3	Fair Value
Municipal Competitive Trust	\$ 36,751,075	\$ -	\$ -	\$ 36,751,075
Municipal bonds	5,373,872	5,354,252	-	10,728,124
Corporate bonds	100,526	-	-	100,526
Equity securities	2,580,442	-	-	2,580,442
Total investments measured at fair value	<u>\$ 44,805,915</u>	<u>\$ 5,354,252</u>	<u>\$ -</u>	50,160,167

Investments not subject to level disclosure:

Georgia Fund 1	20,310,080
Total investments	<u>\$ 70,470,247</u>

Investments classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those investments. Investments classified as Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose its investment in the Georgia Fund 1 within the fair value hierarchy.

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. As of June 30, 2023, the City did not have any deposits which were uninsured and under collateralized as defined by GASB pronouncements.

Custodial Credit Risk – Investments. Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. State statutes require all investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 4. RECEIVABLES

A. Accounts Receivable

Receivables as of June 30, 2023, including the applicable allowances for uncollectible accounts, are as follows:

	<u>General</u>	<u>FEMA</u>	<u>Nonmajor Governmental</u>	<u>Water/ Wastewater</u>
Receivables:				
Taxes	\$ 1,214,350	\$ -	\$ -	\$ -
Accounts	-	-	-	71,837
Lease	246,595	-	-	-
Intergovernmental	207,951	4,424,714	466,366	568,640
Gross receivables	<u>1,668,896</u>	<u>4,424,714</u>	<u>466,366</u>	<u>640,477</u>
Less: allowance for uncollectibles	(131,432)	-	-	(6,922)
Net total receivables	<u>\$ 1,537,464</u>	<u>\$ 4,424,714</u>	<u>\$ 466,366</u>	<u>\$ 633,555</u>

	<u>Electric</u>	<u>Solid Waste</u>	<u>Nonmajor Enterprise</u>	<u>Total</u>
Receivables:				
Taxes	\$ -	\$ -	\$ -	\$ 1,214,350
Accounts	20,586,194	213	156,425	20,814,669
Lease	-	-	-	246,595
Intergovernmental	-	-	-	5,667,671
Gross receivables	<u>20,586,194</u>	<u>213</u>	<u>156,425</u>	<u>27,943,285</u>
Less: allowance for uncollectibles	(6,971,625)	-	-	(7,109,979)
Net total receivables	<u>\$ 13,614,569</u>	<u>\$ 213</u>	<u>\$ 156,425</u>	<u>\$ 20,833,306</u>

B. Lessor – Lease Receivable

The City is the lessor for various land and buildings as noted in Note 1. The City recognized \$114,495 as lease revenue for the year ended June 30, 2023.

C. Property Taxes

Property taxes were levied on behalf of the City by Spalding County on October 4, 2022, (levy date) based upon property values assessed as of January 1, 2022. The billings were mailed on October 10, 2022, and payable on or before December 31, 2022, for the calendar year 2022. Taxes not paid within 30 days of December 31, 2022 were subject to property tax liens on February 1, 2023. Property tax revenues are recognized when levied to the extent they result in current receivables. The City does maintain an allowance for uncollectible property taxes. At June 30, 2023, the allowance for uncollectible property taxes was \$65,610.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 4. RECEIVABLES (CONTINUED)

C. Property Taxes (Continued)

The tax rate levied during calendar year 2022 for the City's operations was 7.083 mills (mill equals \$1 per thousand dollars of assessed value).

NOTE 5. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2023 was as follows:

	<u>Beginning</u> <u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending</u> <u>Balance</u>
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 3,266,876	\$ -	\$ -	\$ -	\$ 3,266,876
Construction in progress	32,146,795	3,083,903	-	-	35,230,698
Total capital assets, not being depreciated	<u>35,413,671</u>	<u>3,083,903</u>	<u>-</u>	<u>-</u>	<u>38,497,574</u>
Capital assets, being depreciated:					
Buildings and improvements	12,458,056	66,702	-	-	12,524,758
Machinery and equipment	31,267,352	1,858,914	-	-	33,126,266
Infrastructure	35,988,152	679,998	-	-	36,668,150
Total capital assets, being depreciated	<u>79,713,560</u>	<u>2,605,614</u>	<u>-</u>	<u>-</u>	<u>82,319,174</u>
Less accumulated depreciation for:					
Buildings and improvements	(6,355,992)	(328,710)	-	-	(6,684,702)
Machinery and equipment	(26,736,826)	(1,807,048)	-	-	(28,543,874)
Infrastructure	(27,712,237)	(537,598)	-	-	(28,249,835)
Total accumulated depreciation	<u>(60,805,055)</u>	<u>(2,673,356)</u>	<u>-</u>	<u>-</u>	<u>(63,478,411)</u>
Total capital assets, being depreciated, net	<u>18,908,505</u>	<u>(67,742)</u>	<u>-</u>	<u>-</u>	<u>18,840,763</u>
Governmental activities capital assets, net	<u>\$ 54,322,176</u>	<u>\$ 3,016,161</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 57,338,337</u>

Internal Service Funds predominantly serve the governmental funds. Accordingly, capital assets are included as part of the above totals for governmental activities. At year-end, \$333,974 of Internal Service Fund's capital assets are included in the above amounts.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (CONTINUED)

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Business-type activities					
Capital assets, not being depreciated:					
Land	\$ 7,354,903	\$ -	\$ -	\$ -	\$ 7,354,903
Construction in progress	20,736,836	10,673,282	-	(1,065,285)	30,344,833
Total capital assets, not being depreciated	<u>28,091,739</u>	<u>10,673,282</u>	<u>-</u>	<u>(1,065,285)</u>	<u>37,699,736</u>
Capital assets, being depreciated:					
Land improvements	2,357,740	-	-	-	2,357,740
Buildings	36,881,309	-	-	-	36,881,309
Improvements other than buildings	186,956,241	-	-	1,035,775	187,992,016
Machinery and equipment	39,713,554	1,755,377	-	29,510	41,498,441
Total capital assets, being depreciated	<u>265,908,844</u>	<u>1,755,377</u>	<u>-</u>	<u>1,065,285</u>	<u>268,729,506</u>
Less accumulated depreciation for:					
Land improvements	(1,431,593)	(65,223)	-	-	(1,496,816)
Buildings	(22,425,915)	(767,292)	-	-	(23,193,207)
Improvements other than buildings	(64,366,754)	(4,607,306)	-	-	(68,974,060)
Machinery and equipment	(32,963,348)	(1,872,255)	-	-	(34,835,603)
Total accumulated depreciation	<u>(121,187,610)</u>	<u>(7,312,076)</u>	<u>-</u>	<u>-</u>	<u>(128,499,686)</u>
Total capital assets, being depreciated, net	<u>144,721,234</u>	<u>(5,556,699)</u>	<u>-</u>	<u>1,065,285</u>	<u>140,229,820</u>
Business-type activities capital assets, net	<u>\$ 172,812,973</u>	<u>\$ 5,116,583</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 177,929,556</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the Primary Government as follows:

Governmental activities:

General government	\$ 521,722
Public safety	935,381
Public works	1,120,458
Parks and recreation	30,692
Capital assets held by the City's Internal Service Funds are charged to the various functions based on their usage of the assets	<u>65,103</u>
Total depreciation expense - governmental activities	<u>\$ 2,673,356</u>

Business-type activities:

Water and wastewater	\$ 4,460,049
Electric	1,354,144
Solid waste	813,561
Stormwater	538,437
Telecommunications	84,958
Golf course	<u>60,927</u>
Total depreciation expense - business-type activities	<u>\$ 7,312,076</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (CONTINUED)

Capital asset activity for the Airport Authority for the year ended June 30, 2023 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	\$ 471,441	\$ -	\$ -	\$ -	\$ 471,441
Construction in progress	16,798,890	179,223	-	-	16,978,113
Total capital assets, not being depreciated	<u>17,270,331</u>	<u>179,223</u>	<u>-</u>	<u>-</u>	<u>17,449,554</u>
Capital assets, being depreciated:					
Land improvements	3,760,367	-	-	-	3,760,367
Buildings	1,037,293	-	-	-	1,037,293
Machinery and equipment	824,231	-	-	-	824,231
Total capital assets, being depreciated	<u>5,621,891</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,621,891</u>
Less accumulated depreciation for:					
Land improvements	(2,131,592)	(92,104)	-	-	(2,223,696)
Buildings	(551,457)	(17,955)	-	-	(569,412)
Machinery and equipment	(723,857)	(30,332)	-	-	(754,189)
Total accumulated depreciation	<u>(3,406,906)</u>	<u>(140,391)</u>	<u>-</u>	<u>-</u>	<u>(3,547,297)</u>
Total capital assets, being depreciated, net	<u>2,214,985</u>	<u>(140,391)</u>	<u>-</u>	<u>-</u>	<u>2,074,594</u>
Airport Authority capital assets, net	<u>\$ 19,485,316</u>	<u>\$ 38,832</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,524,148</u>

NOTE 6. LONG-TERM DEBT

A. Revenue Bonds

The City issues bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. The City's Water/Wastewater Utility Fund's revenue bonds outstanding at June 30, 2023 are as follows:

Description	Original Amount	Interest Rate	Due Date	Amount
Combined Utility, Series 2022	\$ 34,820,000	1.96%	2032	\$ 34,820,000
			Less current portion	(3,409,000)
				<u>\$ 31,411,000</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

A. Revenue Bonds (Continued)

Combined Public Utility Revenue Refunding Bonds, Series 2022

The City of Griffin Combined Public Utility Revenue Refunding Bonds, Series 2022, were issued in January 2023. The Series 2022 bonds were issued to provide funds to refund (advance refunding) all of the City's Revenue Refunding and Improvement Bonds, Series 2012. The net proceeds were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the Series 2012 bonds are considered defeased and the liability for those bonds has been removed from the Statement of Net Position. The City determined that advance refunding the Series 2012 bonds with the Series 2022 bonds would reduce the City's total debt service payments by approximately \$2.642 million on an aggregate basis.

The Series 2022 bonds are special limited obligations of the City, payable solely from and secured by a pledge of and lien on revenues derived by the City from the ownership and operation of its water, wastewater, and electric system, remaining after the payment of expenses of operating, maintaining, and repairing the system. The Series 2022 bonds do not constitute a debt or general obligation of the City or a pledge of the faith and credit or taxing power of the City. No governmental entity, including the City, is obligated to levy any tax for the payment of the Series 2022 bonds. No recourse may be had against the General Fund of the City for payment of the Series 2022 bonds.

Revenue bond debt service requirements to maturities, including interest, are as follows:

<u>Fiscal Year Payable</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>
2024	\$ 4,256,403	\$ 3,409,000	\$ 847,403
2025	4,268,656	3,653,000	615,656
2026	4,272,057	3,728,000	544,057
2027	4,271,988	3,801,000	470,988
2028	4,275,488	3,879,000	396,488
2029 – 2032	17,159,088	16,350,000	809,088
	<u>\$ 38,503,680</u>	<u>\$ 34,820,000</u>	<u>\$ 3,683,680</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

B. Other Long-Term Debt

The Stormwater Utility Fund has incurred debt to the Georgia Environmental Facilities Authority (“GEFA”) for utility system improvements. These notes are as follows at June 30, 2023:

Description	Original Amount	Interest Rate	Due Date	Amount
Stormwater GEFA Loan	\$ 487,247	2.31%	2036	\$ 339,723
Stormwater GEFA Loan	1,064,274	0.94%	2043	3,515,570
				<u>3,855,293</u>
		Less current portion		<u>(185,582)</u>
				<u>\$ 3,669,711</u>

The Stormwater Utility Fund’s other long-term debt service requirements to maturity, including interest, are as follows:

Fiscal Year Payable	Total	Principal	Interest
2024	\$ 225,535	\$ 185,582	\$ 39,953
2025	225,553	187,669	37,884
2026	225,553	189,766	35,787
2027	225,553	191,890	33,663
2028	225,552	194,042	31,510
2029 – 2033	1,127,764	1,003,494	124,270
2034 – 2038	1,064,338	996,816	67,522
2039 – 2043	926,767	906,034	20,733
	<u>\$ 4,246,615</u>	<u>\$ 3,855,293</u>	<u>\$ 391,322</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

B. Other Long-Term Debt (Continued)

The Water/Wastewater Utility Fund has incurred debt to GEFA for utility system improvements. These notes are as follows at June 30, 2023:

Description	Original Amount	Interest Rate	Due Date	Amount
Water/Wastewater GEFA Loan	\$ 6,002,688	1.03%	2038	\$ 4,326,428
Water/Wastewater GEFA Loan	12,700,000	1.71%	2048	11,125,807
Water/Wastewater GEFA Loan	14,446,662	0.89%	2039	12,721,986
Water/Wastewater GEFA Loan	7,854,990	1.25%	2041	7,141,421
Water/Wastewater GEFA Loan	485,691	N/A	N/A	1,893,613
Water/Wastewater GEFA Loan	389,707	N/A	N/A	3,911,527
Water/Wastewater GEFA Loan	2,499,189	N/A	N/A	11,076,572
Water/Wastewater GEFA Loan	241,020	N/A	N/A	5,856,402
				<u>58,053,756</u>
		Less current portion		<u>(1,672,206)</u>
				<u>\$ 56,381,550</u>

The \$1,893,613 note payable, \$3,911,527 note payable, \$11,076,572 note payable, and \$5,856,402 note payable amortization schedules have yet to be finalized and repayment will be determined when construction is complete. The Water/Wastewater Utility Fund's other long-term debt service requirements to maturity, including interest, are as follows:

Fiscal Year Payable	Total	Principal	Interest
2024	\$ 2,094,607	\$ 1,672,206	\$ 422,401
2025	2,094,819	1,691,797	403,022
2026	2,100,602	1,711,636	388,966
2027	2,103,522	1,731,725	371,797
2028	2,100,603	1,752,067	348,536
2029 – 2033	10,518,226	9,074,561	1,443,665
2034 – 2038	10,385,619	9,489,684	895,935
2039 – 2043	5,833,153	5,433,843	399,310
2044 – 2048	2,887,127	2,758,123	129,004
	<u>\$ 40,118,278</u>	<u>\$ 35,315,642</u>	<u>\$ 4,802,636</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

C. Bonds Payable

Tax Allocation Bonds

The City of Griffin Tax Allocation Bonds, Series 2012, were issued in October 2012 in the amount of \$866,397. The Series 2012 bonds were issued to provide funds for construction related costs for the new Kroger Co. development within the City and to provide costs of issuance of the bonds. The Series 2012 bonds are limited obligations of the City payable solely from the revenues derived from the City's Tax Allocation District. The Series 2012 bonds do not constitute a debt or general obligation of the City or a pledge of the faith and credit or taxing power of the City. These bonds carry interest at 4% and are due on January 15, 2038.

Obligation Sales Tax Bonds

The City of Griffin Obligation Sales Tax Bond, Series 2016A and Series 2016B were issued in February 2016 in the amount of \$8,990,000 and \$725,000, respectively. The bonds were issued to provide funds to finance the cost of acquiring, constructing, and equipping certain capital outlay projects for the City. The bonds are general obligations of the City and constitute a pledge of the full faith, credit, and taxing power of the City. These bonds carry interest ranging from 1% to 4%. The Series 2016A bonds are due on July 1, 2022, and the Series 2016B bonds matured on July 1, 2017.

The bonds payable debt service requirements to maturity, including interest, are as follows:

<u>Fiscal Year Payable</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>
2024	\$ 54,654	\$ 25,734	\$ 28,920
2025	54,653	26,763	27,890
2026	59,316	32,496	26,820
2027	59,316	33,796	25,520
2028	59,316	35,148	24,168
2029 – 2033	331,771	235,445	96,326
2034 – 2038	375,912	333,936	41,976
	<u>\$ 994,938</u>	<u>\$ 723,318</u>	<u>\$ 271,620</u>

D. Financed Purchases

The City has entered into several purchase agreements for the acquisition of various equipment through the Georgia Municipal Association direct installment program. The agreements qualify as financed purchases for accounting purposes (titles transfer at the end of the agreement term) and have been recorded at the present values of the future minimum lease payment as of the date of their inception. These agreements are being serviced by the General Fund, Solid Waste Fund, and Stormwater Fund payments with annual interest rates varying from 1.76% to 3.59%.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

D. Financed Purchases (Continued)

The debt service requirements for all financed purchases are as follows:

<u>Fiscal year ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 768,064	\$ 74,951	\$ 843,015
2025	753,511	55,917	809,428
2026	655,753	38,867	694,620
2027	334,305	28,962	363,267
2028	161,051	18,311	179,362
2029 – 2033	437,338	29,851	467,189
	<u>\$ 3,110,022</u>	<u>\$ 246,859</u>	<u>\$ 3,356,881</u>

E. Closure/Post-closure Care Costs

Effective December 2006, the City of Griffin Shoal Creek Landfill Phase 2 was closed, and no additional waste has been accepted. According to state and federal laws and regulations, the City must perform certain maintenance and monitoring functions at the site for a minimum of 30 years. Engineering studies estimate post-closure costs of approximately \$940,287 over the remaining 20-year period. These costs are based on what it would cost to perform all post-closure care in 2007, adjusted annually for inflation. Actual costs may be higher due to changes in inflation, changes in technology, or changes in regulations. Should any problems occur during this post-closure period, the costs and time period required for the maintenance and monitoring functions may substantially increase.

State and federal laws and regulations require the City to place a final cover on its Shoal Creek Landfill Phase 3 site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for 30 years after closure. Although closure and post-closure care costs will be paid only near or after the date that the landfill stops accepting waste, which is expected to occur in 2028, the City reports a portion of these closure and post-closure care costs as an operating expense in each period based on landfill capacity used as of each balance sheet date. The amount noted as Phase 3 below reported as landfill closure and post-closure care liability at June 30, 2023, represents the cumulative amount reported to date based on the use of approximately 45.1% of the estimated capacity of the landfill. The City will recognize the remaining estimated cost of closure and post-closure care of \$2,600,169 as the remaining estimated capacity is filled. These amounts are based on what it would cost to perform all closure and post-closure care in 2007, adjusted annually for inflation. Actual costs may be higher due to inflation, changes in technology, or changes in regulations. Should any problems occur during the closure and post-closure period, the costs and time period required for the maintenance and monitoring functions may substantially increase.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

E. Closure/Post-closure Care Costs (Continued)

Shoal Creek Road Landfill Phase 2 post-closure care costs	\$ 940,287
Shoal Creek Road Landfill Phase 3 closure and post-closure care costs	<u>7,614,857</u>
Total closure and post-closure care costs recorded within the Solid Waste Fund	8,555,144
Less current portion	<u>(47,020)</u>
	<u><u>\$ 8,508,124</u></u>

F. Airport Authority Revenue Bonds

The Griffin-Spalding County Airport Authority Revenue Bonds, Series 2015, were issued on March 10, 2015. The Series 2015 bonds were issued to: a) provide funds to finance in part the acquisition of land and other real and personal property for the construction and equipping of a new airport, and b) pay the costs of issuance of the Series 2015 bonds. The Series 2015 bonds are limited obligations of the Airport Authority payable solely from certain amounts to be paid by the City and Spalding County to the Airport Authority under the provisions of an intergovernmental agreement by and between the Airport Authority, the City, and Spalding County. The Series 2015 bonds are not deemed to constitute a debt or general obligation or pledge of the faith and credit of the State or any political subdivision thereof, including the City, Spalding County or the Airport Authority, within the meaning of any constitutional or statutory debt limitation. The payments provided for under the intergovernmental agreement constitute general obligations of the City and Spalding County for which its full faith, credit and taxing powers are pledged. The City recorded an intergovernmental payable of \$2,062,500 for their portion of this debt as of June 30, 2023.

Revenue bond debt service requirements to maturities, including interest, are as follows:

Fiscal Year Payable	Total	Principal	Interest
2024	\$ 683,400	\$ 535,000	\$ 148,400
2025	682,350	550,000	132,350
2026	661,075	565,000	96,075
2027	681,075	585,000	96,075
2028	680,600	605,000	75,600
2029 and 2030	1,362,600	1,285,000	77,600
	<u>\$ 4,751,100</u>	<u>\$ 4,125,000</u>	<u>\$ 626,100</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

G. Changes in Long-Term Liabilities

Long-term liability activity for the year ended June 30, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Bonds payable	\$ 2,638,062	\$ -	\$ (1,914,744)	\$ 723,318	\$ 25,734
Intergovernmental payable	2,320,000	-	(257,500)	2,062,500	267,500
Financed purchases	613,858	522,750	(189,235)	947,373	211,011
Net pension liability	13,845,063	13,593,476	(5,522,437)	21,916,102	-
Compensated absences	501,685	812,829	(759,433)	555,081	471,819
Governmental activity					
Long-term liabilities	<u>\$ 19,918,668</u>	<u>\$ 14,929,055</u>	<u>\$ (8,643,349)</u>	<u>\$ 26,204,374</u>	<u>\$ 976,064</u>
Business-type activities:					
Revenue bonds	\$ 37,635,000	\$ 34,820,000	\$ (37,635,000)	\$ 34,820,000	\$ 3,409,000
Bond premium	1,240,810	-	(1,240,810)	-	-
Net revenue bonds	<u>38,875,810</u>	<u>34,820,000</u>	<u>(38,875,810)</u>	<u>34,820,000</u>	<u>3,409,000</u>
Notes payable	55,382,243	8,248,938	(1,722,132)	61,909,049	1,857,788
Compensated absences	410,973	534,592	(541,722)	403,843	343,267
Financed purchases	1,922,290	828,500	(588,141)	2,162,649	557,053
Net pension liability	10,273,840	9,745,259	(4,029,158)	15,989,941	-
Landfill closure/post-closure	7,404,076	1,151,068	-	8,555,144	47,020
Business-type activities					
Long-term liabilities	<u>\$ 114,269,232</u>	<u>\$ 55,328,357</u>	<u>\$ (45,756,963)</u>	<u>\$ 123,840,626</u>	<u>\$ 6,214,128</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. LONG-TERM DEBT (CONTINUED)

G. Changes in Long-Term Liabilities (Continued)

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Component Units - Airport Authority					
Revenue bonds	\$ 4,640,000	\$ -	\$ (515,000)	\$ 4,125,000	\$ 535,000
Bond premium	159,175	-	(34,146)	125,029	-
Net revenue bonds	<u>4,799,175</u>	<u>-</u>	<u>(549,146)</u>	<u>4,250,029</u>	<u>535,000</u>
Net pension liability	179,517	173,029	(70,955)	281,591	-
Compensated absences	<u>12,924</u>	<u>13,043</u>	<u>(13,043)</u>	<u>12,924</u>	<u>10,985</u>
Airport Authority					
Long-term liabilities	<u>\$ 4,991,616</u>	<u>\$ 186,072</u>	<u>\$ (633,144)</u>	<u>\$ 4,544,544</u>	<u>\$ 545,985</u>

Internal Service Funds predominantly serve the governmental funds. Accordingly, long-term liabilities are included as part of the above totals for governmental activities. At year-end, \$16,151 of Internal Service Fund's compensated absences is included in the amounts on the previous page. Also, the governmental activities, compensated absences, and the net pension liability are substantially liquidated by the General Fund.

NOTE 7. PENSION PLAN

A. Plan Description

The City, as authorized by the City Commission, has established a non-contributory defined benefit pension plan, the City of Griffin Retirement Plan ("Retirement Plan"), covering substantially all of the City's employees. The City's pension plan is administered through the Georgia Municipal Employee Benefit System ("GMEBS"), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Retirement Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Retirement Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The City Commission, in its role as the Retirement Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to:

Georgia Municipal Association
Risk Management and Employee Benefit Services
201 Pryor Street, NW
Atlanta, Georgia 30303 or by calling (404) 688-0472

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. PENSION PLAN (CONTINUED)

A. Plan Description (Continued)

Plan Membership. As of January 1, 2023, pension plan membership consisted of the following:

Inactive plan members or beneficiaries currently receiving benefits	288
Inactive plan members entitled to, but not receiving benefits	117
Active plan members	410
	<u>815</u>

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Retirement Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the Retirement Plan. The funding policy for the Retirement Plan, as adopted by the City Commission, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Commission. City contributions to the Retirement Plan were \$4,860,926 for the year ended June 30, 2023.

B. Net Pension Liability of the City

The City's net pension liability was measured as of September 30, 2022. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2022, with updated procedures performed by the actuary to roll forward to the total pension liability measured as of September 30, 2022.

Actuarial Assumptions. The total pension liability in the January 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	2.25%, plus service based merit increases
Investment rate of return	7.375%

Mortality rates were based on the gender-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the January 1, 2023 valuation were based on the results of an actuarial experience study for the period July 1, 2015 – June 30, 2019.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability of the City (Continued)

Actuarial Assumptions (Continued). Cost of living adjustments were assumed to be 3.00% although the Retirement Plan allowance for annual cost of living adjustment is variable, as established by the City Commission, in an amount not to exceed 4%.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2022 are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.40%
International equity	20%	6.80
Domestic fixed income	20%	0.40
Real estate	10%	3.90
Global fixed income	5%	0.46
Cash	-%	
Total	100%	

* Rates shown are net of the 2.25% assumed rate of inflation.

Discount Rate. The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability of the City (Continued)

Changes in the Net Pension Liability of The City Pension Plan. The changes in the components of the net pension liability of the City for the year ended June 30, 2023 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Beginning Balance	\$ 110,962,672	\$ 86,843,769	\$ 24,118,903
Changes for the year:	-	-	
Service cost	1,152,644	-	1,152,644
Interest	8,034,701	-	8,034,701
Differences between expected and actual experience	(4,969,487)	-	(4,969,487)
Contributions – employer	-	4,176,008	(4,176,008)
Contributions – employee	-	406,099	(406,099)
Net investment income	-	(14,033,437)	14,033,437
Benefit payments, including refunds of employee contributions	(6,352,920)	(6,352,920)	-
Administrative expense	-	(117,952)	117,952
Net changes	(2,135,062)	(15,922,202)	13,787,140
Ending Balance	\$ 108,827,610	\$ 70,921,567	\$ 37,906,043

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multi-year trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability of the City (Continued)

Changes in the Net Pension Liability of the Airport Authority. The changes in the components of the net pension liability of the City for the year ended June 30, 2023 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Beginning Balance	\$ 825,895	\$ 646,378	\$ 179,517
Changes for the year:			
Service cost	8,563	-	8,563
Interest	59,341	-	59,341
Differences between expected and actual experience	(36,917)	-	(36,917)
Contributions – employer	-	31,022	(31,022)
Contributions – employee	-	3,017	(3,017)
Net investment income	-	(104,250)	104,250
Benefit payments, including refunds of employee contributions	(47,194)	(47,194)	-
Administrative expense	-	(876)	876
Net changes	(16,207)	(118,281)	102,074
Ending Balance	\$ 809,688	\$ 528,097	\$ 281,591

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.375%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City of Griffin	\$ 51,107,996	\$ 37,906,043	\$ 26,910,027
Griffin-Spalding County Airport Authority	379,664	281,591	199,905
Total net pension liability	\$ 51,487,660	\$ 38,187,634	\$ 27,109,932

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. PENSION PLAN (CONTINUED)

B. Net Pension Liability of the City (Continued)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate (Continued). Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 30, 2022, and the current sharing pattern of costs between employer and employee.

C. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2023, the City recognized pension expense of 6,816,226 of which \$50,262 is for the Airport Authority. At June 30, 2023, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources		
	City of Griffin	Griffin-Spalding County Airport Authority	Total
Differences between expected and actual experience	\$ 3,724,242	\$ 27,666	\$ 3,751,908
Changes in actuarial assumptions	1,452,729	10,792	1,463,521
Net difference between projected and actual earnings on pension plan investments	9,120,489	67,753	9,188,242
Contributions subsequent to the measurement date	3,618,724	26,882	3,645,606
Total	\$ 17,916,184	\$ 133,093	\$ 18,049,277

	Deferred Inflows of Resources		
	City of Griffin	Griffin-Spalding County Airport Authority	Total
Differences between expected and actual experience	\$ 3,727,116	\$ 27,687	\$ 3,754,803
Total	\$ 3,727,116	\$ 27,687	\$ 3,754,803

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. PENSION PLAN (CONTINUED)

C. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Contributions subsequent to the measurement date of \$3,645,606, are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending June 30,	City of Griffin	Griffin-Spalding County Airport Authority	Total
2024	\$ 4,502,374	\$ 33,447	\$ 4,535,821
2025	1,554,110	11,545	1,565,655
2026	440,138	3,270	443,408
2027	4,073,722	30,262	4,103,984
Total	\$ 10,570,344	\$ 78,524	\$ 10,648,868

NOTE 8. BUDGET COMPLIANCE AND DEFICIT FUND EQUITY

A. Excess of Expenditures Over Appropriations

The following General Fund departments and Special Revenue Funds had actual expenditures in excess of appropriations for the year ended June 30, 2023:

General Fund	
General government - legal	\$ (25,200)
Housing and economic development - city hall	(2,248)
ARPA Fund	
Public safety	(49,657)
Public works	(32,064)
Housing and economic development	(12,840)
FEMA Fund	
General government	(1,383)

These over expenditures were funded by greater than anticipated revenues.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 8. BUDGET COMPLIANCE AND DEFICIT FUND EQUITY (CONTINUED)

B. Deficit Fund Balance and Net Position

The following funds had deficit fund balances/net position at June 30, 2023:

Solid Waste Fund	\$ (7,619,546)
2022 CDBG Fund	(3,850)
2021 CDBG Fund	(400,660)
Police Tecnology Fund	(5,894)
FEMA Fund	(10,274,407)
Welcome Center Fund	(149,533)

The net position deficit in the Solid Waste Fund will be reduced through increased charges for services in future years. The fund deficit in the CDBG 2022, CDBG 2021, Police Technology, FEMA, and Welcome Center Funds will be reduced through intergovernmental revenues and General Fund transfers.

NOTE 9. INTERFUND BALANCES AND TRANSFERS

Interfund receivable and payable balances as of June 30, 2023 are as follows:

Due From	Due To			
	General	Nonmajor Governmental	Electric	Water/ Wastewater
General Fund	\$ -	\$ 730,039	\$ -	\$ 13,587,980
2016 SPLOST	32,590	-	-	-
FEMA	2,658,235	-	7,369,391	26,336
Nonmajor Governmental	400,935	119,158	930	1,620,560
Water/Wastewater	-	-	-	-
Electric	438,397	-	-	18,046,340
Solid Waste	-	-	-	-
Internal Service Fund	168,889	-	1,918,899	-
Nonmajor Enterprise	345,982	-	45,256	24,590
Total	\$ 4,045,028	\$ 849,197	\$ 9,334,476	\$ 33,305,806

Due From	Solid Waste	Nonmajor Enterprise	Internal Service	Total
	General Fund	\$ -	\$ -	\$ 254,694
2016 SPLOST	-	-	-	32,590
FEMA	200,293	11,537	18,252	10,284,044
Nonmajor Governmental	-	-	-	2,141,583
Water/Wastewater	121,165	66,035	100,647	287,847
Electric	-	4,476,996	4,303	22,966,036
Solid Waste	-	-	117,005	117,005
Internal Service Fund	-	-	-	2,087,788
Nonmajor Enterprise	181,147	283	48,293	645,551
Total	\$ 502,605	\$ 4,554,851	\$ 543,194	\$ 53,135,157

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. INTERFUND BALANCES AND TRANSFERS (CONTINUED)

Interfund receivables and payables result from timing differences related to payroll and other year-end transactions which normally clear within one to two months.

Interfund transfers for the year ended June 30, 2023 consisted of the following:

Transfer From	Transfer To		
	General	Nonmajor Governmental	Internal Service
General Fund	\$ -	\$ 290,117	\$ 537,324
Nonmajor Governmental	80,966	-	-
Water/Wastewater	1,799,999	1,013,871	-
Electric	8,796,000	-	-
Total	\$ 10,676,965	\$ 1,303,988	\$ 537,324

Transfer From	Nonmajor		Total
	Enterprise	Solid Waste	
General Fund	\$ 559,665	\$ 55,893	\$ 1,442,999
Nonmajor Governmental	-	-	80,966
Water/Wastewater	-	-	2,813,870
Electric	-	-	8,796,000
Total	\$ 559,665	\$ 55,893	\$ 13,133,835

Transfers are used to: 1) move revenues from the fund that statute or budget requires collecting them to the fund that the statute or budget requires to expend them, and 2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 10. RELATED ORGANIZATION

The City's governing body is responsible for all of the board appointments of the City of Griffin Housing Authority. However, the City has no further accountability for this organization.

NOTE 11. HOTEL/MOTEL LODGING TAX

The City has levied a 7% lodging tax. For the fiscal year ended June 30, 2023, \$143,939 of hotel/motel tax was collected. Of the total collected, 100% was used for the promotion of tourism within the City (\$80,966 to the Griffin Business and Tourism Association and \$62,973 to other Governmental Agencies).

NOTES TO THE FINANCIAL STATEMENTS

NOTE 12. JOINT VENTURES

Under Georgia law, the City, in conjunction with other cities and counties in the 10-county west central Georgia area, is a member of the Three Rivers Regional Commission and is required to pay annual dues thereto. During its year ended June 30, 2023, the City paid \$23,479 in such dues. Membership in a Regional Commission (“RC”) is required by the O.C.G.A. §50-8-34, which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. §50-8-39.1, provides that the member governments are liable for any debts or obligations of an RC. Separate financial statements may be obtained from:

Three Rivers Regional Commission
120 North Hill Street
Griffin, Georgia 30224

NOTE 13. JOINTLY GOVERNED ORGANIZATION

During the year ended June 30, 2010, the City Commission approved entering into an interlocal cooperation agreement for the purpose of establishing the Griffin-Spalding County Land Bank Authority (the “Authority”). The Authority was formally created in August 2008. The Authority’s purpose is to return land which is in a non-revenue generating, non-tax producing status to an effective utilization status in order to provide affordable housing, new trade, commerce, industry, and employment opportunities for the citizens of the City and Spalding County. The Authority is governed by a four-member Board of Directors appointed equally by the City and Spalding County. The City has no further accountability for this organization.

NOTE 14. COMMITMENTS AND CONTINGENCIES

A. Litigation

The City is involved in several pending lawsuits. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the City.

B. Grants from Governments

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies, principally the Federal Government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 14. COMMITMENTS AND CONTINGENCIES (CONTINUED)

C. Agreements with the Municipal Electric Authority of Georgia

The Municipal Electric Authority of Georgia (“MEAG”) is a public corporation and an instrumentality of the State of Georgia created to supply electricity to local government electric distribution systems. As provided by state law, MEAG establishes rates and charges so as to produce revenues sufficient to cover its costs, including debt service, but it may not operate any of its projects for profit unless any such profits inure to the benefit of the public.

As of June 30, 2023, the City is an electric utility participant in MEAG and obligated to purchase all of its bulk power supply requirements from MEAG for a period not to exceed 50 years. The City has agreed to purchase all of its future power and energy requirements in excess of that received by the City through the Southeastern Power Administration at prices intended to cover the operating costs of the systems and to retire any debt incurred by the Authority. In the event that revenues are insufficient to cover all costs and retire the outstanding debt, each participating City has guaranteed a portion of the unpaid debt based on its individual entitlement shares of the output and services of generating units acquired or constructed by MEAG. In addition, in the event of discontinued service to a participant in default, the City would be obligated to purchase additional power subject to contractual limitations. Payments to MEAG are made monthly based on kWh usage. The total payments under these contracts amounted to \$40,838,563 in 2023.

At June 30, 2023, the outstanding debt of MEAG was approximately \$9.12 billion. The City's guarantee varies by individual projects undertaken by MEAG and totals approximately \$468.24 million at June 30, 2023.

NOTE 15. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund and the Georgia Municipal Association Group Self-Insurance Workers' Compensation Fund, public entity risk pools currently operating as common risk management and insurance programs for member local governments.

As part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pools' agents and attorneys, to follow loss reduction procedures established by the funds and to report as promptly as possible and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pools' agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 15. RISK MANAGEMENT (CONTINUED)

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all costs taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment and all expenses incurred for investigation, negotiation or defense.

Settled claims in the past three years have not exceeded the coverages.

NOTE 16. POST-EMPLOYMENT HEALTH CARE PLAN

A. Plan Administration and Benefits

The City of Griffin Post-Employment Health Care Plan (the "OPEB Plan") is an agent multiple-employer defined benefit healthcare plan administered by the Georgia Municipal Association. The OPEB Plan provides medical and dental insurance benefits to eligible retirees and their spouses. Benefit provisions and contribution requirements are established and may be amended by the Commission. The relevant information about the OPEB Plan is provided below. No other financial reports are issued by this agent multiple-employer plan.

Eligible participants are assumed to be employees, and former employees of the City who had health coverage as an active employee for at least the two consecutive years immediately preceding their termination and have satisfied the following requirements: 1) completed at least ten years of consecutive service immediately preceding their termination date, and 2) is eligible and elects to receive normal retirement or disability benefits under a qualified defined benefit plan sponsored by the City. The OPEB Plan is closed to all employees hired after July 1, 2007. The OPEB Plan benefit provisions are fixed at: 1) \$200 per month for retiree only coverage for employees less than age 65; 2) \$400 per month for retirees and spouse (or family) coverage for employees less than age 65; 3) \$100 per month for retiree only coverage for employees age 65 or older; and 4) \$200 per month for retiree and spouse coverage for employees age 65 or older. Deferred retirements are not allowed to elect coverage at the time of retirement. Additionally, surviving spouses are not covered under the OPEB Plan.

Plan Membership. Membership of the OPEB plan consisted of the following at June 30, 2023, the date of the latest actuarial valuation:

Inactive plan members or beneficiaries currently receiving benefits	115
Active plan members	59
Total	<u>174</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 16. POST-EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

B. Contributions

The required contribution is based on projected pay-as-you-go financing requirements, with an additional amount to prefund benefits as determined annually by the OPEB Plan's actuary. For fiscal year 2023, the City contributed \$178,455 to the OPEB Plan. OPEB Plan members receiving benefits are not required to contribute to the OPEB Plan.

C. Net OPEB Asset of the City

Effective July 1, 2017, the City implemented the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Post-employment Benefits Other Than Pensions*, which significantly changed the City's accounting for OPEB amounts. The information disclosed below is presented in accordance with this new standard.

The City's net OPEB asset was measured as of June 30, 2023, and the total OPEB liability used to calculate the net OPEB liability (asset) was determined by an actuarial valuation as of June 30, 2022 with the actuary using standard techniques to roll forward the liability (asset) to the measurement date.

Actuarial assumptions. The total OPEB liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount Rate:	6.00%
Long-term expected rate of return on OPEB investments:	6.00%, net of investment expenses, including inflation
Healthcare Cost Trend Rate:	4.00%
Inflation Rate:	2.50%
Participation rate:	95%

Mortality rates were based on the Pub-2010 using scale MP-2021 for healthy retirees.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 16. POST-EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

C. Net OPEB Asset of the City (Continued)

Actuarial assumptions (Continued). The long-term expected rate of return on OPEB Plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the major target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the OPEB Plan's target asset allocation as of June 30, 2022 are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.75%
International equity	20%	7.45
Domestic fixed income	20%	1.75
Real estate	10%	4.55
Global fixed income	5%	3.30
Cash	-%	
Total	100%	

* Rates shown are net of the 2.50% assumed rate of inflation.

Discount Rate. The discount rate used to measure the total OPEB liability (asset) was 6.00%. The projection of cash flows used to determine the discount rate assumed that the City will contribute in amounts consistent with its formal contribution policy. Based on those assumptions, the OPEB Trust Fund's fiduciary net position was projected to be available to make projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all of the projected benefit payments to determine the total OPEB liability (asset).

NOTES TO THE FINANCIAL STATEMENTS

NOTE 16. POST-EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

C. Net OPEB Asset of the City (Continued)

Changes in the Net OPEB Asset of the City. The changes in the components of the net OPEB asset of the City for the year ended June 30, 2023 were as follows:

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (Asset) (a) - (b)
Beginning Balance	\$ 4,935,166	\$ 11,423,358	\$ (6,488,192)
Changes for the year:			
Service cost	33,870	-	33,870
Interest	287,727	-	287,727
Differences between expected and actual experience	(60,550)	-	(60,550)
Contributions - employer	-	227,623	(227,623)
Net investment income	-	(1,292,125)	1,292,125
Benefit payments, net of retiree contributions	(227,623)	(227,623)	-
Administrative expense	-	(13,071)	13,071
Net changes	<u>33,424</u>	<u>(1,305,196)</u>	<u>1,338,620</u>
Ending Balance	<u>\$ 4,968,590</u>	<u>\$ 10,118,162</u>	<u>\$ (5,149,572)</u>

The required schedule of changes in the City's net OPEB asset and related ratios immediately following the notes to the financial statements presents multi-year trend information about whether the value of plan assets is increasing or decreasing over time relative to the total OPEB liability.

D. Sensitivity Analysis

Sensitivity of the Net OPEB Asset to Changes in the Discount Rate. The following presents the net OPEB asset of the City, as well as what the City's net OPEB asset would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current discount rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (8.00%)
City's net OPEB asset	\$ (4,561,196)	\$ (5,149,572)	\$ (5,643,191)

NOTES TO THE FINANCIAL STATEMENTS

NOTE 16. POST-EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

D. Sensitivity Analysis (Continued)

Sensitivity of the Net OPEB Asset to Changes in the Healthcare Cost Trend Rates. The following presents the net OPEB asset of the City, as well as what the City's net OPEB asset would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (2.94%) or 1-percentage-point higher (4.94%) than the current healthcare cost trend rates:

	1% Decrease (2.94%)	Current Rate (3.94%)	1% Increase (4.94%)
City's net OPEB asset	\$ (5,388,979)	\$ (5,149,572)	\$ (4,858,617)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of June 30, 2023, and the current sharing pattern of costs between employer and inactive employees.

E. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2023, the City recognized OPEB income of \$1,409,732. At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 1,083,184
Net difference between projected and actual earnings on pension plan investments	251,536	-
Changes of assumptions	162,507	338,898
City contributions subsequent to the measurement date	178,455	-
Total	\$ 592,498	\$ 1,422,082

NOTES TO THE FINANCIAL STATEMENTS

NOTE 16. POST-EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

E. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

City contributions subsequent to the measurement date of \$178,455 are reported as deferred outflows of resources and will be recognized as a reduction of the net OPEB liability in the year ending June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ending June 30,</u>	
2024	\$ (1,017,479)
2025	(275,685)
2026	(110,301)
2027	395,426
Total	<u>\$ (1,008,039)</u>

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GRIFFIN, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS FOR THE FISCAL YEAR ENDED JUNE 30,

	2023	2022	2021
Total pension liability			
Service cost	\$ 1,161,207	\$ 1,108,884	\$ 1,100,383
Interest on total pension liability	8,094,042	7,592,456	7,262,033
Differences between expected and actual experience	(5,006,404)	4,221,227	1,829,616
Changes of assumptions	-	-	-
Benefit payments, including refunds of employee contributions	(6,400,114)	(5,947,340)	(5,493,102)
Other changes	-	-	-
Net change in total pension liability	(2,151,269)	6,975,227	4,698,930
Total pension liability - beginning	111,788,567	104,813,340	100,114,410
Total pension liability - ending (a)	109,637,298	111,788,567	104,813,340
Plan fiduciary net position			
Contributions - employer	4,207,030	4,286,486	3,763,163
Contributions - employee	409,116	395,385	375,889
Net investment income	(14,137,687)	17,274,288	6,360,325
Benefit payments, including refunds of member contributions	(6,400,114)	(5,947,340)	(5,493,102)
Administrative expenses	(118,828)	(117,372)	(112,587)
Net change in plan fiduciary net position	(16,040,483)	15,891,447	4,893,688
Plan fiduciary net position - beginning	87,490,147	71,598,700	66,705,012
Plan fiduciary net position - ending (b)	71,449,664	87,490,147	71,598,700
City's net pension liability - ending (a) - (b)	\$ 38,187,634	\$ 24,298,420	\$ 33,214,640
Plan fiduciary net position as a percentage of the total pension liability	65.2%	78.3%	68.3%
Covered payroll	\$ 19,608,446	\$ 18,712,779	\$ 18,050,230
Net pension liability as a percentage of covered payroll	194.8%	129.8%	184.0%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

2020	2019	2018	2017	2016
\$ 870,663	\$ 673,289	\$ 734,961	\$ 647,032	\$ 726,704
6,340,682	5,808,271	5,667,365	5,501,879	5,281,509
4,547,238	106,375	597,386	660,440	1,166,560
7,317,607	-	1,510,700	-	-
(5,267,091)	(4,891,254)	(4,843,493)	(4,504,617)	(4,157,966)
-	5,392,679	-	-	-
<u>13,809,099</u>	<u>7,089,360</u>	<u>3,666,919</u>	<u>2,304,734</u>	<u>3,016,807</u>
86,305,311	79,215,951	75,549,032	73,244,298	70,227,491
<u>100,114,410</u>	<u>86,305,311</u>	<u>79,215,951</u>	<u>75,549,032</u>	<u>73,244,298</u>
3,350,827	3,051,490	2,990,801	2,871,270	2,709,329
370,865	53,503	-	-	-
1,933,577	6,105,729	8,279,957	5,713,778	651,834
(5,267,091)	(4,891,254)	(4,843,493)	(4,504,617)	(4,157,966)
(100,036)	(101,132)	(108,295)	(64,872)	(74,379)
<u>288,142</u>	<u>4,218,336</u>	<u>6,318,970</u>	<u>4,015,559</u>	<u>(871,182)</u>
66,416,870	62,198,534	55,879,564	51,864,005	52,735,187
<u>66,705,012</u>	<u>66,416,870</u>	<u>62,198,534</u>	<u>55,879,564</u>	<u>51,864,005</u>
\$ 33,409,398	\$ 19,888,441	\$ 17,017,417	\$ 19,669,468	\$ 21,380,293
66.6%	77.0%	78.5%	74.0%	70.8%
\$ 20,588,760	\$ 16,576,613	\$ 16,434,882	\$ 16,744,923	\$ 15,560,315
162.3%	120.0%	103.5%	117.5%	137.4%

CITY OF GRIFFIN, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CITY CONTRIBUTIONS RETIREMENT PLAN FOR THE FISCAL YEAR ENDED JUNE 30,

	2023	2022	2021
Actuarially determined contribution	\$ 4,860,926	\$ 4,507,013	\$ 4,255,587
Contributions in relation to the actuarially determined contribution	4,860,926	4,507,013	4,255,587
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered payroll	\$ 20,205,387	\$ 19,608,446	\$ 18,712,779
Contributions as a percentage of covered payroll	24.1%	23.0%	22.7%

Notes to the Schedule:

Valuation Date	January 1, 2023
Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the fair value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of the market value.
Assumed Rate of Return on Investments	7.375%
Projected Salary Increases	2.25%, plus service based merit increases
Cost-of-living Adjustment	3.00%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Varies for the bases, with a net effective amortization period of 16 years.

The schedule will present 10 years of information once it is accumulated.

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
\$ 3,579,381	\$ 3,222,944	\$ 3,065,676	\$ 2,961,576	\$ 2,841,168
<u>3,579,381</u>	<u>3,222,944</u>	<u>3,065,676</u>	<u>2,961,576</u>	<u>2,841,168</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 18,050,230	\$ 20,588,760	\$ 16,576,613	\$ 16,434,882	\$ 16,744,923
19.8%	15.7%	18.5%	18.0%	17.0%

CITY OF GRIFFIN, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE CITY'S NET OPEB LIABILITY (ASSET) AND RELATED RATIOS FOR THE FISCAL YEAR ENDED JUNE 30,

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Total OPEB liability			
Service cost	\$ 33,870	\$ 51,692	\$ 49,704
Interest on total pension liability	287,727	423,731	416,715
Differences between expected and actual experience	(60,550)	(1,644,175)	(129,745)
Changes of assumptions	-	487,523	-
Benefit payments, including refunds of employee contributions	(227,623)	(620,000)	(236,455)
Net change in total pension liability	<u>33,424</u>	<u>(1,301,229)</u>	<u>100,219</u>
Total OPEB liability - beginning	<u>4,935,166</u>	<u>6,236,395</u>	<u>6,136,176</u>
Total OPEB liability - ending (a)	<u>4,968,590</u>	<u>4,935,166</u>	<u>6,236,395</u>
Plan fiduciary net position			
Contributions - employer	227,623	-	(236,455)
Net investment income	(1,292,125)	2,947,844	349,086
Benefit payments, including refunds of member contributions	(227,623)	(620,000)	236,455
Administrative expenses	(13,071)	(6,471)	-
Net change in plan fiduciary net position	<u>(1,305,196)</u>	<u>2,321,373</u>	<u>349,086</u>
Plan fiduciary net position - beginning	<u>11,423,358</u>	<u>9,101,985</u>	<u>8,752,899</u>
Plan fiduciary net position - ending (b)	<u>10,118,162</u>	<u>11,423,358</u>	<u>9,101,985</u>
City's net OPEB liability (asset) - ending (a) - (b)	<u>\$ (5,149,572)</u>	<u>\$ (6,488,192)</u>	<u>\$ (2,865,590)</u>
Plan fiduciary net position as a percentage of the total OPEB liability	203.6%	231.5%	145.9%
Covered payroll	5,517,911	6,506,395	7,412,576
Net pension liability as a percentage of covered payroll	-93.3%	-99.7%	-38.7%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

2020	2019	2018
\$ 58,151	\$ 150,141	\$ 144,367
477,456	572,740	559,065
(823,080)	(664,012)	(314,018)
(364,475)	(1,304,432)	-
(252,779)	(155,929)	(181,331)
(904,727)	(1,401,492)	208,083
7,040,903	8,442,395	8,234,312
6,136,176	7,040,903	8,442,395
(252,779)	(155,929)	181,331
494,623	736,114	969,716
252,779	155,929	(181,331)
-	-	-
494,623	736,114	969,716
8,258,276	7,522,162	6,552,446
8,752,899	8,258,276	7,522,162
\$ (2,616,723)	\$ (1,217,373)	\$ 920,233
142.6%	117.3%	89.1%
8,471,505	6,820,657	7,585,296
-30.9%	-17.8%	12.1%

CITY OF GRIFFIN, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CITY CONTRIBUTIONS OPEB PLAN FOR THE FISCAL YEAR ENDED JUNE 30,

	2023	2022	2021
Actuarially determined contribution	\$ 178,455	\$ 183,339	\$ 193,793
Contributions in relation to the actuarially determined contribution	178,455	183,339	193,793
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered payroll	\$ 6,012,153	\$5,517,911	\$ 6,506,395
Contributions as a percentage of covered-employee payroll	3.0%	3.3%	3.0%

Notes to the Schedule:

Valuation Date	June 30, 2023
Cost Method	Entry Age Normal
Actuarial Asset Valuation Method	Fair Value of Assets
Assumed Rate of Return	
on Investments	7.00%
Inflation	2.50%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Varies for the bases, with a net effective amortization period of 20 years.

The schedule will present 10 years of information once it is accumulated.

<u>2020</u>	<u>2019</u>	<u>2018</u>
\$ 231,555	\$ 252,777	\$ 251,099
<u>231,555</u>	<u>252,777</u>	<u>251,099</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 7,412,576	\$8,471,505	\$ 6,820,657
3.1%	3.0%	3.7%

**COMBINING STATEMENTS
AND SCHEDULES**

CITY OF GRIFFIN, GEORGIA

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes.

The **Hotel/Motel Tax Fund** accounts for the Hotel/Motel accommodation excise tax receipts and distributions to tourism promoting organizations as required by agreements with these organizations.

The **Multiple Grant Fund** accounts for grant revenues and expenditures relating to various short-lived projects.

The **Confiscated Assets Fund** accounts for confiscated and condemned funds received and disbursed for law enforcement expenditures.

The **Police Technology Fund** accounts for monies received by the collection of an add-on fine as allowed by state law to be used for equipping and maintaining the City Police Department.

The **Court Technology Fund** accounts for monies received by the collection of an add-on fine as allowed by state law to be used for equipping and maintaining the City Court system.

The **Police Donations Fund** accounts for local donated revenues and expenditures for law enforcement expenditures.

The **Opioid Settlement Fund** accounts for monies received from the national settlements from companies that made, distributed, or sold opioid pain killers and disbursed for approved expenditures stated in the settlement.

The **2020 Community Development Block Grant (“CDBG”) Fund** accounts for CDBG grant revenues and expenditures relating to public works projects.

The **2021 Community Development Block Grant (“CDBG”) Fund** accounts for CDBG grant revenues and expenditures relating to public works projects.

The **2022 Community Development Block Grant (“CDBG”) Fund** accounts for CDBG grant revenues and expenditures relating to public works projects.

The **COPS Grant Fund** accounts for CDBG grant revenues and expenditures relating to public works projects.

The **Neighborhood Stabilization Fund** accounts for grant revenues and expenditures relating to the purchase of foreclosed and abandoned properties.

The **Neighborhood Stabilization 3 Fund** accounts for grant revenues and expenditures relating to the purchase of foreclosed and abandoned properties.

The **American Rescue Plan Act (“ARPA”) Fund** accounts for grant funds awarded to the City from the U.S Department of Treasury as part of the State Local Fiscal Recovery Fund under the American Rescue Plan Act Fund.

CITY OF GRIFFIN, GEORGIA

NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)

SPECIAL REVENUE FUNDS (CONTINUED)

The **Tax Allocation Districts Fund** accounts for special assessed property tax revenues and expenditures relating to public works projects.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

The **Transportation Special Purpose Local Option Sales Tax ("TSPLOST") Fund** accounts for capital projects of the City from resources provided by the 2022 special Spalding County 1% sales and use tax.

PERMANENT FUNDS

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the reporting City's programs.

The **Cemetery Trust Fund** is used to account for principal trust amounts and the annual maintenance of the City's Cemetery.

The **LWS Emergency Fund** is used to account for reserve funds for the repair and replacement of the equipment and facilities of the City's utility system.

The **Mausoleum Trust Fund** is used to account for principal trust amounts and the maintenance of the City's mausoleum.

CITY OF GRIFFIN, GEORGIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2023

ASSETS	Special Revenue Funds						
	Hotel/ Motel Tax Fund	Multiple Grant Fund	Confiscated Assets Fund	Police Technology Fund	Court Technology Fund	Police Donations Fund	Opioid Settlement Fund
Cash and cash equivalents	\$ -	\$ 131,625	\$ 142,774	\$ 80	\$ 179,649	\$ 8,479	\$ -
Investments	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-
Due from other funds	13,702	-	-	-	-	-	61,241
Prepaid expenditures	-	-	-	-	12,240	-	-
Assets held for resale	-	-	-	-	-	-	-
Total assets	\$ 13,702	\$ 131,625	\$ 142,774	\$ 80	\$ 191,889	\$ 8,479	\$ 61,241
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 13,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retainage payable	-	-	-	-	-	-	-
Due to other funds	-	44,451	34,544	5,974	28,001	-	-
Total liabilities	13,702	44,451	34,544	5,974	28,001	-	-
FUND BALANCES (DEFICITS)							
Nonspendable:							
Prepaid expenditures	-	-	-	-	12,240	-	-
Permanent fund principal	-	-	-	-	-	-	-
Restricted for:							
Assets held for resale	-	-	-	-	-	-	-
Law enforcement	-	87,174	108,230	-	151,648	8,479	61,241
Cemetery maintenance (expendable)	-	-	-	-	-	-	-
Capital projects	-	-	-	-	-	-	-
Unassigned	-	-	-	(5,894)	-	-	-
Total fund balances (deficits)	-	87,174	108,230	(5,894)	163,888	8,479	61,241
Total liabilities and fund balances fund balances	\$ 13,702	\$ 131,625	\$ 142,774	\$ 80	\$ 191,889	\$ 8,479	\$ 61,241

(Continued)

Special Revenue Funds

2020 CDBG Fund	2021 CDBG Fund	2022 CDBG Fund	COPS Grant Fund	Neighborhood Stabilization Fund	Neighborhood Stabilization 3 Fund	ARPA Fund	Tax Allocation Districts Fund
\$ -	\$ -	\$ -	\$ -	\$ 163,494	\$ 151,868	\$ 4,857,736	\$ 3,160,787
-	673	-	86,545	-	-	-	-
-	-	-	-	-	-	-	12,024
-	-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 673</u>	<u>\$ -</u>	<u>\$ 86,545</u>	<u>\$ 163,494</u>	<u>\$ 151,868</u>	<u>\$ 4,857,736</u>	<u>\$ 3,172,811</u>
\$ -	\$ 334,439	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ -
-	66,894	-	-	-	-	-	-
-	-	-	86,545	37	-	-	-
<u>-</u>	<u>401,333</u>	<u>3,850</u>	<u>86,545</u>	<u>37</u>	<u>-</u>	<u>4,857,736</u>	<u>-</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	(400,660)	(3,850)	-	163,457	151,868	-	3,172,811
<u>-</u>	<u>(400,660)</u>	<u>(3,850)</u>	<u>-</u>	<u>163,457</u>	<u>151,868</u>	<u>-</u>	<u>3,172,811</u>
<u>\$ -</u>	<u>\$ 673</u>	<u>\$ -</u>	<u>\$ 86,545</u>	<u>\$ 163,494</u>	<u>\$ 151,868</u>	<u>\$ 4,857,736</u>	<u>\$ 3,172,811</u>

CITY OF GRIFFIN, GEORGIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2023

ASSETS	Capital Projects Funds	Permanent Funds			Totals
	TSPLOST Fund	Cemetery Trust Fund	LWS Emergency Fund	Mausoleum Trust Fund	
Cash and cash equivalents	\$ 4,913,830	\$ 1,910,276	\$ 354,312	\$ 528,314	\$ 16,503,224
Investments	-	3,360,179	688,725	284,110	4,333,014
Due from other governments	379,148	-	-	-	466,366
Due from other funds	-	122,158	640,072	-	849,197
Prepaid expenditures	-	-	-	-	12,240
Assets held for resale	-	215,998	-	-	215,998
Total assets	<u>\$ 5,292,978</u>	<u>\$ 5,608,611</u>	<u>\$ 1,683,109</u>	<u>\$ 812,424</u>	<u>\$ 22,380,039</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 351,991
Retainage payable	-	-	-	-	66,894
Due to other funds	-	652	1,620,748	320,631	2,141,583
Total liabilities	<u>-</u>	<u>652</u>	<u>1,620,748</u>	<u>320,631</u>	<u>7,418,204</u>
FUND BALANCES (DEFICITS)					
Nonspendable:					
Prepaid expenditures	-	-	-	-	12,240
Permanent fund principal	-	3,857,801	62,361	153,173	4,073,335
Restricted for:					
Assets held for resale	-	215,998	-	-	215,998
Law enforcement	-	-	-	-	416,772
Cemetery maintenance (expendable)	-	1,534,160	-	338,620	1,872,780
Capital projects	5,292,978	-	-	-	8,781,114
Unassigned	-	-	-	-	(410,404)
Total fund balances (deficits)	<u>5,292,978</u>	<u>5,607,959</u>	<u>62,361</u>	<u>491,793</u>	<u>14,961,835</u>
Total liabilities and fund balances	<u>\$ 5,292,978</u>	<u>\$ 5,608,611</u>	<u>\$ 1,683,109</u>	<u>\$ 812,424</u>	<u>\$ 22,380,039</u>

(Concluded)

CITY OF GRIFFIN, GEORGIA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Special Revenue Funds						
	Hotel/ Motel Tax Fund	Multiple Grant Fund	Confiscated Assets Fund	Police Technology Fund	Court Technology Fund	Police Donations Fund	Opioid Settlement Fund
Revenues							
Other taxes	\$ 143,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Fines and forfeitures	-	-	53,482	-	32,342	-	-
Interest revenue	-	77	-	-	-	-	-
Other revenues	-	-	-	-	-	-	65,941
Total revenues	<u>143,939</u>	<u>77</u>	<u>53,482</u>	<u>-</u>	<u>32,342</u>	<u>-</u>	<u>65,941</u>
Expenditures							
Current:							
General government	-	-	-	-	-	-	-
Public safety	-	-	55,842	-	15,762	-	4,700
Public works	-	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-	-
Housing and economic development	62,973	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-
Total expenditures	<u>62,973</u>	<u>-</u>	<u>55,842</u>	<u>-</u>	<u>15,762</u>	<u>-</u>	<u>4,700</u>
Excess (deficiency) of revenues over (under) expenditures	<u>80,966</u>	<u>77</u>	<u>(2,360)</u>	<u>-</u>	<u>16,580</u>	<u>-</u>	<u>61,241</u>
Other financing sources (uses)							
Transfers in	-	-	-	-	-	-	-
Transfers out	(80,966)	-	-	-	-	-	-
Total other financing sources (uses)	<u>(80,966)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	-	77	(2,360)	-	16,580	-	61,241
Fund balances (deficits), beginning of year	<u>-</u>	<u>87,097</u>	<u>110,590</u>	<u>(5,894)</u>	<u>147,308</u>	<u>8,479</u>	<u>-</u>
Fund balances (deficits), end of year	<u>\$ -</u>	<u>\$ 87,174</u>	<u>\$ 108,230</u>	<u>\$ (5,894)</u>	<u>\$ 163,888</u>	<u>\$ 8,479</u>	<u>\$ 61,241</u>

(Continued)

Special Revenue Funds							
2020 CDBG Fund	2021 CDBG Fund	2022 CDBG Fund	COPS Grant Fund	Neighborhood Stabilization Fund	Neighborhood Stabilization 3 Fund	ARPA Fund	Tax Allocation Districts Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 651,912
-	-	-	-	-	-	-	-
114,162	699,853	-	131,795	-	-	1,269,458	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
114,162	699,853	-	131,795	-	-	1,269,458	651,912
-	-	-	-	-	-	263,044	-
-	-	-	131,795	-	-	49,657	-
681,497	21,190	25,600	-	-	-	808,367	-
-	-	-	-	-	-	135,550	-
-	-	-	-	-	-	12,840	-
-	1,326,798	108,325	-	-	-	-	-
-	-	-	-	-	-	-	54,654
681,497	1,347,988	133,925	131,795	-	-	1,269,458	54,654
(567,335)	(648,135)	(133,925)	-	-	-	-	597,258
634,351	249,444	130,075	-	-	-	-	-
-	-	-	-	-	-	-	-
634,351	249,444	130,075	-	-	-	-	-
67,016	(398,691)	(3,850)	-	-	-	-	597,258
(67,016)	(1,969)	-	-	163,457	151,868	-	2,575,553
\$ -	\$ (400,660)	\$ (3,850)	\$ -	\$ 163,457	\$ 151,868	\$ -	\$ 3,172,811

CITY OF GRIFFIN, GEORGIA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Capital Projects Funds	Permanent Funds			Totals
	TSPLOST Fund	Cemetery Trust Fund	LWS Emergency Fund	Mausoleum Trust Fund	
Revenues					
Other taxes	\$ -	\$ -	\$ -	\$ -	\$ 795,851
Charges for services	-	103,850	-	-	103,850
Intergovernmental	4,479,412	-	-	-	6,694,680
Fines and forfeitures	-	-	-	-	85,824
Interest revenue	-	451,197	5,505	2,804	459,583
Other revenues	-	68,166	-	-	134,107
Total revenues	<u>4,479,412</u>	<u>623,213</u>	<u>5,505</u>	<u>2,804</u>	<u>8,273,895</u>
Expenditures					
Current:					
General government	-	-	-	-	263,044
Public safety	-	-	-	-	257,756
Public works	548,968	3,112	-	72	2,088,806
Parks and recreation	-	-	-	-	135,550
Housing and economic development	-	-	-	-	75,813
Capital outlay	-	-	-	-	1,435,123
Debt service	-	-	-	-	54,654
Total expenditures	<u>548,968</u>	<u>3,112</u>	<u>-</u>	<u>72</u>	<u>4,310,746</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,930,444</u>	<u>620,101</u>	<u>5,505</u>	<u>2,732</u>	<u>3,963,149</u>
Other financing sources (uses)					
Transfers in	290,118	-	-	-	1,303,988
Transfers out	-	-	-	-	(80,966)
Total other financing sources (uses)	<u>290,118</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,223,022</u>
Net change in fund balances	4,220,562	620,101	5,505	2,732	5,186,171
Fund balances (deficits), beginning of year	<u>1,072,416</u>	<u>4,987,858</u>	<u>56,856</u>	<u>489,061</u>	<u>9,775,664</u>
Fund balances (deficits), end of year	<u>\$ 5,292,978</u>	<u>\$ 5,607,959</u>	<u>\$ 62,361</u>	<u>\$ 491,793</u>	<u>\$ 14,961,835</u>

(Concluded)

CITY OF GRIFFIN, GEORGIA

**HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Original and Final Budgeted Amounts	Actual	Variance
REVENUES			
Other taxes	\$ 143,939	\$ 143,939	\$ -
Total revenues	<u>143,939</u>	<u>143,939</u>	<u>-</u>
EXPENDITURES			
Housing and development	62,973	62,973	-
Total expenditures	<u>62,973</u>	<u>62,973</u>	<u>-</u>
Excess of revenues over expenditures	<u>80,966</u>	<u>80,966</u>	<u>-</u>
Other financing uses			
Transfers out	(80,966)	(80,966)	-
Total other financing uses	<u>(80,966)</u>	<u>(80,966)</u>	<u>-</u>
Net change in fund balance	-	-	-
FUND BALANCES, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES, end of year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

CITY OF GRIFFIN, GEORGIA

**MULTIPLE GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Original and Final Budgeted Amounts	Actual	Variance
REVENUES			
Interest revenue	\$ 77	\$ 77	\$ -
Total revenues	77	77	-
FUND BALANCES, beginning of year	87,097	87,097	-
FUND BALANCES, end of year	\$ 87,174	\$ 87,174	\$ -

CITY OF GRIFFIN, GEORGIA

**CONFISCATED ASSETS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Fines and forfeitures	\$ 72,290	\$ 53,482	\$ 18,808
Total revenues	<u>72,290</u>	<u>53,482</u>	<u>18,808</u>
EXPENDITURES			
Public safety	72,290	55,842	16,448
Total expenditures	<u>72,290</u>	<u>55,842</u>	<u>16,448</u>
Net change in fund balance	-	(2,360)	2,360
FUND BALANCES, beginning of year	<u>110,590</u>	<u>110,590</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 110,590</u>	<u>\$ 108,230</u>	<u>\$ 2,360</u>

CITY OF GRIFFIN, GEORGIA

**POLICE TECHNOLOGY FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Fines and forfeitures	\$ -	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Public safety	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	-	-
FUND DEFICITS, beginning of year	<u>(5,894)</u>	<u>(5,894)</u>	<u>-</u>
FUND DEFICITS, end of year	<u><u>\$ (5,894)</u></u>	<u><u>\$ (5,894)</u></u>	<u><u>\$ -</u></u>

CITY OF GRIFFIN, GEORGIA

**COURT TECHNOLOGY FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Fines and forfeitures	\$ 32,342	\$ 32,342	\$ -
Total revenues	<u>32,342</u>	<u>32,342</u>	<u>-</u>
EXPENDITURES			
Public safety	15,762	15,762	-
Total expenditures	<u>15,762</u>	<u>15,762</u>	<u>-</u>
Net change in fund balance	16,580	16,580	-
FUND BALANCES, beginning of year	<u>147,308</u>	<u>147,308</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 163,888</u>	<u>\$ 163,888</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**POLICE DONATIONS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
EXPENDITURES			
Public safety	\$ -	\$ -	\$ -
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	-	-
FUND BALANCES, beginning of year	<u>8,479</u>	<u>8,479</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 8,479</u>	<u>\$ 8,479</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**OPIOID SETTLEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Other revenues	\$ 65,941	\$ 65,941	\$ -
Total revenues	<u>65,941</u>	<u>65,941</u>	<u>-</u>
EXPENDITURES			
Public safety	4,700	4,700	-
Total expenditures	<u>4,700</u>	<u>4,700</u>	<u>-</u>
Net change in fund balance	61,241	61,241	-
FUND BALANCES, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 61,241</u>	<u>\$ 61,241</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**2020 CDBG GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Original and Final Budgeted Amounts	Actual	Variance
REVENUES			
Intergovernmental	\$ 114,161	\$ 114,162	\$ 1
Total revenues	<u>114,161</u>	<u>114,162</u>	<u>1</u>
EXPENDITURES			
Public works	681,497	681,497	-
Total expenditures	<u>681,497</u>	<u>681,497</u>	<u>-</u>
Deficiency of revenues over expenditures	(567,336)	(567,335)	1
OTHER FINANCING SOURCES			
Transfers in	634,351	634,351	-
Total other financing sources	<u>634,351</u>	<u>634,351</u>	<u>-</u>
Net change in fund balance	<u>67,015</u>	<u>67,016</u>	<u>1</u>
FUND BALANCES, beginning of year	<u>(67,016)</u>	<u>(67,016)</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 67,015</u>	<u>\$ -</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**2021 CDBG GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Intergovernmental	\$ 699,854	\$ 699,853	\$ (1)
Total revenues	<u>699,854</u>	<u>699,853</u>	<u>(1)</u>
 EXPENDITURES			
Public works	21,190	21,190	-
Capital outaly	1,326,798	1,326,798	-
Total expenditures	<u>1,347,988</u>	<u>1,347,988</u>	<u>-</u>
 Deficiency of revenues under expenditures	(648,134)	(648,135)	(1)
 Other financing sources			
Transfers in	249,444	249,444	-
Total other financing sources	<u>249,444</u>	<u>249,444</u>	<u>-</u>
 Net change in fund balance	(398,690)	(398,691)	(1)
 FUND BALANCES, beginning of year	<u>(1,969)</u>	<u>(1,969)</u>	<u>-</u>
 FUND BALANCES (Deficit), end of year	<u>\$ (400,659)</u>	<u>\$ (400,660)</u>	<u>\$ 1</u>

CITY OF GRIFFIN, GEORGIA

**2022 CDBG GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
EXPENDITURES			
Public works	\$ 25,600	\$ 25,600	\$ -
Capital outaly	108,325	108,325	-
Total expenditures	<u>133,925</u>	<u>133,925</u>	<u>-</u>
Other financing sources			
Transfers in	133,925	130,075	(3,850)
Total other financing sources	<u>133,925</u>	<u>130,075</u>	<u>(3,850)</u>
Net change in fund balance	-	(3,850)	(3,850)
FUND BALANCE, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
FUND DEFICITS, end of year	<u>\$ -</u>	<u>\$ (3,850)</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**COPS GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Grant	\$ 131,795	\$ 131,795	\$ -
Total revenues	<u>131,795</u>	<u>131,795</u>	<u>-</u>
Public safety	131,795	131,795	-
Total expenditures	<u>131,795</u>	<u>131,795</u>	<u>-</u>
Net change in fund balance	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES, end of year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

CITY OF GRIFFIN, GEORGIA

**NEIGHBORHOOD STABILIZATION FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Other revenues	\$ -	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Public works	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	-	-
FUND BALANCES, beginning of year	<u>163,457</u>	<u>163,457</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 163,457</u>	<u>\$ 163,457</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**NEIGHBORHOOD STABILIZATION 3 FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Intergovernmental	\$ -	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Public works	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	-	-
FUND BALANCES, beginning of year	<u>151,868</u>	<u>151,868</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 151,868</u>	<u>\$ 151,868</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

**ARPA FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Intergovernmental	\$ 1,269,458	\$ 1,269,458	\$ -
Total revenues	<u>1,269,458</u>	<u>1,269,458</u>	<u>-</u>
EXPENDITURES			
General government	263,044	263,044	-
Public safety	-	49,657	(49,657)
Public works	776,303	808,367	(32,064)
Culture and recreation	135,550	135,550	-
Housing and economic development	-	12,840	(12,840)
Total expenditures	<u>1,174,897</u>	<u>1,269,458</u>	<u>(94,561)</u>
Net change in fund balance	94,561	-	(94,561)
FUND BALANCES, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 94,561</u>	<u>\$ -</u>	<u>\$ (94,561)</u>

CITY OF GRIFFIN, GEORGIA

**TAX ALLOCATION DISTRICTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Other taxes	\$ 651,911	\$ 651,912	\$ 1
Total revenues	<u>651,911</u>	<u>651,912</u>	<u>1</u>
EXPENDITURES			
Current:			
Debt service	54,654	54,654	-
Total expenditures	<u>54,654</u>	<u>54,654</u>	<u>-</u>
Net change in fund balance	597,257	597,258	1
FUND BALANCES, beginning of year	<u>2,575,553</u>	<u>2,575,553</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 3,172,810</u>	<u>\$ 3,172,811</u>	<u>\$ 1</u>

CITY OF GRIFFIN, GEORGIA

**SCHEDULE OF EXPENDITURES OF
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
2016 ISSUE
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

Project Description	Original Estimated Cost	Revised Estimated Cost	Expenditures		Total
			Prior Years	Current Year	
One Griffin Center	\$ 3,038,510	\$ 3,038,510	\$ 2,825,784	\$ -	\$ 2,825,784
Fire Headquarters	3,250,000	3,250,000	3,450,127	-	3,450,127
Aerial Truck	1,510,298	1,510,298	1,098,963	-	1,098,963
Historic City Hall	3,556,541	3,556,541	4,078,556	28,250	4,106,806
Substandard Abatement	3,000,000	3,000,000	1,322,260	36,787	1,359,047
Street Resurfacing	4,948,651	4,948,651	3,059,415	640,273	3,699,688
Intersection Improvements	2,200,000	2,200,000	1,724,495	446,071	2,170,566
Sidewalks	600,000	600,000	180,113	-	180,113
Right of Way Improvements	240,000	240,000	291,181	-	291,181
	<u>\$ 22,344,000</u>	<u>\$ 22,344,000</u>	<u>\$ 18,030,894</u>	1,151,381	<u>\$ 19,182,275</u>

**Reconciliation to the Combining Statement of Revenues, Expenditures and Changes
in Fund Balance - Governmental Funds**

Debt service principal expenditures already included in amounts above.	1,890,000
Debt service interest expenditures already included in amounts above.	<u>37,800</u>
Total per Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	<u>\$ 3,079,181</u>

CITY OF GRIFFIN, GEORGIA

**SCHEDULE OF EXPENDITURES OF
TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS
2022 ISSUE
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

Project Description	Original Estimated Cost	Revised Estimated Cost	Expenditures		
			Prior Years	Current Year	Total
Resurfacing Orchard Hill	300,000	300,000	-	-	-
Sidewalk	2,000,000	2,000,000	-	-	-
Milling and resurfacing	11,000,000	11,000,000	-	548,968	548,968
Sidewalk	1,000,000	1,000,000	-	-	-
Taylor Street streetscape	1,000,000	1,000,000	-	-	-
State Alley and Bank Street parking lot	1,500,000	1,500,000	-	-	-
Bridges and/or culverts	3,500,000	3,500,000	-	-	-
	<u>\$ 20,300,000</u>	<u>\$ 20,300,000</u>	<u>\$ -</u>	<u>\$ 548,968</u>	<u>\$ 548,968</u>
Total per Combining Statement of Revenues, Expenditures and Changes in Fund Balance				<u>\$ 548,968</u>	

CITY OF GRIFFIN, GEORGIA

NONMAJOR ENTERPRISE FUNDS

Operations of enterprise funds are designed to be self-supporting.

The **Stormwater Utility Fund** accounts for revenues and expenses relating to the stormwater services provided to the residents of the City. All activities necessary to provide such services are accounted for in this fund.

The **Telecommunications Fund** accounts for revenues and expenses relating to the operation of the City's fiber services infrastructure. Funding is provided by City appropriations and user fees.

The **Welcome Center Fund** accounts for revenues and expenses relating to the operation of the City's Welcome Center. Funding is provided by City appropriations and user fees.

The **Golf Course Fund** accounts for revenues and expenses relating to the operation of the City's municipal golf course. Funding is provided by City appropriations and user fees.

CITY OF GRIFFIN, GEORGIA

**COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
JUNE 30, 2023**

	Stormwater Utility Fund	Telecommunications Fund	Welcome Center Fund
ASSETS			
CURRENT ASSETS			
Cash	\$ 861,102	\$ -	\$ -
Restricted assets, cash	-	-	-
Accounts receivable, net of allowances	156,425	-	-
Due from component units	31,466	-	-
Due from other funds	3,936,809	614,318	-
Inventories	-	-	-
Prepaid expenses	20,997	867	-
Total current assets	<u>5,006,799</u>	<u>615,185</u>	<u>-</u>
NON-CURRENT ASSETS			
Capital assets:			
Nondepreciable	2,946,225	909,480	-
Depreciable, net of accumulated depreciation	5,389,894	790,219	-
Total non-current assets	<u>8,336,119</u>	<u>1,699,699</u>	<u>-</u>
Total assets	<u>13,342,918</u>	<u>2,314,884</u>	<u>-</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension	<u>526,595</u>	<u>110,132</u>	<u>-</u>
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	34,632	7,753	24
Accrued liabilities	15,423	5,342	-
Current portion - compensated absences	20,882	-	-
Current portion - notes payable	185,582	-	-
Current portion - financed purchases	32,493	-	-
Due to other funds	52,241	32,784	149,509
Total current liabilities	<u>341,253</u>	<u>45,879</u>	<u>149,533</u>
NON-CURRENT LIABILITIES			
Compensated absences, net of current portion	3,685	-	-
Net pension liability	1,114,140	233,012	-
Notes payable, net of current portion	3,669,711	-	-
Financed purchases payable, net of current portion	74,532	-	-
Total non-current liabilities	<u>4,862,068</u>	<u>233,012</u>	<u>-</u>
Total liabilities	<u>5,203,321</u>	<u>278,891</u>	<u>149,533</u>
DEFERRED INFLOWS OF RESOURCES			
Pension	<u>109,548</u>	<u>22,911</u>	<u>-</u>
NET POSITION			
Net investment in capital assets	4,373,801	1,699,699	-
Unrestricted	4,182,843	423,515	(149,533)
Total net position	<u>\$ 8,556,644</u>	<u>\$ 2,123,214</u>	<u>\$ (149,533)</u>

Golf Course Fund	Totals
\$ 1,229,040	\$ 2,090,142
97,009	97,009
-	156,425
24,345	55,811
3,724	4,554,851
43,372	43,372
7,050	28,914
<u>1,404,540</u>	<u>7,026,524</u>
1,654,436	5,510,141
177,977	6,358,090
<u>1,832,413</u>	<u>11,868,231</u>
<u>3,236,953</u>	<u>18,894,755</u>
<u>213,871</u>	<u>850,598</u>
73,709	116,118
16,681	37,446
6,657	27,539
-	185,582
-	32,493
411,017	645,551
<u>508,064</u>	<u>1,044,729</u>
1,174	4,859
452,497	1,799,649
-	3,669,711
-	74,532
<u>453,671</u>	<u>5,548,751</u>
<u>961,735</u>	<u>6,593,480</u>
<u>44,492</u>	<u>176,951</u>
1,832,413	7,905,913
612,184	5,069,009
<u>\$ 2,444,597</u>	<u>\$ 12,974,922</u>

CITY OF GRIFFIN, GEORGIA

**COMBINING STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Stormwater Utility Fund	Telecommunications Fund	Welcome Center Fund
OPERATING REVENUES			
Charges for services	\$ 2,787,953	\$ 1,030,708	\$ -
Other services	3,200	-	-
Total operating revenues	<u>2,791,153</u>	<u>1,030,708</u>	<u>-</u>
OPERATING EXPENSES			
Personnel services	938,567	328,061	-
Purchased or contracted service	522,416	83,275	-
Supplies	217,352	253,851	-
Miscellaneous	124,357	45,094	-
Depreciation	538,437	84,958	-
Total operating expenses	<u>2,341,129</u>	<u>795,239</u>	<u>-</u>
Operating income (loss)	<u>450,024</u>	<u>235,469</u>	<u>-</u>
NON-OPERATING REVENUES (EXPENSES)			
Interest income	10,748	-	-
Interest expense	(41,960)	-	-
Gain on sale of capital assets	-	-	-
Total non-operating revenues (expenses)	<u>(31,212)</u>	<u>-</u>	<u>-</u>
Income (loss) before transfers	<u>418,812</u>	<u>235,469</u>	<u>-</u>
TRANSFERS			
Transfers in	-	-	-
Total transfers	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position	418,812	235,469	-
NET POSITION, beginning of year	<u>8,137,832</u>	<u>1,887,745</u>	<u>(149,533)</u>
NET POSITION, end of year	<u>\$ 8,556,644</u>	<u>\$ 2,123,214</u>	<u>\$ (149,533)</u>

Golf Course Fund	Totals
\$ 699,584	\$ 4,518,245
-	3,200
<u>699,584</u>	<u>4,521,445</u>
516,159	1,782,787
206,297	811,988
77,002	548,205
219,261	388,712
60,927	684,322
<u>1,079,646</u>	<u>4,216,014</u>
<u>(380,062)</u>	<u>305,431</u>
-	10,748
-	(41,960)
822	822
<u>822</u>	<u>(30,390)</u>
<u>(379,240)</u>	<u>275,041</u>
559,665	559,665
<u>559,665</u>	<u>559,665</u>
180,425	834,706
2,264,172	12,140,216
<u>\$ 2,444,597</u>	<u>\$ 12,974,922</u>

CITY OF GRIFFIN, GEORGIA

**COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Stormwater Utility Fund	Telecommunications Fund	Welcome Center Fund
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$ 1,997,631	\$ 717,590	\$ 148
Payments to suppliers	(983,641)	(374,729)	-
Payments to employees	(904,272)	(262,860)	(148)
Net cash provided by (used in) operating activities	<u>109,718</u>	<u>80,001</u>	<u>-</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers in	-	-	-
Net cash provided by noncapital financing activities	<u>-</u>	<u>-</u>	<u>-</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(899,204)	(80,001)	-
Proceeds from the disposal of capital assets	-	-	-
Proceeds from notes payable	941,045	-	-
Principal paid on notes payable and financed purchases	(151,333)	-	-
Interest paid	(41,960)	-	-
Net cash used in capital and related financing activities	<u>(151,452)</u>	<u>(80,001)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on investments	10,748	-	-
Net cash provided by investing activities	<u>10,748</u>	<u>-</u>	<u>-</u>
Change in cash and cash equivalents	(30,986)	-	-
Cash and cash equivalents:			
Beginning of year	<u>892,088</u>	<u>-</u>	<u>-</u>
End of year	<u>\$ 861,102</u>	<u>\$ -</u>	<u>\$ -</u>
Classified as:			
Cash	\$ 861,102	\$ -	\$ -
Restricted assets, cash	-	-	-
	<u>\$ 861,102</u>	<u>\$ -</u>	<u>\$ -</u>

(Continued)

Golf Course Fund	Totals
\$ 710,694	\$ 3,426,063
-	(1,358,370)
<u>(848,183)</u>	<u>(2,015,463)</u>
(137,489)	52,230
559,665	559,665
559,665	559,665
(95,815)	(1,075,020)
822	822
-	941,045
-	(151,333)
-	(41,960)
<u>(94,993)</u>	<u>(326,446)</u>
-	10,748
-	10,748
327,183	296,197
998,866	1,890,954
<u>\$ 1,326,049</u>	<u>\$ 2,187,151</u>
\$ 1,229,040	\$ 2,090,142
97,009	97,009
<u>\$ 1,326,049</u>	<u>\$ 2,187,151</u>

CITY OF GRIFFIN, GEORGIA

**COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Stormwater Utility Fund</u>	<u>Telecommunications Fund</u>	<u>Welcome Center Fund</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:			
Operating income (loss)	\$ 450,024	\$ 235,469	\$ -
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation	538,437	84,958	-
Changes in assets and liabilities			
Decrease in accounts receivable	12,325	-	-
Increase in inventory	-	-	-
Decrease (increase) in due from other funds	(811,086)	(313,118)	-
Decrease (increase) in prepaids and other assets	676	(116)	-
Increase in deferred outflows of resources	(149,852)	-	-
Increase (decrease) in accounts payable	(115,545)	7,753	-
Increase (decrease) in accrued liabilities	(4,647)	(3,624)	-
Increase (decrease) in due to other funds	5,239	(146)	-
Increase in net pension liability	369,891	146,587	-
Decrease in deferred inflows of resources	(185,744)	(77,762)	-
Net cash provided by (used in) operating activities	<u>\$ 109,718</u>	<u>\$ 80,001</u>	<u>\$ -</u>

(Concluded)

Golf Course Fund	Totals
\$ (380,062)	\$ 305,431
60,927	684,322
-	12,325
(12,695)	(12,695)
11,110	(1,113,094)
(1,662)	(1,102)
(74,555)	(224,407)
8,738	(99,054)
1,962	(6,309)
136,171	141,264
177,281	693,759
(64,704)	(328,210)
<u>\$ (137,489)</u>	<u>\$ 52,230</u>

CITY OF GRIFFIN, GEORGIA

INTERNAL SERVICE FUNDS

The **Motor Pool Fund** accounts for the operations and maintenance of the City's fleet.

The **Payroll Fund** accounts for the capital it takes to pay employees.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2023**

	ASSETS	Moter Pool Fund	Payroll Fund	Total
CURRENT ASSETS				
Cash and cash equivalents		\$ 1,479,038	\$ 851,403	\$ 2,330,441
Due from component units		4,417	2,101	6,518
Due from other funds		317,680	225,514	543,194
Inventories		252,921	-	252,921
Prepaid expenses		6,883	-	6,883
Total current assets		<u>2,060,939</u>	<u>1,079,018</u>	<u>3,139,957</u>
NON-CURRENT ASSETS				
Depreciable, net of accumulated depreciation		333,974	-	333,974
Total non-current assets		<u>333,974</u>	<u>-</u>	<u>333,974</u>
Total assets		<u>2,394,913</u>	<u>1,079,018</u>	<u>3,473,931</u>
	LIABILITIES			
CURRENT LIABILITIES				
Accounts payable		59,883	-	59,883
Accrued liabilities		10,495	477,484	487,979
Current portion - compensated absences		13,729	-	13,729
Due to other funds		1,486,254	601,534	2,087,788
Total current liabilities		<u>1,570,361</u>	<u>1,079,018</u>	<u>2,649,379</u>
NON-CURRENT LIABILITIES				
Compensated absences, net of current portion		2,422	-	2,422
Total non-current liabilities		<u>2,422</u>	<u>-</u>	<u>2,422</u>
Total liabilities		<u>1,572,783</u>	<u>1,079,018</u>	<u>2,651,801</u>
	NET POSITION			
Net investment in capital assets		333,974	-	333,974
Unrestricted		488,156	-	488,156
Total net position		<u>\$ 822,130</u>	<u>\$ -</u>	<u>\$ 822,130</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	Motor Pool Fund	Payroll Fund	Total
OPERATING REVENUES			
Charges for services	\$ 1,071,380	\$ -	\$ 1,071,380
Other services	7,302	-	7,302
Total operating revenues	<u>1,078,682</u>	<u>-</u>	<u>1,078,682</u>
OPERATING EXPENSES			
Personnel services	557,014	-	557,014
Purchased or contracted services	271,629	-	271,629
Supplies	866,081	-	866,081
Miscellaneous	13,622	-	13,622
Depreciation	65,103	-	65,103
Total operating expenses	<u>1,773,449</u>	<u>-</u>	<u>1,773,449</u>
Operating loss	<u>(694,767)</u>	<u>-</u>	<u>(694,767)</u>
TRANSFERS			
Transfers in	537,324	-	537,324
Total transfers	<u>537,324</u>	<u>-</u>	<u>537,324</u>
Change in net position	<u>(157,443)</u>	<u>-</u>	<u>(157,443)</u>
Net position, beginning of year	<u>979,573</u>	<u>-</u>	<u>979,573</u>
Net position, end of year	<u>\$ 822,130</u>	<u>\$ -</u>	<u>\$ 822,130</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Motor Pool Fund</u>	<u>Payroll Fund</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from interfund services provided	\$ 1,268,335	\$ 705,660	\$ 1,973,995
Payments to suppliers	(1,193,329)	-	(1,193,329)
Payments to employees	(558,784)	-	(558,784)
Net cash provided by (used in) operating activities	<u>(483,778)</u>	<u>705,660</u>	<u>221,882</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers in	537,324	-	537,324
Net cash provided by noncapital financing activities	<u>537,324</u>	<u>-</u>	<u>537,324</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(132,065)	-	(132,065)
Net cash used in capital and related financing activities	<u>(132,065)</u>	<u>-</u>	<u>(132,065)</u>
Increase (decrease) in cash and cash equivalents	<u>(78,519)</u>	<u>705,660</u>	<u>627,141</u>
Cash and cash equivalents:			
Beginning of year	1,557,557	145,743	1,703,300
End of year	<u>\$ 1,479,038</u>	<u>\$ 851,403</u>	<u>\$ 2,330,441</u>

(Continued)

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Moter Pool Fund</u>	<u>Payroll Fund</u>	<u>Total</u>
Reconciliation of operating loss to net cash provided by (used in) operating activities:			
Operating loss	\$ (694,767)	\$ -	\$ (694,767)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation	65,103	-	65,103
Changes in assets and liabilities:			
Increase in inventories	(38,268)	-	(38,268)
(Increase) decrease in due from other funds	68,598	(49,860)	18,738
Increase in prepaids and other assets	(353)	-	(353)
Decrease in accounts payable	(3,376)	-	(3,376)
Increase (decrease) in accrued liabilities	(1,770)	160,337	158,567
Increase in due to other funds	121,055	595,183	716,238
Net cash provided by (used in) operating activities	<u>\$ (483,778)</u>	<u>\$ 705,660</u>	<u>\$ 221,882</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GRIFFIN, GEORGIA

**BALANCE SHEET
COMPONENT UNITS
JUNE 30, 2023**

	Griffin Main Street	Griffin Downtown Development
ASSETS		
Cash and cash equivalents	\$ 52,182	\$ 132,940
Due from primary government	36,845	81,436
Accounts receivable	3,782	-
Prepaid items	570	1,650
Total assets	93,379	216,026
LIABILITIES		
Accounts payable	447	-
Unearned revenue	238	-
Due to primary government	3,930	5,310
Total liabilities	4,615	5,310
FUND BALANCES		
Nonspendable:		
Prepaid items	570	1,650
Unassigned	88,194	209,066
Total fund balances	\$ 88,764	\$ 210,716

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE
COMPONENT UNITS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

	<u>Griffin Main Street</u>	<u>Griffin Downtown Development</u>
Revenues		
Intergovernmental	\$ 143,676	\$ 120,886
Contributions	-	10,200
Interest	-	211
Total revenues	<u>143,676</u>	<u>131,297</u>
Expenditures		
Personnel services	41	-
Purchased or contracted services	17,710	18,070
Supplies	6,673	-
Miscellaneous	115,650	134,334
Total expenditures	<u>140,074</u>	<u>152,404</u>
Net change in fund balances	3,602	(21,107)
Fund balances, beginning of year	<u>85,162</u>	<u>231,823</u>
Fund balances, end of year	<u>\$ 88,764</u>	<u>\$ 210,716</u>

CITY OF GRIFFIN, GEORGIA

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
AIRPORT AUTHORITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

OPERATING REVENUES	
Charges for services	\$ 491,220
Other services	240
Total operating revenues	<u>491,460</u>
OPERATING EXPENSES	
Personnel services	268,474
Purchased or contracted service	404,085
Supplies	10,993
Miscellaneous	128,695
Depreciation	140,391
Total operating expenses	<u>952,638</u>
Operating loss	<u>(461,178)</u>
NON-OPERATING REVENUES (EXPENSES)	
Intergovernmental	151,131
Intergovernmental - contributions from the City	449,377
Interest revenue	9,996
Interest expense and fiscal charges	(123,299)
Total non-operating revenues, net	<u>487,205</u>
Change in net position	<u>26,027</u>
Net position, beginning of year	<u>19,971,056</u>
Net position, end of year	<u>\$ 19,997,083</u>

CITY OF GRIFFIN, GEORGIA
STATEMENT OF CASH FLOWS
AIRPORT AUTHORITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 1,144,087
Payments to suppliers	(589,913)
Payments to employees	(252,159)
	302,015
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Intergovernmental	600,508
	600,508
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	(179,223)
Payments on revenue bonds	(515,000)
Interest paid	(157,445)
	(851,668)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on investments	9,996
Net cash provided by investing activities	9,996
Change in cash and cash equivalents	60,851
Cash and cash equivalents:	
Beginning of year	930,449
End of year	\$ 991,300
Reconciliation of operating loss to net cash provided by operating activities:	
Operating loss	\$ (461,178)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	140,391
Changes in assets and liabilities:	
Decrease in accounts receivable	104,583
Increase in inventory	(28,676)
Decrease in due from other funds	520,509
Increase in deferred outflows of resources - pension and other post-employment benefits	(42,220)
Decrease in accounts payable	(15,894)
Increase in accrued liabilities	2,293
Decrease in deferred revenue	(3,863)
Increase in due to other funds	27,535
Increase in net pension liability	102,074
Decrease in deferred inflows of resources - pension and other post-employment benefits	(43,539)
	302,015
Net cash provided by operating activities	\$ 302,015

STATISTICAL SECTION

STATISTICAL SECTION

This part of the City of Griffin's Annual Comprehensive Financial Report ("ACFR") presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	128 – 135
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
Revenue Capacity	136 – 142
<i>These schedules contain information to help the reader assess the City's most significant local revenue sources.</i>	
Debt Capacity	143 – 147
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	148 and 149
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
Operating Information	150 – 152
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the City's financial reports for the relevant year.

CITY OF GRIFFIN, GEORGIA

**NET POSITION BY ACTIVITY
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Governmental activities										
Net investment in capital assets	\$ 18,088,118	\$ 19,658,120	\$ 27,292,457	\$ 21,045,080	\$ 27,223,308	\$ 33,376,373	\$ 39,001,235	\$ 46,019,877	\$ 51,070,256	\$ 53,538,252
Restricted	6,227,266	6,166,773	11,415,432	14,948,625	15,393,224	13,980,926	16,334,895	19,969,035	22,683,003	29,085,990
Unrestricted	15,748,511	7,434,838	(1,841,296)	4,416,351	3,066,557	1,776,781	2,420,137	5,955,817	14,899,400	1,664,978
Total governmental activities net position	<u>\$ 40,063,895</u>	<u>\$ 33,259,731</u>	<u>\$ 36,866,593</u>	<u>\$ 40,410,056</u>	<u>\$ 45,683,089</u>	<u>\$ 49,134,080</u>	<u>\$ 57,756,267</u>	<u>\$ 71,944,729</u>	<u>\$ 88,652,659</u>	<u>\$ 84,289,220</u>
Business-type activities										
Net investment in capital assets	\$ 49,188,045	\$ 55,349,624	\$ 59,283,034	\$ 64,495,240	\$ 69,396,942	\$ 71,716,224	\$ 71,580,894	\$ 74,625,242	\$ 77,254,530	\$ 78,444,569
Restricted	5,982,820	4,017,589	4,068,183	2,841,274	2,632,901	2,200,058	2,267,437	2,341,677	2,423,419	1,866,522
Unrestricted	31,291,021	24,192,432	31,277,153	31,868,579	34,699,829	41,752,926	51,842,144	56,614,274	59,549,265	65,008,823
Total business-type activities net position	<u>\$ 86,461,886</u>	<u>\$ 83,559,645</u>	<u>\$ 94,628,370</u>	<u>\$ 99,205,093</u>	<u>\$ 106,729,672</u>	<u>\$ 115,669,208</u>	<u>\$ 125,690,475</u>	<u>\$ 133,581,193</u>	<u>\$ 139,227,214</u>	<u>\$ 145,319,914</u>
Primary government										
Net investment in capital assets	\$ 67,276,163	\$ 75,007,744	\$ 86,575,491	\$ 85,540,320	\$ 96,620,250	\$ 105,092,597	\$ 110,582,129	\$ 120,645,119	\$ 128,324,786	\$ 131,982,821
Restricted	12,210,086	10,184,362	15,483,615	17,789,899	18,026,125	16,180,984	18,602,332	22,310,712	25,106,422	30,952,512
Unrestricted	47,039,532	31,627,270	29,435,857	36,284,930	37,766,386	43,529,707	54,262,281	62,570,091	74,448,665	66,673,801
Total primary government net position	<u>\$ 126,525,781</u>	<u>\$ 116,819,376</u>	<u>\$ 131,494,963</u>	<u>\$ 139,615,149</u>	<u>\$ 152,412,761</u>	<u>\$ 164,803,288</u>	<u>\$ 183,446,742</u>	<u>\$ 205,525,922</u>	<u>\$ 227,879,873</u>	<u>\$ 229,609,134</u>

Note: GASB 68 was implemented during fiscal year 2015.

CITY OF GRIFFIN, GEORGIA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS**

	Fiscal Year ^(a)									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Expenses										
Primary government										
Governmental activities:										
General government	\$ 5,019,496	\$ 4,814,301	\$ 4,794,301	\$ 8,607,024	\$ 5,541,017	\$ 6,390,256	\$ 4,394,221	\$ 3,525,727	\$ 6,699,391	\$ 7,195,033
Judicial	187,201	220,967	299,837	231,521	312,526	385,072	356,904	364,075	316,296	392,795
Public safety	14,770,642	14,095,194	14,149,168	13,723,855	14,559,704	16,861,029	16,099,234	17,216,914	17,247,421	19,340,535
Public works	4,838,560	4,450,304	5,181,358	4,648,252	4,907,482	4,836,268	4,876,652	6,406,105	5,713,494	15,598,849
Health and welfare	-	-	-	-	-	-	-	-	15,691	(16,438)
Parks and recreation	331,053	341,114	375,164	390,878	376,616	497,250	447,893	378,481	(359,709)	531,212
Housing and development	1,285,090	1,198,472	1,414,435	1,423,875	1,262,974	1,239,173	1,724,904	1,532,413	2,588,988	1,695,096
Interest and fiscal changes	206,286	194,435	439,627	150,998	127,215	130,831	127,403	99,760	111,940	96,449
Total governmental activities expenses	26,638,328	25,314,787	26,653,890	29,176,403	27,087,534	30,339,879	28,027,211	29,523,475	32,333,512	44,833,531
Business-type activities:										
Water and wastewater	15,142,670	15,250,310	16,507,868	16,394,635	16,895,047	17,821,674	18,231,671	18,169,568	18,112,375	19,762,620
Electric	37,555,182	38,889,023	37,265,142	38,308,938	38,274,105	41,232,826	40,718,967	43,354,254	48,234,998	52,042,111
Solid waste	6,460,663	6,869,383	6,865,956	7,766,989	7,442,498	8,644,253	8,658,174	8,855,745	9,885,131	11,054,698
Stormwater	1,765,224	1,981,286	1,639,352	1,816,685	1,919,628	2,404,415	2,343,956	2,229,021	2,275,032	2,408,448
Airport	-	-	-	-	-	-	-	-	-	-
Welcome center	122,901	106,913	101,107	109,020	172,931	128,543	1,666,578	-	-	-
Telecommunications	-	-	-	-	70,754	79,321	96,949	133,430	544,706	795,239
Golf course	637,841	662,440	659,881	656,516	656,870	685,707	706,668	879,589	1,022,465	1,079,646
Total business-type activities expenses	61,684,481	63,759,355	63,039,306	65,052,783	65,431,833	70,996,739	72,422,963	73,621,607	80,074,707	87,142,762
Total primary government expenses	88,322,809	89,074,142	89,693,196	94,229,186	92,519,367	101,336,618	100,450,174	103,145,082	112,408,219	131,976,293
Program revenues										
Primary government										
Governmental activities:										
Charges for services										
General government	5,716,553	5,559,215	5,380,984	5,456,453	5,860,496	5,676,731	5,757,419	5,700,325	7,023,044	7,895,400
Public safety	660,646	888,437	832,375	783,377	837,529	1,132,432	1,124,575	1,175,889	1,108,295	1,390,645
Public works	174,619	187,224	173,247	173,578	193,721	200,358	216,153	272,233	303,793	299,840
Parks and recreation	186,169	215,779	226,426	198,072	189,906	252,700	186,715	205,977	241,593	251,849
Housing and economic development	150,780	235,016	181,471	230,524	238,120	430,409	742,636	642,035	603,207	736,756
Operating grants and contributions	615,471	373,085	573,546	436,650	310,585	210,833	142,223	199,073	599,286	954,596
Capital grants and contributions	2,629,373	1,235,013	2,698,218	4,808,719	6,282,899	5,333,937	7,423,291	10,481,416	9,008,512	867,604
Total governmental activities program revenues	10,133,611	8,693,769	10,066,267	12,087,373	13,913,256	13,237,400	15,593,012	18,676,948	18,887,730	12,396,690

(Continued)

CITY OF GRIFFIN, GEORGIA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS**

	Fiscal Year ^(a)									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Program revenues (Continued)										
Business-type activities:										
Charges for services ^(a)										
Water and wastewater	\$ 18,756,927	\$ 19,028,788	\$ 25,091,898	\$ 21,276,341	\$ 21,620,331	\$ 23,531,271	\$ 24,409,982	\$ 24,963,709	\$ 25,751,330	\$ 29,847,464
Electric	47,080,348	48,554,415	46,628,975	48,009,529	48,174,964	52,051,728	53,449,330	53,813,627	54,841,913	59,460,858
Solid waste	6,176,975	6,454,229	6,097,257	6,164,237	6,448,130	6,853,573	7,195,397	8,060,195	9,275,381	9,793,674
Stormwater	2,207,951	2,147,621	2,501,751	2,373,383	2,393,280	2,448,234	2,448,059	2,552,899	2,640,151	2,791,153
Airport	-	-	-	-	-	-	-	-	-	-
Welcome Center	8,075	11,575	5,240	8,950	10,125	5,400	-	-	-	-
Telecommunications	-	-	-	-	378,339	544,446	477,922	489,640	914,821	1,030,708
Golf course	236,936	235,553	232,475	184,537	213,776	222,002	324,736	488,103	510,879	699,584
Operating grants and contributions	104,962	-	355,826	28,174	28,925	-	-	-	-	-
Capital grants and contributions	21,758	12,000	272,912	227,988	564,670	259,362	47,872	198,922	462,797	6,510
Total business-type activities program revenues	74,593,932	76,444,181	81,186,334	78,273,139	79,832,540	85,916,016	88,353,298	90,567,095	94,397,272	103,629,951
Total primary government program revenues	84,727,543	85,137,950	91,252,601	90,360,512	93,745,796	99,153,416	103,946,310	109,244,043	113,285,002	116,026,641
General revenues and other changes in net position										
Primary government										
Governmental activities:										
Property taxes	4,986,729	4,412,356	4,432,632	4,385,425	4,664,507	4,879,013	4,692,316	4,782,016	11,398,259	5,764,772
Sales taxes	3,345,800	3,467,609	3,554,330	3,438,553	3,622,779	3,901,905	4,234,202	5,025,382	5,247,495	5,574,715
Insurance premium tax	1,219,600	1,274,964	1,361,974	1,492,683	1,546,090	1,667,303	1,768,610	1,866,289	1,923,982	1,937,372
Alcoholic beverage taxes	626,427	647,763	654,739	663,403	694,817	663,925	695,933	736,587	691,816	593,829
Business occupational taxes	441,938	431,498	457,755	459,395	432,276	443,601	442,940	465,031	428,575	458,554
Other taxes	257,431	399,177	523,587	523,462	499,673	500,567	518,876	514,078	524,041	523,754
Franchise fees	535,272	526,376	378,289	513,414	561,363	483,069	752,107	729,947	835,357	956,018
Unrestricted investment earnings	445,337	127,873	165,895	248,710	292,909	316,886	287,965	1,319,244	145,217	1,263,333
Gain on sale of assets	5,341	31,644	14,670	14,252	178,057	15,587	65,070	38,020	-	6,743
Transfers	7,847,411	9,530,554	8,650,614	8,893,196	6,887,541	7,681,614	7,598,367	9,558,395	8,958,970	10,994,312
Total governmental activities general revenues and changes in net position	19,711,286	20,849,814	20,194,485	20,632,493	19,380,012	20,553,470	21,056,386	25,034,989	30,153,712	28,073,402
Business-type activities:										
Unrestricted investment earnings	1,256,518	660,532	1,571,311	249,563	506,130	1,701,873	1,689,299	503,625	56,506	595,043
Gain on sale of assets	207,091	-	1,000	-	-	-	-	-	225,920	4,780
Special item	(3,152,966)	-	-	-	-	-	-	-	-	-
Transfers	(7,847,411)	(9,530,554)	(8,650,614)	(8,893,196)	(6,887,541)	(7,681,614)	(7,598,367)	(9,558,395)	(8,958,970)	(10,994,312)
Total business type activities general revenues and changes in net position	(9,536,768)	(8,870,022)	(7,078,303)	(8,643,633)	(6,381,411)	(5,979,741)	(5,909,068)	(9,054,770)	(8,676,544)	(10,394,489)

(Continued)

CITY OF GRIFFIN, GEORGIA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS**

	Fiscal Year ^(a)									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General revenues and other changes in net position (Continued)										
Total primary government general revenues and other changes in net position	\$ 10,174,518	\$ 11,979,792	\$ 13,116,182	\$ 11,988,860	\$ 12,998,601	\$ 14,573,729	\$ 15,147,318	\$ 15,980,219	\$ 21,477,168	\$ 17,678,913
Change in net position										
Governmental activities	3,206,569	4,228,796	3,606,862	3,543,463	6,205,734	3,450,991	8,622,187	14,188,462	16,707,930	(4,363,439)
Business-type activities	3,372,683	3,814,804	11,068,725	4,576,723	8,019,296	8,939,536	10,021,267	7,890,718	5,646,021	6,092,700
Total primary government change in net position	\$ 6,579,252	\$ 8,043,600	\$ 14,675,587	\$ 8,120,186	\$ 14,225,030	\$ 12,390,527	\$ 18,643,454	\$ 22,079,180	\$ 22,353,951	\$ 1,729,261

^(a) Revenue growth from year to year due mostly to increased rates for services due to rising energy costs.

CITY OF GRIFFIN, GEORGIA

**FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General fund										
Nonspendable	\$ 143,578	\$ 187,974	\$ 200,714	\$ 241,156	\$ 214,971	\$ 234,624	\$ 324,157	\$ 251,759	\$ 242,520	\$ 271,321
Restricted	109,357	109,357	109,357	109,357	-	-	-	-	-	-
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	8,012,324	10,003,964	10,770,758	11,306,559	11,598,316	11,604,436	12,651,799	14,723,563	15,558,143	19,783,107
Total general fund	<u>\$ 8,265,259</u>	<u>\$ 10,301,295</u>	<u>\$ 11,080,829</u>	<u>\$ 11,657,072</u>	<u>\$ 11,813,287</u>	<u>\$ 11,839,060</u>	<u>\$ 12,975,956</u>	<u>\$ 14,975,322</u>	<u>\$ 15,800,663</u>	<u>\$ 20,054,428</u>
All other governmental funds										
Nonspendable, reported in:										
Special revenue funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital projects funds	-	-	1,098,963	1,069,875	1,809,450	-	-	1,894,200	1,927,800	-
Permanent funds	2,494,726	2,548,442	2,632,623	2,707,778	2,789,664	2,939,670	2,903,000	3,750,115	3,505,631	4,073,335
Restricted, reported in:										
Special revenue funds	669,104	781,473	1,137,425	1,307,249	1,596,822	1,915,890	2,310,446	2,752,552	3,244,352	3,904,908
Capital projects funds	4,784,160	4,473,499	9,221,759	9,881,346	7,979,237	7,714,442	9,248,669	9,699,388	12,132,440	15,211,621
Permanent funds	664,645	802,444	946,891	1,148,730	1,410,924	1,598,024	2,057,260	2,045,186	2,028,144	2,088,778
Unassigned	(10,087)	(2,947)	(178,042)	(236,792)	(40,394)	(5,894)	(1,202,071)	(311,304)	(383,353)	(410,404)
Total all other governmental funds	<u>\$ 8,602,548</u>	<u>\$ 8,602,911</u>	<u>\$ 14,859,619</u>	<u>\$ 15,878,186</u>	<u>\$ 15,545,703</u>	<u>\$ 14,162,132</u>	<u>\$ 15,317,304</u>	<u>\$ 19,830,137</u>	<u>\$ 22,455,014</u>	<u>\$ 24,868,238</u>
Total all governmental funds	<u>\$ 16,867,807</u>	<u>\$ 18,904,206</u>	<u>\$ 25,940,448</u>	<u>\$ 27,535,258</u>	<u>\$ 27,358,990</u>	<u>\$ 26,001,192</u>	<u>\$ 28,293,260</u>	<u>\$ 34,805,459</u>	<u>\$ 38,255,677</u>	<u>\$ 44,922,666</u>

CITY OF GRIFFIN, GEORGIA

**CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues										
Property taxes	\$ 4,890,450	\$ 4,576,229	\$ 4,465,980	\$ 4,378,755	\$ 4,615,589	\$ 4,825,690	\$ 4,531,914	\$ 5,040,142	\$ 5,287,173	\$ 5,817,795
Other taxes	5,891,196	6,221,011	6,407,087	6,567,448	6,857,325	7,159,803	7,893,792	8,823,236	9,127,225	9,520,488
Charges for services	5,656,674	5,558,446	5,405,502	5,443,236	5,846,545	5,726,485	5,923,612	5,729,404	7,031,772	7,883,755
Licenses and permits	319,997	388,918	289,954	363,442	373,166	539,253	739,052	682,794	678,833	779,900
Intergovernmental	3,244,735	1,608,021	3,271,697	5,244,164	6,590,238	5,542,706	7,564,994	10,680,489	9,607,798	7,949,394
Franchise fees	535,272	526,376	523,587	523,462	499,673	500,567	518,876	514,078	524,041	523,754
Fines and forfeitures	621,506	846,414	783,125	738,696	768,565	930,661	877,352	980,217	953,982	1,152,197
Interest revenues	445,446	127,950	165,962	249,915	296,155	318,950	288,485	1,319,244	145,217	1,263,333
Rental income	175,598	207,623	209,693	186,979	175,162	237,690	183,974	197,722	234,478	249,424
Contributions and donations	9,160	26,601	30,040	10,427	12,230	21,551	6,709	7,468	1,279	-
Other revenues	105,832	57,669	76,189	99,224	144,104	236,990	296,799	398,854	379,588	509,214
Total revenues	21,895,866	20,145,258	21,628,816	23,805,748	26,178,752	26,040,346	28,825,559	34,373,648	33,971,386	35,649,254
Expenditures										
Current:										
General government	4,702,864	4,594,427	4,518,227	5,785,473	5,400,732	5,048,129	5,145,955	5,430,746	6,401,664	6,804,154
Judicial	185,970	221,222	299,708	232,350	314,481	366,359	358,010	371,140	351,838	395,007
Public safety	13,996,515	14,098,284	14,078,548	13,959,928	14,965,354	15,690,542	15,552,717	17,065,684	18,380,378	18,291,371
Public works	4,749,767	5,191,626	5,888,564	4,912,691	4,806,953	4,885,235	4,353,911	5,949,292	6,194,359	17,495,015
Health and Welfare	-	-	-	-	-	-	-	-	15,691	-
Parks and recreation	296,379	489,016	376,386	361,581	372,177	522,268	505,157	444,645	338,857	516,472
Housing and development	1,257,507	1,186,700	1,547,863	1,419,384	1,264,820	1,456,108	1,950,400	1,765,362	2,906,700	1,941,962
Capital outlay	933,531	752,512	3,841,861	4,038,741	5,192,315	4,836,024	3,515,470	3,888,549	2,061,646	2,586,504
Debt service:										
Principal	341,489	282,252	3,001,822	79,171	997,615	1,784,843	1,879,414	2,040,873	2,005,344	2,098,048
Interest and fiscal charges	207,492	194,578	427,877	329,067	367,381	342,730	308,576	236,827	164,123	102,380
Total expenditures	26,671,514	27,010,617	33,980,856	31,118,386	33,681,828	34,932,238	33,569,610	37,193,118	38,820,600	50,230,913
Deficiency of revenues over expenditures	(4,775,648)	(6,865,359)	(12,352,040)	(7,312,638)	(7,503,076)	(8,891,892)	(4,744,051)	(2,819,470)	(4,849,214)	(14,581,659)

(Continued)

CITY OF GRIFFIN, GEORGIA

**CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Other financing sources (uses)										
Transfers in	\$ 8,700,129	\$ 8,700,129	\$ 12,630,220	\$ 10,482,930	\$ 9,560,767	\$ 8,471,122	\$ 8,898,279	\$ 10,194,882	\$ 10,423,777	\$ 11,980,953
Transfers out	(1,451,505)	(1,451,505)	(3,979,606)	(1,589,734)	(2,673,226)	(1,477,167)	(1,927,230)	(1,195,461)	(2,124,345)	(1,523,965)
Tax allocation bond issuance	-	-	-	-	-	-	-	-	-	-
Bond proceeds	-	-	9,715,000	-	-	-	-	-	-	-
Premium on bond issuance	-	-	1,007,998	-	-	-	-	-	-	-
Financed purchases	-	-	-	-	261,210	524,552	-	294,228	-	522,750
Proceeds from the sale of capital assets	5,341	5,341	14,670	14,252	178,057	15,587	65,070	38,020	-	6,743
Total other financing sources	7,253,965	7,253,965	19,388,282	8,907,448	7,326,808	7,534,094	7,036,119	9,331,669	8,299,432	10,986,481
Net change in fund balances	\$ 2,478,317	\$ 388,606	\$ 7,036,242	\$ 1,594,810	\$ (176,268)	\$ (1,357,798)	\$ 2,292,068	\$ 6,512,199	\$ 3,450,218	\$ (3,595,178)
Debt service as a percentage of noncapital expenditures	2.20%	1.97%	12.26%	1.64%	5.13%	7.52%	7.83%	7.56%	5.59%	4.93%

CITY OF GRIFFIN, GEORGIA

**GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(In thousands)**

Fiscal Year	Property Tax	Sales and Use Tax	Business Tax	Other ⁽¹⁾	Total
2014	4,890	3,346	442	2,639	11,317
2015	4,576	3,468	431	2,848	11,323
2016	4,466	3,554	458	2,919	11,397
2017	4,379	3,439	459	3,193	11,470
2018	4,616	3,623	432	3,302	11,973
2019	4,826	3,902	444	3,315	12,486
2020	4,532	4,234	443	3,736	12,945
2021	5,040	4,234	443	3,736	12,945
2022	5,287	5,247	429	3,975	14,938
2023	5,818	5,575	459	4,011	15,862

⁽¹⁾ Includes alcohol business taxes, hotel/motel taxes, insurance premium taxes and franchise fees.

CITY OF GRIFFIN, GEORGIA

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30,	Digest Tax Year	Residential Property	Commercial Property	Industrial Property	Other Property ^(a)	Less: Tax-Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a % of Actual Value
2014	2013	215,342,724	235,452,254	69,272,022	42,605,915	40,442,206	522,230,709	7.33	1,305,576,773	40%
2015	2014	205,946,035	231,703,614	69,346,736	36,366,027	45,781,832	497,580,580	7.89	1,243,951,450	40%
2016	2015	204,825,623	263,827,815	70,667,696	28,473,445	42,975,873	524,818,706	7.89	1,312,046,765	40%
2017	2016	203,841,147	277,916,108	76,877,775	22,710,031	39,768,220	541,576,841	7.77	1,353,942,103	40%
2018	2017	209,337,571	274,171,995	74,968,574	18,844,526	40,067,121	537,255,545	7.64	1,343,138,863	40%
2019	2018	212,507,581	280,716,183	80,913,955	15,776,665	38,802,850	551,111,534	7.64	1,377,778,835	40%
2020	2019	235,403,228	312,658,439	80,325,754	14,139,834	41,293,820	601,233,435	7.08	1,503,083,588	40%
2021	2020	264,978,303	300,844,188	77,282,873	13,017,819	37,669,618	618,453,565	7.08	1,546,133,913	40%
2022	2021	295,575,443	307,520,720	77,439,691	12,318,932	41,067,836	651,786,950	6.25	1,629,467,375	40%
2023	2022	362,678,674	324,938,574	87,625,160	12,294,181	61,739,277	725,797,312	7.08	1,814,493,280	40%

Source: Spalding County Tax Commissioner

^(a) Other property consists of agricultural, utilities, historic, mobile homes, etc.

CITY OF GRIFFIN, GEORGIA

**DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS
(Rate per \$1,000 of assessed value)**

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Municipal rates										
City of Griffin:										
Maintenance and operations	14.97	14.37	14.37	14.37	14.64	14.65	13.62	14.08	14.08	14.08
Sales tax reduction	(7.64)	(6.48)	(6.48)	(6.60)	(7.00)	(7.01)	(6.54)	(7.00)	(6.99)	(6.99)
Total City of Griffin	7.33	7.89	7.89	7.77	7.64	7.64	7.08	7.08	7.08	7.08
City of Orchard Hill maintenance and operations	6.31	6.31	6.30	6.30	5.94	5.61	5.61	5.63	5.59	5.59
City of Sunny Side maintenance and operations	5.00	5.00	5.00	5.00	5.00	4.79	4.79	4.18	4.64	6.00
Spalding County rates:										
Unincorporated maintenance and operations	16.01	16.01	15.66	15.66	16.53	16.54	16.54	16.14	16.14	16.14
Fire protection ⁽¹⁾	4.17	5.93	3.61	3.61	3.61	3.61	3.61	3.61	3.48	5.92
Insurance premium rollback ⁽¹⁾	(1.76)	(1.76)	-	-	-	-	-	-	-	(2.44)
Board of Education	19.47	18.74	18.57	18.57	18.06	17.08	17.08	16.74	16.74	16.74
State of Georgia	0.15	0.05	0.05	-	-	-	-	-	-	-
Total unincorporated Spalding County	38.04	38.97	37.89	37.84	38.20	37.22	37.22	36.49	36.36	36.36
Total Municipalities:										
City of Griffin	42.96	42.69	42.17	42.00	42.23	40.70	40.70	39.96	39.96	39.96
City of Orchard Hill	41.94	41.11	40.58	40.53	40.53	39.22	42,832.00	42.12	41.95	38.47
City of Sunny Side	40.63	39.80	39.28	39.23	39.59	38.40	42.01	37.06	37.52	38.88

Source: Spalding County Tax Commissioner

⁽¹⁾ Fire protection and insurance premium rollback is applied only to unincorporated rates.

CITY OF GRIFFIN, GEORGIA

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30, ^(a)	Digest Tax Year	Taxes Levied for the Fiscal Year ^(a)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date		Total Taxes Outstanding
			Amount	Percentage of Levy		Amount	Percentage of Levy	
2014	2013	4,623,024	4,523,644	97.85%	70,862	4,594,506	99.38%	28,518
2015	2014	4,179,677	3,992,554	95.52%	148,152	4,140,706	99.07%	38,971
2016	2015	4,150,605	3,995,573	96.26%	93,950	4,089,523	98.53%	61,082
2017	2016	4,208,594	4,004,048	95.14%	186,531	4,190,579	99.57%	204,546
2018	2017	4,175,013	3,851,564	92.25%	200,661	4,052,225	97.06%	182,229
2019	2018	4,209,941	3,924,257	93.21%	174,045	4,098,302	97.35%	285,684
2020	2019	4,258,636	3,920,562	92.06%	147,225	4,067,787	95.52%	320,674
2021	2020	4,466,569	4,104,268	91.89%	147,225	4,251,493	95.18%	362,301
2022	2021	4,616,607	4,840,973	104.86%	164,743	5,005,716	108.43%	(389,109)
2023	2022	5,140,822	4,911,187	95.53%	218,452	5,129,639	99.78%	11,183

Sources: Spalding County Tax Commissioner's Office and City of Griffin Department of Finance.

^(a) Digest tax year levied actually fund the following fiscal year (i.e., taxes levied for 2022 are used for fiscal year ended in 2023).

CITY OF GRIFFIN, GEORGIA

**PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO**

<u>Taxpayer</u>	<u>2023</u>			<u>2014</u>		
	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total City Taxable Assessed Value</u>	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total City Taxable Assessed Value</u>
	<u>(In thousands)</u>		<u>Value</u>	<u>(In thousands)</u>		<u>Value</u>
Transcontinental	\$ 35,263	1	1.94%	\$ -		-
Bridgestone / Bandag Inc.	31,909	2	1.76%	24,992	2	1.91%
North Griffin Square	25,022	3	1.38%	-		-
International Paper	20,553	4	1.13%	21,286	4	1.63%
Kroger Co	19,406	5	1.07%	15,458	5	1.18%
RPM Living Investments LLC	16,935	6	0.93%	-		-
BVA Spalding	15,753	7	0.87%	-		-
Atlanta Gas Light Company	14,842	8	0.82%	-		-
Griffin Crossroads, LLC	13,529	9	0.75%	-		-
Walmart Stores Inc	13,227	10	0.73%	22,215	3	1.70%
Wellstar Regional Hospital	-		-	42,398	1	3.25%
Lowes Home Centers, Inc.	-		-	12,977	6	0.99%
First National Bank of Georgia	-		-	11,049	7	0.85%
Home Depot	-		-	10,534	8	0.81%
Southwood Walden Point	-		-	10,424	9	0.80%
NACOM	-		-	9,612	10	0.74%
Total	\$ 206,439		11.38%	\$ 180,945		13.86%

Source: Spalding County Tax Assessor

CITY OF GRIFFIN, GEORGIA

**TOP TEN SEWER CUSTOMERS
CURRENT YEAR AND NINE YEARS AGO**

Customer	2023				2014			
	Usage (in gallons)	Charges	Rank	Percentage of Total Revenues	Usage (in gallons)	Charges	Rank	Percentage of Total Revenues
1888 Mills Inc	40,997,111	\$ 418,552	1	3.91%	-	-		-
Spalding County Law Enforcement	18,652,899	198,585	2	1.9%	-	-		-
Griffin Spalding County Schools	18,512,925	207,450	3	1.9%	35,326,400	\$ 545,422	2	7.8%
Wellstar Spalding Regional Hospital	10,367,832	114,298	4	1.1%	22,377,400	\$89,765	4	1.3%
Bandag Inc	8,863,015	96,141	5	0.9%	13,688,400	110,904	9	1.6%
Caterpillar Inc	7,849,606	85,610	6	0.8%	-	-		-
Griffin Crossings Apartments/1597 W McIntosh Rd LLC	7,067,819	79,918	7	0.7%	-	-		-
Walden Pointe Apartments	6,471,524	75,439	8	0.7%	-	-		-
Spalding Co C I	6,356,919	67,274	9	0.6%	15,361,400	134,555	8	1.9%
Otsuka Chemical America, Inc.	6,165,713	65,283	10	0.6%	-	-		-
Southern Terry	-	-		0.0%	73,050,600	546,850	1	7.8%
AMI Griffin-Spalding Co. Hospital	-	-		-	30,648,600	243,596	3	3.5%
Griffin Housing Authority	-	-		-	21,507,800	170,148	5	2.4%
Northside Hills Apartments	-	-		-	20,968,600	156,988	6	2.3%
Spalding Co C I	-	-		-	15,364,800	119,144	7	1.7%
Brightmoor Health	-	-		-	12,134,400	78,165	10	1.1%
	<u>90,308,253</u>	<u>\$ 989,999</u>		<u>9.3%</u>	<u>260,428,400</u>	<u>\$ 2,195,537</u>		<u>31.5%</u>

Source: City of Griffin Utility Billing Department

CITY OF GRIFFIN, GEORGIA

**TOP TEN WATER CUSTOMERS
CURRENT YEAR AND NINE YEARS AGO**

Customer	2023				2014			
	Usage (in gallons)	Charges	Rank	Percentage of Total Revenues	Usage (in gallons)	Charges	Rank	Percentage of Total Revenues
Coweta County Water and Sewer	860,239,080	\$ 6,156,900	1	34.5%	1,081,528,900	2,784,323	2	23.9%
Spalding County Water Authority	842,115,710	5,858,808	2	32.9%	750,983,300	7,774,310	1	66.7%
City of Zebulon	101,489,941	475,975	4	2.7%	-	-	-	-
1888 Mills Inc	52,104,589	364,924	3	2.0%	55,384,000	440,353	3	3.8%
Wellstar Spalding Regional Hospital	14,685,153	119,410	5	0.7%	-	-	-	-
Griffin Spalding County Schools	11,202,160	98,946	6	0.6%	-	-	-	-
Griffin Crossings Apartments/1597 W McIntosh Rd LLC	7,067,819	87,418	7	0.5%	-	-	-	-
City of Williamson	17,529,205	82,337	8	0.5%	12,200,700	96,997	6	0.8%
Bandag Inc	8,865,313	71,065	9	0.4%	13,316,000	83,049	7	0.7%
Butts County Wtr/Swr Authority	7,458,886	41,652	10	0.2%	-	-	-	-
Southern Terry	-	-	-	-	77,127,600	390,697	4	3.4%
Spalding Regional	-	-	-	-	29,673,400	151,440	5	1.3%
International Paper	-	-	-	-	7,757,400	50,592	8	0.4%
Griffin Health Care Center 1762	-	-	-	-	8,753,000	49,485	9	0.4%
Exopack	-	-	-	-	8,066,600	23,646	10	0.2%
	<u>1,922,757,855</u>	<u>\$ 13,357,435</u>		<u>74.9%</u>	<u>2,044,790,900</u>	<u>\$ 11,844,892</u>		<u>101.7%</u>

Source: City of Griffin Utility Billing Department

CITY OF GRIFFIN, GEORGIA
TOP TEN ELECTRIC CUSTOMERS
CURRENT YEAR AND NINE YEARS AGO

Customer	2023				2014			
	Usage (in kWh)	Charges	Rank	Percentage of Total Revenues	Usage (in kWh)	Charges	Rank	Percentage of Total Revenues
Bandag Inc	17,586,200	\$ 1,628,159	1	3.2%	18,463,200	\$ 1,585,012	2	3.8%
Coveris	15,962,500	1,399,113	2	2.8%	15,346,000	970,555	4	2.4%
Caterpillar Inc	10,441,389	1,115,752	3	2.2%	11,405,400	944,191	5	-
Wellstar Spalding Regional Hospital	8,251,242	893,124	4	1.8%	8,787,657	787,263	6	1.9%
International Paper	8,133,600	810,807	5	1.6%	7,967,400	645,398	7	1.6%
City of Griffin Wastewater Treatment Plant	6,343,200	757,496	6	1.5%	16,588,135	1,606,452	1	3.9%
UGA Griffin Campus	6,459,600	677,990	7	1.3%	5,935,200	575,420	9	1.4%
Hoshizaki	5,017,200	492,289	8	1.0%	-	-	-	-
Vernay Mfg Co	5,359,200	453,223	9	0.9%	-	-	-	-
Toppan USA Inc	8,092,700	307,523	10	0.6%	-	-	-	-
Norcom	-	-	-	-	7,295,760	611,062	8	1.5%
Griffin Spalding County Schools	-	-	-	-	10,560,576	1,113,061	3	2.7%
Wal-Mart	-	-	-	-	-	-	-	0.0%
Southern Terry	-	-	-	-	5,927,000	508,587	10	1.2%
	<u>91,646,831</u>	<u>\$ 8,535,476</u>		<u>16.8%</u>	<u>108,276,328</u>	<u>\$ 9,347,001</u>		<u>20.4%</u>

Source: City of Griffin Utility Billing Department

CITY OF GRIFFIN, GEORGIA

**RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS**

Fiscal Year	Governmental Activities			Business-Type Activities				Total Primary Government	Percentage of Estimated Actual Value of Taxable Property ⁽¹⁾	Percentage of Personal Income	Per Capita ⁽¹⁾
	Bonds	Financed Purchase	Inter-governmental Agreement	Water Revenue Bonds	Notes Payable	Financed Purchase	Inter-governmental Agreement				
2014	858,862	3,677,353	-	62,440,082	1,356,683	313,172	46,729	68,692,881	12.73%	2,271.82	2,905.42
2015	851,026	3,402,937	-	59,751,915	1,684,235	224,873	46,729	65,961,715	12.57%	2,000.36	2,789.90
2016	11,484,304	408,940	-	57,002,964	7,377,568	144,356	-	76,418,132	14.11%	2,624.34	3,293.89
2017	11,251,124	342,159	3,300,000	54,192,457	19,650,922	452,084	-	89,188,746	16.60%	2,909.72	3,889.95
2018	10,114,912	523,145	3,285,000	51,308,377	24,687,583	1,050,089	-	90,969,106	16.51%	2,963.94	3,847.61
2019	8,267,074	925,246	3,052,500	48,335,655	35,136,427	1,228,257	-	96,945,159	7.04%	3,069.15	4,237.48
2020	6,399,466	758,224	2,815,000	45,274,957	39,872,947	1,409,049	-	96,529,643	7.01%	3,055.99	4,219.32
2021	4,529,057	780,390	2,570,000	42,121,953	43,869,299	1,229,026	-	95,099,725	6.90%	3,014.06	4,168.66
2022	2,638,062	613,858	2,320,000	38,875,810	55,382,243	1,922,290	-	101,752,263	7.39%	3,224.91	4,460.28
2023	723,318	947,373	2,062,500	34,820,000	61,909,049	2,162,649	-	102,624,889	7.45%	3,252.56	4,498.53

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements

⁽¹⁾ See Page 132, Assessed Value and Estimated Actual Value of Taxable Property for property values and Page 144, Demographic Statistics for population data.

CITY OF GRIFFIN, GEORGIA

**RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Less: Amounts Available in Debt Service Funds</u>	<u>Total</u>	<u>Percentage of Estimated Actual Taxable Value of Property ⁽¹⁾</u>	<u>Per Capita ⁽¹⁾</u>
2014	\$ 851,026	\$ -	\$ 851,026	0.07%	35.99
2015	11,484,304	-	11,484,304	0.92%	495.01
2016	11,251,124	-	11,251,124	0.86%	490.72
2017	10,114,912	-	10,114,912	0.75%	427.82
2018	8,267,074	-	8,267,074	0.62%	361.35
2019	8,267,074	-	8,267,074	0.60%	362.38
2020	6,399,466	-	6,399,466	0.46%	280.52
2021	4,529,057	-	4,529,057	0.33%	199.74
2022	2,638,062	-	2,638,062	0.19%	112.52
2023	723,318	-	723,318	0.05%	30.85

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements

⁽¹⁾ See Page 133, Assessed Value and Estimated Actual Value of Taxable Property for property values and Page 145, Demographic Statistics for population data.

CITY OF GRIFFIN, GEORGIA

**LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(In thousands)**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Debt limit	\$ 52,223	\$ 49,758	\$ 52,482	\$ 54,158	\$ 53,726	\$ 55,111	\$ 60,123	\$ 61,845	\$ 65,179	\$ 72,580
Total net debt applicable to limit	859	851	11,484	11,251	10,115	8,267	6,399	4,529	2,638	723
Legal debt margin	<u>\$ 51,364</u>	<u>\$ 48,907</u>	<u>\$ 40,998</u>	<u>\$ 42,907</u>	<u>\$ 43,611</u>	<u>\$ 46,844</u>	<u>\$ 53,724</u>	<u>\$ 55,446</u>	<u>\$ 62,541</u>	<u>\$ 71,857</u>
Total net debt applicable to the limit as a percentage of debt limit	1.64%	1.71%	21.88%	20.77%	18.83%	15.00%	10.64%	7.32%	4.05%	1.00%
Legal Debt Margin Calculation for Fiscal Year 2023										
Total assessed value										\$ 787,537
Less Exempt										61,739
Total taxable assessed value										<u>725,798</u>
Debt limit (10% of total taxable assessed value)										72,580
Debt applicable to limit										<u>723</u>
Legal debt margin										<u>\$ 71,857</u>

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10% of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

Digest tax year levied actually fund the following fiscal year (i.e., taxes levied for 2022 are used for fiscal year ended in 2023)

CITY OF GRIFFIN, GEORGIA

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
JUNE 30, 2023
(In thousands)**

Jurisdiction	Debt Outstanding	Percentage Applicable to City of Griffin ⁽¹⁾	Amount Applicable to City of Griffin
General Obligation			
Griffin-Spalding County Airport Authority	\$ 4,125	50.00%	\$ 2,063
Direct:			
City of Griffin tax allocation bonds	\$ 723	100.00%	\$ 723
City of Griffin intergovernmental payable	2,063	100.00%	2,063
City of Griffin financed purchase	947	100.00%	947
Total	\$ 3,733		\$ 3,733
Total direct and overlapping	\$ 7,858		\$ 5,795

⁽¹⁾ The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the County's taxable assessed value that is within the City's boundaries and dividing it by the County's total taxable assessed value.

CITY OF GRIFFIN, GEORGIA

**REVENUE BOND COVERAGE – COMBINED PUBLIC UTILITY REVENUE BONDS
LAST TEN FISCAL YEARS
(In thousands)**

Fiscal Year	Operating Revenue ⁽¹⁾	Direct Operating Expenses ⁽²⁾	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2014	\$ 67,080	\$ 46,472	\$ 20,608	\$ 2,293	\$ 2,225	\$ 4,518	4.56
2015	68,236	47,775	20,461	2,354	2,194	4,548	4.50
2016	73,290	47,253	26,037	2,419	2,130	4,549	5.72
2017	69,501	48,146	21,355	2,487	2,092	4,579	4.66
2018	70,297	48,246	22,051	2,570	1,974	4,544	4.85
2019	77,213	51,716	25,497	2,675	1,871	4,546	5.61
2020	79,520	51,698	27,822	2,780	1,871	4,651	5.98
2021	79,247	54,414	24,833	2,890	1,871	4,761	5.22
2022	78,518	56,316	22,202	3,000	1,871	4,871	4.56
2023	89,308	64,056	25,252	37,635	1,871	39,506	0.64

⁽¹⁾ Operating revenue includes operating revenue and interest of the Water/Wastewater fund and the Electric Fund.

⁽²⁾ Direct operating expenses do not include depreciation.

CITY OF GRIFFIN, GEORGIA

**DEMOGRAPHIC STATISTICS
LAST TEN FISCAL YEARS**

Fiscal Year	Population	Personal Income (In thousands)	Per Capita Personal Income (In thousands)	Unemployment Rate ⁽¹⁾
2014	23,643	\$ 30,237	\$ 0.78	12.70%
2015	23,643	32,975	0.72	8.60%
2016	23,200	29,119	0.80	7.60%
2017	22,928	30,652	0.75	6.00%
2018	23,643	30,692	0.77	5.60%
2019	22,878	31,587	0.72	3.80%
2020	22,813	31,552	0.72	8.80%
2021	22,675	22,049	1.03	6.50%
2022	23,446	22,848	1.03	5.00%
2023	23,523	23,922	0.98	3.40%

* Source - <http://quickfacts.census.gov> & <https://suburbanstas.org>

⁽¹⁾Source - <https://www.homefacts.com/unemployment/Georgia/Spalding-County/Griffin.html>

CITY OF GRIFFIN, GEORGIA

**PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

Employer	2023			2014		
	Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
Caterpillar, Inc.	900	1	3.13%	900	1	4.16%
CareMaster Medical	600	2	2.09%	-	-	-
Norcom	280	3	0.98%	280	3	1.30%
1888 Mills	278	4	0.97%	-	-	-
AEP Industries	250	5	0.87%	250	4	1.16%
Hoshizaki America Inc	240	6	0.84%	-	-	-
Supreme Corporation	200	7	0.70%	200	5	0.93%
Bandag	170	8	0.59%	-	-	-
Vernay Manufacturing	165	9	0.57%	160	9	0.74%
Coveris LLC	160	10	0.56%	-	-	-
Southern Terry				375	2	1.74%
Fashion Industries, Inc				200	6	0.93%
William Carter Company				168	7	0.78%
EXOpack, LLC				160	8	0.74%
International Paper				150	10	0.69%
Total	<u>3,243</u>		<u>11.30%</u>	<u>2,843</u>		<u>13.17%</u>

* Sources - Griffin-Spalding County Chamber of Commerce/Revenue bonds series 1997/GA Dept. of Labor

CITY OF GRIFFIN, GEORGIA

**FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES
BY FUNCTION
LAST TEN FISCAL YEARS**

Function	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General government										
Administration	30	30	30	32	33	32	32	32	31	30
Judicial	2	3	3	2	4	4	4	5	4	4
Public safety	172	158	156	155	157	151	149	156	158	147
Public works	46	44	46	49	49	50	39	38	47	45
Development	6	6	6	6	5	3	4	10	9	11
Water/wastewater operations	73	67	53	78	69	74	77	71	79	81
Electric operations	64	61	59	59	58	54	59	52	60	50
Solid waste operations	40	38	36	41	39	36	41	33	40	47
Golf course operations	9	8	13	14	12	9	11	14	8	12
Airport operations	-	-	-	-	-	4	4	4	4	4
Welcome Center	-	-	-	-	-	-	-	-	-	-
Stormwater	14	16	13	14	15	14	15	17	16	20
Motor pool	11	10	11	9	10	9	9	10	11	11
Total	467	441	426	459	451	440	444	442	467	462

Source: City Finance Department.

CITY OF GRIFFIN, GEORGIA

**OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS**

Function/Program	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police										
Physical arrests	3,650	3,950	2,149	3,020	3,387	3,882	2,789	2,751	2,852	2,802
Parking violations	5	-	-	10	2	2	3	4	8	10
Traffic violations	9,439	10,891	7,803	6,997	8,560	10,111	7,117	6,419	8,378	8,500
Fire										
Emergency responses	1,770	1,566	2,089	2,147	2,254	2,187	2,262	2,642	2,974	3,459
Fires extinguished	166	139	59	113	136	179	172	156	161	186
Inspections	1,103	1,223	1,525	1,687	1,684	1,614	1,880	1,756	1,685	1,672
Refuse Collection										
Refuse collected (tons per day)	36	37	-	-	-	-	-	40	40	40
Other Public Works										
Street resurfacing (miles)	2	1	2	2	2	2	2	3	4	4
Potholes repaired	482	466	805	318	331	915	612	817	897	894
Parks and recreation										
Athletic field permits issued	115	-	-	-	-	-	-	-	-	-
Water										
New connections	13	13	7	18	52	91	81	159	52	60
Water main breaks	20	20	30	19	58	53	40	51	39	40
Average daily consumption (millions of gallons)	9.14	9.14	9.00	9.86	31.00	7.38	7.63	8.28	7.78	8.13
Peak daily consumption (millions of gallons)	12.02	12.02	12.77	14.19	17.55	16.09	17.33	12.65	15.08	15.00
Wastewater										
Average daily sewage treatment (millions of gallons)	3.85	3.85	3.86	3.03	3.23	3.91	3.97	3.53	3.37	3.37

Sources: Various City departments.

CITY OF GRIFFIN, GEORGIA

**CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

Function/Program	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police										
Stations	2	2	2	2	2	1	1	2	2	2
Zone officers	56	52	45	87	80	80	80	60	82	43
Patrol units	74	70	66	100	100	90	90	69	86	52
Fire stations	3	3	3	3	4	4	4	4	4	4
Public works										
Streets (miles)	140	138	140	140	140	139	140	139	139	139
Streetlights	879	879	879	879	879	1,143	1,174	1,180	1,425	1,420
Traffic signals	76	58	69	65	65	65	40	65	65	65
Parks and recreation										
Acreage	210	210	194	200	200	200	200	200	200	136
Playgrounds	5	4	5	5	5	5	5	4	4	4
Water										
Water mains (miles)	212	212	213	213	213	212	212	204	226	229
Fire hydrants	1,426	1,130	1,130	1,130	1,130	1,394	1,394	1,148	1,172	1,175
Storage capacity (thousands of gallons)	750	500	500	500	500	500	1,100	1,100	1,100	1,100
Wastewater										
Sanitary sewers (miles)	233	234	231	254	254	254	237	237	232	238
Storm sewers (miles)	65	67	80	67	67	67	63	77	64	64
Treatment capacity (thousands of gallons)	5.75	5.75	5.75	5.75	5.75	9.50	6.75	6.75	6.75	6.75

Sources: Various City departments.

Note: No capital asset indicators are available for the general government functions

COMPLIANCE SECTION



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

**To the Honorable Mayor and Members
of the City Commission
City of Griffin, Georgia
Griffin, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Griffin, Georgia** (the "City"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Griffin, Georgia's basic financial statements, and have issued our report thereon dated December 28, 2023

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Griffin, Georgia's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
December 28, 2023



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Honorable Mayor and Members
of the City Commission
City of Griffin, Georgia
Griffin, Georgia

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the **City of Griffin, Georgia's** (the "City") compliance with the types of compliance requirements described as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2023. The City's major federal programs are identified in the Summary of Auditor's Results Section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
December 28, 2023

CITY OF GRIFFIN, GEORGIA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

Federal Grantor/Pass-through Grantor/Program Title	Federal AL Number	Grant Identification Number	Total Expenditures	Passed Through to Subrecipients
<u>U.S. Department of Transportation</u>				
(Passed through the Georgia Department of Transportation)				
Airport Improvement Program	20.106	AP021-9041-34(255)	10,542	-
Airport Improvement Program	20.106	AP023-9066-39(255)	42,655	-
Total U.S. Department of Transportation			<u>53,197</u>	<u>-</u>
<u>U.S. Department of Homeland Security</u>				
(Passed through Georgia Emergency Management Agency)				
Disaster Grants- Public Assistance	97.036	FEMA-4685-DR-GA	4,271,746	-
Total U.S. Department of Homeland Security			<u>4,271,746</u>	<u>-</u>
<u>Department of Justice</u>				
(Passed through the Georgia Emergency Management Agency)				
2020 COPS Hiring Program 2020	16.710	2020UMWX0233	131,795	-
Equitable Sharing Program-Police Department	16.922	GA1260100	25,028	-
Total Department of Justice			<u>156,823</u>	<u>-</u>
<u>U.S. Environmental Protection Agency</u>				
(Passed through the Georgia Department of Natural Resources)				
Capitalization Grants for Clean Water State Revolving Funds	66.458	GEFA-DW2019032	1,040	-
Capitalization Grants for Clean Water State Revolving Funds	66.458	GEFA-DW2020038	462,827	-
Capitalization Grants for Clean Water State Revolving Funds	66.458	GEFA-CW2020030	989,864	-
Capitalization Grants for Clean Water State Revolving Funds	66.458	GEFA-CW2019017	833,474	-
Total U.S. Environmental Protection Agency			<u>2,287,205</u>	<u>-</u>
<u>Georgia Department of Community Affairs</u>				
Community Development Block Grant 2020	14.228	20p-x-126-2-6135	114,161	-
Community Development Block Grant 2021	14.228	21p-x-126-2-6218	699,854	-
Total Georgia Department of Community Affairs			<u>814,014</u>	<u>-</u>
<u>Department of Treasury</u>				
Coronavirus Relief Fund ("CSLFRF ARPA")	21.027	N/A	1,269,459	-
Total Department of Treasury			<u>1,269,459</u>	<u>-</u>
Total Expenditures of Federal Awards			<u>\$ 8,852,444</u>	<u>\$ -</u>

CITY OF GRIFFIN, GEORGIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS JUNE 30, 2023

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Griffin, Georgia (the "City"), and is presented on the modified accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in the schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NOTE 2. DE MINIMIS INDIRECT COST RATE

The City chose not to use the 10% de minimis cost rate for the year ended June 30, 2023.

NOTE 3. NON-CASH AWARDS

The City did not receive non-cash federal awards during the year ended June 30, 2023.

CITY OF GRIFFIN, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE FISCAL YEAR ENDED JUNE 30, 2023

SECTION I SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP. Unmodified

Internal control over financial reporting:
Material weaknesses identified? ___ Yes X No

Significant deficiencies identified not considered to be material weaknesses? ___ Yes X None Reported

Noncompliance material to financial statements noted? ___ Yes X No

Federal Awards

Internal control over major programs:
Material weaknesses identified? ___ Yes X No

Significant deficiencies identified not considered to be material weaknesses? ___ Yes X None Reported

Type of auditor's report issued on compliance for major programs Unmodified

Any audit findings disclosed that are required to be reported in accordance with the 2CFR 200.516 (a)? ___ Yes X No

Identification of major program:

AL Number	Name of Federal Program or Cluster
66.458	U.S. Environmental Protection Agency Capitalization Grants for Clean Water State Revolving
97.036	U.S. Department of Homeland Security Disaster Grants – Public Assistance
21.027	Department of Treasury Coronavirus Relief Fund (“CSLFRF ARPA”)

CITY OF GRIFFIN, GEORGIA

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

**SECTION I (CONTINUED)
SUMMARY OF AUDIT RESULTS (CONTINUED)**

Dollar threshold used to distinguish between
Type A and Type B programs:

\$750,000

Auditee qualified as low-risk auditee?

Yes No

CITY OF GRIFFIN, GEORGIA

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

**SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS**

None reported.

CITY OF GRIFFIN, GEORGIA

**SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

STATUS OF PRIOR YEAR AUDIT FINDINGS

None reported.

Appendix B

FORM OF RESOLUTION AND CONTRACT

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BOND RESOLUTION

A BOND RESOLUTION OF THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA (THE “AGENCY”) TO PROVIDE FOR THE ISSUANCE OF ITS REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, IN THE AGGREGATE PRINCIPAL AMOUNT OF [\$ _____] AND ITS TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, IN THE AGGREGATE PRINCIPAL AMOUNT OF [\$ _____] (COLLECTIVELY, THE “SERIES 2024 BONDS”); SAID SERIES 2024 BONDS TO PROVIDE FUNDS FOR STRUCTURAL IMPROVEMENTS AND REPAIRS TO ONE GRIFFIN CENTER AND THE ADJACENT PUBLIC PARKING DECK (THE “PROJECTS”); TO PROVIDE THAT PAYMENT OF THE SERIES 2024 BONDS SHALL BE SECURED BY A FIRST AND PRIOR PLEDGE OF AND CHARGE OR LIEN ON THE REVENUES RECEIVED BY THE AGENCY PURSUANT TO AN INTERGOVERNMENTAL CONTRACT WITH THE CITY; TO PROVIDE FOR THE EXECUTION OF SAID CONTRACT WITH THE CITY; TO PROVIDE FOR THE ISSUANCE OF BONDS ON A PARITY WITH THE SERIES 2024 BONDS; TO PROVIDE FOR THE CREATION OF A CERTAIN FUND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS (AS DEFINED HEREIN); TO PROVIDE FOR THE VALIDATION OF THE BONDS; AND FOR OTHER PURPOSES.

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BOND RESOLUTION

THIS BOND RESOLUTION (this "Resolution"), adopted this _____, 2024, by the Urban Redevelopment Agency of the City of Griffin, Georgia, a body corporate and politic of the State of Georgia (the "Agency");

WITNESSETH:

WHEREAS, the Board of Commissioners for the City of Griffin, Georgia (the "Board of Commissioners"), as the governing body of the City of Griffin, Georgia (the "City"), in order to exercise the powers conferred upon the City by Chapter 61 of Title 36 of the Official Code of Georgia Annotated ("O.C.G.A."), entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), adopted a resolution on July 12, 2005, finding that one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, and welfare of the residents of the City; and

WHEREAS, by resolutions adopted on December 12, 2007, and October 13, 2009, the Board of Commissioners approved an Urban Redevelopment Program and set the initial boundaries of an Urban Redevelopment District for the purpose of formulating a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of pockets of blight and to encourage needed urban rehabilitation within designated areas of the City; and

WHEREAS, in furtherance of the City's Urban Redevelopment Program, the Board of Commissioners has held public hearings and adopted resolutions determining certain areas of the City to be pockets of blight appropriate for urban redevelopment projects and approved and amended various urban redevelopment plans, listing urban redevelopment projects for which urban redevelopment powers may be used or exercised, and designating boundaries of urban redevelopment subdistricts within the City's Urban Redevelopment District corresponding to each urban redevelopment plan, which plans include the "Downtown Griffin Urban Redevelopment Plan", the "Thomaston Mills Urban Redevelopment Plan", the "North Hill Street Corridor Urban Redevelopment Plan", the "Griffin-Spalding County Airport, NACOM & Industrial Urban Redevelopment Plan", and the "Southwest Griffin Urban Redevelopment Plan"; and

WHEREAS, on May 28, 2024, the Board of Commissioners held a public hearing on amending the Downtown Griffin Redevelopment Plan, a copy of which is on file with the City; and adopted a resolution approving the amended Downtown Griffin Redevelopment Plan and its related list of urban redevelopment projects; and

WHEREAS, by the resolution adopted by the Board of Commissioners on May 28, 2024, the Board of Commissioners determined it was in the public interest to have its urban redevelopment project powers exercised by the Agency, and designated the directors of the Downtown Development Authority of the City of Griffin, Georgia as the commissioners of the Agency and conferred to the Agency all of the City's urban redevelopment project powers under

WHEREAS, the City is authorized pursuant to Article IX, Section III, Paragraph 1 of the Constitution of the State of Georgia, to contract for any period not exceeding 50 years with the Agency for joint services, for the provision of services or for the joint or separate use of facilities or equipment, provided such contracts deal with activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, the City and the Agency are each a "governmental body," as defined by the Revenue Bond Law, and are authorized to finance any revenue "undertaking" described therein and to issue revenue bonds to finance any undertaking; and

WHEREAS, the Agency hereby finds and determines that the Projects are located in an urban redevelopment area, are part of the Downtown Griffin Urban Redevelopment Plan and are "urban redevelopment projects" within the meaning of the Urban Redevelopment Law and that the financing of the Projects will further the purposes and policies of the Downtown Griffin Urban Redevelopment Plan and the Urban Redevelopment Law; and

WHEREAS, the Agency has determined that accomplishing the Projects is in the best interests of the Agency and the public, and the Agency has found and does hereby declare that such undertaking is for a lawful, valid, and necessary public purpose, which will prevent and eliminate certain pockets of blight, all to the public benefit and good; and

WHEREAS, in furtherance of its public purposes, the Agency proposes to provide funds to finance the construction and equipping of the Projects through the issuance of its URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, in the aggregate principal amount of [\$ _____] (the "Series 2024A Bonds"), and its URBAN REDEVELOPMENT AGENCY OF THE CITY GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, in the aggregate principal amount of [\$ _____] (the "Series 2024B Taxable Bonds" and together with the Series 2024A Bonds, the "Series 2024 Bonds"), pursuant to the provisions of this Resolution; and

WHEREAS, in consideration for the Agency's issuance of the Series 2024 Bonds, the City has agreed to enter into an intergovernmental contract with the Agency, to be dated as of the date of issuance and delivery of the Series 2024 Bonds (the "Contract"), the form of which is attached hereto as Exhibit A, which Contract will provide, among other provisions, for payment by the City to the Sinking Fund (as defined herein), for the account of the Agency, of amounts sufficient to pay the principal of and interest on the Series 2024 Bonds and any bonds issued hereafter on a parity therewith, and to pay the reasonable charges and fees, if any, of the Paying Agent and Bond Registrar (as defined herein), and other expenses more fully and clearly referenced by the terms and provisions contained in the Contract; and

WHEREAS, the City is authorized pursuant to the Constitution of the State of Georgia to levy taxes, and to expend tax money of the City and other available funds and to obligate the City to make payment thereof to the Agency of the amounts provided for in the Contract; and

WHEREAS, the Urban Redevelopment Law provides that revenue bonds issued by the Agency shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and shall not be subject to the provisions of any other law or charter

the Urban Redevelopment Law to administer the City's Urban Redevelopment Program, including powers to administer the Downtown Griffin Redevelopment Plan; and

WHEREAS, the Agency's commissioners have been duly appointed as provided in the Urban Redevelopment Law, are currently acting in that capacity, and are conducting business in accordance with the Urban Redevelopment Law; and

WHEREAS, the Urban Redevelopment Law authorizes the Agency to issue revenue bonds in accordance with the Revenue Bond Law of Georgia, codified in O.C.G.A. § 36-82-60 through § 36-82-85, as amended (the "Revenue Bond Law"), to finance the undertaking of any "urban redevelopment project" under the Urban Redevelopment Law, which bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the Agency derived from or held in connection with its undertaking and carrying out of urban redevelopment projects under the Urban Redevelopment Law; and

WHEREAS, the Urban Redevelopment Law authorizes the Agency to undertake and carry out within the corporate limits of the City "urban redevelopment projects," which are defined to include undertakings or activities of the Agency in an urban redevelopment area under the Urban Redevelopment Law for redevelopment, rehabilitation or conservation or any combination or part thereof, including the implementation of public improvements, in accordance with an urban redevelopment plan adopted pursuant to the Urban Redevelopment Law; and

WHEREAS, the Urban Redevelopment Law authorizes the Agency to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under the Urban Redevelopment Law; to lend, grant, or contribute funds to the City for the purpose of aiding, planning, undertaking or carrying out an urban redevelopment project; to enter into agreements with the City respecting action to be taken pursuant to any of the powers granted by the Urban Redevelopment Law, including the furnishing of funds or other assistance in connection with an urban redevelopment project; to acquire, by purchase, grant, or otherwise, any real property (defined to include all lands, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith), to hold, improve, clear, or prepare for redevelopment any such property, to dispose of any real property, and to borrow money for the purposes of the Urban Redevelopment Law and to give such security as may be required and to enter into and carry out contracts in connection therewith; and

WHEREAS, the City has requested that the Agency, a public body corporate and politic duly created and validly existing under and pursuant to the Urban Redevelopment Law, issue its revenue bonds, to be secured by an intergovernmental contract by and between the Agency and the City, to provide funds for the City to make structural improvements and repairs to One Griffin Center and the public parking deck adjacent to One Griffin Center (the "Projects"), and to pay certain costs of issuing the hereinbefore described Series 2024 Bonds, all in accordance with the plans and specifications which are on file with the Agency and the City and which, by this reference thereto, are incorporated herein and made a part hereof as fully as if set forth herein in their entirety; and

relating to the authorization, issuance, or sale of bonds, but any political subdivision contracting with the Agency may obligate itself to make the payments required under such contract from money received from taxes levied for such purpose and from any other source, and such obligation shall constitute a general obligation and a pledge of the full faith and credit of the obligor but shall not constitute a debt within the meaning of Article IX, Section V, Paragraph 1 of the Constitution of the State of Georgia, and when the obligation is made to make such payments from taxes to be levied for that purpose, then the obligation shall be mandatory to levy and collect such taxes from year to year in an amount sufficient to fulfill and fully comply with the terms of such obligation.

NOW, THEREFORE, BE IT RESOLVED by the Urban Redevelopment Agency of the City of Griffin, Georgia in public meeting properly and lawfully called and assembled, and it is hereby resolved by authority of the same, as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 101. Definitions. Unless the context clearly requires otherwise, all terms used herein shall have the meanings set forth in this Article I.

“Agency” means the Urban Redevelopment Agency of the City of Griffin, Georgia and its successors.

“Authentication Agent” means U.S. Bank Trust Company, National Association, Atlanta, Georgia, or such other bank or trust company so designated by the Agency for the Series 2024 Bonds.

“Authorized Newspaper” means a newspaper or financial journal of general circulation in New York, New York which carries financial news, is printed in the English language and is customarily published on each Business Day.

“Bond Counsel” means an attorney at law or a firm of attorneys, designated by the Agency, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on bonds issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any state of the United States of America.

“Bond Date” means the date of issuance and delivery of the Series 2024 Bonds or such other date as the Agency shall approve.

“Bond Year” means the period beginning on July 2 of each calendar year and ending on July 1 of the following calendar year.

“Bondholder,” “Bondholders,” “Holder,” or “owner of Bonds” means the registered owner of any Bond.

“Bond Registrar” means U.S. Bank Trust Company, National Association, Atlanta, Georgia, or such other bank or trust company so designated by the Agency for the Series 2024 Bonds.

“Bonds” means the outstanding Series 2024 Bonds and, from and after the issuance of any Parity Bonds, unless the context clearly indicates otherwise, such Parity Bonds.

“Business Day” means a day which is not (a) a Saturday, a Sunday, or a legal holiday on which banking institutions in the State of Georgia, the State of New York, or the state in which is located the designated office of the Paying Agent (if a bank or trust company) are authorized by law or executive order to close or (b) a day on which the New York Stock Exchange is authorized or obligated by law or executive order to close.

“Cede & Co.” means Cede & Co., the nominee of DTC or any successor nominee of DTC.

“City” means the City of Griffin, Georgia, a municipal corporation of the State.

“City Representative” means the person or persons at the time designated to act on behalf of the City by written certificate furnished to the Agency, containing the specimen signature of each such person.

“Code” means the Internal Revenue Code of 1986, as amended.

“Construction Fund” means the fund authorized to be established by Section 503 of this Resolution.

“Construction Fund Custodian” means such bank or trust company to be designated in accordance with Section 602(c).

“Continuing Disclosure Certificate” means the Continuing Disclosure Certificate executed by an officer of the City and dated the date of issuance and delivery of the Series 2024 Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

“Contract” means the intergovernmental contract, to be dated as of the date of issuance and delivery of the Series 2024 Bonds, between the Agency and the City, as the same may be amended or supplemented.

“Cost” or “Costs” in connection with the Projects, means all expenses which are properly chargeable thereto under generally accepted accounting principles or which are incidental to the financing, acquisition, construction, or installation of the Projects, or which otherwise may be financed under the Urban Redevelopment Law or the Revenue Bond Law, including, without limiting the generality of the foregoing:

- (a) amounts payable to contractors and costs incident to the award and performance of contracts;
- (b) cost of labor, materials, facilities, and services furnished by the City, and its employees or others, materials and supplies purchased by the City or others, and permits and licenses obtained by the City or others;
- (c) engineering, architectural, legal, accounting, and other professional and advisory fees, as well as the fees and expenses, if any, of the Bond Registrar and Paying Agent;
- (d) costs, fees, and expenses in connection with the acquisition of real and personal property or rights therein, including premiums for title insurance;
- (e) costs of equipment;
- (f) amounts required to repay temporary loans or advances of the City’s funds made to finance preliminary expenditures relating to the Projects, such as engineering, architectural, surveying, and similar costs; and

(g) costs of site improvements, including demolition, performed in anticipation of the Projects.

“Costs of Issuance” means the reasonable and necessary costs and expenses incurred by the Agency and the City with respect to the issuance of a series of Bonds, the Contract, this Resolution, and any transaction or event contemplated by the Contract or this Resolution, including fees and expenses of engineers, accountants, attorneys, and underwriters, and financial fees and expenses, advertising, recording, validation and printing expenses, and all other expenses incurred in connection with the issuance of a series of Bonds.

“Costs of Issuance Account” means the account authorized to be established by Section 502 of this Resolution.

“Counsel” means an attorney at law duly admitted to practice law before the highest court in any state.

“DTC” means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, or its nominee, or any other person, firm, association or corporation designated in any resolution of the Agency supplemental hereto to serve as securities depository for a series of Bonds.

“DTC Participant” means securities brokers and dealers, banks, trust companies, clearing corporation, and certain other corporations which have access to the DTC system.

“Event of Default” shall have the meaning given such term in Section 801 of this Resolution.

“Federal Tax Certificate” means a certificate executed by the appropriate officer of the Agency, dated the date of issuance and delivery of a series of Bonds, to the effect that on the basis of facts and estimates set forth therein, which may be provided by the City and relied on by the Agency, (A) it is not expected that the proceeds of the series of Bonds will be used in a manner that would cause the said Bonds to be “arbitrage bonds” within the meaning of § 148 of the Code and applicable regulations thereunder, and (B) to the best knowledge and belief of said officer, such expectations are reasonable.

“Interest Payment Date” shall have the meaning given such term in Section 202 of this Resolution.

“O.C.G.A.” means Official Code of Georgia Annotated.

“Outstanding under this Resolution,” “Outstanding hereunder,” or “Outstanding,” when used in reference to the Bonds means, as at any particular date, the aggregate of all Bonds authenticated and delivered under this Resolution except:

- (a) Bonds canceled after purchase in the open market or because of payment at maturity or redemption prior to maturity;

(b) Bonds otherwise deemed to be paid in accordance with Article VII of this Resolution; and

(c) Bonds in lieu of or in exchange or substitution for which other Bonds shall have been authenticated and delivered pursuant to this Resolution unless proof is presented that such Bonds are held by a bona fide purchaser.

“Parity Bonds” means any revenue bonds of the Agency which may be issued hereafter on a parity with the Series 2024 Bonds in accordance with the terms of this Resolution.

“Paying Agent” means U.S. Bank Trust Company, National Association, Atlanta, Georgia, or such other bank or trust company so designated by the Agency for the Series 2024 Bonds.

“Person” or “persons,” unless the context shall otherwise indicate, shall include any individual, corporation, partnership, joint venture, association, joint-stock company, trust, unincorporated organization or government, or any agency or political subdivision thereof.

“Plans and Specifications” means the plans and specifications for the Projects prepared by or at the request of the City and on file with the City, as the same may be amended or revised from time to time as authorized in Section 4.05 of the Contract.

“Project” or “Projects” shall have the meaning given such term in the Preamble to this Resolution.

“Record Date” shall have the meaning given such term in Section 202 of this Resolution.

“Resolution” means this Bond Resolution, as the same may be amended or supplemented.

“Revenue Bond Law” means the Revenue Bond Law of Georgia, codified in O.C.G.A. § 36-82-60 through § 36-82-85, as amended.

“Revenues” means all money paid to the Agency by the City pursuant to Section 5.02(a) of the Contract, and all receipts of the Paying Agent credited under the provisions of this Resolution against such payments.

“Series 2024 Bonds” means, together, the Series 2024A Bonds and the Series 2024B Taxable Bonds authorized to be issued pursuant to the terms of this Resolution.

“Series 2024A Bonds” means the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, authorized to be issued pursuant to the terms of this Resolution.

“Series 2024B Taxable Bonds” means the URBAN REDEVELOPMENT AGENCY OF THE CITY GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, authorized to be issued pursuant to the terms of this Resolution.

“Sinking Fund” means the fund authorized to be established by Section 507 of this Resolution.

“Sinking Fund Custodian” means [U.S. Bank Trust Company, National Association, Atlanta, Georgia], or such other bank or trust company so designated by the Agency for the Series 2024 Bonds.

“State” means the State of Georgia.

“Underwriter” means, with respect to the Series 2024 Bonds, Raymond James & Associates, Inc., in Atlanta, Georgia.

“Urban Redevelopment Law” means the Urban Redevelopment Law, codified in O.C.G.A. § 36-61-1 *et seq.*, as amended.

Section 102. Rules of Construction. The definitions set forth herein shall be equally applicable to both the singular and the plural forms of the terms therein defined and shall cover all genders.

“Herein,” “hereby,” “hereunder,” “hereof,” “hereinbefore,” “hereinafter,” and other equivalent words refer to this Resolution and not solely to the particular portion thereof in which any such word is used.

All references herein to particular Articles or Sections are references to Articles or Sections of this Resolution unless otherwise specified.

[END OF ARTICLE I]

Series 2024B Taxable Bonds		
(July 1) Year	Principal Amount Maturing	Interest Rate

[*subject to scheduled mandatory redemption as provided in Article III.]

(b) The Series 2024 Bonds are subject to redemption prior to maturity as provided by Article III herein.

(c) The Series 2024 Bonds as originally issued shall be lettered and numbered from R-1 upward in order of maturity according to the records maintained by the Bond Registrar.

(d) The Series 2024 Bonds shall be dated the date of their issuance and delivery or such other date as the Agency shall approve (the “**Bond Date**”).

(e) Except as provided in this Section, each Bond shall bear interest from the Interest Payment Date next preceding the date of authentication of such Bond to which interest on the Bonds has been paid, unless (i) such date of authentication is an Interest Payment Date to which interest has been paid, in which case from such Interest Payment Date, (ii) such date of authentication of such Bond is after the Record Date with respect to an Interest Payment Date and prior to such Interest Payment Date, in which case from such Interest Payment Date, or (iii) no interest has been paid on the Bonds, in which case from the Bond Date.

(f) The person in whose name any Bond is registered at the close of business on any Record Date with respect to any Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date notwithstanding any registration of transfer or exchange subsequent to such Record Date and prior to such Interest Payment Date. The term “**Record Date**” as used in this Section with respect to any Interest Payment Date means the 15th day of the calendar month next preceding such Interest Payment Date; provided, however, that if and to the extent a default shall occur in the payment of interest due on such Interest Payment Date, such past due interest shall be paid to the persons in whose name Outstanding Bonds are registered on a subsequent date of record established by notice given by mail by the Bond Registrar to the Holders of the Bonds not less than 30 days preceding such subsequent date of record.

(g) The principal of and redemption premium, if any, and interest on the Bonds shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts. The principal of the Bonds shall be

AUTHORIZATION, TERMS, AND FORM OF BONDS

Section 201. Authorization and Designation of Bonds. Revenue bonds of the Agency designated URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, in the aggregate principal amount of [\$ _____] (the “**Series 2024A Bonds**”), and revenue bonds designated URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, in the aggregate principal amount of [\$ _____] (the “**Series 2024B Taxable Bonds**”) and together with the Series 2024A Bonds, the “**Series 2024 Bonds**”), are hereby authorized to be issued pursuant to the Revenue Bond Law of Georgia, codified in O.C.G.A. § 36-82-60 through § 36-82-85, as amended, the Constitution of the State, the general laws of the State, the laws of the State relating to the Agency, and pursuant to this Resolution, and all the covenants, agreements, and provisions of this Resolution shall be for the equal and proportionate benefit and security of all owners of the Bonds without preference, priority or distinction as to the charge, lien, or otherwise of any one Bond over any other Bond.

Section 202. Maturity, Interest Rates, Payment Dates, Date, Denominations, and Other Particulars of the Bonds.

(a) The Series 2024 Bonds shall bear interest at the rates set forth below, calculated on the basis of a 360-day year of twelve 30-day months, payable on January 1 and July 1 (each an “**Interest Payment Date**”) in each year, beginning January 1, 2025, and shall mature and be paid on July 1 in the years and principal amounts as follows:

Series 2024A Bonds		
(July 1) Year	Principal Amount Maturing	Interest Rate

[*subject to scheduled mandatory redemption as provided in Article III.]

payable upon the presentation and surrender of the Bonds to the Paying Agent. The interest on the Bonds shall be paid by check or draft mailed by the Paying Agent by first class mail to the respective owners of the Bonds at their addresses as they appear on the bond register kept by the Bond Registrar (or by wire transfer to the registered owner of Bonds in the minimum aggregate principal amount of \$1,000,000 at a wire transfer address which said registered owner has provided to the Paying Agent not less than five business days prior to an Interest Payment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary).

(h) The Series 2024 Bonds shall be issued as fully registered bonds, without coupons, in the denomination of \$5,000 in principal amount or any integral multiple thereof.

(i) The Bonds are authorized to be issued in either certificated form distributed to the purchaser thereof or book-entry only form, with no physical distribution of Bonds made to the public.

If Bonds are issued as book-entry bonds, the following procedures shall apply thereto:

The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee), or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity, in the aggregate principal amount of such maturity, and will be held by the Bond Registrar on behalf of DTC.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants (which include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations), which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (a “**Beneficial Owner**”) is in turn to be recorded on the records of the Direct Participants and others such as U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“**Indirect Participants**”). Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The registration of the Bonds in the name of Cede & Co., or such other DTC nominee, do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Principal and interest payments on the Bonds will be made by the Paying Agent to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Agency or the Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Direct and Indirect Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the Agency, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Agency or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds or (b) the Agency determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of the Agency or the Beneficial Owners of the Bonds, the Agency shall discontinue the book-entry system with DTC. If the Agency fails to identify another qualified securities depository to replace DTC, the Agency will cause the Paying Agent to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner.

If the book-entry system of evidence and transfer of ownership of the Bonds set forth in this Paragraph (g) of this Section is discontinued, the Bonds shall be delivered solely as fully registered Bonds without coupons in the denominations of \$5,000 or any integral multiple thereof, shall be lettered "R" and numbered separately from 1 upward, the principal of the Bonds shall be payable upon the presentation and surrender of the Bonds at the designated corporate trust office of the Paying Agent, and the interest on the Bonds shall be paid by check or draft mailed by the Paying Agent by first class mail to the respective owners of the Bonds at their addresses as they appear on the bond register kept by the Bond Registrar (or by wire transfer to the registered owner of Bonds in the minimum aggregate principal amount of \$1,000,000 at a wire transfer address which said registered owner has provided to the Paying Agent not less than five business days prior to an Interest Payment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary), and shall be executed, authenticated, registered, exchanged, and canceled pursuant to the further provisions of Article II hereof. In addition, the Agency will pay all costs and fees associated with the printing of the Bonds and issuance of the same in certificated form.

So long as Cede & Co. or such other DTC nominee, as nominee for DTC, is the sole Bondholder, the Agency and the Bond Registrar will treat Cede & Co. or such other nominee as the only owner of the Bonds for all purposes under this Resolution, including receipt of all principal and interest on the Bonds, receipt of notices, voting, and requesting or directing the Agency or the Paying Agent to take or not to take, or consenting to, certain actions under this Resolution. The Agency has no responsibility or obligation to the Direct or Indirect Participants or the beneficial owners with respect to (a) the accuracy of any records maintained by DTC or any Direct or Indirect Participant; (b) the payment by any Direct or Indirect Participant of any

been executed by the Authentication Agent if signed manually by the Authentication Agent or its authorized representative, but it shall not be necessary that the same signatory or authorized signatory sign the certificate of authentication on all of the Bonds.

Section 205. Mutilated, Lost, Stolen, or Destroyed Bonds. If any Bond is mutilated, lost, stolen, or destroyed, the Agency shall execute and the Authentication Agent shall authenticate and deliver a new bond of like date, maturity, and denomination to that mutilated, lost, stolen, or destroyed bond; provided that, in the case of any mutilated bond, such mutilated bond first shall be surrendered to the Agency or the Bond Registrar, and in the case of any lost, stolen, or destroyed bond, there first shall be furnished to the Agency and the Bond Registrar evidence of such loss, theft, or destruction satisfactory to the Agency and the Bond Registrar, together with an indemnity satisfactory to them. If any such bond shall have matured, instead of issuing a duplicate bond, the Paying Agent may pay the same without surrender thereof making such requirements as it deems fit for its protection, including a lost instrument bond. In executing a new bond, the Agency may rely conclusively upon a representation of the Bond Registrar that the Bond Registrar is satisfied with the adequacy of the evidence presented concerning the mutilation, loss, theft, or destruction of any Bond.

Section 206. Validation Certificate. A validation certificate of the Clerk of Superior Court of Spalding County, State of Georgia, bearing the manual signature or the engraved, imprinted, stamped, or otherwise reproduced facsimile signature of such Clerk and the impressed, imprinted, or otherwise reproduced seal of said court will be endorsed on each Bond and will be essential to its validity.

Section 207. Paying Agent and Bond Registrar: Authentication Agent. The Bond Registrar, Paying Agent, and Authentication Agent for a series of Bonds will keep proper registration, exchange, and transfer records in which it shall register the name and address of the owner of each Bond for which it serves as Bond Registrar, Paying Agent, and Authentication Agent.

Section 208. Interchangeability of Bonds. The Bonds, upon surrender thereof to the Bond Registrar with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or such owner's duly authorized attorney, may be exchanged, at the option of the registered owner and upon payment by such registered owner of any charges which the Bond Registrar may make as provided in Section 210, for an equal aggregate principal amount of Bonds of any other authorized denominations.

Section 209. Transfer and Registration of Bonds. Bonds shall be transferable only upon the books of the Agency (which shall be kept for that purpose by the Bond Registrar) by the registered owner thereof in person or by such owner's attorney duly authorized in writing, upon surrender thereof together with a written instrument of transfer satisfactory to the Bond Registrar duly executed by the registered owner or such owner's duly authorized attorney. Upon the transfer of any such registered Bond the Agency shall issue in the name of the transferee a new fully registered Bond, without coupons, of the same aggregate principal amount and maturity as the surrendered Bond.

amount due to any beneficial owner in respect of the principal of and interest on the Bonds; (c) the delivery or timeliness of delivery by any Direct or Indirect Participant of any notice to any beneficial owner which is required or permitted under the terms of this Resolution to be given to Bondholders; or (d) other action taken by DTC or Cede & Co. or such other DTC nominee, as owner.

If a series of Bonds is issued as book-entry only, the form of said series of Bonds shall contain the following text:

Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the Urban Redevelopment Agency of the City of Griffin, Georgia or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

THE AGENCY HAS ESTABLISHED A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THIS BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE HEREINAFTER DEFINED RESOLUTION, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, WILL BE THE REGISTERED OWNER AND WILL HOLD THIS BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS BOND, WILL BE TREATED AS THE OWNER OF THIS BOND FOR ALL PURPOSES.

Section 203. Execution of Bonds. The Bonds will be executed on behalf of the Agency with the manual or facsimile signature of its Chairperson or Vice Chairperson and shall have printed or impressed thereon the official seal of the Agency and be attested with the manual or facsimile signature of its Secretary or Assistant Secretary. In case any officer of the Agency whose signature shall appear on any Bonds shall cease to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 204. Authentication of Bonds. Each Bond shall bear thereon a certificate of authentication substantially in the form hereinafter prescribed, executed by the Authentication Agent with a manually executed signature. Only such Bonds as shall bear thereon such certificate of authentication shall be entitled to any right or benefit under this Resolution, and no Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Authentication Agent, and such certificate of the Authentication Agent shall be conclusive evidence that such Bond so authenticated has been duly authenticated, registered, and delivered, and that the owner thereof is entitled to the benefits of this Resolution. The Authentication Agent's certificate of authentication on any Bond shall be deemed to have

Section 210. Regulations With Respect to Exchanges and Transfers. In all cases in which the privilege of exchanging or transferring Bonds is exercised, the Agency shall execute and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions hereof. All Bonds surrendered in any such exchanges or transfers shall forthwith be delivered to the Bond Registrar and canceled or retained by the Bond Registrar. No service charge shall be made to any Bondholder for any registration of transfer or exchange of Bonds, but for every such exchange or transfer the Agency or the Bond Registrar may make a charge sufficient to reimburse it for any tax or other governmental charge, if any, required to be paid with respect to such exchange or transfer. The Bond Registrar shall not be required (i) to issue, transfer, or exchange any Bond during a period beginning at the opening of business 15 days before the day of the mailing of a notice of redemption of Bonds selected for redemption and ending at the close of business on the day of such mailing or (ii) to register the transfer of or exchange of any Bond so selected for redemption in whole or in part.

Section 211. Form of Bonds. The Series 2024 Bonds and the certificate of validation and certificate of authentication to be endorsed thereon will be in substantially the following terms and form, with such variations, omissions, and insertions as may be required to complete properly each respective Series 2024 Bond and as may be approved by the officer or officers executing each Series 2024 Bond by manual or facsimile signature, which approval shall be conclusively evidenced by such execution:

Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the Urban Redevelopment Agency of the City of Griffin, Georgia or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, Cede & Co., HAS AN INTEREST HEREIN.

No. R-__

UNITED STATES OF AMERICA
STATE OF GEORGIA

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
[TAXABLE] REVENUE BOND (ONE GRIFFIN CENTER PROJECTS), SERIES 2024[A/B]

Maturity Date: _____, 20____ CUSIP:
Interest Rate: _____%
Principal Amount: \$ _____
Bond Date: [Date of Issuance and Delivery]
Registered Owner: Cede & Co.

The Urban Redevelopment Agency of the City of Griffin, Georgia (the "Agency"), a body corporate and politic, duly created and existing pursuant to the Urban Redevelopment Law, codified in O.C.G.A. § 36-61-1 et seq., as amended (the "Urban Redevelopment Law"), for value received hereby promises to pay or cause to be paid to the registered owner named above, or registered assigns, the principal amount specified above, on the maturity date specified above, upon presentation and surrender of this Series 2024A/[2024B Taxable] Bond ("this Bond") to U.S. Bank Trust Company, National Association, Atlanta, Georgia, at its designated corporate trust office, as Bond Registrar and Paying Agent, in lawful money of the United States of America, and to pay to the registered owner hereof by check or draft mailed by first class mail to such owner at such owner's address as it shall appear on the bond register kept by the Bond Registrar (or by wire transfer to the registered owner of Series [2024A]/[2024B Taxable] Bonds in the minimum aggregate principal amount of \$1,000,000 at a wire transfer address which said registered owner has provided to the Paying Agent not less than five days prior to an Interest Payment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary), interest on such principal sum, at the interest rate per annum specified above, payable on January 1 and July 1 (each an "Interest Payment Date") of each year, beginning [January 1, 2025], from the Bond Date, or from the most recent Interest Payment Date to which interest has been paid until payment is made of such principal sum in full.

The interest so payable on any such Interest Payment Date will be paid to the person in whose name this Bond is registered at the close of business on the 15th day of the calendar

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shall not obligate the State of Georgia or any political subdivision thereof, including the City or the Agency, to levy or pledge any form of taxation whatever for the payment hereof. No holder hereof or receiver or trustee in connection herewith shall have the right to enforce payment hereof against any property of the State of Georgia or any political subdivision thereof, including the City, or against any property of the Agency (other than the funds specifically pledged therefor pursuant to the Resolution), nor shall this Bond constitute a charge, lien, or encumbrance, legal or equitable, upon any such property. No recourse shall be had for the payment of the principal of or the interest on this Bond against any officer, director, or member of the Agency. The Agency has no taxing power.

Terms defined in the Resolution and used but not defined herein, shall, unless the context otherwise requires, have the meanings ascribed to such terms in the Resolution.

THE AGENCY HAS ESTABLISHED A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE SERIES 2024 BONDS. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE HEREINAFTER DEFINED RESOLUTION, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, WILL BE THE REGISTERED OWNER AND WILL HOLD THIS BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY, OR TRANSFER, EACH BENEFICIAL OWNER OF THIS BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS BOND, WILL BE TREATED AS THE OWNER OF THIS BOND FOR ALL PURPOSES.

[Insert Redemption Provisions Here]

Except as otherwise provided in the Resolution, this Bond is transferable, as provided in the Resolution, only upon the books of the Bond Registrar, upon presentation at said office of this Bond with the written request of the registered owner hereof or such owner's attorney duly authorized in writing, and a written instrument of transfer satisfactory to the Bond Registrar duly executed by the registered owner or his duly authorized attorney.

Upon such transfer, a new registered Series [2024A]/[2024B Taxable] Bond or Series [2024A]/[2024B Taxable] Bonds of the same series and the same maturity and of authorized denomination or denominations for the proper principal amount shall be authenticated and delivered by the Authentication Agent. The Agency and the Paying Agent may deem and treat the registered owner hereof as the absolute owner hereof (whether or not this Bond shall be overdue) for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes, and neither the Agency nor the Paying Agent shall be affected by any notice to the contrary.

The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or interest made to such registered owner shall be valid and effectual to satisfy and discharge the liability upon this Bond to the extent of the sum or sums so paid. This Bond is registrable as transferred by the owner hereof in person or by such owner's attorney duly authorized in writing at the office of the Bond Registrar, all subject to the terms and conditions of the Resolution.

The Series 2024 Bonds shall be issued as fully registered bonds in the denomination of \$5,000 in principal amount or any integral multiple thereof. This Bond, upon the surrender thereof to the Bond Registrar with a written instrument of transfer satisfactory to the Bond

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month preceding such Interest Payment Date; provided, however, that if and to the extent a default shall occur in the payment of interest due on said Interest Payment Date, such past due interest shall be paid to the persons in whose names outstanding Series [2024A]/[2024B Taxable] Bonds are registered on a subsequent date of record established by notice given by mail by the Paying Agent to the Holders of the Series [2024A]/[2024B Taxable] Bonds not less than 30 days preceding such subsequent date of record. Both the principal of and interest on this Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

This Bond is one of the duly authorized series of bonds designated URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA [TAXABLE] REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024[A/B], in the aggregate principal amount of [\$ _____] (the "Series [2024A]/[2024B Taxable] Bonds"), issued under and secured by a bond resolution adopted by the Agency on _____, 2024 (the "Resolution"). The Series 2024 Bonds are being issued to provide funds to finance structural improvements and repairs to One Griffin Center and the adjacent public parking deck (the "Projects") and to pay the costs of issuing the Series [2024A]/[2024B Taxable] Bonds.

Cotemporaneous with the issuance of the Series [2024A]/[2024B Taxable] Bonds, the Agency is issuing its URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA [TAXABLE] REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024[A/B], in the aggregate principal amount of [\$ _____] (the "Series [2024A]/[2024B Taxable] Bonds"), to provide funds needed to provide funds needed to pay a portion of the costs of the Projects. The Series 2024A Bonds and the Series 2024B Taxable Bonds are hereinafter defined together as, the "Series 2024 Bonds".

Pursuant to an intergovernmental contract, dated as of the date hereof (the "Contract"), between the Agency and the City of Griffin, Georgia (the "City"), a municipal corporation of the State of Georgia, the City is obligated to pay the principal of and redemption premium, if any, and interest on the Series 2024 Bonds and any additional Parity Bonds (as hereinafter defined) (collectively, the "Bonds") as the same shall become due in accordance with their terms and provisions and to pay all fees and expenses as provided for in the Resolution. The City is to pay the payments due under the Contract directly to the Sinking Fund Custodian for the account of the Agency and deposited in the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS, SERIES 2024 SINKING FUND (the "Sinking Fund").

Payment of the Series 2024 Bonds is secured by a first and prior pledge of and charge or lien on the revenue to be derived by the Agency pursuant to the Contract and the money on deposit in the Sinking Fund. In addition to the Series 2024 Bonds, the Agency, under certain conditions as provided in the Resolution, may issue additional revenue bonds ("Parity Bonds") which, if issued in accordance with such provisions, will rank *pari passu* with the Series 2024 Bonds with respect to the pledge of and the charge or lien on the revenue pledged to the payment thereof. Any such Parity Bonds may be redeemed in whole or in part before the maturity of the Series 2024 Bonds, subject to the requirements of the Resolution.

This Bond shall not constitute a debt or a pledge of the faith and credit of the State of Georgia or of any political subdivision thereof, but this Bond shall be payable solely from certain revenues and other funds of the Agency as provided in the Resolution. The issuance of this Bond

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Registrar executed by the owner or the owner's attorney duly authorized in writing, may be exchanged, at the option of the owner, for an equal aggregate principal amount of Series 2024 Bonds of the same maturity and interest rate of any other authorized denomination. No service charge shall be made for any such exchange or registration of transfer, but the Bond Registrar may require payment of such charges as shall be sufficient to cover any tax or other governmental charge, if any, which may be payable in connection therewith.

To the extent and in the manner permitted by the Resolution, modifications or alterations of the provisions thereof or of any supplement thereto or of the Series 2024 Bonds may be made by the Agency with the consent of the owners of a majority in principal amount of the Series 2024 Bonds then outstanding without necessity for notation hereon or reference thereto.

No covenant or agreement contained in this Bond or the Resolution shall be deemed to be a covenant or agreement of any official, officer, agent or employee of the Agency in his or her individual capacity, and neither the members of the Agency nor any official executing this Bond shall be liable personally on this Bond or be subject to any personal liability or accountability by reason of the issuance of this Bond.

It is hereby certified and recited that all conditions, acts, and things required by law and the Resolution to exist, to have happened, and to have been performed precedent to and in the issuance of this Bond, do exist, have happened, and have been performed and that this Bond complies in all respects with the Urban Redevelopment Law and with all applicable laws of the State of Georgia.

This Bond shall not be entitled to any benefit under the Resolution or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the execution by the Authentication Agent of the certificate of authentication hereon.

IN WITNESS WHEREOF, the Urban Redevelopment Agency of the City of Griffin, Georgia has caused this Bond to be executed with the manual or facsimile signature of its Chairperson, and its corporate seal to be hereunto reproduced or impressed and attested with the manual or facsimile signature of its Secretary, as of the day first above written.

URBAN REDEVELOPMENT AGENCY OF
THE CITY OF GRIFFIN, GEORGIA

(S E A L)

By: _____ (FORM)
Chairperson

Attest: _____ (FORM)
Secretary

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CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series [2024A]/[2024B Taxable] Bonds duly authorized by the within mentioned Resolution.

Date of Authentication: [Date of Issuance and Delivery]

U.S. Bank Trust Company, National Association, as Authentication Agent

By: _____ (FORM) Authorized Signatory

* * * * *

STATE OF GEORGIA)
)
SPALDING COUNTY)

VALIDATION CERTIFICATE

I, the undersigned Clerk of Superior Court of Spalding County, State of Georgia, keeper of the records and seal thereof, hereby certify that this Bond was validated and confirmed by judgment of the Superior Court of Spalding County, Georgia, on _____, 2024.

IN WITNESS WHEREOF, I hereunto have set my hand or caused my official signature and the seal of the Superior Court of Spalding County, Georgia, to be reproduced hereon in facsimile.

(S E A L)

_____(FORM) Clerk of Superior Court Spalding County, Georgia

Bond Resolution 21

ARTICLE III REDEMPTION OF BONDS BEFORE MATURITY; PURCHASE OF BONDS IN MARKET

Section 301. Redemption of Series 2024 Bonds.

Series 2024A Bonds. The Series 2024A Bonds maturing on July 1, 20__, and thereafter are subject to redemption by the Agency, at the direction of the City, in whole or in part, at any time, beginning July 1, 20__ (if less than all of the Series 2024A Bonds of a maturity are to be redeemed, the actual Series 2024A Bonds of such maturity shall be selected by lot in such manner as may be designated by DTC while the Series 2024A Bonds are held as book-entry bonds and by the Paying Agent if the Series 2024A Bonds are no longer held as book-entry bonds), in such order as may be designated by the Agency at a redemption price of 100% of the principal amount of the Series 2024A Bonds called for redemption plus accrued interest to the redemption date.

Series 2024B Taxable Bonds. The Series 2024B Taxable Bonds maturing on July 1, 20__, and thereafter are subject to redemption by the Agency, at the direction of the City, in whole or in part, at any time, beginning July 1, 20__ (if less than all of the Series 2024B Taxable Bonds of a maturity are to be redeemed, the actual Series 2024B Taxable Bonds of such maturity shall be selected by lot in such manner as may be designated by DTC while the Series 2024B Taxable Bonds are held as book-entry bonds and by the Paying Agent if the Series 2024B Taxable Bonds are no longer held as book-entry bonds), in such order as may be designated by the Agency at a redemption price of 100% of the principal amount of the Series 2024B Taxable Bonds called for redemption plus accrued interest to the redemption date.

The Series 2024 Bonds shall be called for redemption by the Bond Registrar pursuant to this Section 301 upon receipt by the Bond Registrar at least 30 days prior to the redemption date of a certificate of the Agency directing such redemption. Such certificate shall specify the maturity or maturities of the Series 2024 Bonds to be redeemed, the redemption date, the principal amount of the Series 2024 Bonds or portions thereof so to be called for redemption, the applicable redemption price or prices, and the provision or provisions of this Resolution pursuant to which such Series 2024 Bonds are to be called for redemption.

Section 302. Scheduled Mandatory Redemption.

Series 2024A Bonds. The Series 2024A Bonds maturing on July 1, 20__, are subject to scheduled mandatory redemption prior to maturity in part pro rata among the Bondholders of the mandatory Series 2024A Bonds to be redeemed (rounded to the nearest \$5,000 of the principal amount of each Bond) at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of such redemption, in the following principal amounts and on the dates set forth below (the July 1, 20__, amount to be paid at maturity rather than redeemed):

Year Principal Amount

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ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto

Social Security Number or Other Identifying Number of Assignee:

Please print or type name and address (including postal zip code) of Assignee:

the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ as Agent to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

_____(FORM) Assignor

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Date: _____, 20__

Signature Guaranteed:

_____(FORM)

NOTICE: Signature(s) must be guaranteed by a member firm of the STAMP, SEMP, or MSP signature guarantee medallion programs.

[END OF FORM OF SERIES 2024 BOND]

[END OF ARTICLE II]

Bond Resolution 22

Series 2024B Taxable Bonds. The Series 2024B Taxable Bonds maturing on July 1, 20__, are subject to scheduled mandatory redemption prior to maturity in part pro rata among the Bondholders of the mandatory Series 2024B Taxable Bonds to be redeemed (rounded to the nearest \$5,000 of the principal amount of each Bond) at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of such redemption, in the following principal amounts and on the dates set forth below (the July 1, 20__, amount to be paid at maturity rather than redeemed):

Year Principal Amount

The pro rata redemption provided for in this Section 302 shall be made by redeeming from each Bondholder of the maturity to be redeemed that principal amount which bears the same proportion to the principal amount of such stated maturity registered in the name of such Bondholder as the total principal amount of such stated maturity to be redeemed on any date of scheduled mandatory redemption bears to the aggregate principal amount of such stated maturity Outstanding prior to redemption. If the Paying Agent cannot make a strict pro rata redemption among the Bondholders of a stated maturity, the Paying Agent will redeem more or less than a pro rata portion from one or more Bondholders of such stated maturity in such manner as the Paying Agent deems fair and reasonable. In connection with any such redemption prior to maturity, the Paying Agent will make appropriate entries in the Bond Register to reflect a portion of any Bond so redeemed and the amount of the principal remaining outstanding. The Paying Agent's notation in the Bond Register shall be conclusive as to the principal amount of any Outstanding Bond at any time.

Section 303. Notice of Redemption. The Bond Registrar shall give notice of redemption pursuant to this Article III one time not less than 30 days nor more than 45 days prior to the date fixed for redemption to the Holders of each of the Series 2024 Bonds being called for redemption by first class mail (electronically while the Series 2024 Bonds are held as book-entry bonds) at the address shown on the register of the Bond Registrar. Said notice may be a conditional notice under such terms as specified in the notice and shall contain the complete official name of the Series 2024 Bonds being redeemed, CUSIP number, certificate numbers, amounts called of each certificate (for partial calls), redemption date, redemption price, the Paying Agent's name and address (with contact person and phone number), date of issue of the Series 2024 Bonds, interest rate, and maturity date. Said notice shall also be given not less than 30 days nor more than 45 days prior to the date fixed for redemption, to the Electronic Municipal Market Access system ("EMMA") operated by the Municipal Securities Rulemaking Board or such other securities depository registered with the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, which disseminate redemption notices. No transfer or exchange of any Bond so called for redemption shall be allowed. If any Holder of any Bond being redeemed pursuant to the provisions of this Article shall fail to present for redemption any such Bond within 60 days after the date fixed for redemption, a second notice of the redemption of such Bond shall be given to said Owner at the address of said Owner as shown on the bond register of the Bond Registrar within 90 days after the date fixed for redemption. The failure of the Bond Registrar to give such notice shall not affect the validity of the

Bond Resolution 24

proceedings for the redemption of any Bond as to which no such failure occurred. Any notice mailed or delivered as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Holder receives the notice.

Section 304. Manner of Redemption. Series 2024 Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. In the case of the Series 2024 Bonds of denominations greater than \$5,000, if less than all of such Series 2024 Bonds of a single maturity then outstanding are to be called for redemption then for all purposes in connection with redemption, each \$5,000 of face value shall be treated as though it were a separate Bond in the denomination of \$5,000. If it is determined that one or more, but not all of the \$5,000 units of face value represented by any Bond are to be called for redemption, then upon notice of the intention to redeem such \$5,000 unit or units, the Owner of such Bond shall forthwith surrender such Bond to the Paying Agent for payment of the redemption price (including the redemption premium, if any, and interest to the date fixed for redemption) of the \$5,000 unit or units of face value called for redemption and there shall be issued to the Holder thereof, without charge therefor, fully registered Series 2024 Bonds for the unredeemed balance of the principal amount thereof, in any of the authorized denominations. If the Owner of any such Bond of a denomination greater than \$5,000 shall fail to present such Bond to the Paying Agent for payment in exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the date fixed for redemption to the extent of the \$5,000 unit or units of face value called for redemption (and to that extent only); interest shall cease to accrue on the portion of the principal amount of such Bond represented by such \$5,000 unit or units of face value on and after the date fixed for redemption and (funds sufficient for the payment of the redemption price having been deposited with the Paying Agent and being available for the redemption) such Bond shall not be entitled to the benefit and security of this Resolution to the extent of the portion of its principal amount (and accrued interest thereon to the date fixed for redemption) represented by such \$5,000 unit or units

Section 305. Effect of Redemption Call. Notice having been given in the manner and under the conditions prescribed herein, and money for the payment of the redemption price being held by the Paying Agent, all as provided in this Resolution, the Series 2024 Bonds or the portion thereof so called for redemption shall become and be due and payable on the redemption date designated in such notice at the redemption price provided for redemption of such Series 2024 Bonds on such date. Interest on the Series 2024 Bonds or the portion thereof so called for redemption shall cease to accrue from and after the date fixed for redemption unless default shall be made in payment of the redemption price thereof upon presentation and surrender thereof. Such Series 2024 Bonds shall cease to be entitled to any lien, benefit or security under this Resolution and the Owners of such Series 2024 Bonds shall have no rights in respect thereof except to receive payment of the redemption price thereof and such Bond or the portion thereof so called shall not be considered to be outstanding. Upon surrender of such Bond paid or redeemed in part only, the Agency shall execute and the Bond Registrar shall deliver to the Owner thereof, at the expense of the Agency, a new Bond or Bonds of the same type, of authorized denominations in the aggregate principal amount equal to the unpaid or unredeemed portion of the Bond.

Section 306. Purchase of Series 2024 Bonds in Market. Nothing herein contained shall be construed to limit the right of the Agency to purchase Series 2024 Bonds in the open

market, at a price not exceeding the then applicable redemption price of the Series 2024 Bonds to be acquired, or at par and accrued interest for Series 2024 Bonds not then subject to redemption, from funds in the Sinking Fund. Any such Series 2024 Bonds so purchased shall not be reissued and shall be cancelled.

Section 307. Redemption of Parity Bonds. Additional Parity Bonds may be made subject to redemption either mandatorily or at the option of the Agency prior to maturity at the times and upon such terms and conditions as may be prescribed in the respective resolutions of the Agency supplemental to this Resolution relating to such Parity Bonds. If Parity Bonds are issued hereafter, such Parity Bonds of any such future issue or issues may be redeemed in whole or in part before the maturity of the Series 2024 Bonds, subject to the Sinking Fund requirements herein prescribed, and subject to the call provisions of such future Parity Bond series; provided, however, the Agency is not restricted hereby from acquiring as a whole, by redemption or otherwise, all Outstanding Bonds of all such issues from any money which may be available for that purpose.

[END OF ARTICLE III]

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ARTICLE IV

GENERAL AUTHORIZATIONS AND AGREEMENTS; PARITY BONDS; NON-ARBITRAGE AND TAX COVENANTS

Section 401. Payment of Principal and Interest; Limited Obligation. The Agency agrees that it will promptly pay the principal of and interest on the Bonds at the place, on the dates, and in the manner provided herein and in the Bonds according to the true intent and meaning hereof and thereof. The Bonds shall not constitute a debt or a pledge of the faith and credit of the State of Georgia or of any political subdivision thereof, including the City, or of the Agency, but shall be payable from Revenues as provided herein. The issuance of the Bonds shall not obligate the State or any political subdivision thereof, including the City, to levy or pledge any form of taxation whatever for the payment thereof. No Holder of the Bonds or receiver or trustee in connection therewith shall have the right to enforce payment thereof against any property of the State or any political subdivision thereof, including the City, or against any property of the Agency (other than the funds specifically pledged therefor pursuant to this Resolution), nor shall the Bonds constitute a charge, lien or encumbrance, legal or equitable, upon any such property. No recourse shall be had for the payment of the principal of or interest on the Bonds against any officer, director, or member of the Agency. The Agency has no taxing power.

Section 402. Performance of Covenants; Agency. The Agency covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations, and provisions contained in this Resolution and in the Contract, in any and every Bond executed, authenticated, and delivered hereunder and in all of its proceedings pertaining hereto. The Agency covenants that it is duly authorized under the Constitution and laws of the State, including particularly and without limitation the Urban Redevelopment Law, to issue the Bonds authorized hereby and to adopt this Resolution and to execute the Contract, that all action on its part for the execution and delivery of this Resolution has been duly and effectively taken, and that the Bonds in the hands of the owners thereof will be valid and enforceable obligations of the Agency according to the terms thereof and hereof.

Section 403. Instruments of Further Assurance. The Agency will execute, acknowledge, and deliver or cause to be executed, acknowledged, and delivered, such resolutions supplemental hereto and such further acts and instruments for the better assuring, pledging, and confirming the amounts pledged hereby to the payment of the principal of and redemption premium, if any, and interest on the Bonds. The Agency, except as herein and in the Contract provided, will not encumber any part of its interest in the Revenues payable under the Contract or its rights under the Contract.

Section 404. Priority of Pledge; Parity Bonds.

(a) The pledge made in Section 508 hereof of the Revenues payable under the Contract and on deposit in the Sinking Fund constitutes a first and prior pledge of and lien on said Revenues. No other bonds or obligations of any kind or nature will be issued hereafter which are payable from or enjoy a lien on the Revenues prior to the lien created thereon for the payment of the Bonds.

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(b) Parity Bonds may be issued by the Agency from time to time, ranking as to the lien on the Revenues *pari passu* with the Series 2024 Bonds for the specific purpose of completing the financing of the Projects or financing improvements or additions, real or personal, to any portion of the Projects, provided all the following conditions are met:

(1) The payments covenanted to be made hereunder have been and are being made as required.

(2) The Agency and the City shall enter into a contract or an amendment to contract, reaffirming and extending through the final maturity of the Parity Bonds then proposed to be issued all applicable covenants, terms, and provisions of the Contract. Under the terms of such contract or amendment to contract, the City shall obligate itself to pay directly to the Sinking Fund Custodian, for credit to the Sinking Fund, amounts sufficient to pay the principal of and the interest on the Bonds then outstanding and on the Parity Bonds then proposed to be issued, and for the payment of the reasonable fees and charges, if any, of the Paying Agent and Bond Registrar, less the interest and principal requirements on any bonds or obligations to be paid or redeemed from any or all of the funds to be made available by the sale of the Parity Bonds proposed to be issued.

(3) The Agency shall pass proper proceedings reciting that all of the above requirements have been met and authorizing the issuance of such Parity Bonds and shall provide in such proceedings, among other things, for the date, the rate or rates of interest, maturity dates, and redemption provisions, if any, which such Parity Bonds shall bear. The interest on any such Parity Bonds shall fall due on the Interest Payment Dates in each year, and the Parity Bonds shall mature in annual installments on either Interest Payment Date, but not necessarily in each year or in equal installments. Any such proceeding or proceedings shall require that the payments then being made for deposit into the Sinking Fund to be increased to the extent necessary to pay the principal of and interest on the Outstanding Bonds and on the Parity Bonds proposed to be issued, less the principal and interest requirements on any bonds or obligations to be redeemed from any or all of the funds to be made available by the sale of the Parity Bonds proposed to be issued. Any such proceeding or proceedings shall restate and reaffirm by reference all of the applicable terms, conditions, and provisions of this Resolution.

(4) Such Parity Bonds and all proceedings relative thereto, and the security therefor, shall be validated as prescribed by law.

Section 405. Authorization of Contract. The execution, delivery, and performance of the Contract by and between the Agency and the City are hereby authorized. The Contract shall be in substantially the form attached hereto as Exhibit A, with such changes, insertions, or omissions as may be approved by the Chairperson or Vice Chairperson of the Agency. The Contract shall be executed by the Chairperson or Vice Chairperson of the Agency and attested by the Secretary or Assistant Secretary of the Agency.

Section 406. Authorization for Validation of Bonds. In order to carry out the issuance of the Series 2024 Bonds, and pursuant to the Constitution and laws of the State, including the Urban Redevelopment Law, any officer of the Agency is hereby authorized and directed to

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immediately notify the District Attorney of the Griffin Judicial Circuit of the adoption of this Resolution by the Agency, to request said District Attorney to file a petition and complaint to confirm and validate the Series 2024 Bonds and to pass upon the security therefor, and any such officer is further authorized to acknowledge service and make answer in such proceeding.

Section 407. [Reserved].

Section 408. General Authorization. The proper officers of the Agency are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and the Contract, and are further authorized to take any and all further actions and execute and deliver any and all other documents as may be necessary in the issuance of the Series 2024 Bonds and the execution and delivery of the Contract and all other documents authorized hereby.

Section 409. Non-Arbitrage and Tax Covenants.

(a) The Agency covenants and agrees for the benefit of the purchasers and owners of the Series 2024A Bonds from time to time outstanding that so long as any of the Series 2024A Bonds remain outstanding, it will not intentionally cause any proceeds of the Series 2024A Bonds to be used to acquire higher yielding investments, except as may be otherwise permitted by § 148 of the Code, and that, at the written request of the City, it will comply with, and take such action and make such payments as may be permitted or required by § 148(f) of the Code, to insure that the Series 2024A Bonds do not constitute "arbitrage bonds" within the meaning of § 148(a) of the Code.

(b) The Agency hereby covenants and agrees that it will cause the proceeds from the sale of the Series 2024A Bonds to be expended and will take such action as may be requested of it by the City so that the interest on the Series 2024A Bonds will be and will remain excludable from the gross income of the owners thereof for federal income tax purposes, including, without limitation, compliance with provisions of §§ 141-149 of the Code, as applicable. In furtherance of this covenant, for the benefit of the Bondholders, the Agency and City agree to comply with the provisions of a Federal Tax Certificate to be executed by the Agency, and acknowledged by the City, and delivered concurrently with the issuance and delivery of the Series 2024A Bonds.

Section 410. [Reserved].

Section 411. Continuing Disclosure. No financial or operating data concerning the Agency is material to an evaluation of the offering of the Bonds or to any decision to purchase, hold or sell the Series 2024 Bonds and the Agency will not provide any such information. The Agency shall have no liability to the beneficial owners of the Series 2024 Bonds or any other person with respect to Securities and Exchange Commission Rule 15c2-12(b)(5). Pursuant to Section 2.02 of the Contract, the City has undertaken all responsibility for compliance with continuing disclosure requirements, and the Agency shall have no liability to the Bondowners or any other person with respect to Securities and Exchange Commission Rule 15c2-12.

[END OF ARTICLE IV]

hereinafter described requisition and certificate but shall require an invoice for such payment; however, the City shall keep and maintain adequate records pertaining to the Costs of Issuance Account and all disbursements therefrom.

(c) Money on deposit in the Costs of Issuance Account may be invested, pending disbursement or use, in accordance with Section 601.

Section 503. Construction Fund. A construction fund is hereby authorized to be established prior to or concurrently with the issuance and delivery of the Series 2024 Bonds, said fund to be designated the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS, SERIES 2024 CONSTRUCTION FUND (the "Construction Fund"). Proceeds from the sale of the Series 2024 Bonds as set forth in Section 501 of this Resolution and any other funds received by grant, donation or otherwise to finance the Projects, shall be deposited to the credit of the Construction Fund. Proceeds from the sale of the Series 2024A Bonds set forth in Section 501(a)(ii) of this Resolution shall be segregated from proceeds from the sale of the Series 2024B Taxable Bonds set forth in Section 501(b)(ii) and held in separate accounts or subaccounts within the Construction Fund. Such money as are deposited in the Construction Fund shall be held by the Construction Fund Custodian and withdrawn only in accordance with the provisions and restrictions set forth in this Resolution, and the City as agent of the Agency, will not cause or permit to be paid therefrom any sums except in accordance herewith; provided, however, that any money in the Construction Fund not needed at the time for the payment of the current obligations during the course of the acquisition, construction, and equipping of the Projects, may be invested and reinvested by the Construction Fund Custodian, upon direction of the City, as agent for the Agency, in such investments as are set forth in Section 601(a) of this Resolution. Any such investments shall mature not later than such times as shall be necessary to provide money when needed for payments to be made from the Construction Fund, and shall be held by said Custodian for the account of the Construction Fund until maturity or until sold, and at maturity or upon such sale, the proceeds received therefrom, including accrued interest and premium, if any, shall be immediately deposited by said Custodian in the Construction Fund and shall be disposed of in the manner and for the purposes hereinafter provided. All money in and securities held for the Construction Fund shall be subject to a lien and charge in favor of the Holders of the Series 2024 Bonds and shall be held for the security of such Holders until disbursed as hereinafter provided for the payment of Costs of the Projects.

Section 504. Requisition Procedure.

(a) The Agency hereby appoints the City as agent of the Agency to make disbursements from the Construction Fund. All payments from the Construction Fund shall be made upon checks signed by an officer of the City properly authorized to sign in its behalf (the "City Representative"), but before such officer shall sign any such checks (other than checks issued in payment for Costs of Issuance which shall not require the hereinafter described requisition and certificate but shall require an invoice for such payment) there shall be filed with the City a requisition and certificate signed by the City Representative certifying:

(i) each amount to be paid and the name of the person, firm, or corporation to whom payment thereof is due;

APPLICATION OF BOND PROCEEDS;
CONSTRUCTION FUND; COSTS OF ISSUANCE ACCOUNT;
SINKING FUND; PLEDGE OF REVENUES

Section 501. Application of Bond Proceeds.

(a) **Series 2024A Bonds.** The proceeds derived from the sale of the Series 2024A Bonds shall be applied by the Agency, concurrently with the delivery of the Series 2024A Bonds to the initial purchaser or purchasers thereof, as follows:

(i) all Costs of Issuance of the Series 2024A Bonds shall be paid at closing directly to those persons who shall be entitled to the same, or a portion of the proceeds estimated to be sufficient to pay all or a portion of the Costs of Issuance may be deposited in a Costs of Issuance Account to be created by the Agency and disbursed in accordance with Section 502 hereof; and

(ii) the balance of the proceeds of the Series 2024A Bonds shall be deposited into the Construction Fund in the subaccount created for the proceeds of the Series 2024A Bonds described in Section 503 for use in payment of the Costs of the Projects.

(b) **Series 2024B Taxable Bonds.** The proceeds derived from the sale of the Series 2024B Taxable Bonds shall be applied by the Agency, concurrently with the delivery of the Series 2024B Taxable Bonds to the initial purchaser or purchasers thereof, as follows:

(i) all Costs of Issuance of the Series 2024B Taxable Bonds shall be paid at closing directly to those persons who shall be entitled to the same, or a portion of the proceeds estimated to be sufficient to pay all or a portion of the Costs of Issuance may be deposited in a Costs of Issuance Account to be created by the Agency and disbursed in accordance with Section 502 hereof; and

(ii) the balance of the proceeds of the Series 2024B Taxable Bonds shall be deposited into the Construction Fund in the subaccount created for the proceeds of the Series 2024B Taxable Bonds described in Section 503 for use in payment of the Costs of the Projects.

Section 502. Costs of Issuance Account.

(a) A special account is hereby authorized to be created and established prior to the issuance and delivery of the Series 2024 Bonds, said fund to be designated the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA, SERIES 2024 COSTS OF ISSUANCE ACCOUNT (the "Costs of Issuance Account"). If created and established, said fund shall be held separate and apart from all other deposits or funds, and any money deposited into the Costs of Issuance Account pursuant to Section 501(a)(i) and Section 501(b)(i) shall be disbursed to pay, or reimburse the City for, all or a portion of the Costs of Issuance.

(b) The Agency hereby appoints the City as agent of the Agency to make disbursements from the Costs of Issuance Account. Such disbursements shall not require the

(ii) that an obligation in the stated amount has been incurred by the City, that the same is a proper charge against the Construction Fund and has not been paid, and stating that the bill, invoice, or statement of account for such obligation, or a copy thereof, is on file in the office of the City Representative;

(iii) that the City Representative has no notice of any vendor's, mechanic's, or other liens or rights to liens, chattel mortgages, or conditional sales contracts which should be satisfied or discharged before such payment is made;

(iv) that such requisition contains no item representing payment on account or any retained percentages (other than any percentages required by the State to be retained) which the City, at the date of such certificate, is entitled to retain; and

(v) that insofar as such obligation was incurred for work, material, supplies, or equipment in connection with the Projects, such work was actually performed, or such material, supplies, or equipment was actually installed in or about the construction or delivered at the site of the work for that purpose.

(b) The City shall retain all requisitions filed pursuant to this Section, subject at all times to inspection by any officer of the Agency or any owner of a Bond, upon reasonable request.

Section 505. Other Disbursements from the Construction Fund.

(a) If the United States of America or the State, or any department, agency, or instrumentality of either, agrees to allocate money to be used to defray any part of the cost of acquiring, constructing, and equipping the Projects upon the condition that the City appropriate a designated amount of money for said specified purpose or purposes, and the City is required to withdraw any sum so required from the Construction Fund for deposit in a special account, the City shall have the right to withdraw any sum so required from the Construction Fund by appropriate transfer and to deposit the same in a special account for that particular purpose; provided, however, that all payments thereafter made from said special account may be made only in accordance with the requirements set forth in this Article.

(b) Withdrawals for investment purposes only (including authorized deposits with other banks) may be made by the Construction Fund Custodian to comply with written directions from an authorized officer of the City without any requisition other than said direction.

Section 506. Completion of the Projects. When the acquisition, construction, and equipping of the Projects has been completed substantially in accordance with the Plans and Specifications therefor, said fact shall be evidenced by a certificate to the Agency, the City, and the Construction Fund Custodian from the City Representative to such effect and specifying the date of completion. Should there be any balance in the Construction Fund which is not needed to defray proper unpaid charges against said fund, such balance shall be transferred to the Sinking Fund, or otherwise applied in accordance with State law.

Section 507. Creation of Sinking Fund; Use of Money Therein.

(a) There is hereby authorized to be established a special trust fund in the name of the Agency to be designated URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS, SERIES 2024 SINKING FUND (the "Sinking Fund"). The Sinking Fund shall be in the custody of the Sinking Fund Custodian, but in the name of the Agency. The Sinking Fund may be divided into separate accounts or sub-accounts to provide for the repayment of the Series 2024A Bonds and the Series 2024B Taxable Bonds, and for the investment of funds inside the Sinking Fund for the Series 2024A Bonds and the Series 2024B Taxable Bonds.

(b) Except as otherwise provided in this Section 507 and in Sections 510 and 601, money in the Sinking Fund shall be used solely for the payment of the principal of and premium, if any, and interest on the Bonds, whether at maturity, by redemption or otherwise. The Agency hereby authorizes and directs the Paying Agent to withdraw sufficient funds from the Sinking Fund during each Bond Year to pay the principal of and interest on the Bonds as the same shall become due and payable, whether at maturity or otherwise. Any money held as a part of the Sinking Fund shall be invested and reinvested in accordance with the provisions of Section 601 hereof.

(c) Any amount in the Sinking Fund at the close of business of the Sinking Fund Custodian on the day immediately preceding any Interest Payment Date shall be credited against the obligations of the City to make payments under the Contract on such Interest Payment Date.

Section 508. Revenues to be Paid to Sinking Fund Custodian; Pledge of Revenues; Collateral Assignment to Bondholders.

(a) The Revenues (including the payments provided for in Section 5.02(a) of the Contract) are to be paid directly to the Sinking Fund Custodian for the account of the Agency, and deposited in the Sinking Fund. Said Revenues shall be sufficient in amount to pay the principal of and interest on the Bonds.

(b) The Agency hereby covenants and agrees that so long as any of the Bonds issued hereunder are Outstanding it will cause to be deposited in the Sinking Fund, pursuant to the Contract, sufficient sums from the Revenues to meet and pay promptly the principal of and interest on the Bonds as the same become due and payable.

(c) All Revenues payable under the Contract and on deposit in the Sinking Fund shall be and are hereby pledged by the Agency to the prompt payment of the principal of and interest on the Bonds. Such money shall immediately be subject to the lien of this pledge for the benefit of the Bondholders without any physical delivery thereof or further act, and the lien of this pledge shall be valid and binding against the Agency and against all other persons having claims against the Agency, whether such claims shall have arisen in tort, contract, or otherwise and irrespective of whether such parties have notice thereof. This pledge shall rank superior to all other pledges which hereafter may be made of any of the funds and accounts pledged in this Resolution.

(d) In order to secure the Agency's obligations under the Bonds, the Agency hereby collaterally assigns, for the benefit of the Bondholders, all of the right, title, and interest of the

such fund or funds for the satisfaction of any claim of whatever nature on their part under this Resolution or relating to said Bonds. Such segregated funds shall not be subject to investment.

Any money deposited with the Paying Agent in trust for the payment of the principal of and premium, if any, or interest on any Bond and remaining unclaimed for five years after such principal, premium, if any, or interest has become due and payable shall, upon the City's request to the Paying Agent, be paid to the City. After the payment of such unclaimed money to the City, the Bondholder thereafter shall look only to the City for the payment thereof, and any liability of the Paying Agent with respect to such money shall thereupon cease.

Section 511. Fees, Charges, and Expenses. Pursuant to the Contract, during such time as the Bond Registrar, Paying Agent, and Authentication Agent is a bank or trust company, the City is to pay, during such time, the reasonable and necessary fees and expenses of the Bond Registrar and Paying Agent, as and when the same become due, upon the submission by the Bond Registrar and Paying Agent of invoices therefor.

[END OF ARTICLE V]

Agency in and to the Contract, and all extensions and renewals of the term thereof, if any, and all amounts encumbered thereby, including, but without limiting the generality of the foregoing, the present and continuing right to make claim for, collect, receive, and make receipt for payments and other sums of money payable, receivable, or to be held thereunder, to bring any actions and proceedings thereunder or for the enforcement thereof, and to do any and all other things which the Agency is or may become entitled to do under the foregoing, provided that the assignment made by this sentence shall not impair or diminish any obligation of the Agency under the provisions of the Contract or impair or diminish the right of the Agency to enforce compliance with the obligations of the City under the Contract.

(e) The Bondholders may enforce all rights of the Agency and all obligations of the City under and pursuant to the Contract, whether or not the Agency is in default hereunder. So long as any of the Bonds remain Outstanding, and for such longer period when required by the Contract, the Agency shall faithfully and punctually perform and observe all obligations and undertakings on its part to be performed and observed under the Contract. The Agency covenants to maintain, at all times, the validity and effectiveness of the Contract and (except as expressly permitted by the Contract) shall take no action, and shall not omit to take any action, which action or omission might release the City from its liabilities or obligations under the Contract or result in the surrender, termination, amendment, or modification of, or impair the validity of the Contract.

(f) The Agency covenants to enforce all covenants, undertakings, and obligations of the City under the Contract, and the Agency hereby authorizes and directs the Bondholders to enforce any and all of the Agency's rights under the Contract on behalf of the Agency. The Agency shall retain possession of an executed original or counterpart of the Contract and shall release the same only in accordance with the provisions thereof. The Contract shall be available for inspection at reasonable times and under reasonable conditions by any owner of any Bond.

(g) The Agency shall not create or suffer to be created any lien, security interest, or charge upon the Revenues or the Contract, other than the pledge and assignment created by this Resolution.

Section 509. Deposits into Sinking Fund. There shall be paid into the Sinking Fund, as and when received: (i) all payments under the Contract which are required to be paid into the Sinking Fund, (ii) any other money required to be deposited therein pursuant to this Resolution, and (iii) all other money received by the Sinking Fund Custodian when accompanied by directions that such money is to be paid into the Sinking Fund. There also shall be retained in the Sinking Fund interest and other income received on investments of money in the Sinking Fund, to the extent provided in Section 601 hereof.

Section 510. Bonds Not Presented When Due. If any Bonds shall not be presented for payment when the principal thereof and premium, if any, become due, either at maturity or otherwise, if money sufficient to pay such Bonds are on deposit in the Sinking Fund for the benefit of the Holders thereof, all liability of the Agency to the Holders thereof for the payment of such Bonds shall cease forthwith, terminate, and be completely discharged, and it shall be the duty of the Paying Agent to segregate and hold such money in trust, without liability for interest thereon, for the benefit of Holders of such Bonds who thereafter shall be restricted exclusively to

ARTICLE VI

INVESTMENT OF MONEY;
DESIGNATION OF DEPOSITORIES

Section 601. Authorized Investments.

(a) **Construction Fund Money.** Subject to the provisions of this Resolution, money in the Construction Fund may be invested and reinvested by the Construction Fund Custodian at the direction of the City Representative in any of the following investments allowed by O.C.G.A. § 36-82-7, if and to the extent the same are at the time legal for investment of bond proceeds:

- (i) the local government investment pool created in O.C.G.A. § 36-83-8; or
- (ii) the following securities and no others:
 - (A) bonds or other obligations of the City, or bonds or obligations of the State or other states or of counties, municipal corporations, and political subdivisions of the State;
 - (B) bonds or other obligations of the United States or of subsidiary corporations of the United States government, which are fully guaranteed by such government;
 - (C) obligations of and obligations guaranteed by agencies or instrumentalities of the United States government, including those issued by the Federal Land Bank, Federal Home Loan Bank, Federal Intermediate Credit Bank, Bank for Cooperatives, and any other such agency or instrumentality now or hereafter in existence; provided, however, that all such obligations shall have a current credit rating from nationally recognized rating service of at least one of the three highest rating categories available and have a nationally recognized market;
 - (D) bonds or other obligations issued by any public housing agency or municipal corporation in the United States, which such bonds or obligations are fully secured as to payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States government, or project notes issued by any public housing agency, urban renewal agency or municipal corporation in the United States which are fully secured as to payment of both principal and interest by a requisition, loan or payment agreement with the United States government;
 - (E) certificates of deposit of national or state banks located within the State which have deposits insured by the Federal Deposit Insurance Corporation and certificates of deposit of federal savings and loan associations and state building and loan or savings and loan associations located within the State which have deposits insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance

Corporation, including the certificates of deposit of any bank, savings and loan association, or building and loan association acting as depository, custodian or trustee for any proceeds of the Bonds; provided, however, that the portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation, or the Georgia Credit Union Deposit Insurance Corporation, if any, shall be secured by deposit with the Federal Reserve Bank of Atlanta, Georgia, or with any national or state bank or federal savings and loan association or state building and loan or savings and loan association located within the State or with a trust office within the State, of one or more of the following securities in an aggregate principal amount equal at least to the amount of such excess: direct and general obligations of the State or other states or any county or municipal corporation in the State, obligations of the United States or subsidiary corporations included in subparagraph (B) above, obligations of the agencies and instrumentalities of the United States government included in subparagraph (C) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or municipalities included in subparagraph (D) above;

(F) securities of or other interests in any no-load, open-end management type investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended, or any common trust fund maintained by any bank or trust company which holds such proceeds as trustee or by an affiliate thereof so long as:

(1) the portfolio of such investment company or investment trust or common trust fund is limited to the obligations referenced in subparagraph (B) and (C) above and repurchase agreements fully collateralized by any such obligations;

(2) such investment company or investment trust or common trust fund takes delivery of such collateral either directly or through an authorized custodian;

(3) such investment company or investment trust or common trust fund is managed so as to maintain its shares at a constant net asset value; and

(4) securities of or other interests in such investment company or investment trust or common trust fund are purchased and redeemed only through the use of national or state banks having corporate trust powers and located within the State; and

(G) interest-bearing time deposits, repurchase agreements, reverse repurchase agreements, rate guarantee agreements, or other similar banking arrangements with a bank or trust company having capital and surplus aggregating at least \$50 million or with any government bond dealer reporting to,

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7. repurchase agreements; and
8. obligations of other political subdivisions of the State of Georgia.

Section 602. Designation of Bond Registrar, Paying Agent, Authentication Agent, and Fund Custodians.

(a) U.S. Bank Trust Company, National Association, Atlanta, Georgia, is designated as Bond Registrar, Paying Agent, and Authentication Agent for the Series 2024 Bonds.

(b) [U.S. Bank Trust Company, National Association, Atlanta, Georgia], is designated as Sinking Fund Custodian for the Series 2024 Bonds.

(c) [_____], in Griffin, Georgia, is designated as the Construction Fund Custodian for the Series 2024 Bonds.

Section 603. Bank or Trust Company as Bond Registrar, Paying Agent, and Authentication Agent.

(a) During such time as the Bond Registrar, Paying Agent, and Authentication Agent is a bank or trust company, any presentation and surrender of Bonds to the Paying Agent or Bond Registrar as required herein shall be to the designated corporate office of said bank or trust company.

(b) During such time as the Bond Registrar and Paying Agent is a bank or trust company, any corporation into which the Bond Registrar and Paying Agent may be merged or converted or with which it may be consolidated, or any corporation resulting from any merger, conversion or consolidation to which the Bond Registrar and Paying Agent shall be a party, or any corporation to which substantially all the corporate trust business of the Bond Registrar and Paying Agent may be transferred, shall, subject to the terms of this Resolution, be Bond Registrar and Paying Agent under this Resolution without further act.

[END OF ARTICLE VI]

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trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York having capital aggregating at least \$50 million or with any corporation which is subject to registration with the Board of Governors of the Federal Reserve System pursuant to the requirements of the Bank Holding Company Act of 1956, provided that each such interest-bearing time deposit, repurchase agreement, reverse repurchase agreement, rate guarantee agreement, or other similar banking arrangement shall permit the money so placed to be available for use at the time provided with respect to the investment or reinvestment of such money.

(b) **Sinking Fund and Costs of Issuance Money.** Money in the Sinking Fund and the Costs of Issuance Account, if any, may be invested by the custodian of said funds, at the direction of the City Representative, in such investments as are authorized by law at the time the investment is made, including specifically investments pursuant to O.C.G.A. § 36-80-3 and O.C.G.A. § 36-83-4, if and to the extent the same are at the time legal for investment of such money.

Pursuant to O.C.G.A. § 36-80-3, the City Representative may invest and reinvest money in the Sinking Fund and the Costs of Issuance Account in:

1. obligations of the United States and of its agencies and instrumentalities, or obligations fully insured or guaranteed by the United States government or by one of its agencies.

2. bonds or certificates of indebtedness of the State and of its agencies and instrumentalities.

3. certificates of deposit of banks which have deposits insured by the Federal Deposit Insurance Corporation; provided, however, that portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation must be secured by direct obligations of the State or the United States which are of a par value equal to that portion of such certificates of deposit which would be uninsured.

Pursuant to O.C.G.A. § 36-83-4, the City Representative may invest and reinvest money subject to its control and jurisdiction in:

1. obligations of the State or of other states;
2. obligations issued by the United States government;
3. obligations fully insured or guaranteed by the United States government or by one of its agencies;
4. obligations of any corporation of the United States government;
5. prime bankers' acceptances;
6. the local government investment pool established by O.C.G.A. § 36-83-8;

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**ARTICLE VII
DEFEASANCE**

Section 701. Defeasance.

(a) Bonds shall be deemed to have been paid in full and the lien of this Resolution shall be discharged:

(i) after there shall have been irrevocably deposited with the Paying Agent for that purpose, either (A) sufficient money or (B) obligations of, or guaranteed as to principal and interest by, the United States of America, or certificates of an ownership interest in the principal or interest of obligations of or guaranteed as to principal and interest by the United States of America, which shall not contain provisions permitting the redemption thereof prior to their stated maturity, the principal of and the interest on which when due, will be sufficient, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon (said earnings to be held in trust also), together with any money deposited therewith, for the payment at the respective maturities or redemption dates of the Bonds to be defeased, of the principal thereof and the redemption premium, if any, and the interest to accrue thereon to such maturity or redemption date, as the case may be;

(ii) there shall have been paid to the Bond Registrar and Paying Agent all fees and expenses due or to become due in connection with the payment or redemption of the Bonds to be defeased or satisfactory arrangements have been made with the Bond Registrar and Paying Agent to make said payments; and

(iii) unless all Outstanding Bonds are to mature or be redeemed within the next 60 days, the Agency shall have given the Bond Registrar and Paying Agent irrevocable instructions to give notice, as soon as practicable, to the owners of the Outstanding Bonds to be defeased, by first class mail, postage prepaid, at their last addresses appearing upon the books of registration, that the deposit required by (i) above has been made with the Bond Registrar and Paying Agent and that said Bonds are deemed to have been paid in accordance with this Section 701 and stating such maturity date or redemption date upon which money is to be available for the payment of the principal or redemption price of said Bonds. The Bond Registrar and Paying Agent may also give such notice by publication in an Authorized Newspaper but such publication shall not be a condition precedent to payment in full of the Bonds and failure so to publish any such notice shall not affect the validity of the proceedings for the payment in full of the Bonds to be defeased.

(b) In addition to the foregoing provisions of this Article VII, the lien of this Resolution shall only be discharged pursuant to this Article VII if the City delivers to the Agency an opinion of Bond Counsel providing that all conditions precedent to the discharge of the lien of this Resolution pursuant to this Article VII have been satisfied and such deposit and discharge will not adversely affect the exclusion of the interest on the Series 2024A Bonds from federal income taxation.

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(c) It is contemplated that any Bonds issued and secured pursuant to this Resolution may be paid, or deemed to be paid in full as aforesaid, and any other Bonds not paid, or not deemed to be paid in full as aforesaid, shall remain Outstanding hereunder. Upon payment in full of any Bonds as provided in this Section 701, the Owners of such Bonds shall no longer be entitled to the benefits of the security afforded by this Resolution and, except for the purposes of registration, exchange, and transfer, shall no longer be deemed outstanding hereunder.

(d) Whenever all Bonds issued hereunder shall be deemed to have been paid pursuant to this Section 701, any balances remaining in the Sinking Fund shall be retained by the City and used for any lawful purpose.

[END OF ARTICLE VII]

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of any covenant or agreement herein contained; the right to protect and enforce the rights of the owners of the Bonds by suit, action or special proceedings in equity or at law in aid or execution of any power herein granted or for the enforcement of any proper legal or equitable remedy deemed most effectual to protect and enforce such rights; and the right to enforce remedies afforded to the Agency under the Contract.

No remedy by the terms of this Resolution conferred upon or reserved to the Bondholders is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Bondholders hereunder or now or hereafter existing at law or in equity.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein; such right or power may be exercised from time to time as often as may be deemed expedient.

Section 804. Right of Bondholders to Direct Proceedings. The Holders of a majority in principal amount of the Bonds Outstanding shall have the right to direct the method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Resolution, or any other proceedings hereunder, provided that such direction shall not be otherwise than in accordance with the provisions of law and of this Resolution.

Section 805. Waiver by Agency. Upon the occurrence of an Event of Default, to the extent that such rights may then lawfully be waived, neither the Agency, nor anyone claiming through or under it, shall set up, claim or seek to take advantage of any appraisal, valuation, stay, extension, or redemption laws of any jurisdiction now or hereafter in force, in order to prevent or hinder the enforcement of this Resolution, and the Agency, for itself and all who may claim through or under it, hereby waives, to the extent that it lawfully may do so, the benefit of all such laws.

Section 806. Application of Money. After payment of the costs and expenses of the proceedings resulting in the collection of money and of the expenses, liabilities, and advances incurred or made pursuant to any right given or action taken under the provisions of this Article, all money received shall be deposited in the Sinking Fund and all money in the Sinking Fund shall be applied to or in connection with the payment of Bondholders in respect of all accrued and unpaid interest and unpaid principal, or unpaid premium due on redemption, which has become due on such Bonds, and, if the amount available shall not be sufficient to pay in full any amount owed on the Bonds, then to the payment, according to the amount due respectively, for principal, premium, if any, and interest then due and unpaid upon the Bonds, without preference or priority of principal or premium over interest, or of interest over principal or premium, if any, or of any installments of interest over any other installments of interest or of any Bonds over any other Bonds, ratably, according to the amount due, respectively, of principal and interest to the persons entitled thereto without any discrimination or privilege.

Section 807. Limitation on Rights and Remedies of Bondholders. No Holder of any Bond shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Resolution, for the execution of any trust thereof or to enforce any other

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ARTICLE VIII
DEFAULT PROVISIONS AND
REMEDIES OF BONDHOLDERS

Section 801. Defaults; Events of Default. If any of the following events occur, it is hereby declared to constitute an "Event of Default":

(a) default in the due and punctual payment of the principal of or premium, if any, on any Bond when and as the same shall become due and payable, whether at maturity or by proceedings for redemption prior to maturity, or otherwise; or

(b) default in the due and punctual payment of any installment of interest on any Bond when and as such interest installment shall become due and payable; or

(c) default in the performance or observance of any of the other covenants, agreements, or conditions on the part of the Agency in this Resolution or in the Bonds contained and failure to remedy the same within 30 days after written notice specifying such default and requiring the same to be remedied shall have been received by the Agency and the City from the owner of any Bond; unless, however, action to remedy such failure shall have been undertaken and more than 30 days is reasonably required for its completion, in which event the Agency and the City may permit such failure to remain unremedied during the lesser of 90 days or the time required for the completion of such action and any appeal therefrom, irrespective of whether such period extends beyond the 30 day period after the receiving of notice, unless by such action the lien or charge hereof on any part of the Revenues shall be materially endangered, in which event, such failure shall be promptly remedied.

(d) the dissolution or liquidation of the City or the voluntary initiation by the City of any proceeding under any law relating to bankruptcy, insolvency, arrangement, reorganization, readjustment of debt or any other form of debtor relief, or the initiation against the City of any such proceeding which shall remain undismissed for 60 days, or assignment by the City for the benefit of creditors, or the entry by the City into an agreement of composition with creditors or the failure generally by the City to pay its debts as they become due; or

(e) the occurrence and continuance of any event of default as described in Section 8.01 of the Contract.

Section 802. [Reserved].

Section 803. Remedies; Rights of Bondholders. Upon the occurrence of an Event of Default, the owners of not less than a majority in principal amount of the Bonds Outstanding may pursue any available remedy (other than the remedy of acceleration) provided by the Contract as well as any available remedy at law or in equity to enforce the payment of the principal of and premium, if any, and interest on the Bonds.

If an Event of Default shall have occurred the owners of not less than a majority in principal amount of Bonds Outstanding may exercise such one or more of the rights and powers conferred by this Section 803, including the right to secure specific performance by the Agency

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right or remedy hereunder, unless a default has occurred nor unless also such default shall have become an Event of Default and the Holders of not less than a majority in principal amount of Bonds Outstanding shall have instituted an action, suit or proceeding in its, his or their own name or names, it being understood and intended that no one or more Holders of the Bonds shall have any right in any manner whatsoever to affect, disturb or prejudice the lien of this Resolution by its, his or their action or to enforce any right or remedy hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal and ratable benefit of the Holders of all Bonds Outstanding. Nothing in this Resolution contained shall affect or impair, however, the right of any Bondholder to enforce the payment of the principal of and premium, if any, and interest on any Bond at and after the maturity thereof, or the obligation of the Agency to pay the principal of and premium, if any, and interest on each of the Bonds issued hereunder to the respective Holders thereof at the time and place, from the source, and in the manner expressed in the Bonds.

Section 808. Termination of Proceedings. In case any proceedings taken by the owner of any Bond on account of any default shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case the Agency and the owners of the Bonds shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies and powers of the owners of the Bonds shall continue as if no such proceedings had been taken.

[END OF ARTICLE VIII]

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ARTICLE IX

SUPPLEMENTAL RESOLUTIONS;
AMENDMENTS TO CONTRACT

Section 901. Supplemental Resolutions Not Requiring Consent of Bondholders. The Agency, with the consent of the City, but without the consent of, or notice to, any of the Bondholders, may adopt such resolution or resolutions supplemental to this Resolution as shall be consistent with the terms and provisions hereof, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission or inconsistent provision in this Resolution;
- (b) to grant to or confer upon the Bondholders any additional rights, remedies, powers, or authority that may lawfully be granted to or conferred upon the Bondholders;
- (c) to subject to the lien and pledge of this Resolution additional revenues, properties, or collateral; or
- (d) to provide for the issuance of Parity Bonds in accordance with the provisions of this Resolution.

Section 902. Supplemental Resolutions Requiring Consent of Bondholders.

(a) Exclusive of supplemental resolutions covered by Section 901 hereof, and subject to the terms and provisions contained in this Section 902, and not otherwise, the owners of a majority in principal amount of the Bonds Outstanding shall have the right, from time to time, anything contained in this Resolution to the contrary notwithstanding, to consent to and approve, in writing, the adoption by the Agency of such other resolution or resolutions supplemental hereto as shall be deemed necessary and desirable by the Agency for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Resolution or in any supplemental resolution, provided, that without the written consent of owners of all the Bonds Outstanding the Agency may not adopt any supplemental resolution that has the effect of permitting a change in the terms of redemption (other than changes in the procedures for redemption) or maturity of the principal of any Outstanding Bond or of any installment of interest thereon or a reduction in the principal amount or redemption price thereof or in the rate of interest thereon without the consent of the Holder of such Series 2024 Bond, or shall reduce the percentages of Series 2024 Bonds the consent of the Holders of which is required to effect any such modification or amendment, or shall change or modify any of the rights or obligations of the Bond Registrar or Paying Agent without its written assent thereto.

(b) If at any time the Agency shall seek to adopt any such supplemental resolution for any purposes of this Section, it shall notify the City and the Bond Registrar, and the Bond Registrar shall cause notice of the proposed execution of such supplemental resolution to be mailed by first class mail to the registered owners of the Bonds, but no failure to mail any such notice nor any defect in any notice shall affect the right of the Agency to effect the validity of

Section 906. Effect of Supplemental Proceeding. Any supplemental resolution adopted and becoming effective in accordance with the provisions of this Article thereafter shall form a part of this Resolution, and all the terms and conditions contained in any such supplemental resolution as to any provision authorized to be contained therein shall be a part of the terms and conditions of this Resolution and shall be effective as to all Owners of the then Outstanding Bonds and of any Parity Bonds, and no notation or legend of such modifications and amendments shall be required to be made on any such outstanding Bonds.

Section 907. Resolution Constitutes Contract. The provisions, terms, and conditions of this Resolution shall constitute a contract by and between the Agency and the Owners of Outstanding Bonds, and, after the issuance of the Series 2024 Bonds, this Resolution shall not be repealed or amended in any respect which will adversely affect the rights and interest of the Owners of the Bonds nor shall the Agency adopt any resolution or ordinance in any way ever adversely affecting the rights of such Owners so long as any of the Bonds or the interest thereon shall remain unpaid; provided, however, that the provisions of this Section shall not be construed to restrict or impair any rights reserved to the Agency by the provisions of this Article IX.

Section 908. Subsequent Proceedings Consistent with Resolution. Any subsequent proceeding or proceedings authorizing the issuance of Parity Bonds as permitted under the provisions of this Resolution shall in nowise conflict with the terms and conditions of this Resolution, but, for all legal purposes, shall contain all the covenants, agreements, and provisions of this Resolution for the equal protection and benefit of all Owners of Bonds.

[END OF ARTICLE IX]

such supplemental resolution if all necessary consents are obtained. Such notice shall briefly set forth the nature of the proposed supplemental resolution and shall state that a copy of the same is on file with the Bond Registrar. If the owners of a majority in aggregate principal amount of the Bonds Outstanding hereunder at the time of the execution of any such supplemental resolution shall have consented to and approved the execution thereof as herein provided, no Bondholder shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Agency from adopting the same or from taking any action pursuant to the provisions thereof. Upon the adoption of any such supplemental resolution as in this Section 902 permitted and provided, this Resolution shall be deemed to be modified and amended in accordance therewith.

(c) Anything herein to the contrary notwithstanding, a supplemental resolution adopted under this Article IX shall not become effective unless and until the City shall have consented in writing to the adoption and delivery of such supplemental resolution. In this regard, the Agency shall cause notice of the proposed adoption and delivery of any such supplemental resolution to which the City has not already consented, together with a copy of the proposed supplemental resolution and a written consent form to be signed by the City to be hand delivered to the City at least 30 days prior to the proposed date of adoption and delivery of any such supplemental resolution.

Section 903. Amendments to Contract Not Requiring Consent of Bondholders. The Agency and the City, without the consent of or prior notice to the Bondholders, may amend the Contract for the following purposes:

- (a) to cure any ambiguity or formal defect or omission or inconsistent provisions of the Contract;
- (b) to reaffirm all applicable covenants, terms, and provisions of the Contract and extend its term through the final maturity of Parity Bonds then proposed to be issued; or
- (c) any other purpose which does not adversely affect the interest of the Bondholders.

Section 904. Amendments to Contract Requiring Consent of Bondholders. Except for the amendments as provided in Section 903 hereof, neither the Agency nor the City may amend the Contract whereby such amendment would operate to affect adversely the interest of the Holders of the Outstanding Bonds unless written consent is obtained of (A) all the Holders of the Bonds Outstanding or (B) in the case less than all of the Bonds then outstanding are affected by the amendment, the Holders of all the Outstanding Bonds which are so affected. No such amendment shall ever affect the obligations of the City to make payments under the Contract or the City's covenants with respect to the use of the proceeds of the Bonds.

Section 905. Notice of Supplemental Resolutions and Amendments. To the extent herein not otherwise required, a copy of each supplemental resolution or amendment to the Contract, made or entered into in accordance with the preceding Sections of this Article IX, shall be furnished to each of the Agency, the City, and the Bondholders.

ARTICLE X
MISCELLANEOUS

Section 1001. Consents of Bondholders. Any consent, request, direction, approval, objection, or other instrument required by this Resolution to be signed and executed by the Bondholders may be in any number of concurrent documents and may be executed by such Bondholders in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval, objection, or other instrument or of the written appointment of any such agent or the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Resolution, and shall be conclusive with regard to any action taken under such request or other instrument, namely:

- (a) The fact and date of the execution by any person of any such writing may be proved by the certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such writing acknowledged before him the execution thereof, or by an affidavit of any witness to such execution; and
- (b) The fact of ownership of Bonds and the amount or amounts, numbers, and other identification of such Bonds, and the date of holding the same shall be provided by the registration books of the Agency maintained by the Bond Registrar pursuant to Section 207.

Section 1002. Limitation of Rights. With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Resolution or the Bonds is intended or shall be construed to give to any person or company other than the parties hereto and the owner of any Bonds any legal or equitable right, remedy, or claim under or with respect to this Resolution or any covenants, conditions and provisions herein contained; this Resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto and the Holders of the Bonds as herein provided.

Section 1003. Severability. If any provision of this Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative, or unenforceable to any extent whatever.

Section 1004. Immunity of Members, Officers, and Employees of the Agency. No recourse shall be had for the enforcement of any obligation, covenant, promise or agreement of the Agency contained in this Resolution or in the Bonds or for any claim based hereon or otherwise in respect hereof or upon any obligation, covenant, promise, or agreement of the Agency contained in the Contract, against any member, officer, or employee, as such, in his individual capacity, past, present, or future, of the Agency or of any successor corporation, either directly or through the Agency or any successor corporation, whether by virtue of any constitutional provision, statute, or rule of law or by the enforcement of any assessment or penalty or otherwise; it being expressly agreed and understood that this Resolution, the Bonds, and the Contract are solely corporate obligations, and that no personal liability whatsoever shall attach to or be incurred by any member, officer or employee as such, past, present or future, of the Agency or of any successor corporation, either directly or by reason of the obligations,

covenants, promises, or agreements entered into between the Agency and the City to be implied therefrom as being supplemental hereto or thereto, and that all personal liability of that character against every such member, officer, and employee is, by the adoption of this Resolution and the issuance of the Bonds, and as a condition of, and as a part of the consideration for, the adoption of this Resolution and execution of the Bonds, expressly waived and released. The immunity of members, officers, and employees of the Agency under the provisions contained in this Section 1004 shall survive the termination of this Resolution.

Section 1005. Communications. All communications provided for herein shall be in writing and shall be sufficiently given and served upon the Agency and the City if sent by facsimile with the original to follow by United States registered mail, return receipt requested, postage prepaid (unless otherwise required by the specific provisions hereof in respect of any matter) and addressed as follows:

- If to the Agency: Urban Redevelopment Agency of the City of Griffin, Georgia
100 South Hill Street
Griffin, Georgia 30223
Phone: (770) 229-6400
Attention: Chairperson
- With a copy to: The Whalen Law Firm LLC
100 South Hill Street, Suite 524
Griffin, Georgia 30223
Phone: (770) 227-9456
Attention: Andrew J. "Drew" Whalen, III
- If to the City: City of Griffin
100 South Hill Street
Griffin, Georgia 30223
Phone: (770) 229-6400
Attention: City Manager
- With a copy to: The Whalen Law Firm LLC
100 South Hill Street, Suite 524
Griffin, Georgia 30223
Phone: (770) 227-9456
Attention: Andrew J. "Drew" Whalen, III

A copy of each communication given hereunder by the Agency or the City also shall be given to any registered owner of a majority in principal amount of Outstanding Bonds.

Any party, by notice given hereunder, may designate different addresses to which subsequent notices, certificates, or other communications will be sent.

Section 1006. Payments Due on Day Other than a Business Day. When the date on which any payment is due hereunder shall not be a Business Day, then such payment may be made on the next succeeding Business Day with the same force and effect as if made on the date

fixed for such payment and no additional interest shall accrue because of such payment occurring on said next Business Day.

Section 1007. Laws Governing Resolution. The effect and meaning of this Resolution and the rights of all parties hereunder shall be governed by and construed according to the laws of the State.

Section 1008. Performance Audit. Unless specifically waived pursuant to the publication of such waiver in compliance with the provisions of O.C.G.A. § 36-82-100, the Agency will select a certified public accountant or an outside auditor, consultant or provider for the purpose of providing for a continuing performance audit or performance review of the expenditure of bond proceeds and otherwise complying with the provisions of O.C.G.A. § 36-82-100, the cost of which performance audit or performance review shall be paid by the funds of the City.

Section 1009. Bond Purchase Agreement. The Chairperson or Vice Chairperson and the Secretary or Assistant Secretary of the Agency are authorized to execute on behalf of the Agency a Bond Purchase Agreement with Raymond James & Associates, Inc., Atlanta, Georgia, as Underwriter of the Bonds, in the form submitted to the Agency at the time of adoption of this Resolution.

Section 1010. Official Statement. The Agency has caused to be prepared and distributed a Preliminary Official Statement with respect to the Series 2024 Bonds and shall prepare, execute, and deliver an Official Statement for the Series 2024 Bonds in final form, and the execution and delivery of said Official Statement Bonds in final form are hereby authorized and approved. The use and distribution of a Preliminary Official Statement with respect to the Series 2024 Bonds be and the same is hereby ratified and confirmed, and the Chairperson or Vice Chairperson of the Agency is duly authorized to "deem final" the Preliminary Official Statement within the meaning of Securities Exchange Act Rule 15c2-12. The Chairperson or Vice Chairperson of the Agency is hereby authorized to execute and deliver the Official Statement for and on behalf of the Agency and said Official Statement shall be in substantially the form of the Preliminary Official Statement, subject to such changes, insertions, or omissions as may be approved by the Chairperson and the execution of said Official Statement by the Chairperson or Vice Chairperson as hereby authorized shall be conclusive evidence of any such approval. The distribution of the Preliminary Official Statement and Official Statement for and on behalf of the Agency is hereby authorized and approved.

Section 1011. Captions. The captions and headings in this Resolution are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or Sections of this Resolution.

Section 1012. Repealer. Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

Section 1013. General Agency. The proper officers, agents, and employees of the Agency hereby are authorized to take any and all further actions and execute and deliver any and

all other certificates and documents as may be necessary or desirable in connection with the issuance of a the Series 2024 Bonds and the execution and delivery of the Contract, the Bond Purchase Agreement, the federal tax certificate, the official statement, and the carrying out of the purposes and intent of this Resolution. From and after the execution and delivery of the documents hereinabove authorized, the proper officers, agents, and employees of the Agency hereby are authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of said documents as executed.

[END OF ARTICLE IX]

APPROVED AND ADOPTED this _____, 2024.

URBAN REDEVELOPMENT AGENCY OF
THE CITY OF GRIFFIN, GEORGIA

By: _____
Chairperson

FORM OF INTERGOVERNMENTAL CONTRACT

[Attached.]

INTERGOVERNMENTAL CONTRACT

by and between

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA

and

CITY OF GRIFFIN, GEORGIA

Dated _____, 2024

Relating to the

[\$ _____] URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A
AND
[\$ _____] URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B

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Exhibit A - DESCRIPTION OF THE PROJECTS

INTERGOVERNMENTAL CONTRACT

This Intergovernmental Contract dated _____, 2024 (the "Contract"), made and entered into by and between the URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA, which is deemed to be a political subdivision of the State of Georgia and a public corporation and instrumentality of the State of Georgia (the "Agency"), and the CITY OF GRIFFIN, GEORGIA (the "City"), a municipal corporation of the State of Georgia.

WITNESSETH:

WHEREAS, the Agency has been created as a body corporate and politic pursuant to the Urban Redevelopment Law, Official Code of Georgia Annotated ("O.C.G.A.") § 36-61-1 et seq., as amended (the "Urban Redevelopment Law"), and activated by resolution of the Board of Commissioners for the City, the governing body for the City, adopted on July 12, 2005, as amended; and

WHEREAS, the Agency was created for the purpose of rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas as necessary in the interest of the public health, safety, morals, or welfare of the residents of the City, and the Urban Redevelopment Law empowers the Agency to issue its revenue bonds and use the proceeds thereof for the purpose of financing any project or undertaking within the scope of the Agency's powers; and

WHEREAS, under the Urban Redevelopment Law, the Agency is further empowered to make contracts for the construction of projects or contracts with respect to the use of projects which it causes to be erected or acquired, and to contract with its implementing public body upon such terms and for such purposes as may be deemed advisable; and

WHEREAS, pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia, the City may contract for any period not exceeding 50 years with any public authority for joint services, for the provision of services or for the joint or separate use of facilities or equipment, provided such contracts deal with activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, in furtherance of its public purposes, and at the request of the City, the Agency proposes to provide funds, through the issuance of its REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, in the aggregate principal amount of [\$ _____] (the "Series 2024A Bonds"), and its TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, in the aggregate principal amount of [\$ _____] (the "Series 2024B Taxable Bonds" and together with the Series 2024A Bonds, the "Series 2024 Bonds"), authorized to be issued pursuant to a bond resolution adopted by the Agency on _____, 2024 (the "Resolution"), to finance, in whole or in part, structural improvements and repairs to One Griffin Center and the public parking deck adjacent to One Griffin Center (the "Project"), which Projects are public services or facilities which the contracting parties are authorized by law to undertake or provide, and to pay the costs of issuance of the Series 2024 Bonds; and

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.01. Definitions. All words and phrases defined in Section 101 of the Resolution, unless the context clearly indicates otherwise, which shall have the same meanings in this Contract.

Section 1.02. Rules of Construction. The definitions referred to in Section 1.01 shall be equally applicable to both the singular and the plural forms of the terms therein defined and shall cover all genders.

"Herein," "hereby," "hereunder," "hereof," "hereinbefore," "hereinafter," "this Contract," and other equivalent words refer to this Contract and not solely to the particular portion thereof in which any such word is used.

All references herein to particular Articles or Sections are references to Articles or Sections of this Contract unless otherwise specified.

[END OF ARTICLE I]

WHEREAS, the City is authorized pursuant to the Constitution of the State of Georgia to levy taxes, and to expend tax moneys of the City and other available funds and to obligate the City to make payment thereof to the Agency of the amounts provided for in the Contract; and

WHEREAS, the Urban Redevelopment Law provides that revenue bonds issued by the Agency shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance, or sale of bonds, but any political subdivision contracting with the Agency may obligate itself to make the payments required under such contract from money received from taxes levied for such purpose and from any other source, and such obligation shall constitute a general obligation and a pledge of the full faith and credit of the obligor but shall not constitute a debt within the meaning of Article IX, Section V, Paragraph I of the Constitution of the State of Georgia, and when the obligation is made to make such payments from taxes to be levied for that purpose, then the obligation shall be mandatory to levy and collect such taxes from year to year in an amount sufficient to fulfill and fully comply with the terms of such obligation; and

WHEREAS, following study and investigation, the City has determined that it is in the best interest of the City to enter into this Contract with the Agency for the benefit of the City and its residents.

NOW, THEREFORE, in consideration of the foregoing and the respective representations, covenants, and agreements hereinafter set forth, the Agency and the City hereby agree as follows; provided that, in the performance of the covenants and agreements of the Agency herein contained, any obligation it thereby may incur for the payment of money shall not be a general debt of the Agency but shall be payable solely out of the proceeds derived from the sale of the Series 2024 Bonds and the revenues and receipts derived from this Contract.

ARTICLE II

REPRESENTATIONS, WARRANTIES, AND AGREEMENTS

Section 2.01. Representations, Warranties, and Agreements of the Agency. The Agency represents, warrants, and agrees that:

(a) The Agency is a public body corporate and politic created and existing under the Urban Redevelopment Law and, unless otherwise required by law, shall maintain its corporate existence so long as any Bonds are Outstanding. Under the provisions of the Urban Redevelopment Law, the Agency is authorized to enter into and carry out the transactions contemplated by this Contract and the Resolution.

(b) The Agency and the City heretofore have agreed that the Agency will finance the Costs of the Projects and the Costs of Issuance by issuing the Series 2024 Bonds pursuant to the provisions of the Resolution.

(c) There is no litigation or proceeding pending or, to the knowledge of the Agency, threatened against the Agency or against any other party which would have a material adverse effect on the right of the Agency to execute this Contract or the ability of the Agency to comply with any of its obligations under the Series 2024 Bonds, this Contract, the Resolution, or any other documents contemplated to be executed by the Agency in connection with the issuance and delivery of the Series 2024 Bonds.

(d) This Contract, upon execution of the same, will constitute the legal, valid, and binding obligation of the Agency in accordance with its terms, and performance by the Agency of its obligations hereunder will not violate, or result in a breach of any of the provisions of, or constitute a default under, any agreement or instrument to which the Agency is a party or by which the Agency is bound.

(e) The Agency has not made, done, executed, or suffered, and warrants that it will not make, do, execute, or suffer, any act or thing whereby the Agency's or the City's title to or interest in the Projects will or may be impaired or encumbered in any manner except as permitted herein and the Resolution and except for acts or things done or permitted by the City; and

(f) Except as herein and in the Resolution provided, the Agency will not encumber any part of its interest in the Revenues payable by the City under this Contract or its rights under this Contract. The pledge made of the Revenues payable under this Contract constitutes a first and prior pledge of and lien on said Revenues for the payment of the Bonds and said pledge shall at no time be impaired by the Agency.

Section 2.02. Representations, Warranties, and Agreements of the City. The City represents, warrants, and agrees as follows:

(a) The City is a municipal corporation of the State, having power to enter into and execute, deliver, and perform this Contract, and, by proper action of its governing body has authorized the execution and delivery of this Contract and the taking of any and all such actions as may be required on its part to carry out, give effect to, and consummate the transactions

contemplated by this Contract and the Resolution, and no approval or other action by any governmental authority, agency, or other person is required in connection with the delivery and performance of this Contract by it except as shall have been obtained as of the date hereof.

(b) There is no litigation or proceeding pending or, to the knowledge of the City, threatened against or affecting the City, nor to the best of the knowledge of the City is there any basis therefor wherein an unfavorable decision, ruling, or finding would materially adversely affect the transactions contemplated by this Contract or which in any way would adversely affect the validity or enforceability of the Series 2024 Bonds, this Contract, the Resolution, or any other documents contemplated to be executed in connection with the issuance and delivery of the Series 2024 Bonds.

(c) This Contract, upon execution of the same, will constitute the legal, valid, and binding obligation of the City enforceable in accordance with its terms, and performance by the City of its obligations hereunder will not violate or result in a breach of any of the provisions to or constitute a default under any agreement or instrument to which the City is a party or by which the City is bound.

(d) No actions will be taken by the City which shall in any way impair the exclusion of interest on any of the Series 2024A Bonds from federal income taxation.

(e) The City will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Contract, failure of the City to comply with the Continuing Disclosure Certificate shall not be considered an Event of Default under the Resolution or this Contract; however, any Bondholder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the City to comply with its obligations under the Continuing Disclosure Certificate. For purposes of this Section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to or to dispose of ownership of any Series 2024 Bonds (including persons holding Bonds through nominees, depositories, or other intermediaries) or (b) is treated as the owner of any Series 2024 Bonds for federal income tax purposes.

[END OF ARTICLE II]

ARTICLE III

ISSUANCE OF BONDS

Section 3.01. The Series 2024 Bonds. The Agency, in accordance with the Urban Redevelopment Law, will issue the Series 2024 Bonds for the purposes set forth in the Preamble hereof, and all of the covenants, agreements, and provisions hereof, to the extent provided herein and in the Resolution, shall be for the equal and proportionate benefit and security of the owner or owners of the Bonds without preference, priority, or distinction as to the charge, lien, or otherwise of any one Bond over any other Bond, so that every owner of the Bonds shall have the same rights, privileges, and lien by virtue hereof.

Section 3.02. Date, Denomination, and Maturities. The Series 2024 Bonds will be issued in registered form and will mature and be paid pursuant to the provisions of Article II of the Resolution. Interest on the Series 2024 Bonds will be paid to the Bondholders in the manner stated in the Series 2024 Bonds and in the Resolution, until the obligation of the Agency with respect to the payment of the principal of the Series 2024 Bonds shall be discharged in accordance therewith.

Section 3.03. Obligations Relating to the Resolution and the Bonds. The City agrees to perform all such undertakings and obligations which are contemplated or required to be performed by the City pursuant to the provisions of the Resolution.

Section 3.04. Application of Bond Proceeds. At and upon the delivery of and payment for the Series 2024 Bonds, the proceeds received therefrom shall be applied in the manner set forth in Section 501 of the Resolution.

[END OF ARTICLE III]

ARTICLE IV

FINANCING OF THE PROJECTS; CONSTRUCTION

Section 4.01. Title to the Projects; Financing of the Projects. The City has acquired title to those portions of the Projects which presently exist and are under construction. The Agency hereby agrees to issue the Series 2024 Bonds to finance the Costs of the Projects on behalf of and for the use of the City and thereby cause the Projects to be constructed, equipped and installed in accordance with the provisions hereof and of the Urban Redevelopment Law, and the City agrees to make the payments provided for in Section 5.02 in accordance with the provisions of this Contract.

Section 4.02. Acquisition, Construction, and Installation of the Projects. The Agency hereby authorizes the City, as exclusive agent of the Agency, subject to the terms and conditions set forth in this Contract, to provide for the construction and equipping of the Projects in accordance with the Plans and Specifications, and the City hereby agrees to undertake and complete such construction and installation with due diligence.

Section 4.03. Use of Bond Proceeds in the Construction Fund. The City will apply the proceeds of the Series 2024 Bonds held in the Construction Fund solely for the financing of or to reimburse the City for the Costs of the Projects. The City agrees to provide a requisition containing the information and certifications required by Section 504 of the Resolution for each disbursement from the Construction Fund.

Section 4.04. Amendments to the Project Description. If the City determines not to construct or install any portion of the Projects as described on Exhibit A, or determines to acquire, construct, or install projects and equipment in addition to or different than the Projects, or if the Costs of the Projects prove to be more or less than the anticipated costs as of the date of issuance of the Series 2024 Bonds, the City may amend the description of the Projects attached hereto as Exhibit A or provide for additions to or deletions from such description of the Projects (consistent with the terms of this Contract and the Resolution). Prior to any amendment of the description of the Projects set forth on Exhibit A, the City shall deliver such proposed amendment to the Agency, together with an opinion of Bond Counsel to the effect that the Projects, as amended, may be financed under the Urban Redevelopment Law and that such amendment, by itself, would not cause the interest on the Series 2024A Bonds to be includable in gross income of the Holders thereof for federal income tax purposes. Nothing in this Section shall restrict the investment or use of the money in the Construction Fund as provided in the Resolution.

Section 4.05. Plans and Specifications. The Plans and Specifications are on file with the Agency and the City, and any amendments thereto shall be filed with the Agency and the City. The Agency and the City may revise the Plans and Specifications at any time and from time to time prior to the completion date established in Section 506 of the Resolution, provided that no such change shall render inaccurate any of the representations contained in this Contract.

[END OF ARTICLE IV]

ARTICLE V

CONTRACT PAYMENTS BY THE CITY

Section 5.01. Bond Proceeds Made Available by the Agency. The Agency agrees to make the proceeds from the sale of the Series 2024 Bonds available to the City, and the City agrees to accept said proceeds in accordance with and subject to the provisions of this Contract.

Section 5.02. Contract Payments by the City. Pursuant to this Contract, the City agrees to make payments sufficient in amount to pay the following:

- (a) the principal of, premium (if any) and interest due on the Bonds, upon maturity, redemption, or otherwise. All such payments shall be made in lawful money of the United States of America in immediately available funds on or before the date on which due;
- (b) the reasonable fees and expenses, if any, of the Paying Agent and Bond Registrar as provided in the Resolution. Said fees and expenses shall be paid when due directly to the Paying Agent and Bond Registrar for its own account; and
- (c) any payments which may be required by Section 6.08(c) of this Contract.

Each payment to be made by the City hereunder is to be made on a parity with every other payment hereunder.

Section 5.03. Credits. Any amounts in the Sinking Fund at the close of business of the Sinking Fund Custodian on the day immediately preceding any Interest Payment Date or date fixed for redemption of the Series 2024 Bonds shall be credited against the payments due by the City under this Contract on such Interest Payment Date or date of redemption.

If the Bonds are called for redemption, any funds held in the Construction Fund shall be deposited in the Sinking Fund and said funds together with all other amounts in the Construction Fund and the Sinking Fund one Business Day prior to the redemption date shall be credited against the payments due by the City under Section 5.02(a).

Section 5.04. Place of Payments. The payments to be made pursuant to Section 5.02(a) hereof shall be paid directly to the Sinking Fund Custodian, for credit to the Sinking Fund, as required by the Resolution. The payments to be made pursuant to subsections (b) and (c) of Section 5.02 hereof shall be paid directly to the party to whom such payment is to be made for its own use.

Section 5.05. City's Obligations Unconditional.

(a) The obligations of the City to make payments required in this Article V on the dates and in the manner herein specified and to perform and observe the other agreements on its part contained herein shall be absolute and unconditional, regardless of any contingencies whatever and notwithstanding any circumstances or occurrences that may arise or take place hereafter, and shall not be subject to diminution by set-off, counterclaim, abatement, or otherwise. Until such time as the principal of and interest on the Series 2024 Bonds shall have

been paid or provision for such payment shall have been made in accordance with the Resolution, the City (i) will not suspend or discontinue any payments for which provision is made in Section 5.02 hereof, (ii) will perform and observe all of its other covenants and agreements contained in this Contract, and (iii) will not terminate this Contract for any cause including, without limiting the generality of the foregoing, impossibility, or illegality of performance on the part of the Agency of any of its obligations hereunder or under the Resolution, any acts or circumstances that may constitute failure of consideration, *force majeure*, destruction of or damage to the Projects or any part thereof, frustration of purpose, the unavailability for use by the City on the date hereof or on any date hereafter of the Projects, any change in the tax or other laws of the United States of America or the State or any political subdivision thereof, or any failure of the Agency to perform and observe any agreement, whether express or implied, or any duty, liability, or obligation arising out of or connected with this Contract or out of the Resolution.

(b) The City will bear all risk of damage to or destruction in whole or in part of the Projects or any part thereof, including without limitation any loss, complete or partial, or interruption in the use or operation thereof or any manner or thing which for any reason interferes with, prevents, or renders burdensome the use thereof or the compliance by the City with any of the terms of this Contract.

Section 5.06. City's Remedies. If the Agency fails to perform any of its agreements in this Contract, the City may institute such action against the Agency as the City may deem necessary to compel such performance so long as such action shall not affect, impair, or diminish the obligation of the City to make the payments provided for herein, which obligation shall be absolute, unconditional, and irrevocable. The City, at its own cost and expense and in its own name, may prosecute or defend any action or proceedings against third parties or take any other action which the City deems reasonably necessary to secure or protect its rights of possession and use of the Projects, in which event the Agency agrees to cooperate fully with the City.

Section 5.07. Tax Levy to Make Payments. The City will exercise its power of taxation, which is not limited as to rate or amount, to the extent necessary to pay the amounts required to be paid hereunder and will make available and use for the payment of its obligations incurred hereunder all such taxes levied and collected for that purpose together with funds received from any other source. The City, in order to make such funds available for such purpose in each fiscal year, will in its general revenue, appropriation, and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for in each fiscal year during the term of this Contract, include sums sufficient to satisfy the payments required to be made under this Contract, whether or not any other sums are included in such measure, until all payments required to be made hereby shall have been made in full. The obligation of the City to make the payments provided for pursuant to the terms of this Contract shall constitute a general obligation of the City and a pledge of the full faith and credit of the City to provide the funds required to fulfill such obligation.

Section 5.08. Prior Lien of the Series 2024 Bonds; Parity Bonds.

(a) The Agency will not issue hereafter any other bonds or obligations of any kind or nature payable from or enjoying a lien on the Revenues superior to the lien created in the

ARTICLE VI

SPECIAL COVENANTS; TAX COVENANT

Section 6.01. Ownership and Use of the Projects. The Agency acknowledges that it shall not be vested with any interest in the Projects and that the Projects will not constitute any part of the security for the Bonds.

Section 6.02. Use of Bond Proceeds. The City agrees that it shall cause the proceeds of the Bonds to be applied exclusively to the construction, equipping and installation of the Projects and the payment of all or a portion of the Costs of Issuance of the Bonds.

Section 6.03. No Warranty of Condition or Suitability by the Agency. The Agency makes no warranty, either express or implied, as to the Projects or that it will be suitable for the City's purposes or needs.

Section 6.04. Further Assurances. The Agency and the City agree that, from time to time, they will execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the intention of or facilitating the performance of this Contract.

Section 6.05. Authority of the Authorized City Representative. Whenever under the provisions of this Contract the approval of the City is required or the Agency is required to take some action at the request of the City, such approval or such request shall be made by the City Representative unless otherwise specified in this Contract, and the Agency is authorized to act on any such approval or request. The City shall have no complaint against the Agency as a result of any such action taken.

Section 6.06. Redemption of Bonds. The Agency, at the request at any time of the City and if the Bonds are then redeemable, shall forthwith take all steps that may be necessary under the applicable redemption provisions of the Resolution to effect redemption of all or any portion of the Bonds as may be specified by the City, on the earliest redemption date on which such redemption may be made under such applicable provisions or upon the date set for such redemption by the City pursuant to Section 9.02 hereof. So long as the City is not in default hereunder and the Agency is not obligated to redeem Bonds pursuant to the terms of the Resolution, the Agency shall not redeem Bonds prior to their respective maturities unless requested in writing by the City.

Section 6.07. City's Performance Under the Resolution; Amendments. The City covenants and agrees for the benefit of the Bondholders to comply with the representations, warranties, and agreements set forth in this Contract, and to do and perform all acts and things contemplated in this Contract and in the Resolution to be done or performed by it. The Agency agrees that it shall not execute or permit any amendment or supplement to the Resolution which affects any rights, powers, and authority of the City under this Contract or requires a revision of this Contract without the prior written consent of the City and a majority of the owners of the Bonds.

Resolution for the payment of the Series 2024 Bonds. Nothing contained herein, however, shall restrict the issuance of bonds or obligations from time to time payable from the Revenues and secured by a lien thereon junior and subordinate to the lien created to secure the payment of the Bonds.

(b) Parity Bonds may be issued by the Agency from time to time, ranking as to the lien on the Revenues *pari passu* with the Series 2024 Bonds for the specific purpose of completing the financing of the Projects or financing further improvements or additions, real or personal, to the Projects, provided all the provisions of Section 404(b) of the Resolution are met.

[END OF ARTICLE V]

Section 6.08. Tax Covenants. The City hereby covenants and represents to the Agency for the benefit of each Holder of the Series 2024A Bonds that:

(a) It will not expend the proceeds from the sale of the Series 2024A Bonds nor take any other action which would cause the interest on the Series 2024A Bonds to be included in the gross income of the owners thereof for federal income tax purposes.

(b) It will not make or permit any use of the proceeds from the issue and sale of the Series 2024A Bonds which would cause the Series 2024A Bonds to be classified as "arbitrage bonds" within the meaning of § 148(a) of the Code and any Treasury Regulations promulgated thereunder as such provisions may apply to obligations issued as of the date of issuance of the Series 2024A Bonds.

(c) It will comply with, and take such action and make such payments as may be permitted or required by, § 148(f) of the Code to ensure that the Series 2024A Bonds do not constitute "arbitrage bonds" within the meaning of § 148(a) of the Code.

Section 6.09. [Reserved]

[END OF ARTICLE VI]

ARTICLE VII

INDEMNITY

Section 7.01. Indemnification; Immunity of Members of the Agency.

(a) During the term of this Contract, the City, at its own expense, shall handle to conclusion all claims and pay all judgments obtained against the City or the Agency by reason of any failure, breach, or default on the part of the City in the performance of or compliance with any of the obligations of the City under the terms of this Contract, the Projects, or the Bonds provided, however, that the indemnity provided by this Section 7.01 shall be effective only to the extent that the amount of liability arising from any such loss shall exceed the proceeds available therefor obtained from insurance carried with respect to such loss.

(b) Notwithstanding the fact that it is the intention of the parties that the Agency shall not incur any pecuniary liability by reason of the terms of this Contract or the undertakings required of the Agency hereunder by reason of the issuance of the Series 2024 Bonds, the adoption of the Resolution, or the performance of any act requested of the Agency by the City, nevertheless, if the Agency should incur any such pecuniary liability, then in that event, the City shall indemnify and hold the Agency harmless against all claims, demands, or causes of action arising therefrom and all costs and expenses incurred in connection with any such claim or in connection with any action or proceeding brought thereon, and upon notice from the Agency, the City shall defend the Agency in any such action or proceeding.

(c) No recourse shall be had for the enforcement of any obligation, covenant, or agreement of the Agency contained in this Contract or in the Series 2024 Bonds or the Resolution for any claim based hereon or thereon against any member, officer, or employee of the Agency or of any successor thereto, in his or her individual capacity, either directly or through the Agency whether by virtue of any constitutional provision, statute, or rule of law. This Contract, the Series 2024 Bonds, and the Resolution are solely corporate obligations, and no personal liability shall attach to or be incurred by, any member, officer, or employee of the Agency or of any successor thereto, either directly or by reason of the obligations, covenants, or agreements entered into between the Agency and the City, and all personal liability of any character against every such member, officer, and employee is, by the execution of this Contract, expressly waived and released. The immunity of members, officers, and employees of the Agency under the provisions contained in this Section 7.01 shall survive the termination of this Contract.

[END OF ARTICLE VII]

ARTICLE VIII

DEFAULT; REMEDIES

Section 8.01. Events of Default Defined. The following shall be "events of default" under this Contract and the term "event of default," whenever used in this Contract, shall mean any one of the following events:

(a) Failure by the City to pay when due any amount required to be paid under Section 5.02(a) hereof.

(b) The City shall fail to perform any of the other agreements, conditions, covenants, or terms herein required to be performed by the City and such default shall continue for a period of 30 days after written notice has been given to the City by the Agency, the Paying Agent, or the Bondholders specifying such default and requesting that it be remedied, unless, however, action to remedy such failure shall have been undertaken and more than 30 days is reasonably required for its completion, in which event such failure may be permitted to remain unremedied during the lesser of 180 days or the time required for the completion of such action and any appeal therefrom, irrespective of whether such period extends beyond the 30 day period after the receiving of notice, unless by such action the lien or charge hereof on any part of the Revenues shall be materially endangered, in which event, such failure shall be promptly remedied; provided, however, that if, by reason of *force majeure*, the City is unable, in whole or in part, to perform the obligations on its part herein undertaken (other than the obligations relating to the payments to be made under Section 5.02(a) hereof), the City shall not be deemed in default during the continuance of such inability to perform.

The term *force majeure* shall mean, without limitation, acts of God; strikes; work stoppages or similar disturbances; acts of public enemies; orders of any kind of the government of the United States of America or of the State or any of their departments, agencies, or officials, or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes; fire; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accident to machinery or equipment; partial or entire failure of utilities, or any other cause or event not reasonably within the control of the City. The City, however, will use its best efforts to remedy, with all reasonable dispatch, the cause or causes preventing the City from carrying out such obligation; provided, that the settlement of strikes, work stoppages and similar disturbances shall be entirely within the discretion of the City and the City shall not be required to make settlement of such disturbances by acceding to the demands of the opposing party or parties when such course is, in the judgment of the City, unfavorable to the City.

(c) An "Event of Default" shall have occurred under the Resolution.

Section 8.02. Remedies on Default.

(a) If an event of default referred to in Section 8.01(a) occurs and is continuing, then the Agency, by written notice to the City, may take whatever action at law or in equity may appear necessary or desirable to enforce the performance and observance of the obligation, agreement, or covenant of the City then in default under this Contract, whether for specific

performance of any covenant or agreement contained herein or therein or in aid of the execution of any power herein granted. No remedy conferred upon or reserved to the Agency in this subsection (a) is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract and now or hereafter existing at law or in equity or by statute, subject to the provisions of the Resolution.

(b) No delay or omission to exercise any right or power accruing upon any event of default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bondholders to exercise any respective remedy reserved to them in this Article VIII, it shall not be necessary to give any notice, other than any notice required herein.

(c) Any amounts collected pursuant to action taken under subsection (a) of this Section 8.02 shall be applied in accordance with the Resolution to the extent the provisions of the Resolution relate to such amounts.

Section 8.03. Attorneys' Fees and Expenses. If the City should default under any of the provisions of this Contract and the owners of a majority in principal amount of the Bonds Outstanding shall employ attorneys or incur other expenses for the collection of the amounts payable hereunder or the enforcement, performance, or observance of any obligation or agreement on the part of the City herein contained, the City, on demand therefor, will pay the amount of the reasonable fees and expenses of such attorneys and such other reasonable expenses so incurred.

Section 8.04. No Waiver of Breach. If any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 8.05. City Authorized to Cure Default of the Agency. With regard to any default on the part of the Agency under this Contract or under the Resolution, the Agency hereby vests the City with full power, for the account of the Agency, to perform any obligation in remedy of such default in the name and stead of the Agency with full power to do any and all things and acts to the same extent that the Agency could do and perform any such acts.

Section 8.06. Failure to Enforce Agreement Not a Waiver. The failure of the Agency or the Bondholders to enforce any agreement, condition, covenant, or term by reason of any default or breach by the City shall not be deemed to void or affect the right to enforce the same agreement, condition, covenant, or term on the occasion of any subsequent default or breach.

[END OF ARTICLE VIII]

ARTICLE IX

PREPAYMENT

Section 9.01. Optional Prepayments. The City shall have and is hereby granted the option to prepay all or any portion of its obligations under Section 5.02 at any time by taking the actions required by the Resolution to (i) discharge the lien of the Resolution with respect to the Bonds in accordance with Article VII of the Resolution or (ii) effect a redemption, in whole or in part, of the Bonds to the extent permitted by the Resolution.

Section 9.02. Exercise of Optional Prepayment.

(a) To exercise an option granted in Section 9.01 hereof, the City shall:

(i) give written notice to the Agency, which, if a redemption of Bonds is to be effected, shall be received by the Agency at least seven Business Days prior to the date on which the Bond Registrar is required to give notice of such proposed redemption and shall specify thereon (a) the proposed redemption date, (b) the principal amount of the Bonds to be called for redemption, (c) the applicable redemption price or prices, and (d) the provision or provisions of the Resolution pursuant to which such Bonds are called for redemption; and

(ii) furnish to the Bond Registrar a proposed form of notice of redemption as required by the Resolution. The exercise of an option in Section 9.01 hereof is revocable by the City at any time before the mailing by the Bond Registrar of notice of the redemption of such Bonds.

(b) Upon receipt of a notice furnished pursuant to this Section 9.02, the Agency and the Bond Registrar, as provided in the Resolution, shall forthwith take or cause to be taken all actions necessary under the Resolution to discharge the lien of the Resolution with respect to those Bonds being redeemed or effect the redemption of Bonds in accordance with such notice, as the case may be.

[END OF ARTICLE IX]

ARTICLE X

TERM OF CONTRACT; MISCELLANEOUS

Section 10.10. Law Governing Construction of Contract. This Contract shall be governed by and construed in accordance with the laws of the State.

[END OF ARTICLE X]

Section 10.01. Term of Contract. This Contract shall be in full force and effect from the date of delivery hereof until such time as the Bonds shall have been paid or provision for such payment shall have been made in accordance with the Resolution and all payments due or to become due to the Paying Agent and Bond Registrar have been made.

Section 10.02. Communications. Except as otherwise specifically provided herein, all notices, approvals, consents, requests, and other communications hereunder shall be in writing and shall be sufficiently given and served when delivered or mailed as provided in Section 1005 of the Resolution.

Section 10.03. Binding Effect. This Contract shall inure to the benefit of and shall be binding upon the Agency and the City and their respective successors and assigns.

Section 10.04. Severability. If any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 10.05. Amounts Remaining in Funds and Accounts. The parties hereto agree that any amounts remaining in any fund or account created pursuant to the Resolution, after payment in full of the principal of and premium, if any, and interest on the Bonds (or provision for payment shall have been made as provided for in the Resolution), the fees, charges, and expenses of the Paying Agent and Bond Registrar, and all other amounts required to be paid under the Resolution, shall be paid to the City.

Section 10.06. Delegation of Duties by the Agency. It is agreed that under the terms of this Contract and also under the terms of the Resolution the Agency has delegated certain responsibilities to the City. The fact of such delegation shall be deemed a sufficient compliance by the Agency to satisfy the responsibilities so delegated and the Agency shall not be liable in any way by reason of acts done or omitted by the City or the City Representative. The Agency shall have the right at all times to act in reliance upon the authorization, representation, or certification of the City Representative.

Section 10.07. Amendments, Changes, and Modifications. Subsequent to the initial issuance of Bonds and prior to the payment in full of the Bonds, this Contract may not be amended, changed, modified, or altered except as provided in Article IX of the Resolution.

Section 10.08. Execution Counterparts. This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 10.09. Captions. The captions or headings in this Contract are for convenience only and in no way define, limit, or describe the scope or intent of any provisions of this Contract.

Intergovernmental Contract
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Intergovernmental Contract
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IN WITNESS WHEREOF, the Agency and the City have caused this Contract to be executed in their respective names and their respective seals to be hereunto affixed and attested by their respective duly authorized officers, all as of the date first above written.

CITY OF GRIFFIN, GEORGIA

URBAN REDEVELOPMENT AGENCY OF
THE CITY OF GRIFFIN, GEORGIA

(S E A L)

By: _____
Mayor

By: _____
Chairperson

Attest: _____
Secretary, Board of Commissioners
for the City of Griffin, Georgia

(S E A L)

Attest: _____
Secretary

Signed, sealed, and delivered in the
presence of:

Signed, sealed, and delivered in the
presence of:

Witness

Witness

Notary Public

Notary Public

(NOTARY SEAL)

(NOTARY SEAL)

Intergovernmental Contract
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Intergovernmental Contract
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Exhibit A

DESCRIPTION OF THE PROJECTS

Proceeds of the Series 2024 Bonds will be used to provide funds to pay for the following:

- Structural improvements, additions, modifications, and upgrades to One Griffin Center, including replacing the roof of the building.
- Structural improvement and repairs to the City's public parking deck located adjacent to One Griffin Center.

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Appendix C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

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CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (this “Disclosure Certificate”) is executed and delivered by the City of Griffin, Georgia (the “City”), in connection with its execution of an intergovernmental contract, dated as of the date of the Bonds (hereinafter defined), entered into with the Urban Redevelopment Agency of the City of Griffin, Georgia (the “Agency”) in connection with the Agency’s issuance of its Urban Redevelopment Agency of the City of Griffin, Georgia Revenue Bonds (One Griffin Center Projects), Series 2024A, in the aggregate principal amount of \$3,605,000* (the “Series 2024A Bonds”) and its Urban Redevelopment Agency of the City of Griffin, Georgia Taxable Revenue Bonds (One Griffin Center Projects), Series 2024B, in the aggregate principal amount of \$765,000* (the “Series 2024B Taxable Bonds” and together with the Series 2024A Bonds, the “Bonds”). The Bonds are being issued pursuant to a bond resolution adopted by the Agency on _____, 2024 (the “Resolution”).

The City covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the Holders and Beneficial Owners of the Bonds (together, the “Bondholders”) and in order to assist the Participating Underwriter (defined below) in complying with U.S. Securities and Exchange Commission Rule 15c2-12(b)(5). The City acknowledges that the Agency has undertaken no responsibility with respect to any reports, notices or disclosures provided or required under this Disclosure Certificate, and has no liability to any person, including any Bondholder of the Bonds, with respect to U.S. Securities and Exchange Commission Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Resolution or parenthetically defined herein, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section 2, the following capitalized terms shall have the following meanings:

“Agency” means the Urban Redevelopment Agency of the City of Griffin, Georgia, created and existing under the laws of the State of Georgia.

“Annual Report” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” means any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“City” means the City of Griffin, Georgia, a municipal corporation of the State of Georgia.

“Dissemination Agent” means Raymond James & Associates, Inc., or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“EMMA” means the MSRB’s Electronic Municipal Market Access System which became effective July 1, 2009, and which receives electronic submissions of the Annual Report on the EMMA website at <http://www.emma.msrb.org>.

“Financial Obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Fiscal Year” means any period of 12 consecutive months adopted by the governing body of the City as the City’s fiscal year for financial reporting purposes. The City’s current fiscal year began on July 1, 2024, and will end on June 30, 2025.

“Listed Events” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board.

“Obligated Person” has the meaning set forth in the Rule and means the City.

“Participating Underwriter” means Raymond James & Associates, Inc., the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) On an annual basis, the City will provide, or cause the Dissemination Agent (if other than the City) to provide, electronically to EMMA, not later than one year after the end of each Fiscal Year, commencing with the report for the Fiscal Year ending June 30, 2024, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report shall be uploaded to EMMA as PDF files configured to permit documents to be saved, viewed, printed and retransmitted by electronic means or in such other format as is prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date. In such event, the audited financial statements will be submitted promptly to EMMA upon their availability. If the City’s fiscal year changes, notice of such change shall be given in the same manner as for a Listed Event under Section 5(c).

(b) Not later than 15 business days prior to the dates specified in paragraph (a) of this Section 3 for providing the Annual Report to EMMA, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If the City is unable to provide an Annual Report

by the date required in paragraph (a), the Dissemination Agent shall send a notice to EMMA in substantially the form attached as Exhibit A.

(c) The Dissemination Agent shall:

(i) determine each year, prior to the date for providing the Annual Report, the manner of filing with EMMA; and

(ii) (if the Dissemination Agent is other than the City) notify the City that the Annual Report has been provided to EMMA pursuant to this Disclosure Certificate.

SECTION 4. Content of Annual Reports. The City's Annual Report shall contain or incorporate by reference the following items:

(a) The general purpose financial statements of the City for the prior Fiscal Year, prepared in accordance with generally accepted accounting principles as applicable to governmental entities from time to time by the Governmental Accounting Standards Board. Such financial statements will be accompanied by an audit report, if available at the time of submission of the Annual Report, resulting from an audit conducted by an independent certified public accountant or a firm of independent certified public accountants in conformity with generally accepted auditing standards. If such audited financial statements are not available by the time the Annual Report is required to be filed, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the Official Statement relating to the Bonds, and the audited financial statements, together with the audit report thereon, shall be filed in the same manner as the Annual Report when they become available.

(b) If generally accepted accounting principles have changed since the last Annual Report was submitted pursuant to Section 3(a) hereof and if such changes are material to the City, a narrative explanation describing the impact of such changes on the City.

(c) Tabular information for the preceding Fiscal Year regarding the following categories of financial information and operating data which shall be consistent with the information contained in the Official Statement relating to the Bonds under the headings "CITY OF GRIFFIN AD VALOREM TAXATION, -M&O Tax Digest, -Millage Rates, -M&O Tax Levies and Collections for the City, and -Ten Largest Taxpayers."

Any or all of the items listed above may be incorporated by specific reference to other documents, including official statements of debt issues with respect to which the City is an Obligated Person, which have been submitted to EMMA or the Securities and Exchange Commission. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City shall clearly identify each such other document so incorporated by reference.

SECTION 5. Reporting of Significant Events.

(a) The City shall provide or cause to be provided through the Dissemination Agent to EMMA, in a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events with respect to the Bonds:

1. principal and interest payment delinquencies;
2. non-payment related defaults, if material;
3. unscheduled draws on debt service reserves reflecting financial difficulties;
4. unscheduled draws on credit enhancements reflecting financial difficulties;
5. substitution of credit or liquidity providers, or their failure to perform;
6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notice of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. modifications to rights of Bondholders, if material;
8. bond calls, if material, and tender offers;
9. defeasances;
10. release, substitution, or sale of property securing repayment of the Bonds, if material;
11. rating changes;
12. bankruptcy, insolvency, receivership, or similar event of the Obligated Person. This event is considered to have occurred when any of the following have occurred: (i) appointment of receiver, fiscal agent, or similar officer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court of governmental authority, or (ii) the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City;
13. the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms

of a Financial Obligation of the Obligated Person, any of which affect security holders, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

(b) Notwithstanding the foregoing, notice of Listed Events described in paragraph (a)(8) and (9) above need not be given under this Section 5 any earlier than the notice (if any) of the underlying event is given to the Bondholders of affected Bonds pursuant to the Resolution.

(c) The content of any notice of the occurrence of a Listed Event shall be determined by the City and shall be in substantially the form attached as Exhibit B.

SECTION 6. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 7. Termination of Reporting Obligation. The City reserves the right to terminate its obligations under this Disclosure Certificate if and when the City no longer remains an Obligated Person with respect to the Bonds within the meaning of the Rule; in particular upon the occurrence of the legal defeasance, prior redemption, or payment in full of all of the Bonds. If the City's obligations under the intergovernmental contract are assumed in full by some other entity, such entity shall be responsible for compliance with this Disclosure Certificate in the same manner as if it were the City and the City shall have no further responsibility hereunder. If such termination or substitution occurs prior to the final maturity of the Bonds, the City shall give notice of such termination or substitution to EMMA.

SECTION 8. Dissemination Agent. The City, from time to time, may appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. A Dissemination Agent other than the City shall not be responsible in any manner for the content of any notice or report prepared by the City pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be Raymond James & Associates, Inc.

SECTION 9. Amendment. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate if:

(a) such amendment is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City on the Bonds, or type of business conducted;

(b) such amendment is supported by an opinion of counsel expert in federal securities laws, to the effect that the undertakings contained herein, as amended, would have complied with the requirements of the Rule on the date hereof, after taking into account any amendments or official interpretations of the Rule, as well as any change in circumstances; and

(c) such amendment does not materially impair the interests of the Bondholders, as determined either by an unqualified opinion of nationally recognized bond counsel filed with the City, or by the approving vote of the Bondholders pursuant to the terms of the Resolution at the time of such amendment.

If any provision of this Disclosure Certificate is amended, the first release of the Annual Report containing any amended financial information or operating data shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being provided. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5 and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

SECTION 10. Default. If the City fails to comply with any provision of this Disclosure Certificate, any Bondholder's right to enforce the provisions of this undertaking shall be limited to a right to obtain mandamus or specific performance by court order of the City's obligations pursuant to this Disclosure Certificate. Any failure by the City to comply with the provisions of this Disclosure Certificate shall not be an event of default with respect to the Bonds under Section 801 of the Resolution or under the terms of the intergovernmental contract.

SECTION 11. Duties, Immunities, and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and, to the extent allowed by applicable law, the City agrees to indemnify and save the Dissemination Agent (if other than itself), its officers, directors, employees, and agents, harmless against any loss, expense, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the City under this Section 11 shall survive resignation or removal of the Dissemination Agent (if other than itself) and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Agency, the City, the Dissemination Agent (if other than the City), the Participating Underwriter, and the Bondholders, and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Date: _____, 2024

CITY OF GRIFFIN, GEORGIA

By: _____
Mayor

(S E A L)

Attest: _____
Secretary, Board of Commissioners

Exhibit A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Obligor: City of Griffin, Georgia

Name of Bond Issues: \$3,605,000* Urban Redevelopment Agency of the City of Griffin,
Georgia Revenue Bonds (One Griffin Center Projects), Series 2024A

\$765,000* Urban Redevelopment Agency of the City of Griffin, Georgia
Taxable Revenue Bonds (One Griffin Center Projects), Series 2024B

Date of Issuance: _____, 2024

NOTICE IS HEREBY GIVEN that the Obligated Person has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate executed by the Obligated Person on _____, 2024. The Obligated Person anticipates that the Annual Report will be filed by _____, 20__.

Dated: _____, 20__

Exhibit B

NOTICE OF THE OCCURRENCE OF [INSERT THE LISTED EVENT]

Relating to

\$3,605,000*

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS
(ONE GRIFFIN CENTER PROJECTS), SERIES 2024A

AND

\$765,000*

URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA TAXABLE REVENUE BONDS
(ONE GRIFFIN CENTER PROJECTS), SERIES 2024B

CUSIP NUMBER(S)¹:

Notice is hereby given that [insert the Listed Event] has occurred. [Describe circumstances leading up to the event, action being taken and anticipated impact.]

This notice is based on the best information available at the time of dissemination and is not guaranteed as to accuracy or completeness. Any questions regarding this notice should be directed to [insert instructions for presenting securities, if applicable].

[Notice of a Listed Event constituting defeasance shall include the following:

The Urban Redevelopment Agency of the City of Griffin, Georgia hereby expressly reserves the right to redeem such refunded or defeased bonds prior to their stated maturity date in accordance with the optional/extraordinary redemption provisions of said defeased Bonds.

OR

The Urban Redevelopment Agency of the City of Griffin, Georgia hereby covenants not to exercise any optional or extraordinary redemption provisions under the Bond Resolution; however, the sinking fund provision will survive the defeasance.

AND

The Bonds have been defeased to [maturity/the first call date, which is _____]. This notice does not constitute a notice of redemption and no Bonds should be delivered to the City of Griffin, the Urban Redevelopment Agency of the City of Griffin, Georgia, or the Paying Agent as a result of this mailing. A Notice of Redemption instructing you where to submit your Bonds for payment will be mailed _____ to _____ days prior to the redemption date.]

Dated: _____, 20__

¹ No representation is made as to the correctness of the CUSIP number(s) either as printed on the Bonds or as contained herein, and reliance may only be placed on other bond identification contained herein.

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Appendix D

PROPOSED FORM OF LEGAL OPINIONS OF BOND COUNSEL

The form of Legal Opinions included in this Appendix D has been prepared by Gray Pannell & Woodward LLP, Savannah, Georgia, Bond Counsel, and is substantially the form to be given in connection with the delivery of the Series 2024 Bonds.

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GRAY PANNELL & WOODWARD
Attorneys at Law

LLP

323 East Congress Street
Savannah, Georgia 31401
(912) 443-4040

336 Hill Street
Athens, Georgia 30601
(706) 510-1550

gpwlawfirm.com

[Date of Closing]

Urban Redevelopment Agency of the City of Griffin, Georgia
Griffin, Georgia

City of Griffin, Georgia
Griffin, Georgia

Re: \$3,605,000* URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A

To the Addressees:

We have acted as bond counsel in connection with the issuance by the Urban Redevelopment Agency of the City of Griffin, Georgia (the “Agency”) of its URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, in the aggregate principal amount of \$3,605,000* (the “Series 2024A Bonds”). As bond counsel, we have examined (i) the Constitution and laws of the State of Georgia and the laws of the State of Georgia relating to the Agency, including specifically the Urban Redevelopment Law, codified at O.C.G.A. § 36-61-1 *et seq.* (the “Urban Redevelopment Law”) and the Revenue Bond Law of Georgia, codified at O.C.G.A. § 36-82-60 *et seq.* (the “Revenue Bond Law”); (ii) a bond resolution adopted by the Agency on _____, 2024 (the “Resolution”); (iii) an intergovernmental contract, entered into as of the date of the Series 2024A Bonds (the “Contract”), by and between the Agency and the City of Griffin, Georgia (the “City”), a municipal corporation of the State of Georgia; and (iv) a certified copy of the proceedings in and judgment of the Superior Court of Spalding County, Georgia, by which the Series 2024A Bonds were validated.

The Series 2024A Bonds are being issued for the purpose of providing funds to finance the costs of structural improvements and repairs to the City’s One Griffin Center and adjacent public parking garage located in the downtown area of the City (the “Projects”), and to pay the costs of issuing the Series 2024A Bonds. Contemporaneously with the issuance of the Series 2024A Bonds, the Agency is also issuing its URBAN REDEVELOPMENT AGENCY OF THE CITY GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, in the aggregate principal amount of \$765,000* (the “Series 2024B Taxable Bonds”, and together with the Series 2024A Bonds, the “Series 2024 Bonds”) to pay a portion of the costs of financing the Projects and to pay the costs of issuance of the Series 2024B Taxable Bonds.

Payment of the Series 2024A Bonds is secured by a valid first and prior pledge of and charge or lien on the Contract revenues to be paid by the City to the Agency in consideration for the Projects on a parity basis with the Series 2024B Taxable Bonds.

The Series 2024A Bonds are dated their date of issuance and delivery and are subject to transfer, exchange, and redemption prior to maturity at the times, in the manner, and on the terms specified in the Resolution. The Series 2024A Bonds are being issued initially in book-entry form, and interest is payable thereon on January 1 and July 1 of each year, beginning January 1, 2025. The Series 2024A Bonds mature on July 1 in the years and principal amounts, and bear interest at the rates, set forth in the Resolution.

The legal opinions expressed herein are based upon existing law, are subject to judicial discretion regarding usual equity principles and do not relate to compliance by the Agency, the City, the initial purchasers of the Series 2024A Bonds, or any other party with any statute, regulation, or ruling of the State of Georgia or the United States of America regarding the sale (other than the initial sale by the Agency) or distribution of the Series 2024A Bonds.

The Internal Revenue Code of 1986, as amended (the "Code"), sets forth certain requirements which must be met subsequent to the issuance and delivery of the Series 2024A Bonds for interest thereon to be and remain excludable from gross income for purposes of federal income taxation. Non-compliance with such requirements may cause interest on the Series 2024A Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2024A Bonds. The Agency and the City have covenanted, pursuant to the Resolution and the Contract, respectively, to comply with the requirements of the Code in order to maintain the exclusion from federal gross income of the interest on the Series 2024A Bonds.

The Agency has reserved the right to issue additional revenue bonds ranking *pari passu* with and secured by the same pledge of said contract revenue as that securing the payment of the Series 2024 Bonds upon the terms and conditions prescribed in the Resolution.

In connection with the opinions rendered herein, we have examined and relied upon the documents described in the first paragraph of this opinion and such other documents as we deem necessary to render this opinion, including the opinions of The Whalen Law Firm, LLC, counsel for the Agency and for the City.

As to questions of fact material to our opinion, we have relied upon representations of the Agency and the City (including representations as to the use of proceeds of the Series 2024 Bonds) in the Contract and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on the foregoing, it is our opinion that:

1. The Agency is a public body corporate and politic duly created and validly existing under and pursuant to the Urban Redevelopment Law; and the Agency has all requisite power and authority under the Constitution and laws of the State of Georgia, including particularly the Urban Redevelopment Law and Revenue Bond Law to (a) issue, sell, and deliver the Series 2024A Bonds;

(b) provide the City with the proceeds of the Series 2024A Bonds for the purposes set forth in the Resolution; (c) enter into and perform its obligations under the Series 2024A Bonds, the Resolution, and the Contract; (d) adopt the Resolution; and (e) execute and deliver the Contract.

2. The Contract has been duly and lawfully authorized, executed, and delivered by the Agency and the City, is in full force and effect, and constitutes the legal, valid, and binding obligation of the Agency and the City enforceable in accordance with its terms.

3. The Resolution creates a valid first and prior pledge and lien on the money payable by the City pursuant to the Contract, subject only to the provisions of the Resolution permitting the application thereof for the purposes and on the terms and conditions set forth in the Resolution.

4. The Series 2024A Bonds have been issued in conformity with the Urban Redevelopment Law and the Revenue Bond Law; have been properly authorized by the Resolution; have been executed, authenticated, and issued in accordance with the terms of the Resolution and in accordance with the Constitution and laws of the State of Georgia; and are the legal, valid, and binding special obligations of the Agency enforceable in accordance with their terms and secured in accordance with their tenor.

5. The Resolution has been duly adopted by the Agency and is in full force and effect in the form adopted and the Agency has obtained all required consents and approvals for the issuance of the Series 2024A Bonds.

6. The Series 2024A Bonds and the security therefor, including the Resolution and the Contract, have been validated by judgment of the Superior Court of Spalding County, Georgia.

7. The City is obligated unconditionally to make the payments required by Section 5.02 of the Contract to provide the amounts required to fulfill the City's obligations thereunder. The obligation of the City to make such payments constitutes a general obligation of the City for which the full faith and credit of the City is pledged. The City annually shall include in its general revenue or appropriation measures sums sufficient to satisfy the payments required to be made in each year.

8. The Series 2024A Bonds do not constitute a debt or a loan or pledge of the faith and credit of the City, State of Georgia, or of any political subdivision thereof, but the Series 2024A Bonds are payable from and are secured by a pledge of and lien upon the Revenues (as defined in the Resolution) of the Agency, *pari passu* with the Series 2024B Taxable Bonds, as provided in the Resolution. The issuance of the Series 2024A Bonds shall not obligate the City, the State of Georgia or any political subdivision thereof to levy or pledge any form of taxation whatever for the payment thereof, but the obligation of the City to levy the tax necessary to fulfill its obligations arising under the Contract is a legal, binding, and enforceable obligation. The Agency has no taxing power.

9. Interest on the Series 2024A Bonds is excludable from gross income for federal income tax purposes and is not an item of preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, interest on the Series 2024A Bonds is taken into account in determining the annual adjusted financial statement income of

certain corporations for the purpose of computing the alternative minimum tax imposed on certain corporations. The opinion set forth in the preceding sentence is subject to the condition that the Agency and City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2024A Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The interest on the Series 2024A Bonds is exempt from present State of Georgia income taxation.

Although we have rendered an opinion that interest on the Series 2024A Bonds is excludable from gross income for federal income tax purposes, a bondowner's federal tax liability may otherwise be affected by the ownership or disposition of Series 2024A Bonds. The nature and extent of these other tax consequences will depend upon the bondowner's other items of income or deduction. We express no opinion regarding any such other tax consequences.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that hereafter may come to our attention or any changes in law that may occur hereafter.

Very truly yours,

GRAY PANNELL & WOODWARD LLP

By: _____
A Partner


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[Date of Closing]

Urban Redevelopment Agency of the City of Griffin, Georgia
Griffin, Georgia

City of Griffin, Georgia
Griffin, Georgia

Re: \$765,000* URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA
TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B

To the Addressees:

We have acted as bond counsel in connection with the issuance by the Urban Redevelopment Agency of the City of Griffin, Georgia (the “Agency”) of its URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA TAXABLE REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024B, in the aggregate principal amount of \$765,000* (the “Series 2024B Taxable Bonds”). As bond counsel, we have examined (i) the Constitution and laws of the State of Georgia and the laws of the State of Georgia relating to the Agency, including specifically the Urban Redevelopment Law, codified at O.C.G.A. § 36-61-1 *et seq.* (the “Urban Redevelopment Law”) and the Revenue Bond Law of Georgia, codified at O.C.G.A. § 36-82-60 *et seq.* (the “Revenue Bond Law”); (ii) a bond resolution adopted by the Agency on _____, 2024 (the “Resolution”); (iii) an intergovernmental contract, entered into as of the date of the Series 2024B Taxable Bonds (the “Contract”), by and between the Agency and the City of Griffin, Georgia (the “City”), a municipal corporation of the State of Georgia; and (iv) a certified copy of the proceedings in and judgment of the Superior Court of Spalding County, Georgia, by which the Series 2024B Taxable Bonds were validated.

The Series 2024B Taxable Bonds are being issued for the purpose of providing funds to finance a portion of the costs of structural improvements and repairs to the City’s One Griffin Center and adjacent public parking garage located in the downtown area of the City (the “Projects”), and to pay the costs of issuing the Series 2024B Taxable Bonds. Contemporaneously with the issuance of the Series 2024B Taxable Bonds, the Agency is also issuing its URBAN REDEVELOPMENT AGENCY OF THE CITY OF GRIFFIN, GEORGIA REVENUE BONDS (ONE GRIFFIN CENTER PROJECTS), SERIES 2024A, in the aggregate principal amount of \$3,605,000* (the “Series 2024A Bonds”, and together with the Series 2024B Taxable Bonds, the “Series 2024 Bonds”) to pay a portion of the costs of financing the Projects and to pay the costs of issuance of the Series 2024A Bonds.

Payment of the Series 2024B Taxable Bonds is secured by a valid first and prior pledge of and charge or lien on the Contract revenues to be paid by the City to the Agency in consideration for the Projects on a parity basis with the Series 2024A Bonds.

The Series 2024B Taxable Bonds are dated their date of issuance and delivery and are subject to transfer, exchange, and redemption prior to maturity at the times, in the manner, and on the terms specified in the Resolution. The Series 2024B Taxable Bonds are being issued initially in book-entry form, and interest is payable thereon on January 1 and July 1 of each year, beginning January 1, 2025. The Series 2024B Taxable Bonds mature on July 1 in the years and principal amounts, and bear interest at the rates, set forth in the Resolution.

The legal opinions expressed herein are based upon existing law, are subject to judicial discretion regarding usual equity principles and do not relate to compliance by the Agency, the City, the initial purchasers of the Series 2024B Taxable Bonds, or any other party with any statute, regulation, or ruling of the State of Georgia or the United States of America regarding the sale (other than the initial sale by the Agency) or distribution of the Series 2024B Taxable Bonds.

The Agency has reserved the right to issue additional revenue bonds ranking *pari passu* with and secured by the same pledge of said contract revenue as that securing the payment of the Series 2024 Bonds upon the terms and conditions prescribed in the Resolution.

In connection with the opinions rendered herein, we have examined and relied upon the documents described in the first paragraph of this opinion and such other documents as we deem necessary to render this opinion, including the opinions of The Whalen Law Firm, LLC, counsel for the Agency and for the City.

As to questions of fact material to our opinion, we have relied upon representations of the Agency and the City (including representations as to the use of proceeds of the Series 2024 Bonds) in the Contract and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on the foregoing, it is our opinion that:

1. The Agency is a public body corporate and politic duly created and validly existing under and pursuant to the Urban Redevelopment Law; and the Agency has all requisite power and authority under the Constitution and laws of the State of Georgia, including particularly the Urban Redevelopment Law and the Revenue Bond Law to (a) issue, sell, and deliver the Series 2024B Taxable Bonds; (b) provide the City with the proceeds of the Series 2024B Taxable Bonds for the purposes set forth in the Resolution; (c) enter into and perform its obligations under the Series 2024B Taxable Bonds, the Resolution, and the Contract; (d) adopt the Resolution; and (e) execute and deliver the Contract.

2. The Contract has been duly and lawfully authorized, executed, and delivered by the Agency and the City, is in full force and effect, and constitutes the legal, valid, and binding obligation of the Agency and the City enforceable in accordance with its terms.

3. The Resolution creates a valid first and prior pledge and lien on the money payable by the City pursuant to the Contract, subject only to the provisions of the Resolution permitting the application thereof for the purposes and on the terms and conditions set forth in the Resolution.

4. The Series 2024B Taxable Bonds have been issued in conformity with the Urban Redevelopment Law and the Revenue Bond Law; have been properly authorized by the Resolution; have been executed, authenticated, and issued in accordance with the terms of the Resolution and in accordance with the Constitution and laws of the State of Georgia; and are the legal, valid, and binding special obligations of the Agency enforceable in accordance with their terms and secured in accordance with their tenor.

5. The Resolution has been duly adopted by the Agency and is in full force and effect in the form adopted and the Agency has obtained all required consents and approvals for the issuance of the Series 2024B Taxable Bonds.

6. The Series 2024B Taxable Bonds and the security therefor, including the Resolution and the Contract, have been validated by judgment of the Superior Court of Spalding County, Georgia.

7. The City is obligated unconditionally to make the payments required by Section 5.02 of the Contract to provide the amounts required to fulfill the City's obligations thereunder. The obligation of the City to make such payments constitutes a general obligation of the City for which the full faith and credit of the City is pledged. The City annually shall include in its general revenue or appropriation measures sums sufficient to satisfy the payments required to be made in each year.

8. The Series 2024B Taxable Bonds do not constitute a debt or a loan or pledge of the faith and credit of the City, State of Georgia, or of any political subdivision thereof, but the Series 2024B Taxable Bonds are payable from and are secured by a pledge of and lien upon the Revenues (as defined in the Resolution) of the Agency, *pari passu* with the Series 2024A Bonds, as provided in the Resolution. The issuance of the Series 2024B Taxable Bonds shall not obligate the City, the State of Georgia or any political subdivision thereof to levy or pledge any form of taxation whatever for the payment thereof, but the obligation of the City to levy the tax necessary to fulfill its obligations arising under the Contract is a legal, binding, and enforceable obligation. The Agency has no taxing power.

9. The interest on the Series 2024B Taxable Bonds is not excludable from gross income for federal income tax purposes. The interest on the Series 2024B Taxable Bonds is exempt from present State of Georgia income taxation. We express no opinion as to any other federal or state tax consequences other than as expressly set forth herein.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that hereafter may come to our attention or any changes in law that may occur hereafter.

Urban Redevelopment Agency of the City of Griffin, Georgia, et al.

[Date of Closing]

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Very truly yours,

GRAY PANNELL & WOODWARD LLP

By: _____
A Partner