



City of Fairburn City Council

Agenda

August 26, 2024

7:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem James Whitmore

The Honorable Alex Heath

The Honorable Hattie Portis-Jones

Mr. Tony Phillips

Mr. Rory Starkey

Ms. Brenda B. James

The Honorable Linda J. Davis

The Honorable Samantha Hudson

The Honorable Ulysses J. Smallwood

City Administrator

City Attorney

City Clerk

I. Meeting Called to Order:

The Honorable Mayor Avery

II. Roll Call:

City Clerk

III. Invocation:

Pastor Carnetta Frazier of Love
Deliverance Outreach

IV. Pledge of Allegiance:

V. Presentations and Proclamations:

1. LCI Gateway Connectivity Study Update

VI. Adoption of the City Council Agenda:

VII. Public Comments: Thirty (30) minutes shall be available for public comments. Each speaker shall be limited to three (3) minutes. However, a speaker may transfer his or her three (3) minutes to another speaker, but no speaker shall be permitted to speak for more than (6) minutes; further, in the event, if more than ten (10) speakers desire to speak, each speaker shall be limited to two (2) minutes and no speaker may speak more than four (4) minutes. Issues raised at this time are generally referred to the City Administrator for review. Responses will be provided later.

VIII. Approval of the Minutes:

2. Approval of the Minutes: Council Meeting Minutes of August 12, 2024

IX. Public Hearings:

3. Text Amendment - Automobile Rental and Sales

Recommendation: Staff recommends the public hearing be continued to allow

additional time for the applicant to provide updated information. **(Planning & Zoning)**

4. Public Hearing on the Proposed Fiscal Year 2024-2025 Annual Budget

Recommendation: N/A **(Finance)**

X. Consent Agenda:

XI. Regular Agenda Items:

5. Approval of Change Order #1 with Construction 57, Inc. on the Pedestrian Improvements on Various City Roads Project

Recommendation: Request Mayor and Council approval of Change Order #1 with Construction 57, Incorporated on the Pedestrian Improvements on Various City Roads Project in an amount of \$351,559.00. **(Public Works)**

6. Resolution Authorizing Commencement of Certificates of Participation Financing

Recommendation: Request Mayor and Council approval of a Resolution authorizing the City of Fairburn to consider the financing of a Public Safety Building Project; to enter into discussions with the Georgia Municipal Association, Inc. for the purposes of entering into an Installment Sale Agreement; to establish an effective date; and for other related purposes. **(City Attorney)**

7. Resolution Authorizing Commencement of Series 2024 Combined Public Utility Bonds

Recommendation: Request Mayor and Council approval of a Resolution authorizing the City of Fairburn to consider the issuance of the Series 2024 Bonds for the financing of the Series 2024 Projects; to enter into discussions regarding the related Bond Documents; to establish an effective date; and for other related purposes. **(City Attorney)**

8. Approval of the Economic Strategic Plan Report

Recommendation: Request Mayor and Council approval of the update to the City of Fairburn's Economic Development Strategic Plan. **(Economic Development)**

XII. Reports:

9. Finance Director Monthly Report

10. City Administrator's Monthly Report

XIII. Council Comments:

XIV. Adjournment:

When an Executive Session is required, one will be called for for the following Issues:

(1) Personnel (2) Real Estate or (3) Litigation



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: LCI Gateway Connectivity Study Update

ITEM TYPE: Presentation

SUBMITTED: 08/20/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: Economic Development

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

The purpose of this study is to build upon the LCI plan's proposed improvements to connect the Education Campus to downtown and across Broad Street to the south; Updates to the Highway 29 Overlay District to allow for middle housing; trending restaurant, office and entertainment uses; and flexibility to allow for mixed-use development projects.

HISTORY:

The ARC awarded the City of Fairburn a \$200,000 grant to leverage the Fairburn LCI Downtown Master Plan by transforming the City's Education campus and primary gateway into the city's downtown to improve connectivity between the campus and downtown Fairburn's amenities, incorporating innovative technology and creative placemaking, within the Highway 29 Overlay District.

FACTS AND ISSUES:

This is a tactical study which addresses elements of the City of Fairburn's 2021 Livable Cities Initiative (LCI) Downtown Master Plan, as approved on November 8, 2021. Fairburn Economic Development has been working with consultants and practitioners, including the Sizemore Group, KB Advisory Group, Pond Company, The Collaborative Firm, and the Atlanta Regional Commission (ARC). The LCI grant will fund the Education Campus Expansion & Community Connectivity Study. The study will leverage the Fairburn LCI Downtown Master Plan to transform the City's Education Campus, which consists of Georgia Military College, into a mixed-use project that will bring residential and commercial development.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Fairburn LCI - Community Meeting #1 V.2
2. ED-Updated LCI Flyer 8.20.2024



Mayor and City Council Meeting

August 26th, 2024

CITY OF FAIRBURN
Gateway and Connectivity LCI

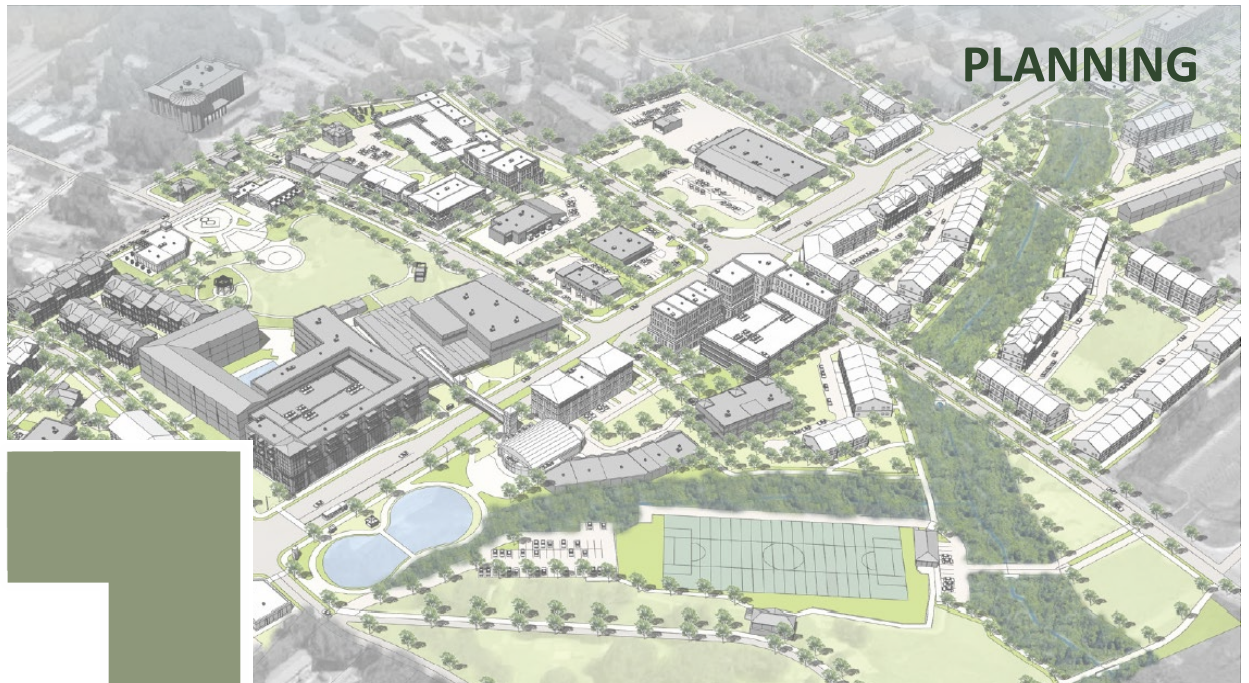


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ARCHITECTURE



PLANNING



INTERIORS

size more group



ENGAGEMENT

PROJECT TEAM

City of Fairburn
Gateway and Connectivity LCI

LEAD PLANNING

Sizemore Group



PRINCIPAL ARCHITECT
BILL DE ST. AUBIN, AIA, LEED AP, CEO
Town Center Expert



PROJECT MANAGER / LEAD PLANNER
DEANNA MURPHY, AICP, M.ARCH
Arts & Placemaking Leader



PLANNER / ECONOMIC DEVELOPMENT
RANDY G. GIBBS, AICP
Planning Project Manager



PLANNER / URBAN DESIGNER
NISHANT OSTWAL
Mapping Expert

COMMUNITY ENGAGEMENT

The Collaborative Firm



COMMUNITY ENGAGEMENT
Trisha Colpetzer
Community Expert

TRANSPORTATION & ECONOMICS

Toole



TRANSPORTATION
Addie Weber, AICP
Project Planner



TRANSPORTATION
Byron Rushing
Planner

Housing and Market Analysis

KBA

AGENDA

*City of Fairburn
Gateway and Connectivity LCI*

1. Scope of Work
2. Project Goals
3. Project Schedule
4. Study Area Maps
5. Plans Review
6. Community Engagement Plan
7. Planning Advisory Group
8. Community Meeting #1
9. Initial Questions
10. Next Steps



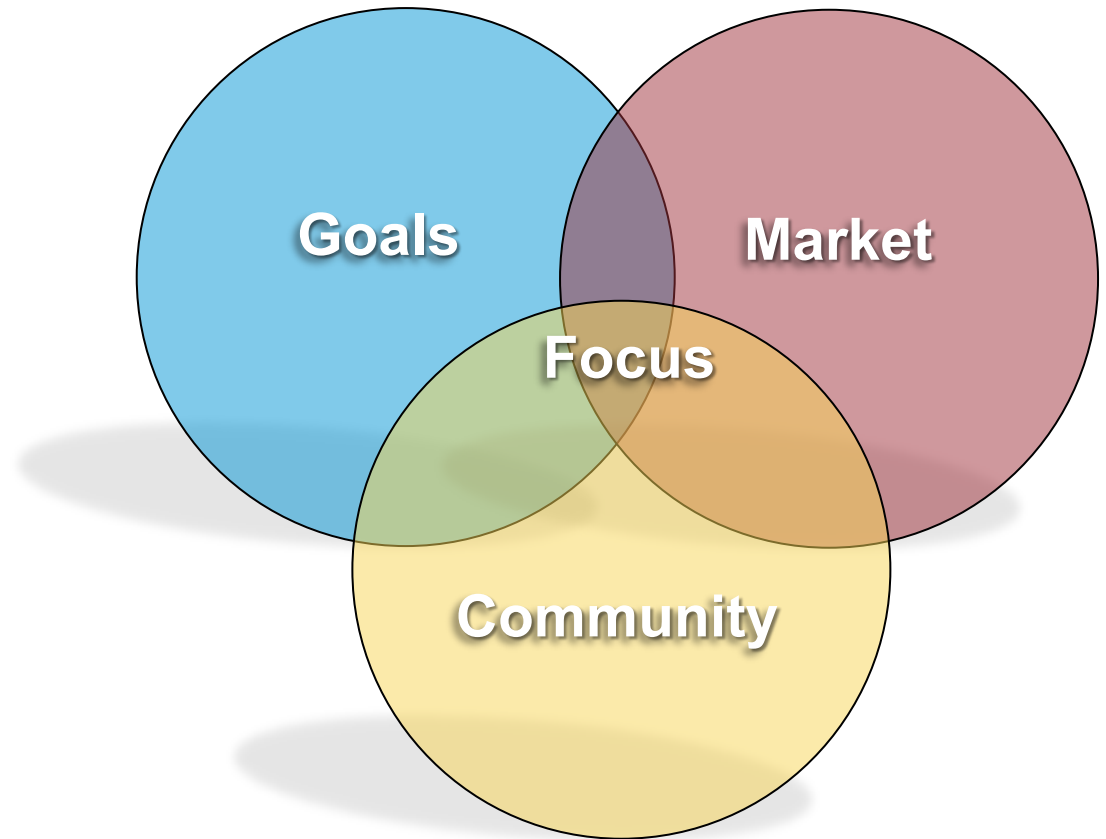
SCOPE OF WORK

- Assess Existing Conditions of Site and Corridor
- Conduct Feasibility Study
- Extensive Outreach to Community
 - Pop-Up Events
 - Community Meetings
 - Stakeholder Interviews
 - Property Owners
 - Management Meeting
 - Mayor and City Council Meeting
- Draft Redevelopment Plan
 - Two Conceptual Plans of Campus
 - Transportation Analysis
 - Arts + Placemaking
 - Connectivity
- City Implementation Plan
 - Draft 100-day Action Plan
 - Identify Responsible Agency
 - Estimate High-level Costing



PROJECT GOALS

- Produce 2 Concept Plans for the Education Campus Expansion
- Identify Appropriate Development and Building Typologies
- Improve Pedestrian and Cyclist Connectivity within and Surrounding the Education Campus
- Introduce Healthy Mix of Uses
- Locate Placemaking Opportunities
- Develop 100-Day Action Plan



PROJECT SCHEDULE

Task	2024								2025		
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Task 1: Exist Conditions Asmnt/Zoning Diag											
RFI and Data Collection											
Site Tour											
Review Past Plans / LCI 2021 Action Plan											
Technical Analysis of Fairburn Educ. Campus											
Diagnostic of Highway 29 Overlay District											
Existing conditions summary memo											
Task 2: Market Study											
Level of Market Opportunity											
Housing Demand and Feasibility Study											
Identification of New Housing Options											
Financing Options w/Regional Housing Study											
Identification of Small Biz Incubators											
Task 3: Public Input											
Bi-Weekly PMT Meetings											
Project Advisory Group Meetings (8/8, TBD)											
Public Engagement Meetings (8/20, 11/12, 2/11)											
Stakeholder Interviews											
Survey											
Pop-up Events											
Final Plan Review and Transportation Coord											

PROJECT SCHEDULE

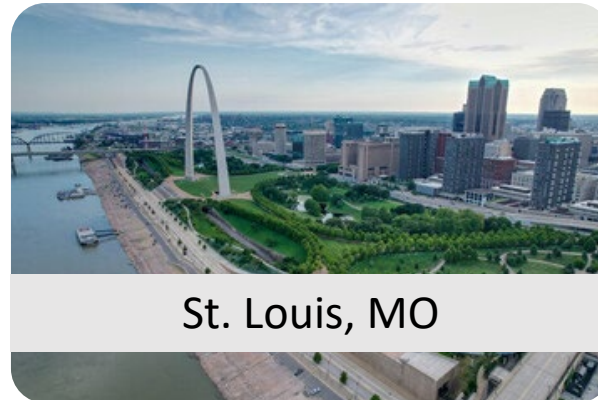
Task	2024								2025		
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Task 4: Plan Development											
Design Workshop											
Fairburn Educational Campus Site Plan											
Placemaking Plan											
Renderings											
Diagnostic Highway 29 Overlay District Recommendation											
Task 5: Prepare Project Deliverables											
Prioritized Project List and Implementation Strategy											
Documentation											
City Council Approval											

GATEWAYS

What is a “Gateway”? – A location, structure, or landmark that serves as an entry point to a city, neighborhood, or district. It is often designed to create a sense of arrival and establish the identity of the area. Gateways can be physical structures like arches, bridges, or distinctive buildings, or they can be more symbolic, such as a change in street design, landscaping, or signage.



Los Angeles, CA



St. Louis, MO



Mumbai, India



Persepolis, Iran



Las Vegas, NV



Berlin, Germany

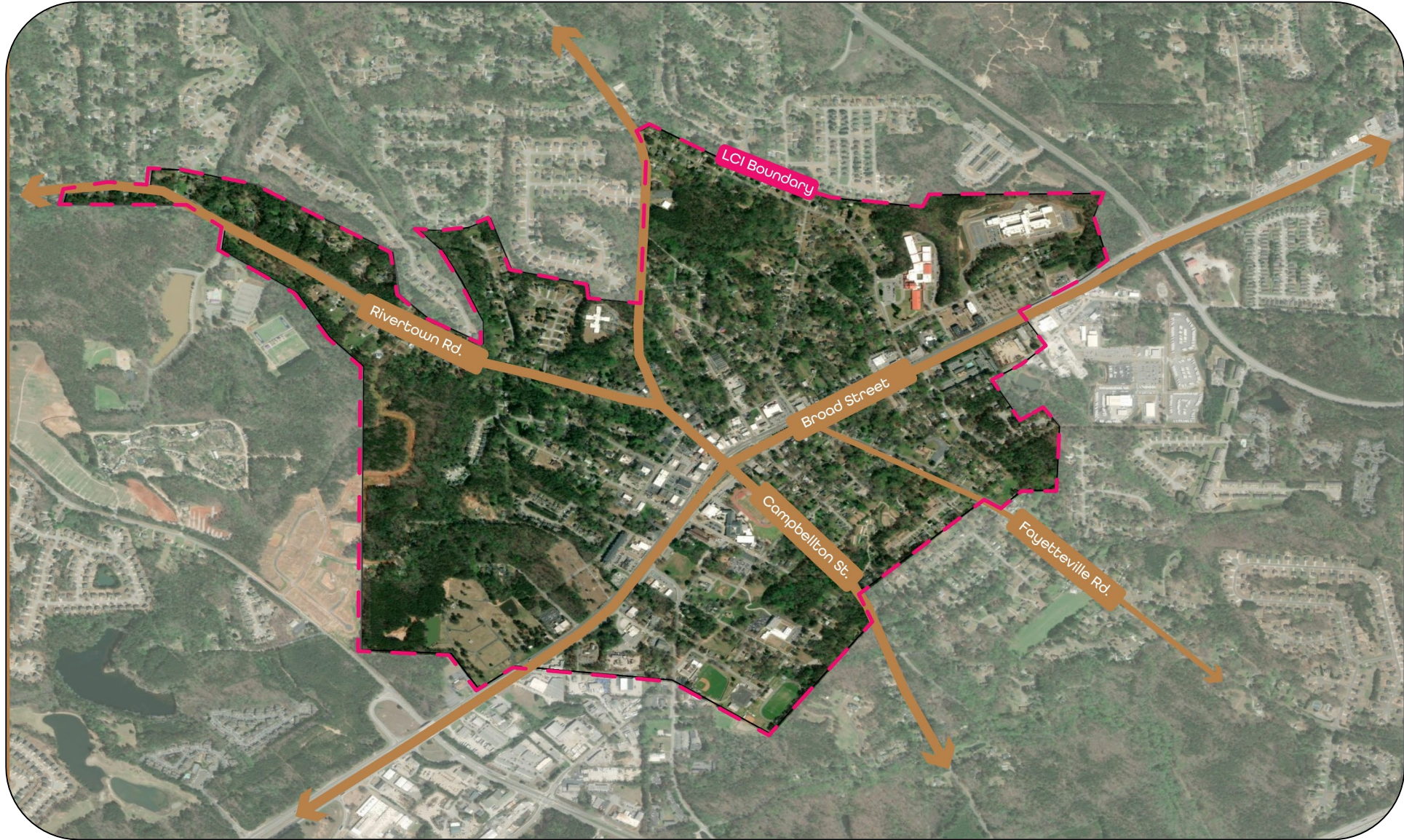
CONNECTIVITY

What is “Connectivity”? – The degree to which different parts of an area are linked by a network of transportation routes, pathways, and communication systems. High connectivity ensures that people, goods, and services can move efficiently and easily across the urban area, promoting better access to amenities, economic opportunities, and social interactions.



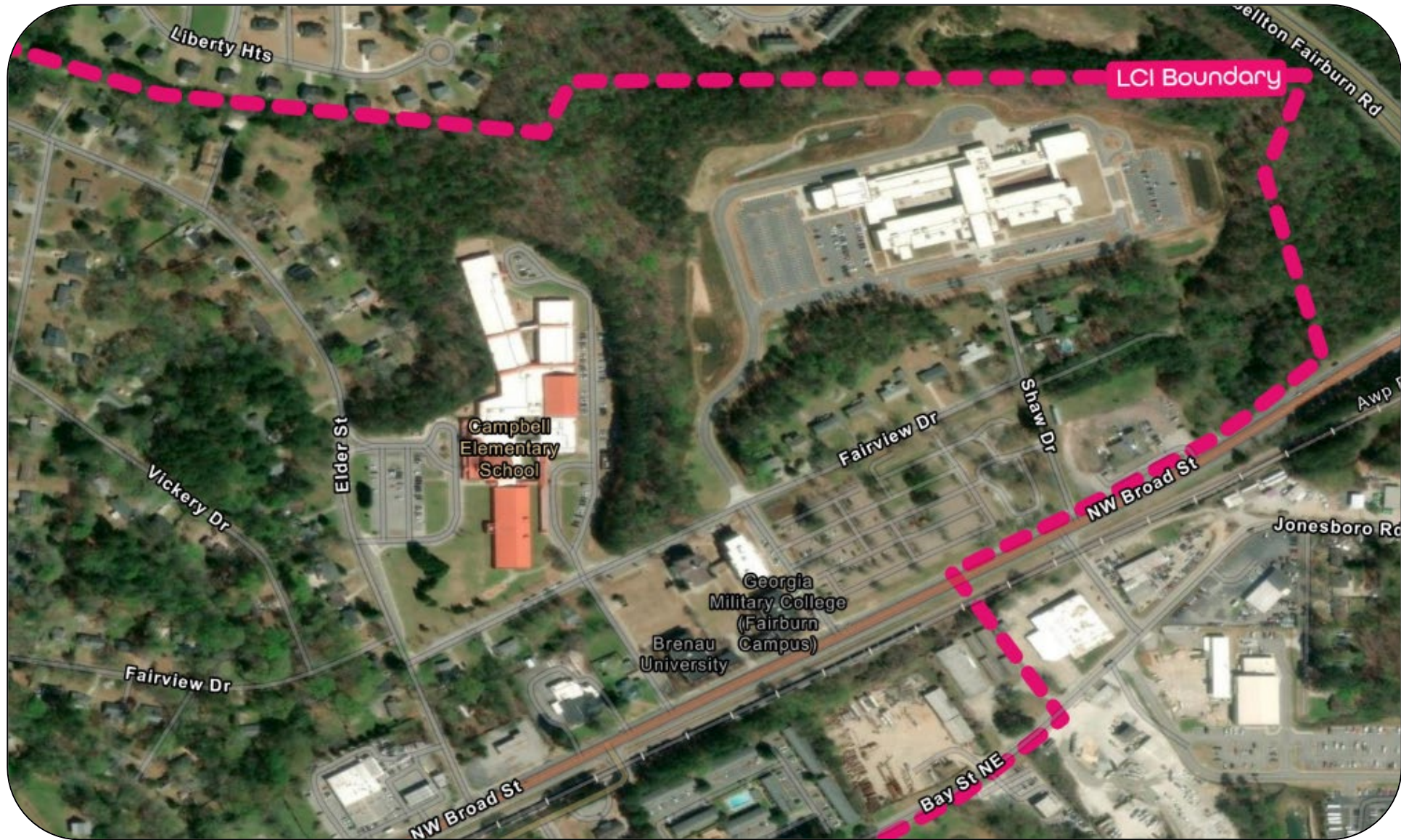
STUDY AREA MAP: LCI Boundary

City of Fairburn
Gateway and Connectivity LCI

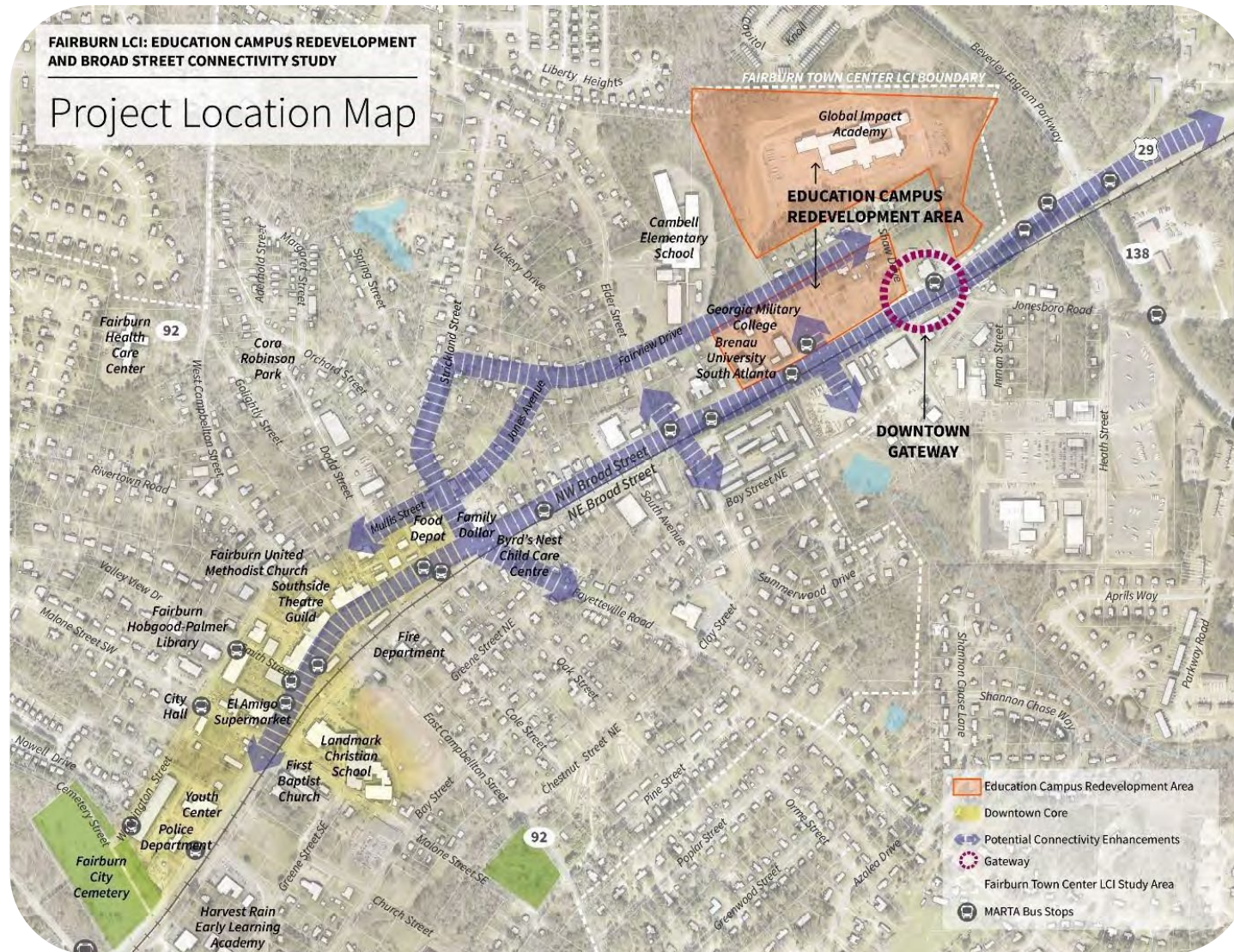


STUDY AREA MAP: Education Campus

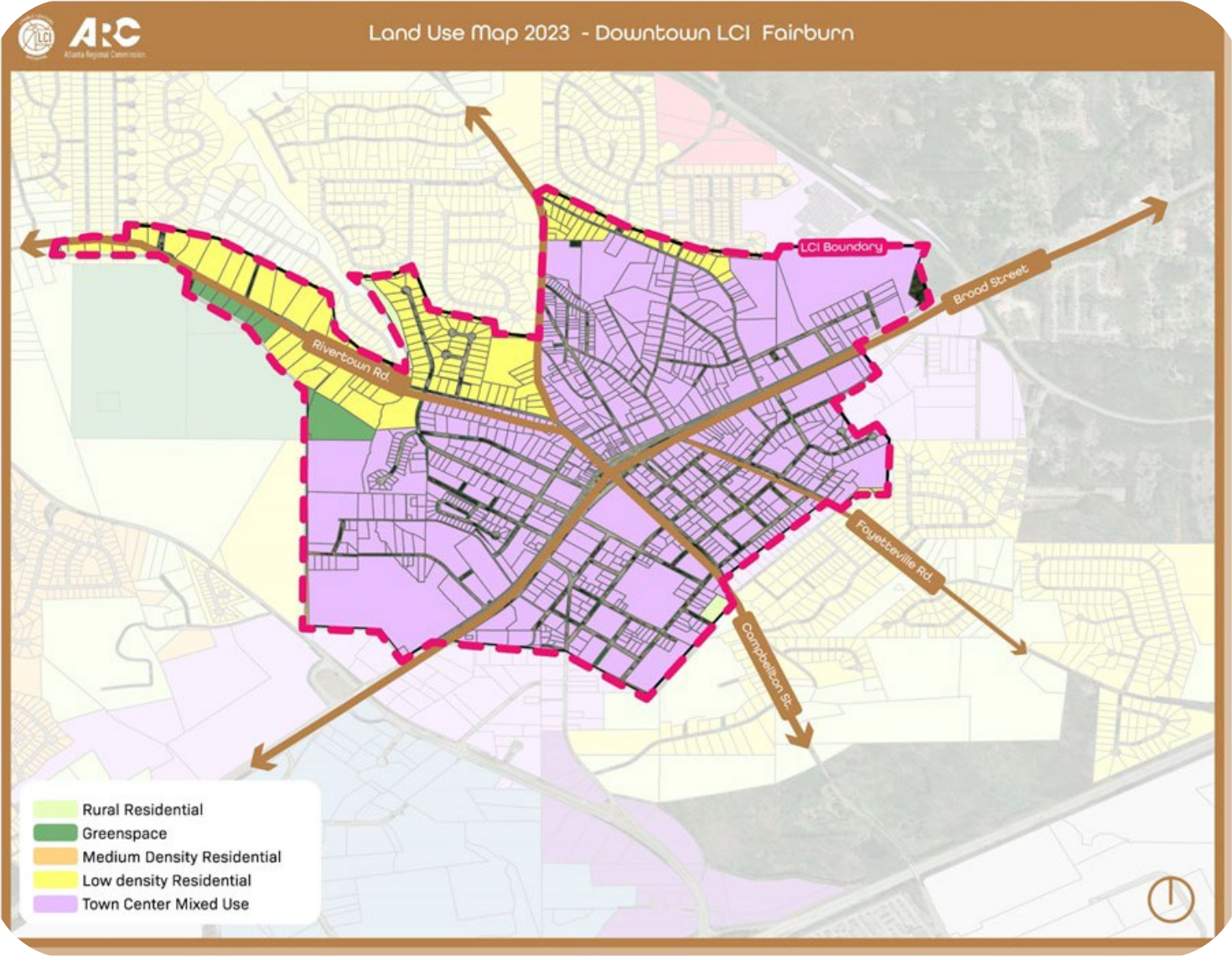
City of Fairburn
Gateway and Connectivity LCI



STUDY AREA MAP

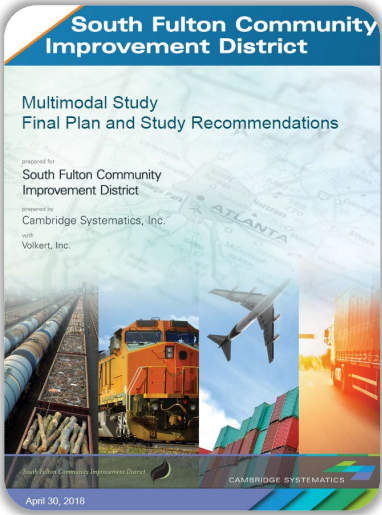
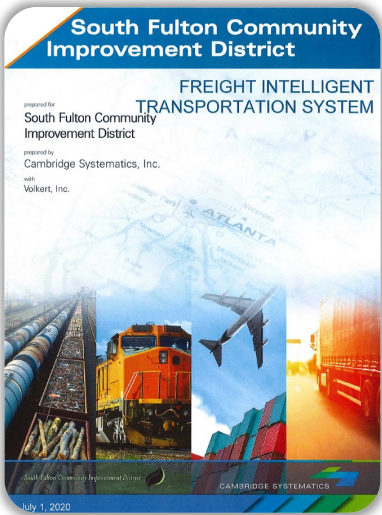
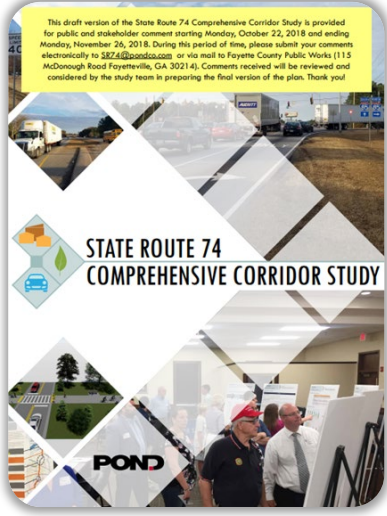
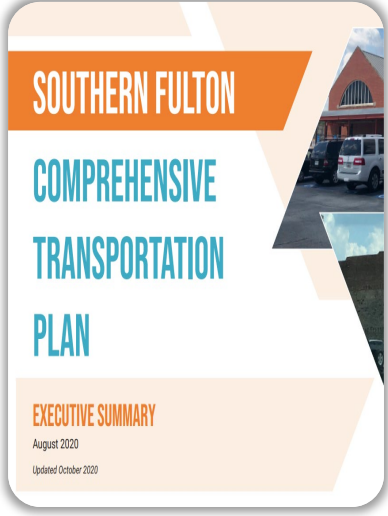
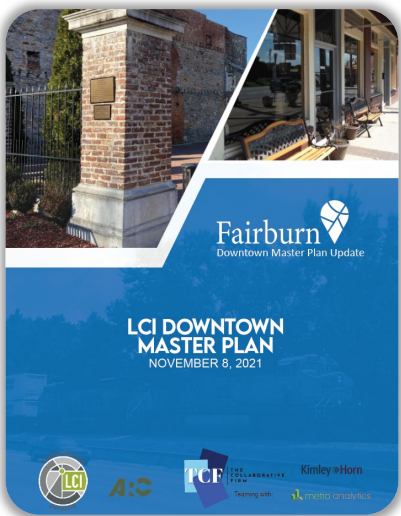
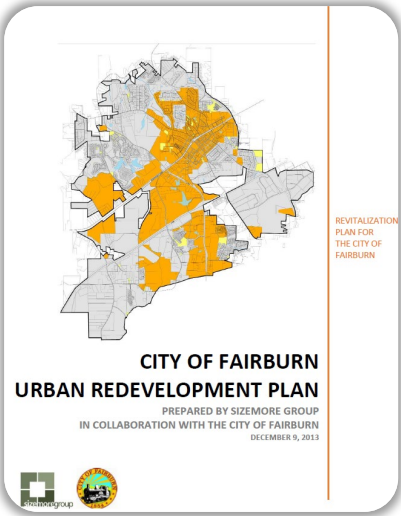


LAND USE ANALYSIS



Existing Conditions Analysis

PLANS REVIEW



EXISTING CONDITIONS ANALYSIS

City of Fairburn
Gateway and Connectivity LCI

- Site Visit and Bus Tour

- Global Impact Academy
- Campbell Elementary School
- Lightning Community
- Cora Robinson Park
- Frankie Arnold Stage & Courtyard
- The Manor Senior Living
- Fairburn Youth Center
- Fairburn Industrial Park
- Georgia Renaissance Festival Site
- Durham Lakes Community
- Landmark Christian School
- Fairburn City Center
- HWY 74 (Oslo, The Dylan)

- Technical Assessments

- Land Use, Zoning, Overlay Analysis
- Transportation Analysis
- Site Suitability Analysis
- Market and Housing Analysis

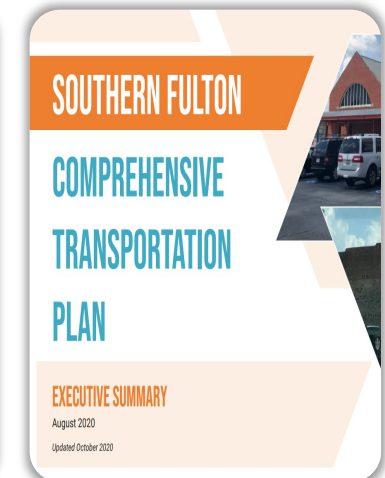
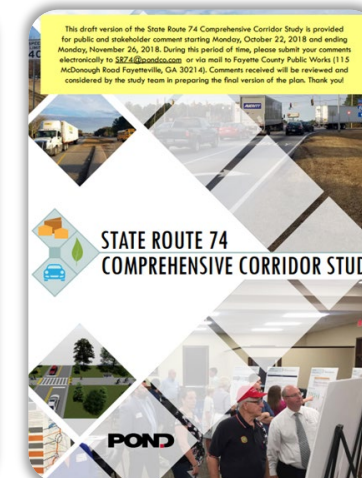
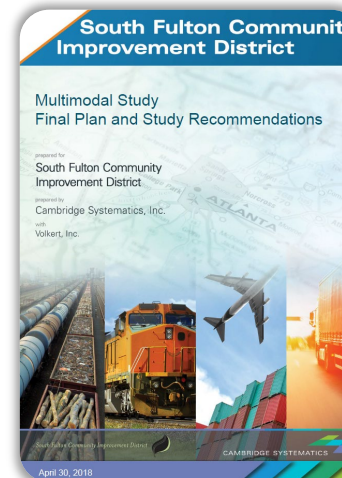
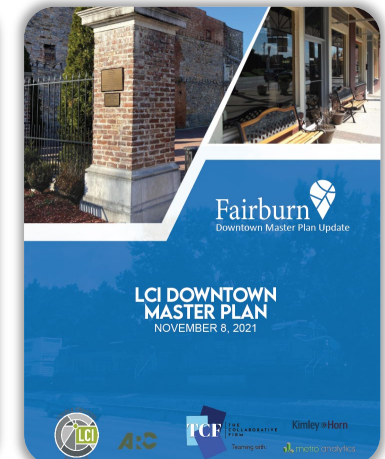
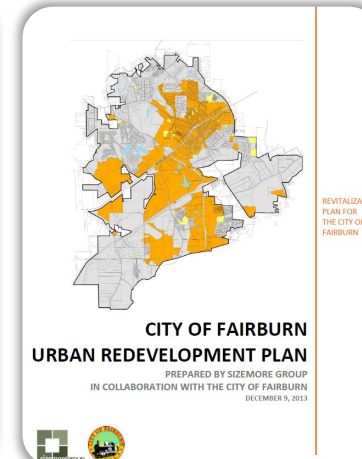


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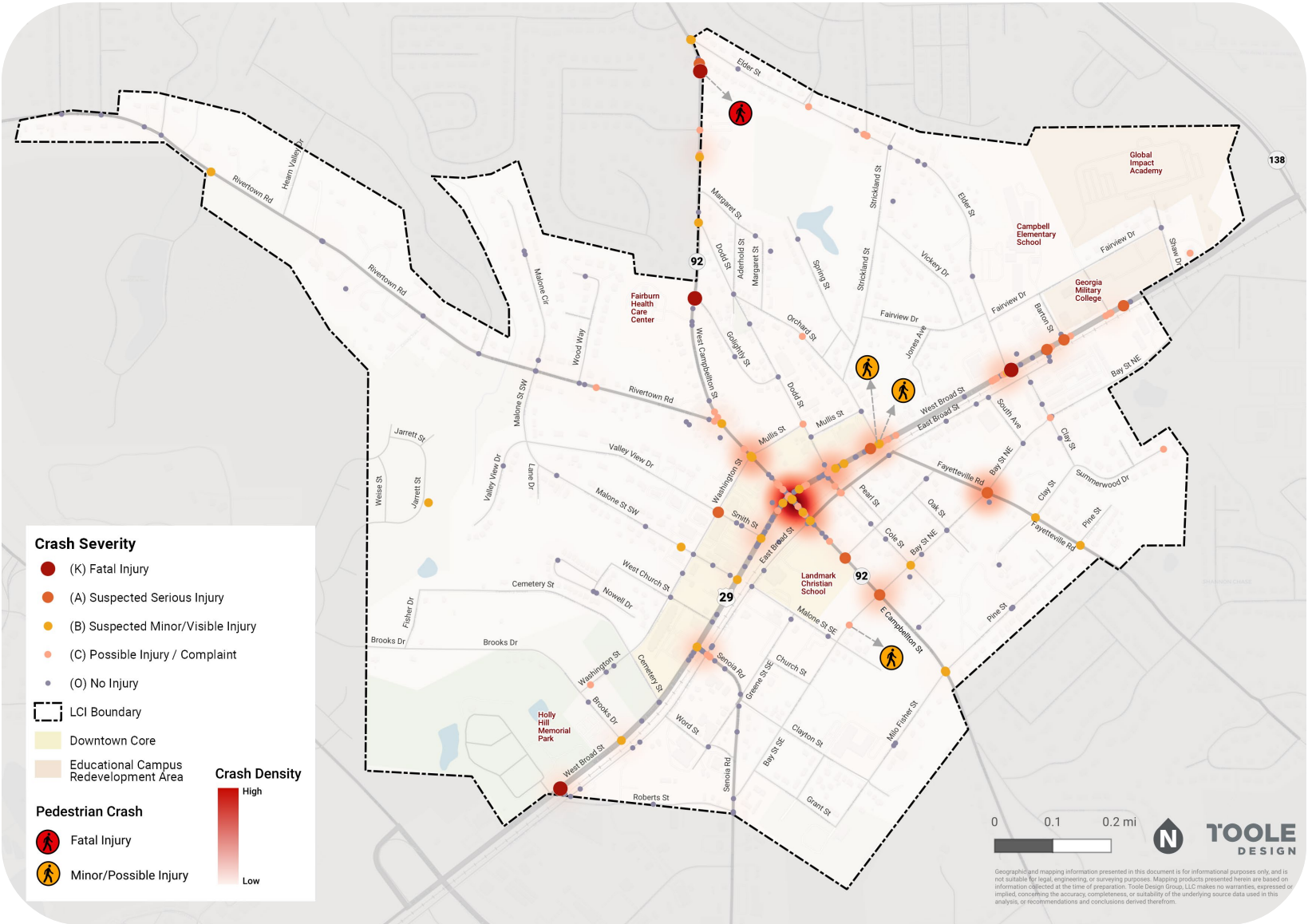
PLANS REVIEW

• Key Takeaways

- Building sidewalks to connect local neighborhoods to parks, businesses, and to the education campus.
- Building crosswalks in local neighborhoods and between points of interest.
- Making the crossing of US-29 and the railroad to the southern side of the LCI area safe and accessible for pedestrians.
- Developing wayfinding and better signage throughout the LCI to prevent freight on unwanted roads.
- Creating gateway treatments and context shifts before vehicles enter the historic downtown area that will encourage safer driving behavior.
- Bicycle recommendations have been consistently made, but the recommendations in facility type do not meet best practices to encourage an All Ages All Abilities network. There also needs to be a more careful analysis on the bicycle network being proposed.
- Expanding transit along US-29.



CRASH MAP



CRASH ANALYSIS

- Crash data from GEARS (Georgia Electronic Accident Reporting System) from 2019 to 2023.
- 826 total crashes
 - 4 fatal crashes
 - 11 serious injury crashes
- 4 pedestrian crashes, no bicycle crashes.
- Intersections accounts for just under half of all crashes.
 - 75% of all fatalities and 55% of serious injuries occurred at intersections
 - West Campbellton and West Broad Street had 77 crashes.
 - Washington Street and West Campbellton Street had 36 crashes.
 - West Broad and Dodd Street; West Broad and Orchard Street; and West Broad and Elder Street each had 20 crashes.

Crash Severity	# of Crashes	% of Total Crashes
Fatal Injury	4	0.5%
Suspected Serious Injury	11	1.3%
Suspected Minor/Visible Injury	55	6.7%
Possible Injury/Complaint	154	18.6%
No Injury	594	71.9%
Unknown	8	1.0%
Total	826	100%

LEVEL OF TRAFFIC STRESS (LTS)

LTS Categories

Category	Description
LTS 1	Tolerable for users ranging from 8-years old to seniors, providing the highest level of comfort and safety for all ages.
LTS 2	Tolerable for the mainstream adult population, including those who are "interested but concerned" about cycling in mixed traffic conditions.
LTS 3	Tolerable for adults who are "enthused and confident," comfortable with shared traffic but who may prefer some degree of separation from motor vehicles.
LTS 4	Tolerable for the "strong and fearless" adult population, who are comfortable cycling in shared traffic with no separation from motor vehicles.

Methodology

Number of Lanes	Effective ADT*	Prevailing Speed (mph)						
		<=20	25	30	35	40	45	50+
Un-laned 2-way street (no centerline)	0-750	LTS1	LTS1	LTS2	LTS2	LTS3	LTS3	LTS3
	751-1500	LTS1	LTS1	LTS2	LTS3	LTS3	LTS4	LTS4
	1501-3000	LTS2	LTS2	LTS3	LTS3	LTS4	LTS4	LTS4
	3000+	LTS3	LTS3	LTS4	LTS4	LTS4	LTS4	LTS4
1 thru lane per direction (1-way, 1-lane street or 2-way street with centerline)	0-750	LTS1	LTS1	LTS2	LTS2	LTS3	LTS3	LTS3
	751-1500	LTS2	LTS2	LTS2	LTS3	LTS3	LTS4	LTS4
	1501-3000	LTS2	LTS3	LTS3	LTS4	LTS4	LTS4	LTS4
	3001-6000	LTS3	LTS3	LTS4	LTS4	LTS4	LTS4	LTS4
	6001-10000	LTS3	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4
	10000+	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4
2 thru lanes per direction	0-6000	LTS3	LTS3	LTS3	LTS4	LTS4	LTS4	LTS4
	6001-12000	LTS3	LTS3	LTS4	LTS4	LTS4	LTS4	LTS4
	12000+	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4
3+ thru lanes per direction Number	Any ADT	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4	LTS4

* Effective ADT = ADT for two-way roads; Effective ADT = 1.67*ADT for one-way roads

Level of Traffic Stress

- LTS 1
- LTS 2
- LTS 3
- LTS 4

LCI Boundary

Downtown Core

Educational Campus Redevelopment Area

0 0.1 0.2 mi

TOOLE
DESIGN

Geographic and mapping information presented in this document is for informational purposes only and is not suitable for legal, engineering, or surveying purposes. Mapping products presented herein are based on information collected at the time of preparation. Toole Design Group, LLC makes no warranties, expressed or implied, concerning the accuracy, completeness, or suitability of the underlying source data used in this analysis, or recommendations and conclusions derived therefrom.

ONGOING PROJECTS

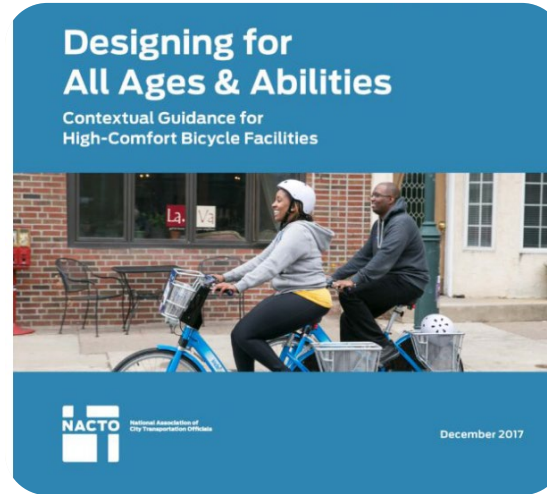
Ongoing Projects

- Phase 1 for installing sharrows throughout downtown as part of 2024 City-Wide Resurfacing Project this fiscal year.
- Sidewalks along:
 - West Campbellton Road (Pinehurst Drive to south of Elder Street)
 - Shaw Drive (Campbell Elementary School to US 29)
 - Washington Street (Hwy 92 to Valley View Drive)
- Ongoing discussions with GDOT on a pedestrian crossing at Senoia Road and Broad Street
- Warehousing Distribution Center Community Safety Improvements RAISE Grant
- Duncan Park Road Extension



OPPORTUNITIES TO IMPROVE CONNECTIVITY

- Updating bicycle recommendations to facilities that focus on an All Ages All Abilities network, especially near the Elementary School and Park.
- US-29 has been recommended for a trail and bike lane by different plans, consolidating these recommendations into one facility type to encourage All Ages and All Abilities should be considered.
- Identifying safety countermeasures at intersections that prioritize pedestrian safety.
- Identifying opportunities for midblock crossings at GDOT owned roads and new paths forward in permitting with the new version of the MUTCD.
- Freight has had many recommendations already and building safer streets for pedestrians will encourage safer behavior from all vehicle types, including freight.
- Identifying roadway treatments to begin transitioning drivers from a high-speed corridor with few signalized intersections to a historic district that is pedestrian focused.
- Bridge rehabilitations should build new sidewalks and proposed bicycle facility.



DEMOGRAPHIC ASSESSMENT

45%

Population growth since 2010



Southern Fulton County

\$67,867

City of Fairburn

\$66,189

Fairburn LCI Area

\$59,412

\$ Median Household Income

\$0 \$10,000 \$20,000 \$30,000 \$40,000 \$50,000 \$60,000 \$70,000 \$80,000

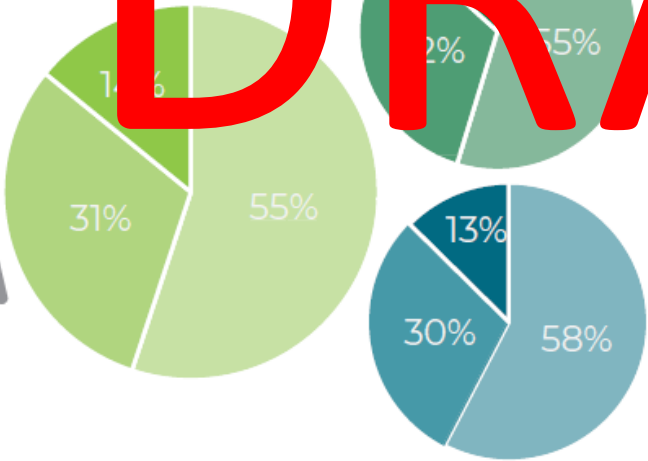


Average Household Size

Small (1-2)

Medium (3-4)

Large (5+)



13%

Of residents have higher than a high school degree



Southern Fulton County, 37%

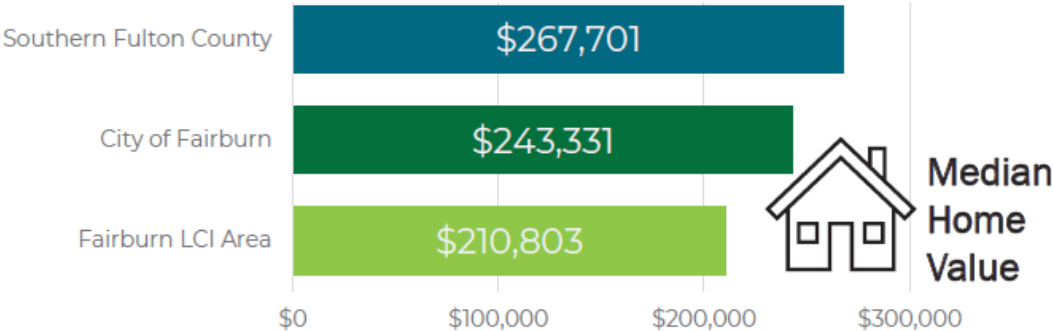
City of Fairburn, 31%

DEMOGRAPHIC ASSESSMENT

Fairburn LCI's
Share of the
City of Fairburn



Office, 74%
Retail, 54%
Multi-Family, 19%
Industrial/Flex, 1%
Hospitality, 0%



26 years



Median Age of
For-Sale Housing,
Fairburn LCI

\$300,000

107%

39 years



Median Age of
Rental Housing,
Fairburn LCI

Average Price
and Rent

\$1,054

Price and
Rent Growth

54%

ONE MILLION SF OF COMMERCIAL SPACE

Low
Vacancy

Retail & Office
vacancy is less
than 8%



Aging
Inventory

Average age of all
commercial space
is over 50 years
old



Rising
Rents

Retail & Office
rental rates have
doubled in the
past decade.

DRAFT

TCF

COMMUNITY ENGAGEMENT PLAN

City of Fairburn
Gateway and Connectivity LCI

Online Engagement

- Community Survey
- Flyers
- Social Media Posts
- Fairburn Connect Content

Public Meetings

- Community Meetings
 - Project Kickoff and Goal Setting: August 20th
 - Design Charrette and Hands-on Workshop: November 12th
 - Open House/Draft Plan Presentation: February 11th
 - **PAG Meetings will proceed Community Meetings*
- City Council Monthly Update
- Stakeholder Interviews
- Pop-up Events
 - National Night Out: August 6th
 - Additional TBD



Fairburn 
Situated to Succeed

JOIN US FOR A PUBLIC MEETING ABOUT THE
Fairburn Connectivity and Gateway
Livable Centers Initiative (LCI)

FIND OUT HOW THE INITIATIVE WILL IMPACT
FAIRBURN'S FUTURE

Tuesday,
August 20, 2024
6:00 p.m.-7:30 p.m.

FAIRBURN CITY HALL
56 MALONE STREET SW
FAIRBURN, GA 30213

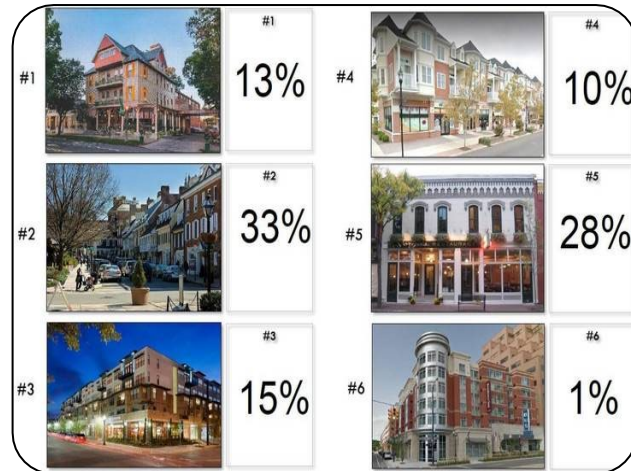


FOR MORE INFORMATION, VISIT
[HTTPS://BIT.LY/FAIRBURNLCI](https://bit.ly/fairburnlci)

COMMUNITY MEETINGS

City of Fairburn
Gateway and Connectivity LCI

- August 20th, 2024: Kickoff and Visioning and Goal Setting
- November 12th, 2024: Design Charrette and Hands-on Workshop
- February 11th, 2025: Open House/Draft Plan Presentation
- Workshop Activities
 - Asset Mapping
 - Visual Preference
 - Investment Game



WE NEED YOU!

City of Fairburn
Gateway and Connectivity LCI

Promote the Project w/in Your Circles

- Complete Survey
- Share the Community Meeting Flyer
- Share the Webpage
- Post on Social Media
- Typical Hard to Reach Audiences: Youth and Young Adults, Marginalized Communities, LGBTQ+, etc.

Drive Engagement

- Community Meetings
 - Project Kickoff and Goal Setting: August 20th
 - Design Charrette and Hands-on Workshop: November 12th
 - Open House/Draft Plan Presentation: February 11th
- Local Events and Organizations that we need to engage
- Identify Key Stakeholders to Interview
- Pop-up Events
 - National Night Out: August 6th



ACTIVITIES

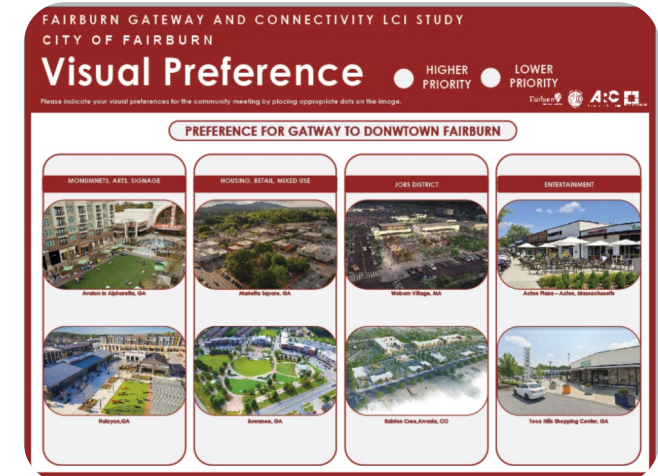
Goals and Vision Setting

Gateway Preferences

- Monument, Artwork, Signage
- Housing
- Entertainment District
- Jobs District
- Park Space

Connectivity Assessment

- Within the “Downtown District”, where do you...
 - Live
 - Work
 - Eat/Shop
 - Play



NEXT STEPS

Promote the Project w/in Your Circles

- Complete Survey
- Share the Community Meeting Flyer
- Share the Webpage
- Post on Social Media
- Typical Hard to Reach Audiences: Youth and Young Adults, Marginalized Communities, LGBTQ+, etc.

Drive Engagement

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- Local Events and Organizations that we need to engage
- Pop-up Events



THANK YOU!

Comments/Questions?

Sylvia Abernathy

sabernathy@fairburn.com

Randy G. Gibbs, AICP

randyg@sizemoregroup.com



Fairburn



Situated to Succeed

JOIN US FOR A PUBLIC MEETING ABOUT THE

Fairburn Connectivity and Gateway Livable Centers Initiative (LCI)

FIND OUT HOW THE INITIATIVE WILL IMPACT
FAIRBURN'S FUTURE

Tuesday,
August 20, 2024
6:00 p.m.-7:30 p.m.

FAIRBURN CITY HALL
56 MALONE STREET SW
FAIRBURN, GA 30213



FOR MORE INFORMATION VISIT:
[HTTPS://WWW.SURVEYMONKEY.COM/R/FAIRBURNLCI](https://www.surveymonkey.com/r/fairburnlci)



City Council Meeting Minutes August 12, 2024 7:00 pm

I. Roll Call by City Clerk, Brenda James found the following members present:

The Honorable Mayor Pro-Tem James Whitmore
The Honorable Samantha Hudson
The Honorable Ulysses J. Smallwood

The Honorable Linda J. Davis
The Honorable Hattie Portis-Jones

Absent: The Honorable Alex Heath

II. The meeting was called to order by the Honorable Mayor Avery.

Also present was City Administrator Tony Phillips, Assistant City Administrator Jamila Criss, City Attorney Rory Starkey, Assistant City Attorney Serena Nowell, and City Clerk Brenda James.

III. The invocation was provided by Dr. LaReese Howell of New Horizon in Faith Church.

IV. Pledge of Allegiance was in Unison.

V. Presentations and Proclamations:

1. Presentation from Georgia Association of Chiefs of Police (GACP) – Fairburn Police Department Earns State Recertification

Ed Densmore, State Certification Coordinator with Georgia Association of Chiefs of Police said the City of Fairburn's Police Department received State Certification from GACP, placing them among the elite law enforcement agencies in Georgia. According to GACP, this certification is a blueprint for law enforcement success and serves as a model for other agencies to follow. This is a three-year cycle and at the end of those three years, there's a team of two Command Staff or Chiefs from other agencies that come and spend two days at the host agency reviewing 140 standards to make sure they are in compliance. After that period, they submit a written report that he reviews and once approved he sends to two different committees for their review. He is here to formally present the plaque and certification to Chief Bazydlo, Takara Burgess, and the City of Fairburn for their accomplishment in meeting the standards for State Certification for the next three years.

2. Presentation of Supervisory Leadership Development Program Certificates

Assistant City Administrator Jamila Criss presented this item and said they are super excited to acknowledge all the directors and managers that participated in the Georgia Municipal Association Supervisory Leadership Development Program. They fast-tracked this program that started in January and completed it in June. She introduced Terrell Jacobs with Georgia Municipal Association. Mr. Jacobs said they put this program together five years ago. It is a grueling program that takes them through several months of intense lecturing and projects. He said about 25% of our workforce, our institutional knowledge can retire by 2029. They are challenged with developing talent and the next leaders for our municipal workforce across the State of Georgia. He commended the City of Fairburn for taking this initiative.

Tony Phillips and Jamila Criss, along with the Mayor and Council presented the following employees with a plaque for completing the certification program:

Jada Berry	John Martin	Chapin Scott
Anthony Bazydlo	Felicia Jones	Willie Smith
Krishna Craig	Bryan Stephens	Christopher Campbell
Tom Banks	Gale Higgs	Tyra Little
Nekisha Baker	Sylvia Abernathy	Lester Thompson
TaLisha Champagne	Takara Burgess	Dana Smith
Cornelius Robinson	Denise Brookins	Deannia Ray
Edgar Desantos	Charles Johnson	Graylin Sapp
Miguel Ribot	John Gilbert	Eddie Eiswerth
Amber Graham	Jenny Montoya	

VI. Public Comments:

State Senator Elect Rashaun Kemp thanked the Mayor and Council for the opportunity to speak. He said he is the State Senator Elect for Senate District 38, and the District goes from Sandy Springs to Palmetto, and he will be replacing retiring State Senator Horacena Tate, who has been in the seat for 25 years. He is excited to make sure the resources and opportunities exist for the City of Fairburn. He will be an advocate for things such as health care, education, and ensuring that we have our right to vote. Our Secretary of State has put forth a website where people can challenge somebody's voter registrations. Please go to the Secretary of State's website to check your voter registration status. The website is mvp.sos.ga.gov. He does not get sworn in until January, but the work begins now. You may reach him by email rashaunforgeorgia@gmail.com or (614) 778-9160.

VII. Adoption of the City Council Agenda:

Mayor Pro Tem Whitmore made a motion to approve the agenda as presented with Council Member Hudson providing the second. **The motion carried unanimously.**

VIII. Approval of the Minutes:

3. Approval of the minutes Regular Council Meeting Minutes of July 22, 2024

Council Member Davis made a motion to approve the minutes as written, Council Member Portis-Jones provided the second. **The motion carried unanimously.**

IX. Public Hearings:

4. Text Amendment – Automobile Rental and Sales

Planning and Zoning Director Denise Brookins presented this item and said they have an application for a text amendment. Since the initial application, our Zoning Attorney has received additional information that's under review, so we are requesting the public hearing be open and continued to allow staff sufficient time to review the data provided by the property owner.

Mayor Pro Tem Whitmore made a motion to open the public hearing. Council Member Davis provided the second. **The motion carried unanimously.**

In Favor:

Jamie Palmer said she is representing Speed Enterprises located at 337 Bay Street and they are working to get their business license. They are trying to have a rental car and U-Haul business at this location. There were some complications, which have been taken care of. They are requesting amending the zoning regulations to allow automotive sales/rentals in the M-1 zoning district.

In Opposition:

No one spoke in opposition.

Mayor Pro Tem Whitmore made a motion to continue the Public Hearing to the next regularly scheduled meeting. Council Member Smallwood provided the second. **The motion carried unanimously.**

X. Consent Agenda: N/A

XI. Regular Agenda Items:

5. Facility Usage Agreement – Kids with Goals Futbol Club

Parks and Recreation Director Chapin Scott presented this item and said the Facility Usage Agreement between the City of Fairburn and Kids with Goals Futbol Club is to provide youth soccer programming for ages 4 through 17. The location has changed to the multi-purpose baseball field and wanted to make sure that is noted.

Council Member Smallwood made a motion to approve the Facility Usage Agreement between the City of Fairburn and Kids with Goals Futbol Club to provide youth soccer programming. The second was provided by Council Member Portis-Jones. **The motion carried unanimously.**

Council Member Hudson said now that we are self-insured, should we be looking for any foreseeable issues that may arise and protecting ourselves from that. Ms. Scott said built in this contract, you'll see a portion that mentions liability insurance. The organization is required to hold a million dollars' worth of liability insurance with Duncan Park listed as the certificate holder.

6. Senior Homestead Exemption

Finance Director Bryan Stephens presented this item and said they are bringing an ordinance to increase our senior homestead exemption. This proposal is to increase the current exemption from \$25,000 to \$30,000 for seniors who are 70 years old and older. Last year Council approved the assessments be frozen when you turn the age of 70.

Council Member Davis made a motion to approve an Ordinance to amend Chapter 53, Article II, Division 2 of the Code of Ordinances of Fairburn to increase the Homestead Exemption for Citizens 70 years of age to \$30,000. Mayor Pro Tem Whitmore provided the second. **The motion carried unanimously.**

7. Appointments to the Ethics Board

City Clerk Brenda James presented this item and said this item is for the Mayor and Council to appoint members to the Ethics Board. The last appointments to the Ethics Board terms ended in 2023.

Section 2.35 (i) 1a. The composition of the Ethics Board is seven residents who shall have been a resident of the city for a least one year immediately preceding the date of his/her appointment and shall remain a resident of the city. No person shall serve on the board if he or she has had, within the preceding one-year period, any interest in any contract, transaction or official action of the city.

Council Member Hudson made a motion to approve the following appointed members to the Ethics Board. Council Member Davis provided the second.

- Jaworski Horne, Appointed by Mayor Mario Avery (Term to expire December 31, 2025)
- Rodney Anderson, Appointed by Mayor Pro Tem James Whitmore (Term to expire December 31, 2027)
- Vera Raglin, Appointed by Council Member Linda J. Davis (Term to expire December 31, 2027)
- Thomas Cochran, Appointed by Council Member Alex Heath (Term to expire December 31, 2025)

- Tony Smith, Appointed by Council Member Hattie Portis-Jones (Term to expire December 31, 2025)
- Reverend Danita Jones, Appointed by Council Member Ulysses Smallwood (Term to expire December 31, 2025)
- Myla Osum, Appointed by Council Member Samantha Hudson (Term to expire December 31, 2027)

The motion carried unanimously.

XII. Reports: N/A

City Administrator Tony Phillips said the Georgia Association of Chiefs of Police recertification that you saw this evening was inclusive of a comprehensive assessment of our standard operating procedures for the police department to ensure they were legally aligned with state law and that they were aligned with best practice. He said he sent all Council Members an email with the entirety of 23 chapters of the standard operating procedures of the Fairburn Police Department and they have been added to the city's website, and now accessible to all of our citizens and anyone else that wants to look at it.

XIII. Council Comments:

Council Member Smallwood thanked everyone for coming.

Council Member Davis said she appreciates us investing in our employees. You can't expect someone to be a leader if you have not invested in them, to train them. That makes her heart so full to see the number of employees that completed that training, and she noticed the difference with employees who had to present their budget. They did not hesitate, and she is so excited about what we do here in the city not only for our employees but also our citizens because without either one of them, we would not be here.

Council Member Hudson said thank you to Mayor Avery for pushing forward the Ethics Board. This wasn't a win for Ms. Hudson, this was a win for us all in Fairburn. She thanked the Finance Manager, Bryan Stephens, Tony Phillips, and Jamila Criss for working closely with her in the one-on-one meetings as well as to Councilman Smallwood for helping her on the training side. She thanked the citizens of Fairburn and everyone who came out to the Back-to-School event and our partnering restaurant, The Dining Experience. They had over 110 attendees and distributed 200 backpacks. She said join her for Civic in the City, which is a public engagement tool to garner your feedback as it relates to items that you may see on the agenda. She will host this once a month to get some feedback and help them navigate through how to send in a public comment, and the things you need to do in terms of open records. She is now a member of the cohort for ARC Regional Leadership Institute and is excited to bring regional support to our city.

Council Member Portis-Jones congratulated Council Member Hudson and said this is yet another avenue for training for you to share with the Council as well as the city. Training has always been very important to the City of Fairburn, and it was exhibited tonight with the Supervisory Certificates and at the end of the day, it helps us all be better leaders and helps us to learn from our colleagues. Congratulations to all the staff who participated in that program, it was quite impressive. She thanked staff for the additional \$5,000 for the homestead exemption and Mr. Stephens for the initiative and leadership he brought to the city, in his 18 months and said he's elevated us to another level and set a standard for the next person to come in and wished him luck.

Mayor Pro Tem Whitmore told Finance Director Bryan Stephens, he will be missed but you have set the bar high and he's sure whoever comes in will be just fine with the examples you left behind and thank you for your service here to the City of Fairburn. The National Night Out was held last week and we had close to 300 backpacks that were given to the community and challenged Chief Bazydlo publicly to get 500 backpacks next year. He also congratulated Chief Bazydlo on the GACP Certification. He reminded all our citizens to go check their voter registration status that our future State Senator, Rashaun Kemp discussed earlier. We do not want to be caught left behind and not exercising our right to vote.

Mayor Avery echoed what several members have mentioned. He thanked Mr. Bryan Stephens for his service and said he's been a blessing to the city. He thanked Tyra Little, our Procurement Manager who got a great opportunity in the City of Roswell. He told Mr. Phillips when he came on board that we would lose half our staff because the competition is going to recognize the efficiency, and the level of professionalism, and that's exactly what's happening. He thanked Mr. Phillips and Ms. Criss for what we witnessed today for our managers going through a certified program.

XIV. Adjournment:

Council Member Hudson made a motion to adjourn the meeting at 8:00 p.m. Council Member Davis provided the second. **The motion carried unanimously.**

Brenda James, City Clerk

Mario Avery, Mayor



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Text Amendment - Automobile Rental and Sales

ITEM TYPE: Ordinance

SUBMITTED: 08/20/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/12/2024

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: Yes

PURPOSE:

For the Mayor and City Council to review the request from Speed Enterprises, LLC and Waldrop Holdings to amend the zoning regulations related to automotive sales and rentals in the M-1—Light Industrial Zoning District.

HISTORY:

The applicant is requesting approval to allow automobile and truck rental/leasing in the M-1 zoning district. The applicant is requesting approval to reopen a business at 337 Bay Street. The business was closed because the applicant was operating without a business license. The site was originally developed in 1987. The Finance Department has business licenses for this location starting in the year of 2011. H.E.H. Paving, Inc. (paving) held its business license from 2011 until 2013. There was a gap between 2013 and 2016 where no business license was registered for this location. In 2016, New Line Express, Inc. (automobile repair, body, and paint) held its business license until 2017.

There was some overlap between New Line Express, Inc and Trinity Auto Repair. Trinity Auto Repair (car maintenance) held its license from 2016 until 2019. Jes Auto Sales LLC (used auto sales) held its business license from 2020 until 2021. They did not renew or terminate. Speed Enterprises, LLC began operating on the site in 2022 and never received a business license.

FACTS AND ISSUES:

The applicant is requesting to amend the zoning regulations to allow automotive sales/rentals in the M-1 zoning district without restrictions or distance requirements from residential developments. The applicant requests to update Section 80-85 with the following changes:

- Automobile, trailer and boat rental, sales, and service.
- a. Minimum one-acre lot size.

- b. All vehicles shall be set back at least ten feet from the street right-of-way line.
- c. ~~Such use shall be located at least 50 feet from any properties zoned for residential purposes.~~
~~-(Remove)~~
- d. A solid fence or wall no less than eight feet in height shall be maintained to provide a visual screening between the residential and commercial properties.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Staff recommends the public hearing be continued to allow additional time for the applicant to provide updated information.

ATTACHMENTS:

1. Text Amendment_Application -337 Bay St_
2. Current Regulations_Automobile and truck sales
3. Text Amendment Ordinance.082024

ZONING TEXT AMENDMENT INITIATION PROCESS

The owner of property within the City, or his authorized agent, may apply for a zoning text amendment. In order to be accepted for consideration, all required application forms and documentation must be complete. A checklist is included, specifying the required documentation comprising a complete application packet.

APPLICANT'S CHECKLIST

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK
1.	Application Form	1 original and 1 copy	☒
2.	Letter of Intent (including proposed text amendment)	1 original and 1 copy	☒

ITEM 1. PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all applicants are required to meet with a planner who will review the applicant's proposal. *This meeting must be completed by the Friday before Monday's filing deadline.* Applicants are required to bring the proposed text amendment to the meeting. Call the Planning and Zoning Office at 770-964-2244 to schedule an appointment.

ITEM 2. APPLICATION FORM: Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the zoning text amendment process. See the application form for additional details.

ITEM 3. LETTER OF INTENT: The Letter of Intent should state the requested zoning text amendment, Article numbers and section of all affected ordinances relating to proposed amendment, if applicable, detailed text of proposed changes.

PUBLIC HEARINGS

A) The Planning and Zoning Commission will review the petition and forward a recommendation to the Mayor and City Council on the first Tuesday of each month at 7:00 p.m. at City Hall.

B) The Mayor and City Council hold public hearings for zoning text petitions on the fourth Monday of each month at 7:00 p.m. at City Hall.

PUBLIC NOTICE

Publish notice of the public hearing in a newspaper of general circulation at least 15 days, but no more than 45 days prior to the public hearing at which an application will be heard. The published notice shall contain the time, place and purpose of the hearing and the location of the property if applicable (zoning text amendments may not always be property specific). Renotification is not required when a petition is deferred by the city council or the planning and zoning commission.

STAFF ANALYSIS

Prior to the public hearings, the Planning and Zoning Office will publish its findings, recommendations and comments in the staff analysis. Please contact the Planning and Zoning Office at (770) 964-2244 for additional information.

APPLICANT INFORMATION

Applicant name: Speed Enterprises LLC
Address: 337 Bay St Fairburn, GA 30213
Phone: 678-545-0723 Cell: 302 569-7710
Email address: Speed 30213@gmail.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Waldrop Holdings, LLC
Address: 89 Howell Ave, Fairburn Ga 30213
Phone: 678-414-9297 Cell: _____ Fax: _____
Email address: Kimberly-Waldrop1@gmail.com

PROPERTY INFORMATION (if applicable)

Address: 337 Bay Street
Parcel ID#: _____ Land Lot: _____ District: _____

ZONING TEXTED REQUEST

The undersigned, having an interest in the amendment of zoning text herein described, respectfully petitions that said zoning text be amended to the following:

Zoning Ordinance Article M-1 Section 5

Existing Text: M-1 Section 5

Proposed Text: Add Automotive Rental to the M-1

Zoning Ordinance Article _____ Section _____

Existing Text:

Proposed Text:

Zoning Ordinance Article _____ Section _____

Existing Text:

Proposed Text:

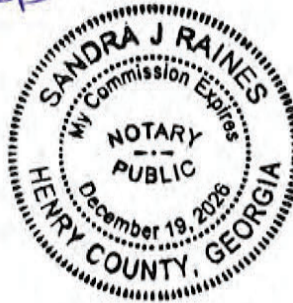
CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: 337 Bay Street

Kimberly N. Waldrop
Type or Print Owner's Name

Kimberly N. Waldrop
Owner's Signature

5/2/24
Date



Sworn and subscribed before me this
2 day of May 2024

Sandra J. Raines
Notary Public

December 19, 2026
Commission Expires

(Seal)

POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

RAYMOND OKOROIGWE
Type or Print Owner's Name

Raymond Okoroigwe
Owner's Signature

5-2-2024
Date

Sworn and subscribed before me this
2nd day of May 2024

Sandra J. Raines
Notary Public

December
Commission Expires



Type or Print Applicant's Name

Applicant's Signature

Date



ATTORNEY / AGENT

CIRCLE ONE: Attorney Agent

Type or Print Attorney / Agent's Name

Attorney / Agent's Signature

Address

Phone Number

Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we _____ am/are the owner(s) of the property, which is the subject matter of this application. I/we authorize the City of Fairburn to inspect the premises, which is the subject of this request for Rezoning.

Type or Print Owner's Name

Owner's Signature

CITY OF FAIRBURN

LETTER OF INTENT

Speed Enterprises
337 Bay Street NE
Fairburn, GA 30213

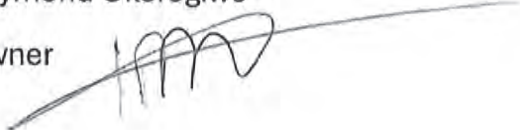
RE: M-1 Automotive Rental be added to the M-1

This is a letter of intent to add Automotive Rental and U-Haul rental to the M-1. We are referring to the M-1 Section 5 of the Light Industrial Zoning District. We intend to use this property for rental of U-Hauls and Motor Vehicles. All activities shall be carried out entirely within the enclosed building. I believe that we meet all of the requirements to allow us to obtain the business license that we are in need of. Thanking you in advance for your anticipated cooperation. If you should need any further information, please do not hesitate to contact us at 770-681-0983.

Sincerely,

Raymond Okorogiwe

Owner

A handwritten signature in black ink, appearing to be 'Raymond', written over a horizontal line.

Current Regulations - Sec. 80-85. M-1—Light Industrial Zoning District.

- (a) *M-1—Intent.* Regulations set forth in this section are the M-1 Light Industrial Zoning District regulations. Article IV should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The intent of this section, in establishing the M-1 district, is to provide areas within the city for the manufacture, storage, sale and distribution of goods and the conduct of related commercial and industrial activities.
- (b) *M-1—Use regulations.* Within the M-1 district, land and structures shall be used in accordance with the standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by use permit shall be prohibited.
- (c) *M-1—Permitted uses.* Any permitted use, provided that all manufacturing, processing, assembly and/or disassembly operations and all storage operations associated with such uses not specifically identified below shall be housed entirely within an enclosed building or buildings. All outside storage shall be enclosed by an opaque fence meeting the district height regulations.

Structures and land may be used for only the following purposes:

- (1) Agriculture and forestry.
- (2) Ambulance and emergency radical services.
- (3) Animal hospitals, kennels (boarding and breeding) and veterinary clinics.
 - a. All structures shall be located and activities conducted at 100 feet from any property zoned for residential purposes.
 - b. All animals shall be housed within an enclosed building and adequate sound and odor control shall be maintained.
- (4) Animal grooming shops.
 - a. All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes.
- (5) Automobile and truck sales (including retail parts sales and/or tire store).
 - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
 - b. All activities shall be carried on entirely within an enclosed building.
 - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
 - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
- (6) Automobile, trailer and boat sales/service.
 - a. Minimum one-acre lot size.
 - b. All vehicles shall be set back at least ten feet from the street right-of-way line.
 - c. Such use shall be located at least 50 feet from any properties zoned for residential purposes.
 - d. A solid fence or wall no less than eight feet in height shall be maintained to provide a visual screening between the residential and commercial properties.
- (7) Automobile repair (including paint and body).

-
- a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
 - b. All activities shall be carried on entirely within an enclosed building.
 - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
 - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.

Re: AMENDMENT TO CITY OF FAIRBURN ZONING
ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 80. ZONING, ARTICLE II. ZONING DISTRICTS, DIVISION II. DISTRICT REGULATIONS, SECTION 80-85 M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT (6) AUTOMOBILE, TRAILER AND BOAT SALES/SERVICE (C) IN ORDER TO ALLOW FOR AUTOMOBILE, TRAILER AND BOAT SALES/SERVICE USES TO BE LOCATED WITHIN FIFTY FEET FROM RESIDENTIAL ZONED PROPERTIES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME THAT:

Whereas, zoning ordinance amendments are important in order to continue the realization of the vision, goal and policies set forth by Staff and the community in the most recent Comprehensive Land Use Plan update;

Whereas, pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing on the city-initiated zoning ordinance text amendment was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 12th day of August, 2024 and continued to the next regular meeting held on the 26th day of August, 2024; and

Whereas, in accordance with the requirements of the Zoning Ordinance, the Planning and Zoning Commission of the City of Fairburn has forwarded its recommendation to the Mayor and City Council that the amendment to Chapter 80. Zoning. Article II, Zoning Districts, Division II, District Regulations, Section 80-85 M-1 (Light Industrial) zoning district (6) Automobile, Trailer and Boat Sales/Service (c) be approved to allow for automobile, trailer and boat sales/service uses be located within fifty (50) feet of residential zoned properties in the M-1 (Light Industrial) zoning district; and

Whereas, after the aforementioned public hearing, the Mayor and Council have determined that adoption of the amendment to Chapter 80. Zoning. Article II, Zoning Districts, Division II. District Regulations, Section 80-85 M-1 (Light Industrial) zoning district (6) Automobile, Trailer and Boat Sales/Service (c) in order to allow automobile, trailer and boat sales/service uses within fifty (50) feet from residential zoned properties in the M-1 (Light Industrial) zoning district would be in the best interest of residents, property owners, businesses and citizens of the City of Fairburn; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Fairburn, Georgia, and it is hereby ordained by the authority of same that Chapter 80. Zoning. Article II, Zoning Districts, Division II. District Regulations, Section 80-85 M-1 (Light Industrial) zoning district (6) Automobile, Trailer and Boat Sales/Service (c) be amended in the Fairburn Zoning Ordinance as depicted as follows:

Section 1. Adoption of an amendment to Chapter 80- Zoning, Article II. Zoning Districts, Division II. District Regulations, Section 80-85 M-1 (Light Industrial) (6) Automobile, Trailer and Boat Sales/Service.

- a. Minimum one-acre lot size.
- b. All vehicles shall be set back at least ten feet from the street right-of-way line.
- c. ~~Such use shall be located at least 50 feet from any properties zoned for residential purposes.~~
- d. A solid fence or wall no less than eight feet in height shall be maintained to provide a visual screening between the residential and commercial properties.

Section 2. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 3. This Ordinance shall become effective on the 26th day of August, 2024.

Section 4. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed to the extent of the conflict.

APPROVED this 26th day of August, 2024, by the Mayor and Council of the City of Fairburn, Georgia.

Mario Avery, Mayor

ATTEST:

Brenda James, City Clerk

APPROVED AS TO FORM:

Rory K. Starkey, City Attorney



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Public Hearing on the Proposed Fiscal Year 2024-2025 Annual Budget

ITEM TYPE: Discussion

SUBMITTED: 08/22/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: Finance

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To provide citizens with the opportunity to discuss the Proposed Fiscal Year 2024-2025 annual budget.

HISTORY:

N/A

FACTS AND ISSUES:

The proposed Fiscal Year General Fund Budget is \$36,525,488, and the Other Funds proposed budget is \$47,712,752 for a grand total of \$84,238,240.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. FY 2024 - 2025 Proposed Budget Presentation (FINAL)

EXCELLENCE IN ACTION

FY25 PROPOSED BUDGET

—
MONDAY, AUGUST 26, 2024

SITUATED TO SUCCEED



FY 2025 PROPOSED GENERAL FUND

GL Description	FY 2025 Budget
Taxes	\$25,139,473
Licenses and Permits	\$527,000
Charges for Services	\$200,500
Fines and Forfeitures	\$650,000
Investment Income	\$925,000
Contributions-Donations	\$15,000
Miscellaneous Revenue	\$100,500
Other Financing Sources	\$3,640,005
Fund Balance Request (Capital Projects Funding)	\$5,328,010
TOTAL	\$36,525,488

GL Description	FY 2025 Budget
Mayor & Council	\$422,026
City Clerk	\$485,118
City Administrator	\$2,367,358
Communications	\$239,075
Finance	\$1,256,216
Technology	\$1,016,918
Human Resources	\$687,733
Building Operations	\$1,759,576
Risk Management	\$716,850
Court Services	\$674,719
Police	\$6,895,549
Fire	\$6,469,558
Public Works	\$692,980
General Services	\$2,008,674
Maintenance & Shop	\$317,400
Recreation Programs	\$1,443,169
Inspection & Enforcement	\$900,040
Planning & Zoning	\$703,865
Economic Development	\$545,206
Mainstreet	\$217,336
Non-Departmental	\$6,706,122
TOTAL	\$36,525,488

FY 2025 PROPOSED OTHER FUNDS

GL Description	Budget
Confiscated	\$50,000
American Rescue Act	\$261,000
Grants	\$1,824,612
Tree Fund	\$577,608
Technology Fee	\$50,000
Hotel/Motel Tax	\$275,000
Capital Projects	\$5,328,010
Go Bond	\$3,820,000
TSPLOST	\$5,720,000
Water and Sewer	\$11,696,274
Storm Water	\$499,400
Water and Sewer Bond	\$332,860
Electric	\$14,068,935
Sanitation	\$1,810,000
Educational Complex	\$1,378,570
Downtown Development	\$20,483
TOTAL	\$47,712,752

SUMMARY

GL Description	FY 2025 Proposed Revenue Budget	FY 2025 Proposed Expenditure Budget
General Fund	\$36,525,488	\$36,525,488
Other Funds	\$47,712,752	\$47,712,752
TOTAL BUDGET	\$84,238,240	\$84,238,240



THANK YOU





CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Approval of Change Order #1 with Construction 57, Inc. on the Pedestrian Improvements on Various City Roads Project

ITEM TYPE: Contract

SUBMITTED: 08/16/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: Public Works

BUDGET IMPACT: \$351,559.00

PUBLIC HEARING: No

PURPOSE:

For Mayor and Council to approve Change Order #1 with Construction 57, Incorporated on the Pedestrian Improvements on Various City Roads Project for an amount of \$351,559.00.

HISTORY:

The Contract Award for \$696,062.00 was approved at the July 8, 2024 City Council Meeting. The Award included the Base Bid, pedestrian improvements on West Campbellton Street (from the existing sidewalk location north of Winding Brook Way of the St. Johns Subdivision to Pinehurst Drive); Add Alternate #1, Shaw Drive (from Roosevelt Highway/West Broad Street/SR 14/US 29 to the Global Impact Academy STEM School); and Add Alternate #3, Washington Street (from Smith Street to West Campbellton Street).

The Notice to Proceed (NTP) with construction date was August 5, 2024, on which the Contractor began construction activities associated with the Shaw Drive Pedestrian Improvements component of the project.

FACTS AND ISSUES:

In response to feedback received from residents on Fairview Drive, Add Alternate #2, Fairview Drive (from Campbell Elementary School to Shaw Drive), was redesigned to minimize the impact to their "front yards" (within the right-of-way). As such, staff would like to add these improvements to the Contractor's scope of work to allow them to begin the construction activities on Fairview Drive upon completion of the hardscape associated with the Shaw Drive Pedestrian Improvements Project.

In addition, staff would also like to include Add Alternate #4, Grant Street (from west of Milo Fisher Street to Bay Street) in the Contractor's scope of work as well. As such, the proposed Change Order will

be awarded as shown below:

Add Alternate #2 - \$249,340.00

Add Alternate #4 - \$102,219.00

TOTAL: \$351,559.00

FUNDING SOURCE:

360-0000-54-1400: T-SPLOST Fund, Pedestrian Improvements

RECOMMENDED ACTION:

Request Mayor and Council approval of Change Order #1 with Construction 57, Incorporated on the Pedestrian Improvements on Various City Roads Project in an amount of \$351,559.00.

ATTACHMENTS:

1. 24-012, Pedestrian Improvements on Various City Roads - Change Order 1
2. Pedestrian Improvements on Various City Roads - Notice of Award, Service Provider Contract, Bid Schedule (Construction 57, Incorporated)

IFB# 24-012, Pedestrian Improvements on Various City Roads
Change Order #1

Item No.	Description	Units	Quantity	Unit Price	Amount
	Add Alternate #2 (Fairview Drive Pedestrian Improvements)	LS	1	\$ 249,340.00	\$ 249,340.00
	Add Alternate #4 (Grant Street Pedestrian Improvements)	LS	1	\$ 102,219.00	\$ 102,219.00
Total					\$ 351,559.00

CHANGE IN CONTRACT PRICE:

Line 1	Original Contract Price:	\$ 696,062.00
Line 2	Contract Price Due to this CO is increase by:	\$ 351,559.00
Line 3	NEW CONTRACT PRICE:	\$ 1,047,621.00

PREPARED BY: _____ LESTER THOMPSON, *PROJECT MANAGER* _____ DATE _____

APPROVED AS TO FORM BY: _____ RORY K. STARKEY, *CITY ATTORNEY* _____ DATE _____

APPROVED BY: _____ MARIO B. AVERY, *MAYOR* _____ DATE _____

ACCEPTED BY: _____ Olusegun Osho (Wale), Construction
57, Incorporated _____ DATE _____



City of Fairburn

July 9, 2024

Mr. Olusegun Osho (Wale)
President
Construction 57 Incorporated
809 Park North Boulevard
Clarkston, GA 30021

Re: Notice of Award - IFB# 24-012, Pedestrian Improvements on Various City Roads Project

The Owner has considered the proposal submitted by your firm for the above-described work in response to its Invitation to Bid (IFB) dated July 1st, 2024. You are hereby notified that your bid has been accepted for construction services associated with IFB# 24-012, Pedestrian Improvements on Various City Roads Project in the amount of \$696,062.00. The project has been awarded as shown below:

Base Bid Amount - \$357,861.00
Add Alternate #1 - \$244,643.00
Add Alternate #3 - \$93,558.00
TOTAL: \$696,062.00

Attached is a copy of a proposed agreement for consideration. It is imperative that this agreement be finalized for approval within the next two weeks. The Payment and Performance bonds, along with the required insurance will be required to be received one week prior to the issuance of the Notice to Proceed (NTP) with Construction. So, please expedite any legal review and approvals necessary.

You are required to return acknowledged copies of this Notice of Award to the Owner within ten (10) days of receipt of these documents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lester Thompson", is written over the "Sincerely," text.

Lester Thompson, MPA
Director
Community Development/Public Works

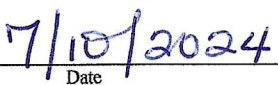
56 Malone St., SW Fairburn, GA 30213
(770) 964-2244 (770) 969-3484 FAX

ACCEPTANCE OF NOTICE

Receipt of the Notice of Award is hereby acknowledged by:

Construction 57 Incorporated


Olusegun Osho, Signature


Date

**SERVICE PROVIDER CONTRACT
PEDESTRIAN IMPROVEMENTS ON VARIOUS CITY ROADS PROJECT**

This **AGREEMENT** made and entered into this day of July 8th, 2024, by and between City of Fairburn, Georgia (Party of the First Part, hereinafter called the "Owner"), and, Construction 57, Incorporated (Party of the Second Part, hereinafter called the "Service Provider").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. TERM:

This contract shall commence upon Notice to Proceed. All work must be completed within one hundred and twenty (120) calendar days of the Notice to Proceed with Construction (NTP).

2. ATTACHMENTS:

Copies of the Service Provider's proposal, including all drawings, specifications, price lists, Instructions to Bidders, General Conditions, Special Provisions, and Detailed Specifications submitted to the Owner during the Bid process (hereinafter collectively referred to as the "Bid ") are attached hereto and are specifically incorporated herein by reference. In the event of a conflict between the Owner's contract documents and the Bid, the Owner's contract documents shall control.

3. PERFORMANCE:

Service Provider agrees to furnish all skill and labor of every description necessary to carry out and complete in good, firm and substantial, workmanlike manner, the work specified, in strict conformity with the Bid.

4. PRICE:

As full compensation for the performance of this Contract, the Owner shall pay the Service Provider for the actual quantity of work performed. Bid amount shown on Exhibit A is the total obligation of the City pursuant to OCGA section 36-60-13 (a) (3). The fees for the work to be performed under this agreement shall be charged to the Owner in accordance with the rate schedule referenced in the Bid. The Owner agrees to pay the Service Provider following receipt by the Owner of a detailed invoice, reflecting the actual work performed by the Service Provider.

5. INDEMNIFICATION AND HOLD HARMLESS:

Service Provider agrees to protect, defend, indemnify, and hold harmless the City, its commissioners, officers, agents and employees from and against any and all liability, damages, claims, suits, liens, and judgments, for whatever nature, including claims for contribution and/or indemnification, for injuries to or death of any person or persons, or damage to the property or other rights of any person or persons to the extent arising out of and attributed to the negligent errors, acts, or omissions of the Service Provider. Service Provider's obligation to protect, defend, indemnify, and hold harmless, as set forth hereinabove shall include any matter arising out of any patent, trademark, copyright, or service mark, or any actual or alleged unfair competition disparagement of product or service, or other business tort of any type whatsoever, or any actual or alleged violation of trade regulations.

Service Provider further agrees to protect, defend, indemnify, and hold harmless the City, its commissioners, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee of the Service Provider.

6. TERMINATION FOR CAUSE: The City may terminate this agreement for cause upon ten (10) days prior written notice to the Service Provider of the Service Provider's default in the performance of any term of this Agreement. Such termination shall be without prejudice to any of the City's rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this Agreement for its convenience at any time upon 30 days written notice to the Service Provider. In the event of the City's termination of this Agreement for convenience, the Service Provider will be paid for those services actually performed. Partially completed performance of the Agreement will be compensated based upon a signed statement of completion to be submitted by the Service Provider who shall itemize each element of performance.

8. AGREEMENT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider, providing that the foregoing provisions shall not apply to contracts or subservice providers for standard commercial supplies of raw materials.

9. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell or otherwise dispose of the whole or any part of this Contract or their right, title, or interest therein to any person, firm, or corporation without the previous consent of the Owner in writing.

10. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this agreement shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

11. SEVERABILITY:

The parties agree that each of the provisions included in this agreement is separate, distinct and severable from the other and remaining provisions of this agreement, and that the invalidity of any agreement provision shall not affect the validity of any other provision or provisions of this agreement.

12. GOVERNING LAW:

The parties agree that this agreement shall be governed and construed in accordance with the laws of the State of Georgia. This agreement has been signed in City of Fairburn, Georgia.

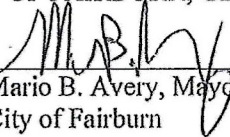
13. MERGER CLAUSE:

The parties agree that the terms of this agreement include the entire agreement between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this agreement.

(Signatures Next Page)

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this AGREEMENT to be signed, sealed and delivered.

CITY OF FAIRBURN, GEORGIA

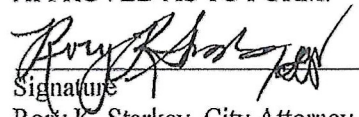
By: 
Mario B. Avery, Mayor
City of Fairburn

ATTEST:

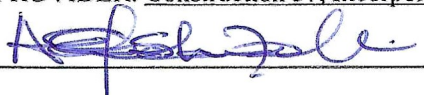

Signature

BRENDA B. JAMES
Print Name
Brenda B. James, City Clerk
City of Fairburn

APPROVED AS TO FORM:


Signature
Rory K. Starkey, City Attorney
City of Fairburn

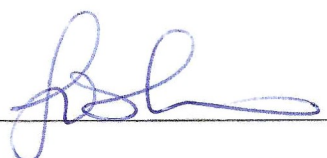
SERVICE PROVIDER: Construction 57, Incorporated

BY: 
Signature

OLUSEGUN OSHO
Print Name

PRESIDENT
Title

ATTEST:


Signature

FUNMILAYO OSHO
Print Name
Corporate Secretary
(Seal)

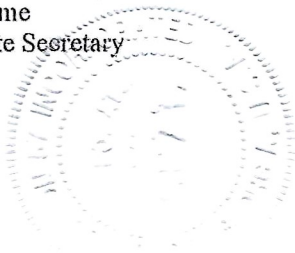


EXHIBIT “A”

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PEDESTRIAN IMPROVEMENTS ON VARIOUS CITY ROADS PROJECT

BASE BID ITEMS
WEST CAMPBELLTON STREET PEDESTRIAN IMPROVEMENTS

ITEM #	DESCRIPTION	UNIT	APPROX QTY	UNIT PRICE	TOTAL
1	GRADING, COMPLETE	LS	1	120000	120000
EROSION CONTROL					
2	TEMPORARY MULCHING	AC	0.28	740	207
3	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	2145	1	2145
4	TEMPORARY SILT FENCE, TYPE C	LF	2145	4	8580
5	CONSTRUCT AND REMOVE ROCK CHECK DAMS	EA	9	125	1125
6	BARRIER FENCE (ORANGE), 4 FT.	LF	2145	2.50	5362
7	CURB INLET PROTECTION	EA	8	120	960
8	COMPOST FILTER SOCK	LF	335	20	6700
DEMOLITION					
9	REMOVE DRIVEWAY CONCRETE	SY	180	3	540
10	MILL ASPHALT CONCRETE PAVEMENT, ¾ IN DEPTH	SF	1215	7.50	9112.50
11	REMOVE CONCRETE CURB AND GUTTER- ALLOWANCE	LF	446	3	1338
12	REMOVE TREE	EA	3	1200	3600
HARDSCAPE/SOFTSCAPE					
13	NEW DRIVEWAY APRONS	SY	110	60	6600
14	CONCRETE SIDEWALK, 4"	SY	1080	39	42120

15	CURB AND GUTTER	LF	2200	20	44000
16	CONCRETE SPILLWAY, SPECIAL DESIGN	EA	9	4000	36000
17	HANDRAIL, SPECIAL DESIGN	LF	54	90	4860
18	CURB CUT WHEELCHAIR RAMP, TYPE B	EA	8	1250	10000
19	RESET SIGN	EA	3	50	150
20	HOT SYNTHETIC PATTERNED TEXTURED PAVING CROSSWALK	SF	1215	7.50	9112
21	RESET MAILBOX	EA	3	50	150
22	SOD	SY	2075	12	24900
23	QUERCUS ALBA- WHITE OAK	EA	9	900	8100
24	ACER RUBUM- OCTOBER GLORY RED MAPLE	EA	4	900	3600
25	NYSSA SYLVATICA 'DAVID ODOM' - AFTERBURNER TUPELO	EA	6	850	5100
PAVEMENT STRIPING					
26	STRIPING, THER. 24" WHITE (STOP BAR)	LF	50	70	3500
TOTAL				\$	357,861.00

**ADD ALTERNATE # 1 BID ITEMS
SHAW DRIVE PEDESTRIAN IMPROVEMENTS**

ITEM #	DESCRIPTION	UNIT	APPROX QTY	UNIT PRICE	TOTAL
1	GRADING, COMPLETE	LS	1	80000	80000
EROSION CONTROL					

2	TEMPORARY MULCHING	AC	0.12	740	88
3	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	1667	1	1667
4	TEMPORARY SILT FENCE, TYPE C	LF	1667	4	6668
5	BARRIER FENCE (ORANGE), 4 FT.	LF	1667	2.50	4167
6	CURB INLET PROTECTION	EA	3	120	360
7	COMPOST FILTER SOCK	LF	291	20	5820
DEMOLITION					
8	REMOVE DRIVEWAY CONCRETE	SY	78	3.0	234
9	MILL ASPHALT CONCRETE PAVEMENT, 1/2 IN DEPTH	SF	800	12	9600
10	REPAIR /RESET STORM DRAIN INLET TOP	EA	2	1500	3000
11	REMOVE CONCRETE CURB AND GUTTER- ALLOWANCE	LF	1530	3	4590
12	FENCE REMOVAL	LF	79	5	395
13	REMOVE TREE	EA	11	1000	11000
HARDSCAPE/SOFTSCAPE					
14	NEW DRIVEWAY APRONS	SY	78	60	4680
15	CONCRETE SIDEWALK, 4"	SY	740	39	28860
16	CURB AND GUTTER	LF	1530	20	30600
17	CURB CUT WHEELCAHIR RAMP, TYPE B	EA	8	1250	10000
18	RESET MAILBOX	EA	2	50	100

19	HOT SYNTHETIC PATTERNED TEXTURED PAVING CROSSWALK	SF	800	7.50	6000
20	RESET SIGN	EA	6	50	300
21	RELOCATE FIRE HYDRANT	EA	2	3500	7000
22	SOD	SY	222	12	2664
23	QUERCUS LYRATA- OVERCUP OAK	EA	9	850	7650
24	QUERCUS GEORGINA 'JAYBIRD' - JAYBIRD GEORGIA OAK	EA	6	850	5100
25	CARPINUS CAROLINIANA - AMERICAN HORNBEAM	EA	6	1000	6000
26	ACER RUBURM- OCTOBER GLORY RED MAPLE	EA	9	900	8100
			TOTAL	\$	244,643.00

**ADD ALTERNATE # 2 BID ITEMS
FAIRVIEW DRIVE PEDESTRIAN IMPROVEMENTS**

ITEM #	DESCRIPTION	UNIT	APPROX QTY	UNIT PRICE	TOTAL
1	GRADING, COMPLETE	LS	1	90000	90000
EROSION CONTROL					
2	TEMPORARY MULCHING	AC	0.18	740	133
3	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	2000	1	2000
4	TEMPORARY SILT FENCE, TYPE C	LF	2000	4	8000
5	BARRIER FENCE (ORANGE), 4 FT.	LF	2500	2.50	6250
6	CURB INLET PROTECTION	EA	2	120	240
7	COMPOST FILTER SOCK	LF	330	20	6600

DEMOLITION					
8	REMOVE DRIVEWAY CONCRETE	SY	175	3	525
9	REMOVE CONCRETE CURB AND GUTTER- ALLOWANCE	LF	1425	3	4275
10	RELOCATE UTILITY BOX	EA	1	1000	1000
11	MILL ASPHALT CONCRETE PAVEMENT, ¾ IN DEPTH	SF	1405	7.50	10537
12	REPAIR/RESET STORM DRAIN INLET TOP	EA	2	1500	3000
13	REMOVE TREE	EA	11	1000	11000
HARDSCAPE/SOFTSCAPE					
14	NEW DRIVEWAY APRONS	SY	55	60	3300
15	CONCRETE SIDEWALK, 4"	SY	680	39	26520
16	CURB AND GUTTER-ALLOWANCE	LF	1425	20	28500
17	CURB CUT WHEELCHAIR RAMP, TYPE B	EA	5	1250	6250
18	RESET SIGN	EA	1	50	50
19	RESET MAILBOX	EA	1	50	50
20	RELOCATE FIRE HYDRANT	EA	2	3500	7000
21	HOT SYNTHETIC PATTERNED TEXTURED PAVING CROSSWALK	SF	1405	6	8430
22	SOD	SY	265	12	3180
23	QUERCUS LYRATA- OVERCUP OAK	EA	6	850	5100

24	QUERCUS GEORGIANA- 'JAYBIRD' – JAYBIRD GEORGIA OAK	EA	4	850	3400
25	ACER RUBURM- OCTOBER GLORY RED MAPLE	EA	6	900	5400
26	CARPINUS CAROLINIANA – AMERICAN HORNBEAM	EA	7	1000	7000
PAVEMENT STRIPING					
27	STRIPING, THER. 24" WHITE (STOP BAR)	LF	80	20	1600
TOTAL				\$	249,340.00

**ADD ALTERNATE # 3 BID ITEMS
WASHINGTON STREET PEDESTRIAN IMPROVEMENTS**

ITEM #	DESCRIPTION	UNIT	APPROX QTY	UNIT PRICE	TOTAL
1	GRADING, COMPLETE	LS	1	20000	20000
EROSION CONTROL.					
2	TEMPORARY MULCHING	AC	0.1	740	74
3	COMPOST FILTER SOCK	LF	570	20	11400
4	CURB INLET PROTECTION	EA	2	120	240
5	BARRIER FENCE (ORANGE), 4 FT.	LF	215	2.50	537
DEMOLITION					
6	MILL ASPHALT CONCRETE PAVEMENT, ¾ IN DEPTH	SF	680	12	8160
7	REMOVE DRIVEWAY CONCRETE, ROADWAY ASPHALT, EXISTING SIDEWALKS	SY	515	3	1545
8	REMOVE TREE	EA	2	1000	2000
HARDSCAPE/SOFTSCAPE					

9	CONCRETE SIDEWALK, 4"	SY	218	39	8502
10	NEW DRIVEWAY APRONS	SY	218	60	13080
11	HOT SYNTHETIC PATTERNED TEXTURED PAVING CROSSWALK	SF	680	8	5440
12	CURB AND GUTTER	LF	315	20	6300
13	RESET MAILBOX	EA	1	50	50
14	CURB CUT WHEELCHAIR RAMP	EA	4	1250	5000
15	SOD	SY	130	12	1560
16	CARPINUS CAROLINIANA – AMERICAN HORNBEAM	EA	3	1000	3000
17	QUERCUS GEORGIANA 'JAYBIRD' - JAYBIRD GEORGIA OAK	EA	3	850	2550
PAVEMENT STRIPING					
18	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	LF	880	4	3520
19	STRIPING, THER. 24" WHITE (STOP BAR)	LF	30	20	600
TOTAL				\$	93,558.00

**ADD ALTERNATE # 4 BID ITEMS
GRANT STREET PEDESTRIAN IMPROVEMENTS**

ITEM #	DESCRIPTION	UNIT	APPROX QTY	UNIT PRICE	TOTAL
1	GRADING, COMPLETE	LS	1	28000	28000
EROSION CONTROL					
2	TEMPORARY MULCHING	AC	0.1	740	74

3	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	575	1	575
4	TEMPORARY SILT FENCE, TYPE C	LF	575	4	2300
5	BARRIER FENCE (ORANGE), 4 FT.	LF	600	2.50	1500
DEMOLITION					
6	REMOVE TREE	EA	2	1000	2000
7	REMOVE DRIVEWAY CONCRETE	SY	80	3	240
8	REMOVE CONCRETE CURB AND GUTTER- ALLOWANCE	LF	830	3	2490
HARDSCAPE/SOFTSCAPE					
9	CONCRETE SIDEWALK, 4"	SY	370	39	14430
10	CURB AND GUTTER- ALLOWANCE	LF	830	20	16600
11	CURB CUT WHEELCHAIR RAMP, TYPE B	EA	2	1250	2500
12	RESET SIGN	EA	2	50	100
13	SOD	SY	1180	12	14160
14	QUERCUS LYRATA – OVERCUP OAK	EA	6	850	5100
15	CAPINUS CAROLININANA – AMERICAN HORNBEAM	EA	6	1000	6000
16	QUERCUS GEORGIANA 'JAYBIRD' – JAYBIRD GEORGIA OAK	EA	3	850	2550
17	ACER RUBURM- OCTOBER GLORY RED MAPLE	EA	4	900	3600
TOTAL				\$	102,219.00

Olusegun Osho
Authorized Signature

CONSTRUCTION 57 INCORPORATED
Bidder (Company Name)

OLUSEGUN OSHO
Printed Name

PRESIDENT
Title



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution Authorizing Commencement of Certificates of Participation Financing

ITEM TYPE: Resolution

SUBMITTED: 08/20/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: City Attorney

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To consent to the commencement of drafting the financing documents for final approval at a subsequent City Council meeting.

HISTORY:

The City is contemplating entering into an Installment Sale Agreement with the Georgia Municipal Association to finance the Public Safety Building Project using a Certificate of Participation structure.

FACTS AND ISSUES:

The City, after due consideration, has determined that it is in the best interest of the citizens of the City to proceed with the Certificate of Participation transaction for the financing of the Public Safety Building Project.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Request Mayor and Council approval of a Resolution authorizing the City of Fairburn to consider the financing of a Public Safety Building Project; to enter into discussions with the Georgia Municipal Association, Inc. for the purposes of entering into an Installment Sale Agreement; to establish an effective date; and for other related purposes.

ATTACHMENTS:

1. AMERICAS 1102366578 v2 - City of Fairburn COPs 2024 - Resolution Authorizing Agreement_final
2. Fairburn GA Presentation 8.7.24
3. Fairburn COPs Term Sheet 8.7.24

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3

RESOLUTION NO: _____

4 **A RESOLUTION AUTHORIZING THE CITY OF FAIRBURN TO CONSIDER THE**
5 **FINANCING OF A PUBLIC SAFETY BUILDING PROJECT; TO ENTER INTO**
6 **DISCUSSIONS WITH THE GEORGIA MUNICIPAL ASSOCIATION, INC. FOR THE**
7 **PURPOSES OF ENTERING INTO AN INSTALLMENT SALE AGREEMENT; TO**
8 **ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER RELATED PURPOSES.**
9

10 **W I T N E S S E T H:**
11

12 **WHEREAS**, the City of Fairburn, Georgia (the “City”) desires to acquire, construct, equip
13 and install certain improvements or extensions to certain real property (collectively, the “Public
14 Safety Building Project”); and
15

16 **WHEREAS**, O.C.G.A. § 36-60-13 authorizes municipalities in the State of Georgia to
17 enter into multi-year lease purchase agreements for the acquisition of goods, materials, real and
18 personal property, services, and supplies (referred to herein as “Certificate of Participation
19 financings”); and
20

21 **WHEREAS**, the City is contemplating entering into an Installment Sale Agreement with
22 the Georgia Municipal Association to finance the Public Safety Building Project using a Certificate
23 of Participation structure; and

24 **WHEREAS**, the related financing documents must be drafted and approved for the
25 financing of the Public Safety Building Project; and

26 **WHEREAS**, the City is requested to consent to the commencement of drafting the
27 financing documents;

28 **WHEREAS**, substantially final forms of the financing documents will be presented to the
29 Mayor and Council for final approval at a subsequent City Council meeting; and

30 **WHEREAS**, the City, after due consideration, has determined that it is in the best interest
31 of the citizens of the City to proceed with the Certificate of Participation transaction for the
32 financing of the Public Safety Building Project.
33

34 **NOW THEREFORE BE IT RESOLVED** that the Finance Director, or his or her
35 designee, the City Attorney, and such other City staff as are deemed necessary are authorized and
36 directed to proceed with structuring the Certificate of Participation transaction for the financing
37 for the Public Safety Building Project and to begin negotiation of an Installment Sale Agreement
38 with the Georgia Municipal Association, Inc.

39 **BE IT FURTHER RESOLVED**, that the City hereby authorizes the preparation of all
40 other financing documents necessary or desirable in connection with the Certificate of
41 Participation financing for the Public Safety Building Project.
42

43 **BE IT FURTHER RESOLVED**, that the City is authorized to enter into a contract with
44 Squire Patton Boggs (US) LLP for Bond Counsel and Disclosure Counsel services for the City in
45 connection with financing the Public Safety Building Project.
46

47 **BE IT FURTHER RESOLVED**, the City is authorized to engage Stephens Inc. to serve
48 as underwriter in connection with financing the Public Safety Building Project.
49

50 **BE IT FURTHER RESOLVED**, in the event any section, subsection, sentence, clause,
51 or phrase of this Resolution shall be declared or adjudged invalid or unconstitutional, such
52 adjudication shall in no manner affect the previously existing provisions of the other sections,
53 subsections, sentences, clauses or phrases of this Resolution, which shall remain in full force and
54 effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or
55 unconstitutional were not originally a part thereof. The City Council declares that it would have
56 passed the remaining parts of this Resolution if it had known that such part or parts hereof would
57 be declared or adjudicated invalid or unconstitutional.

58 **BE IT FURTHER RESOLVED**, this Resolution shall become effective immediately
59 upon signature by the Mayor.

60 **BE IT FINALLY RESOLVED**, that any and all resolutions in conflict with this
61 Resolution be and the same are hereby repealed, only to the extent of such conflict.

62 This ____ day of _____, 2024.

63 _____
64 Mario B. Avery, Mayor

65 ATTEST:

APPROVED AS TO FORM:

66 _____
67 Brenda B. James, City Clerk

Rory K. Starkey, City Attorney



A PRESENTATION FROM STEPHENS PUBLIC FINANCE

Prepared for:

City of Fairburn, Georgia

Presented by:

Bill Johnston

Senior Vice President
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Will Godwin

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August 7, 2024

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Public Safety Complex – Certificate of Participation Structure

- Utilizing the established Georgia Municipal Association Leasing Program as the issuer.
- COPs are a form of lease-purchase obligation
- 100% of the project must be financed.
- Total amount of outstanding COP's are limited at \$25 million.
- Used to finance “essential purpose” projects.
- The project cost amount in the following analysis is \$23.4 million.
- Amortization terms presented are 20, 25, and 30 years.

Public Safety Complex – COPs Sizing

Certificates of Participation (Public Safety Complex),
Series 2024, Rating "AA-"

Project Summary

Dated 10/01/2024 | Delivered 10/01/2024

	30 Year Amortization	25 Year Amortization	20 Year Amortization
Sources Of Funds			
Par Amount of Bonds	\$23,330,000.00	\$22,980,000.00	\$22,445,000.00
Reoffering Premium	537,292.25	880,878.95	1,404,736.05
Total Sources	\$23,867,292.25	\$23,860,878.95	\$23,849,736.05

Uses Of Funds

Estimated Costs of Issuance	466,600.00	459,600.00	448,900.00
Project Construction Fund	23,400,000.00	23,400,000.00	23,400,000.00
Rounding Amount	692.25	1,278.95	836.05
Total Uses	\$23,867,292.25	\$23,860,878.95	\$23,849,736.05

Bond Statistics

Average Life	18.721 Years	15.304 Years	12.048 Years
Average Coupon	4.3783198%	4.3806992%	4.4855780%
Net Interest Cost (NIC)	4.2553049%	4.1302325%	3.9661134%
Bond Yield for Arbitrage Purposes	4.1910473%	4.0208662%	3.7664411%
True Interest Cost (TIC)	4.2084338%	4.0536624%	3.8361537%

Public Safety Complex – Debt Service

DATE	30 Years Amortization	25 Years Amortization	20 Year Amortization
10/01/2025	1,413,337.50	1,537,600.00	1,730,300.00
10/01/2026	1,415,087.50	1,532,850.00	1,731,050.00
10/01/2027	1,415,837.50	1,537,100.00	1,730,050.00
10/01/2028	1,415,587.50	1,534,850.00	1,727,300.00
10/01/2029	1,414,337.50	1,536,350.00	1,727,800.00
10/01/2030	1,417,087.50	1,536,350.00	1,726,300.00
10/01/2031	1,413,587.50	1,534,850.00	1,727,800.00
10/01/2032	1,414,087.50	1,536,850.00	1,727,050.00
10/01/2033	1,413,337.50	1,537,100.00	1,729,050.00
10/01/2034	1,416,337.50	1,535,600.00	1,728,550.00
10/01/2035	1,417,837.50	1,537,350.00	1,730,550.00
10/01/2036	1,417,837.50	1,537,100.00	1,729,800.00
10/01/2037	1,416,337.50	1,534,850.00	1,726,300.00
10/01/2038	1,413,337.50	1,535,600.00	1,730,050.00
10/01/2039	1,413,837.50	1,534,100.00	1,730,550.00
10/01/2040	1,417,587.50	1,535,350.00	1,727,800.00
10/01/2041	1,416,987.50	1,534,350.00	1,731,000.00
10/01/2042	1,415,187.50	1,536,750.00	1,726,800.00
10/01/2043	1,417,187.50	1,537,350.00	1,730,400.00
10/01/2044	1,412,787.50	1,536,150.00	1,726,400.00
10/01/2045	1,417,187.50	1,533,150.00	-
10/01/2046	1,412,662.50	1,535,237.50	-
10/01/2047	1,416,650.00	1,534,987.50	-
10/01/2048	1,413,725.00	1,532,400.00	-
10/01/2049	1,414,100.00	1,532,475.00	-
10/01/2050	1,412,562.50	-	-
10/01/2051	1,412,687.50	-	-
10/01/2052	1,415,625.00	-	-
10/01/2053	1,416,156.26	-	-
10/01/2054	1,414,281.26	-	-
Total	\$42,453,187.52	\$38,386,700.00	\$34,574,900.00

Fairburn, Georgia
Assessed Property Valuation Analysis (Assuming 3% Tax Digest Growth)
Various Amortization Periods

Year	Fairburn Finance Dept Net M&O Digest	\$ Change	% Change	Estimated Digest
2014	\$ 683,177,684			
2015	721,632,764	\$ 38,455,080	5.63%	
2016	739,095,562	17,462,798	2.42%	
2017	897,995,035	158,899,473	21.50%	
2018	1,273,069,446	375,074,411	41.77%	
2019	1,655,702,930	382,633,484	30.06%	
2020	1,601,971,435	(53,731,495)	-3.25%	
2021	2,082,102,611	480,131,176	29.97%	
2022	2,377,573,584	295,470,973	14.19%	
	-	Average	17.79%	

Yr.			
2023	-	3.00%	\$ 2,448,900,792
2024	-	3.00%	2,522,367,815
2025	1	3.00%	2,598,038,850
2026	2	3.00%	2,675,980,015
2027	3	3.00%	2,756,259,416
2028	4	3.00%	2,838,947,198
2029	5	3.00%	2,924,115,614
2030	6	3.00%	3,011,839,083
2031	7	3.00%	3,102,194,255
2032	8	3.00%	3,195,260,083
2033	9	3.00%	3,291,117,885
2034	10	3.00%	3,389,851,422
2035	11	3.00%	3,491,546,964
2036	12	3.00%	3,596,293,373
2037	13	3.00%	3,704,182,174
2038	14	3.00%	3,815,307,640
2039	15	3.00%	3,929,766,869
2040	16	3.00%	4,047,659,875
2041	17	3.00%	4,169,089,671
2042	18	3.00%	4,294,162,361
2043	19	3.00%	4,422,987,232
2044	20	3.00%	4,555,676,849
2045	21	3.00%	4,692,347,155
2046	22	3.00%	4,833,117,569
2047	23	3.00%	4,978,111,096
2048	24	3.00%	5,127,454,429
2049	25	3.00%	5,281,278,062
2050	26	3.00%	5,439,716,404
2051	27	3.00%	5,602,907,896
2052	28	3.00%	5,770,995,133
2053	29	3.00%	5,944,124,987
2054	30	3.00%	6,122,448,737

Debt Service and Digest Growth

COPs Series 2024 30 Year		Estimated Millage	COPs Series 2024 25 Year		Estimated Millage	COPs Series 2024 20 Year		Estimated Millage
Debt Service			Debt Service			Debt Service		
\$ -	-	-	\$ -	-	-	\$ -	-	-
1,413,338	0.05		1,537,600	0.06		1,730,300	0.07	
1,415,088	0.05		1,532,850	0.06		1,731,050	0.06	
1,415,838	0.05		1,537,100	0.06		1,730,050	0.06	
1,415,588	0.05		1,534,850	0.05		1,727,300	0.06	
1,414,338	0.05		1,536,350	0.05		1,727,800	0.06	
1,417,088	0.05		1,536,350	0.05		1,726,300	0.06	
1,413,588	0.05		1,534,850	0.05		1,727,800	0.06	
1,414,088	0.04		1,536,850	0.05		1,727,050	0.05	
1,413,338	0.04		1,537,100	0.05		1,729,050	0.05	
1,416,338	0.04		1,535,600	0.05		1,728,550	0.05	
1,417,838	0.04		1,537,350	0.04		1,730,550	0.05	
1,417,838	0.04		1,537,100	0.04		1,729,800	0.05	
1,416,338	0.04		1,534,850	0.04		1,726,300	0.05	
1,413,338	0.04		1,535,600	0.04		1,730,050	0.05	
1,413,838	0.04		1,534,100	0.04		1,730,550	0.04	
1,417,588	0.04		1,535,350	0.04		1,727,800	0.04	
1,416,988	0.03		1,534,350	0.04		1,731,000	0.04	
1,415,188	0.03		1,536,750	0.04		1,726,800	0.04	
1,417,188	0.03		1,537,350	0.03		1,730,400	0.04	
1,412,788	0.03		1,536,150	0.03		1,726,400	0.04	
1,417,188	0.03		1,533,150	0.03		-	-	
1,412,663	0.03		1,535,238	0.03		-	-	
1,416,650	0.03		1,534,988	0.03		-	-	
1,413,725	0.03		1,532,400	0.03		-	-	
1,414,100	0.03		1,532,475	0.03		-	-	
1,412,563	0.03		-	-		-	-	
1,412,688	0.03		-	-		-	-	
1,415,625	0.02		-	-		-	-	
1,416,156	0.02		-	-		-	-	
1,414,281	0.02		-	-		-	-	

Pricing Summary – 30 Years

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
10/01/2025	Serial Coupon	5.000%	3.330%	365,000.00	101.629%	-	-	-	370,945.85
10/01/2026	Serial Coupon	5.000%	3.300%	385,000.00	103.264%	-	-	-	397,566.40
10/01/2027	Serial Coupon	5.000%	3.200%	405,000.00	105.110%	-	-	-	425,695.50
10/01/2028	Serial Coupon	5.000%	3.180%	425,000.00	106.785%	-	-	-	453,836.25
10/01/2029	Serial Coupon	5.000%	3.180%	445,000.00	108.352%	-	-	-	482,166.40
10/01/2030	Serial Coupon	5.000%	3.180%	470,000.00	109.870%	-	-	-	516,389.00
10/01/2031	Serial Coupon	5.000%	3.190%	490,000.00	111.275%	-	-	-	545,247.50
10/01/2032	Serial Coupon	5.000%	3.200%	515,000.00	112.616%	-	-	-	579,972.40
10/01/2033	Serial Coupon	5.000%	3.220%	540,000.00	113.811%	-	-	-	614,579.40
10/01/2034	Serial Coupon	5.000%	3.250%	570,000.00	114.839%	-	-	-	654,582.30
10/01/2039	Term 1 Coupon	5.000%	3.510%	3,305,000.00	112.474%	c 3.894%	10/01/2034	100.000%	3,717,265.70
10/01/2044	Term 2 Coupon	4.000%	4.160%	4,135,000.00	97.841%	-	-	-	4,045,725.35
10/01/2049	Term 3 Coupon	4.250%	4.380%	5,050,000.00	98.036%	-	-	-	4,950,818.00
10/01/2054	Term 4 Coupon	4.375%	4.490%	6,230,000.00	98.114%	-	-	-	6,112,502.20

Water & Wastewater Projects – Combined Public Utility Structure

- The City has utilized a combined public utility structure since 1998.
- Combined public utility bonds in Georgia may use as security for the bonds the net revenues of water, wastewater, electric, gas and solid waste systems.
- Fayette County has agreed to serve as an additional water source for the City.
- The estimated project amount for the water supply project is \$10 million.
- Fulton County has agreed to sell 6 MGD wastewater capacity to the City for \$6 million.
- The amortization term in the following combined project analysis is 20 years.

Historical Debt Service Coverage - 2022

City of Fairburn, Georgia Combined Public Utility System 2022			
	<u>Electric Fund</u>	<u>W&S Fund</u>	<u>Combined</u>
Operating Revenue:			
Charges for Services	\$ 10,004,694	\$ 7,287,909	\$ 17,292,603
Miscellaneous Income	301,414	-	301,414
Total Operating Revenue	<u>10,306,108</u>	<u>7,287,909</u>	<u>17,594,017</u>
Operating Expenses:			
Cost of Sales & Service	10,565,948	4,124,694	\$ 14,690,642
General Operating Expenses	1,419,493	1,469,456	2,888,949
Depreciation & Amortization	380,697	743,129	1,123,826
Total Operating Expenses	<u>12,366,138</u>	<u>6,337,279</u>	<u>18,703,417</u>
Operating Income	<u>(2,060,030)</u>	<u>950,630</u>	<u>(1,109,400)</u>
Non-Operating Revenue (Expenses):			
Investment Income	35	6,000	6,035
Sale of Wireless Assets	1,447,116	-	1,447,116
Interest Expense	(246)	(1,474,086)	(1,474,332)
Total Non-Operating Revenue (Expenses)	<u>1,446,905</u>	<u>(1,468,086)</u>	<u>(21,181)</u>
Income (Loss)	<u>(613,125)</u>	<u>(517,456)</u>	<u>(1,130,581)</u>
Add (Subtract):			
Depreciation	380,697	743,129	1,123,826
Interest Expense	246	1,474,086	1,474,332
Capital Contribution	-	671,483	671,483
Total Additions (Subtractions)	<u>380,943</u>	<u>2,888,698</u>	<u>3,269,641</u>
Revenue Available for Debt Service	<u>(232,182)</u>	<u>2,371,242</u>	<u>2,139,060</u>
Debt Service			<u>1,438,529</u>
Debt Service Coverage			<u>1.49</u>
Debt Service Coverage Without Capital Contribution			<u>1.02</u>

Historical Debt Service Coverage - 2023

City of Fairburn, Georgia Combined Public Utility System 2023			
	<u>Electric Fund</u>	<u>W&S Fund</u>	<u>Combined</u>
Operating Revenue:			
Charges for Services	\$ 10,274,478	\$ 8,225,703	\$ 18,500,181
Miscellaneous Income	332,807	-	332,807
Total Operating Revenue	<u>10,607,285</u>	<u>8,225,703</u>	<u>18,832,988</u>
Operating Expenses:			
Cost of Sales & Service	9,858,339	4,703,228	\$ 14,561,567
General Operating Expenses	2,106,722	1,379,843	3,486,565
Depreciation & Amortization	390,533	783,779	1,174,312
Total Operating Expenses	<u>12,355,594</u>	<u>6,866,850</u>	<u>19,222,444</u>
Operating Income	<u>(1,748,309)</u>	<u>1,358,853</u>	<u>(389,456)</u>
Non-Operating Revenue (Expenses):			
Investment Income	151,083	61,509	212,592
Interest Expense	(3,092)	(1,386,851)	(1,389,943)
Total Non-Operating Revenue (Expenses)	<u>147,991</u>	<u>(1,325,342)</u>	<u>(1,177,351)</u>
Income (Loss)	<u>(1,600,318)</u>	<u>33,511</u>	<u>(1,566,807)</u>
Add (Subtract):			
Depreciation	390,533	783,779	1,174,312
Interest Expense	3,092	1,386,851	1,389,943
Capital Contribution	-	996,888	996,888
Total Additions (Subtractions)	<u>393,625</u>	<u>3,167,518</u>	<u>3,561,143</u>
Revenue Available for Debt Service	<u>(1,206,693)</u>	<u>3,201,029</u>	<u>1,994,336</u>
Debt Service			<u>1,438,529</u>
Debt Service Coverage			<u>1.39</u>
Debt Service Coverage Without Capital Contribution			<u>0.69</u>

CPU-Projected Debt Service Coverage Including Rate Increases

	2024 <u>Combined</u>	2025 <u>Combined</u>	2026 <u>Combined</u>	2027 <u>Combined</u>	2028 <u>Combined</u>
Operating Revenue:					
Charges for Services	\$ 18,610,765	\$ 19,050,791	\$ 19,955,798	\$ 20,912,888	\$ 21,589,315
Miscellaneous Income	3,086,000	2,892,000	2,865,000	2,872,000	3,320,000
Total Operating Revenue	<u>21,696,765</u>	<u>21,942,791</u>	<u>22,820,798</u>	<u>23,784,888</u>	<u>24,909,315</u>
Operating Expenses:					
Cost of Sales & Service	14,156,325	13,908,655	14,273,344	14,728,525	15,286,330
General Operating Expenses	4,531,705	4,680,342	4,822,258	4,989,492	5,151,083
Depreciation & Amortization	1,174,312	1,174,312	1,174,312	1,174,312	1,174,312
Total Operating Expenses	<u>19,862,342</u>	<u>19,763,309</u>	<u>20,269,915</u>	<u>20,892,329</u>	<u>21,611,725</u>
Operating Income	<u>1,834,423</u>	<u>2,179,482</u>	<u>2,550,884</u>	<u>2,892,559</u>	<u>3,297,590</u>
Non-Operating Revenue (Expenses):					
Investment Income	-	-	-	-	-
Sale of Wireless Assets	-	-	-	-	-
Interest Expense	(168,129)	(821,000)	(788,750)	(754,850)	(719,750)
Total Non-Operating Revenue (Expenses)	<u>(168,129)</u>	<u>(821,000)</u>	<u>(788,750)</u>	<u>(754,850)</u>	<u>(719,750)</u>
Income (Loss)	<u>\$ 1,666,294</u>	<u>\$ 1,358,482</u>	<u>\$ 1,762,134</u>	<u>\$ 2,137,709</u>	<u>\$ 2,577,840</u>
Add (Subtract):					
Depreciation	1,174,312	1,174,312	1,174,312	1,174,312	1,174,312
Interest Expense	168,129	821,000	788,750	754,850	719,750
Capital Contribution	-	-	-	-	-
Total Additions (Subtractions)	<u>1,342,441</u>	<u>1,995,312</u>	<u>1,963,062</u>	<u>1,929,162</u>	<u>1,894,062</u>
Revenue Available for Debt Service	<u>3,008,735</u>	<u>3,353,794</u>	<u>3,725,196</u>	<u>4,066,871</u>	<u>4,471,902</u>
Debt Service	<u>1,493,129</u>	<u>1,489,850</u>	<u>1,488,600</u>	<u>1,490,950</u>	<u>1,486,600</u>
Debt Service Coverage	<u>2.02</u>	<u>2.25</u>	<u>2.50</u>	<u>2.73</u>	<u>3.01</u>

Water & Wastewater Project-Bond Sizing

Combined Public Utility Revenue Bonds,
Series 2024, Rating "AA-"

Dated 10/01/2024 | Delivered 10/01/2024

	Water	Wastewater	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$9,570,000.00	\$5,745,000.00	\$15,315,000.00
Reoffering Premium	617,414.60	374,621.55	992,036.15
Total Sources	\$10,187,414.60	\$6,119,621.55	\$16,307,036.15
Uses Of Funds			
Costs of Issuance	191,400.00	114,900.00	306,300.00
Deposit to Project Construction Fund	10,000,000.00	6,000,000.00	16,000,000.00
Rounding Amount	(3,985.40)	4,721.55	736.15
Total Uses	\$10,187,414.60	\$6,119,621.55	\$16,307,036.15
Bond Statistics			
Average Life	12.287 Years	12.060 Years	12.202 Years
Average Coupon	4.4782294%	4.4847370%	4.4806421%
Net Interest Cost (NIC)	3.9531724%	3.9440405%	3.9497867%
Bond Yield for Arbitrage Purposes	3.7433814%	3.7433814%	3.7433814%
True Interest Cost (TIC)	3.8197842%	3.8084613%	3.8155786%

Water & Wastewater Project-Debt Service

Date	Principal	Coupon	Yield	Interest	Total P+I
10/01/2024	-	-	-	-	-
10/01/2025	445,000.00	5.000%	3.350%	712,050.00	1,157,050.00
10/01/2026	465,000.00	5.000%	3.330%	689,800.00	1,154,800.00
10/01/2027	495,000.00	5.000%	3.300%	666,550.00	1,161,550.00
10/01/2028	515,000.00	5.000%	3.200%	641,800.00	1,156,800.00
10/01/2029	545,000.00	5.000%	3.200%	616,050.00	1,161,050.00
10/01/2030	570,000.00	5.000%	3.200%	588,800.00	1,158,800.00
10/01/2031	600,000.00	5.000%	3.200%	560,300.00	1,160,300.00
10/01/2032	630,000.00	5.000%	3.200%	530,300.00	1,160,300.00
10/01/2033	660,000.00	5.000%	3.220%	498,800.00	1,158,800.00
10/01/2034	695,000.00	5.000%	3.250%	465,800.00	1,160,800.00
10/01/2035	785,000.00	5.000%	3.280%	431,050.00	1,216,050.00
10/01/2036	825,000.00	5.000%	3.310%	391,800.00	1,216,800.00
10/01/2037	865,000.00	5.000%	3.400%	350,550.00	1,215,550.00
10/01/2038	905,000.00	5.000%	3.450%	307,300.00	1,212,300.00
10/01/2039	945,000.00	5.000%	3.510%	262,050.00	1,207,050.00
10/01/2040	995,000.00	4.000%	4.160%	214,800.00	1,209,800.00
10/01/2041	1,035,000.00	4.000%	4.160%	175,000.00	1,210,000.00
10/01/2042	1,075,000.00	4.000%	4.160%	133,600.00	1,208,600.00
10/01/2043	1,110,000.00	4.000%	4.160%	90,600.00	1,200,600.00
10/01/2044	1,155,000.00	4.000%	4.160%	46,200.00	1,201,200.00
Total	\$15,315,000.00	-		\$8,373,200.00	\$23,688,200.00

Water & Wastewater Project-Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
10/01/2025	Serial Coupon	5.000%	3.350%	445,000.00	101.609%	-	-	-	452,160.05
10/01/2026	Serial Coupon	5.000%	3.330%	280,000.00	103.205%	-	-	-	288,974.00
10/01/2026	Serial Coupon	5.000%	3.300%	185,000.00	103.264%	-	-	-	191,038.40
10/01/2027	Serial Coupon	5.000%	3.200%	495,000.00	105.110%	-	-	-	520,294.50
10/01/2028	Serial Coupon	5.000%	3.200%	515,000.00	106.708%	-	-	-	549,546.20
10/01/2029	Serial Coupon	5.000%	3.200%	545,000.00	108.256%	-	-	-	589,995.20
10/01/2030	Serial Coupon	5.000%	3.200%	570,000.00	109.755%	-	-	-	625,603.50
10/01/2031	Serial Coupon	5.000%	3.200%	600,000.00	111.208%	-	-	-	667,248.00
10/01/2032	Serial Coupon	5.000%	3.200%	630,000.00	112.616%	-	-	-	709,480.80
10/01/2033	Serial Coupon	5.000%	3.220%	660,000.00	113.811%	-	-	-	751,152.60
10/01/2034	Serial Coupon	5.000%	3.250%	695,000.00	114.839%	-	-	-	798,131.05
10/01/2035	Serial Coupon	5.000%	3.280%	785,000.00	114.563%	c 3.402%	10/01/2034	100.000%	899,319.55
10/01/2036	Serial Coupon	5.000%	3.310%	825,000.00	114.288%	c 3.529%	10/01/2034	100.000%	942,876.00
10/01/2037	Serial Coupon	5.000%	3.400%	865,000.00	113.467%	c 3.687%	10/01/2034	100.000%	981,489.55
10/01/2038	Serial Coupon	5.000%	3.450%	905,000.00	113.015%	c 3.793%	10/01/2034	100.000%	1,022,785.75
10/01/2039	Serial Coupon	5.000%	3.510%	945,000.00	112.474%	c 3.894%	10/01/2034	100.000%	1,062,879.30
10/01/2044	Term 1 Coupon	4.000%	4.160%	5,370,000.00	97.841%	-	-	-	5,254,061.70
Total	-	-	-	\$15,315,000.00	-	-	-	-	\$16,307,036.15

Existing Series 2013 CPU Revenue Bonds – Balance \$1,110,000

- Combined Public Utility Revenue Bonds, Series 2013.
- September 12, 2013.
- Project: The Series 2013 CPU Bonds were issued to refund the City's Series 2006 CPU Revenue Bonds.
- Principal Amount: \$9,310,000
- Final Maturity: 10/1/24
- Purpose: Refunding.
- Tax-Status: Taxable.
- Security and Source of Payments: Pledged revenues of the City's Combined Public Utility System.
- Maturity Date: October 1, for the following dates and amounts:

Remaining Balance Series 2013 CPU Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/01/2024	\$1,110,000	4.854%	\$53,879.40	\$1,163,879.40
Total	\$1,110,000	-	\$53,879.40	\$1,163,879.40

Yield Statistics

Bond Year Dollars	\$63,399.31
Average Life	6.810 Years
Average Coupon	4.0171774%
Net Interest Cost (NIC)	4.1374910%
True Interest Cost (TIC)	4.1158751%
Bond Yield for Arbitrage Purposes	4.0486298%

Water & Wastewater Project-Combined Debt Service

Date	Series 2024 Debt Service	Remaining Series 2014 Debt Service	Remaining Series 2013 Debt Service	Combined Debt Service
10/01/2024	-	\$329,250.00	\$1,163,879.40	\$1,493,129.40
10/01/2025	\$1,157,050.00	\$332,800.00	-	\$1,489,850.00
10/01/2026	1,154,800.00	333,800.00	-	1,488,600.00
10/01/2027	1,161,550.00	329,400.00	-	1,490,950.00
10/01/2028	1,156,800.00	329,800.00	-	1,486,600.00
10/01/2029	1,161,050.00	329,800.00	-	1,490,850.00
10/01/2030	1,158,800.00	334,400.00	-	1,493,200.00
10/01/2031	1,160,300.00	333,400.00	-	1,493,700.00
10/01/2032	1,160,300.00	332,000.00	-	1,492,300.00
10/01/2033	1,158,800.00	335,200.00	-	1,494,000.00
10/01/2034	1,160,800.00	332,800.00	-	1,493,600.00
10/01/2035	1,216,050.00	-	-	1,216,050.00
10/01/2036	1,216,800.00	-	-	1,216,800.00
10/01/2037	1,215,550.00	-	-	1,215,550.00
10/01/2038	1,212,300.00	-	-	1,212,300.00
10/01/2039	1,207,050.00	-	-	1,207,050.00
10/01/2040	1,209,800.00	-	-	1,209,800.00
10/01/2041	1,210,000.00	-	-	1,210,000.00
10/01/2042	1,208,600.00	-	-	1,208,600.00
10/01/2043	1,200,600.00	-	-	1,200,600.00
10/01/2044	1,201,200.00	-	-	1,201,200.00
Total	\$23,688,200.00	\$3,323,400.00		\$27,011,600.00

Timetable

<u>Date</u>	<u>Event</u>	<u>Responsible Party</u>
Various	Meetings with staff to discuss the financings	C, UW
Week 1	City Council approval to proceed	C, CC, UW
Week 1	Kick-off call and begin documentation with working group	C, CC, BC, UW
Week 4	First draft of bond documents. (POS, Resolution, Etc.)	BC, DC, UW
Week 6	Second draft of bond documents	BC, DC, UW
Week 6	Send credit package to Standard & Poor's	UW
To be determined	Rating conference call	C, UW
Week 6	City to adopt Bond Resolution	C, CC, BC, UW
Week 7	File bond validation petition and complaint	CC, BC
Week 7	Publish TEFRA notice (COPs) and 1st notice of bond validation hearing	CC, BC
Week 9	Receive credit rating	UW
Week 9	Publish 2nd notice of bond validation hearing	CC, BC
Week 10	Final comments on Preliminary Official Statement	All
Week 10	Print and Post POS	BC, UW
Week 11	TEFRA hearing at City Hall (COPs)	CC, BC
Week 10	Bond validation hearing	CC, BC
Week 11	Price Series 2024 Bonds	UW
Week 11	Meeting with City to adopt Bond Resolution and execute Bond Purchase Agreement	C, CC, BC, UW
Week 11	Send final Official Statement to printer	BC, UW
Week 12	Pre-Closing	All
Week 12	Close Series 2024 COPs and Bonds (Last Week in September)	All

Distribution List

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ISSUER	EMAIL	TELEPHONE
Georgia Municipal Association 201 Pryor Street Atlanta, GA 30303		
Daren Jenkins	djenkins@gmanet.com	(678) 686-6364

TAX-EXEMPT (MUNICIPAL MARKET DATA "MMD")

	Current	1-Week Ago		1-Year Ago	
MMD	8/2/2024	7/26/2024	Weekly Change	8/2/2023	Year Change
2YR	2.68	2.85	-17	3.09	-41
5YR	2.59	2.75	-16	2.76	-17
10YR	2.64	2.82	-18	2.67	-3
30YR	3.50	3.68	-18	3.61	-11
Ratios (%)	8/2/2024	7/26/2024		8/2/2023	
2YR (MMD/UST)	69.07	65.37		63.32	
5YR (MMD/UST)	71.55	67.73		65.09	

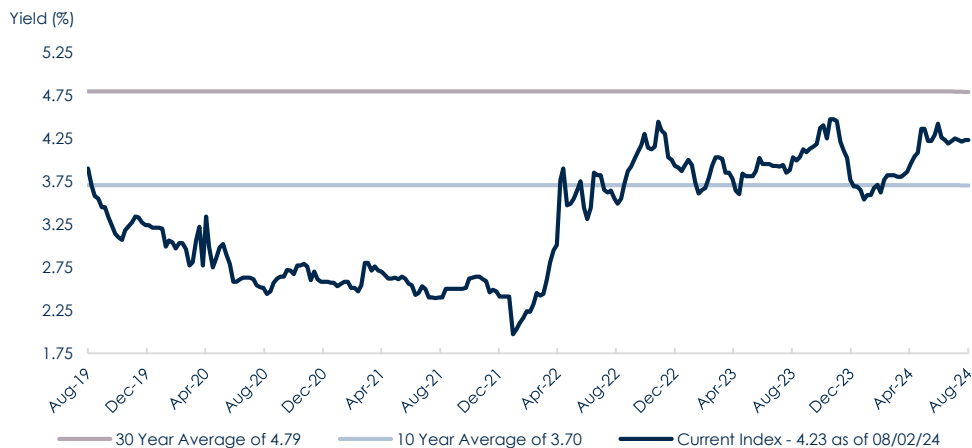
Source: Thomson Reuters, U.S. Department of the Treasury

TAXABLE (U.S. TREASURY)

	Current	1-Week Ago		1-Year Ago	
UST	8/2/2024	7/26/2024	Weekly Change	8/2/2023	Year Change
2YR	3.88	4.36	-48	4.88	-100
5YR	3.62	4.06	-44	4.24	-62
10YR	3.80	4.20	-40	4.08	-28
30YR	4.11	4.45	-34	4.17	-6
Ratios (%)	8/2/2024	7/26/2024		8/2/2023	
10YR (MMD/UST)	69.47	67.14		65.44	
30YR (MMD/UST)	85.16	82.70		86.57	

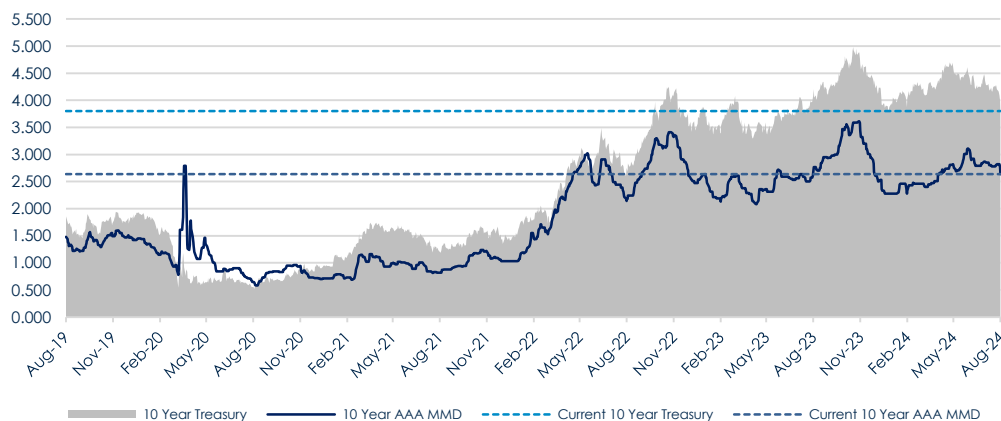
Source: Thomson Reuters, U.S. Department of the Treasury

Revenue Bond Index (Past 5 Years)



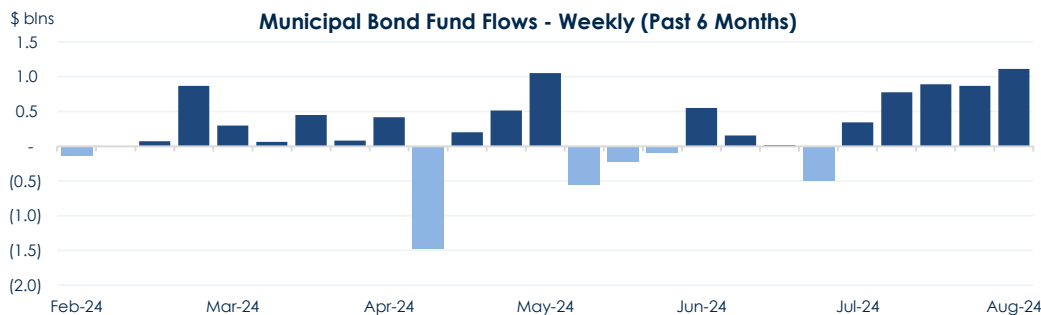
Source: Bloomberg Finance L.P.

10 Year Treasury vs 10 Year AAA MMD (Past 5 Years)



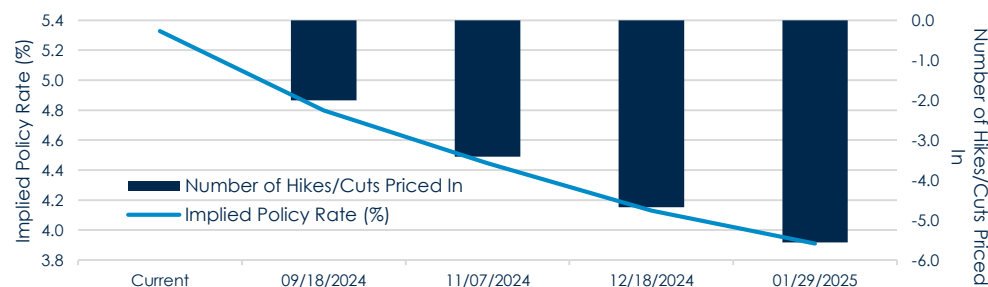
Source: Thomson Reuters

Municipal Bond Fund Flows - Weekly (Past 6 Months)



Source: Lipper, A Thomson Reuters Company

Projected U.S. Federal Reserve Rate Hike Probabilities



Source: Bloomberg Finance L.P.

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TERM SHEET
CITY OF FAIRBURN, GEORGIA
INSTALLMENT SALE AGREEMENT WITH THE GEORGIA MUNICIPAL
ASSOCIATION, CERTIFICATES OF PARTICIPATION,
SERIES 2024

August 5, 2024

- The City:** The City of Fairburn, Georgia (the “City”) is a municipal corporation created and existing under the laws of the State of Georgia. The City was incorporated in 1854 and adopted its charter on August 3, 1925. The City is located in Fulton County, Georgia in the north central portion of the State of Georgia, approximately 15 miles south of the City of Atlanta. The City presently has a land area of approximately 17 square miles.
- The Series 2024 Certificates and Project:** The proceeds derived from the sale of the Series 2024 Certificates of Participation (the “Certificates”) will be used by the City to (i) acquire, construct, equip and install certain improvements or extensions to certain real property for a Public Safety Building Project (the “Project”) (ii) paying the costs of issuing the Series 2024 Certificates, including a premium for a financial guaranty insurance policy and a debt service reserve surety
- Security:** The City is a duly and validly organized and existing municipal corporation under and by virtue of the Constitution and laws of the State of Georgia; and the City has the power, pursuant to the laws of the State of Georgia, including particularly Section 36-60-13 of the Official Code of Georgia Annotated, as amended, to enter into purchase or lease purchase contracts of all kinds for the acquisition of real property; and the City desires to purchase certain real property located in the City, as more particularly described as the Project, upon which the City desires to construct, reconstruct and install substantial exterior and interior renovations to its Public Safety Building Project; and
- The obligations of the City to make payments hereunder shall be payable only from funds lawfully appropriated by the City for such purpose and shall not constitute a pledge of the full faith and credit of the City within the meaning of any constitutional debt limitations; and
- The taxing power of the City is not and may not be pledged in any way directly or indirectly or contingently to secure any moneys due under the Installment Sale Agreement; and
- The Georgia Municipal Association (“GMA”) and the City will duly authorized the execution and delivery of an Installment Sale Agreement; and
- The Term of the Installment Sale Agreement is subject to the City’s right to terminate this Installment Sale Agreement effective as of each December 31; and at the request of the City. GMA proposes to assign the Installment Sale Agreement to Certificate holders.

Principal Amount:	The estimated Project amount to be financed is \$23,400,000.
Financing Term:	A 20, 25 or 30 year amortization period. (To be determined).
Optional Redemption:	The Series 2024 Certificates maturing on or after January 1, 20__ may be redeemed prior to their respective maturities, either in whole or in part, at the written direction of the City, on or after January 1, 20__ at the redemption price of par plus accrued interest to the redemption date.
Final Maturity:	January 1, 20__.
Closing Date:	The City wishes to close the financing as soon as possible in 2024.
Purpose:	Construction of a Public Safety Building Project.
Tax Status:	Interest on the Series 2024 Certificates is exempt for federal and State of Georgia taxes.
Professionals involved in the Offering:	Squire Patton Boggs is serving in the capacity as Certificate Counsel. Bill Johnston with Stephens Inc. is serving in the capacity as Certificate Underwriter. He may be contacted at (404) 461-5155 or bill.johnston@stephens.com



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution Authorizing Commencement of Series 2024 Combined Public Utility Bonds

ITEM TYPE: Resolution

SUBMITTED: 08/20/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: City Attorney

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To authorize the City to issue revenue bonds to finance, in whole or in part, all obligations or debt of any nature, against any existing undertaking or combination thereof or its anticipated revenue.

HISTORY:

The City, after due consideration, has determined that it is in the best interest of the citizens of the City to proceed with the issuance of the Series 2024 Bonds for the Series 2024 Projects.

FACTS AND ISSUES:

The Resolution authorizes the preparation of all other Bond Documents necessary or desirable in connection with the issuance of the Series 2024 Bonds. Substantially final forms of the Bond Documents will be presented to the Mayor and Council for final approval at a subsequent City Council meeting.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Request Mayor and Council approval of a Resolution authorizing the City of Fairburn to consider the issuance of the Series 2024 Bonds for the financing of the Series 2024 Projects; to enter into discussions regarding the related Bond Documents; to establish an effective date; and for other related purposes.

ATTACHMENTS:

1. AMERICAS 1102375187 v2 - City of Fairburn 2024 - CPU Resolution Authorizing Agreement_final
2. Fairburn GA Presentation 8.7.24

3. Fairburn CPU Term Sheet 8.7.24

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3

RESOLUTION NO: _____

4 **A RESOLUTION AUTHORIZING THE CITY OF FAIRBURN TO CONSIDER THE**
5 **ISSUANCE OF THE SERIES 2024 BONDS FOR THE FINANCING OF THE SERIES 2024**
6 **PROJECTS; TO ENTER INTO DISCUSSIONS REGARDING THE RELATED BOND**
7 **DOCUMENTS; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER RELATED**
8 **PURPOSES.**
9

10 **W I T N E S S E T H:**
11

12 **WHEREAS**, the City of Fairburn, Georgia (the “City”) desires to issue, sell and deliver its
13 Series 2024 Combined Public Utility Revenue Bonds, Series 2024 (the “Series 2024 Bonds”) for
14 purposes including, but not limited to, (i) acquiring, constructing, equipping and installing certain
15 improvements or extensions to the water and sewer elements of the City’s combined electric and
16 water and sewerage system, and acquiring certain water capacity rights from Fayette County,
17 Georgia and certain wastewater treatment rights from Fulton County, Georgia (collectively, the
18 “Series 2024 Projects”) and (ii) paying the costs of issuing the Series 2024 Bonds, including a
19 premium for a financial guaranty insurance policy and a debt service reserve surety; and
20

21 **WHEREAS**, O.C.G.A. § 36-82-3 authorizes the City to issue revenue bonds to finance, in
22 whole or in part, all obligations or debt of any nature, against any existing undertaking or
23 combination thereof or its anticipated revenue; and

24 **WHEREAS**, the related Series 2024 Bond documents (the “Bond Documents”) must be
25 drafted and approved for the issuance of the Series 2024 Bonds; and

26 **WHEREAS**, the City is requested to consent to the commencement of drafting the Bond
27 Documents; and

28 **WHEREAS**, substantially final forms of the Bond Documents will be presented to the
29 Mayor and Council for final approval at a subsequent City Council meeting; and

30 **WHEREAS**, the City, after due consideration, has determined that it is in the best interest
31 of the citizens of the City to proceed with the issuance of the Series 2024 Bonds for the Series
32 2024 Projects.
33

34 **NOW THEREFORE BE IT RESOLVED** that the Finance Director, or his or her
35 designee, the City Attorney, and such other City staff as are deemed necessary are authorized and
36 directed to consider the issuance of the Series 2024 Bonds for the Series 2024 Projects and begin
37 negotiations to enter into the Bond Documents.

38 **BE IT FURTHER RESOLVED**, that the City hereby authorizes the preparation of all
39 other Bond Documents necessary or desirable in connection with the issuance of the Series 2024
40 Bonds.
41

BE IT FURTHER RESOLVED, the City is authorized to enter into a contract with Squire Patton Boggs (US) LLP for Bond Counsel and Disclosure Counsel services to the City in connection with the issuance of the Series 2024 Bonds.

BE IT FURTHER RESOLVED, the City is authorized to engage Stephens Inc. to serve as underwriter in connection with the issuance of the Series 2024 Bonds.

BE IT FURTHER RESOLVED, in the event any section, subsection, sentence, clause, or phrase of this Resolution shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Resolution, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Resolution if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

BE IT FURTHER RESOLVED, this Resolution shall become effective immediately upon signature by the Mayor.

BE IT FINALLY RESOLVED, that any and all resolutions in conflict with this Resolution be and the same are hereby repealed, only to the extent of such conflict.

This day of , 2024.

Mario B. Avery, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda B. James, City Clerk

Rory K. Starkey, City Attorney



A PRESENTATION FROM STEPHENS PUBLIC FINANCE

Prepared for:

City of Fairburn, Georgia

Presented by:

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August 7, 2024

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Public Safety Complex – Certificate of Participation Structure

- Utilizing the established Georgia Municipal Association Leasing Program as the issuer.
- COPs are a form of lease-purchase obligation
- 100% of the project must be financed.
- Total amount of outstanding COP's are limited at \$25 million.
- Used to finance “essential purpose” projects.
- The project cost amount in the following analysis is \$23.4 million.
- Amortization terms presented are 20, 25, and 30 years.

Public Safety Complex – COPs Sizing

Certificates of Participation (Public Safety Complex),
Series 2024, Rating "AA-"

Project Summary

Dated 10/01/2024 | Delivered 10/01/2024

	30 Year Amortization	25 Year Amortization	20 Year Amortization
Sources Of Funds			
Par Amount of Bonds	\$23,330,000.00	\$22,980,000.00	\$22,445,000.00
Reoffering Premium	537,292.25	880,878.95	1,404,736.05
Total Sources	\$23,867,292.25	\$23,860,878.95	\$23,849,736.05

Uses Of Funds

Estimated Costs of Issuance	466,600.00	459,600.00	448,900.00
Project Construction Fund	23,400,000.00	23,400,000.00	23,400,000.00
Rounding Amount	692.25	1,278.95	836.05
Total Uses	\$23,867,292.25	\$23,860,878.95	\$23,849,736.05

Bond Statistics

Average Life	18.721 Years	15.304 Years	12.048 Years
Average Coupon	4.3783198%	4.3806992%	4.4855780%
Net Interest Cost (NIC)	4.2553049%	4.1302325%	3.9661134%
Bond Yield for Arbitrage Purposes	4.1910473%	4.0208662%	3.7664411%
True Interest Cost (TIC)	4.2084338%	4.0536624%	3.8361537%

Public Safety Complex – Debt Service

DATE	30 Years Amortization	25 Years Amortization	20 Year Amortization
10/01/2025	1,413,337.50	1,537,600.00	1,730,300.00
10/01/2026	1,415,087.50	1,532,850.00	1,731,050.00
10/01/2027	1,415,837.50	1,537,100.00	1,730,050.00
10/01/2028	1,415,587.50	1,534,850.00	1,727,300.00
10/01/2029	1,414,337.50	1,536,350.00	1,727,800.00
10/01/2030	1,417,087.50	1,536,350.00	1,726,300.00
10/01/2031	1,413,587.50	1,534,850.00	1,727,800.00
10/01/2032	1,414,087.50	1,536,850.00	1,727,050.00
10/01/2033	1,413,337.50	1,537,100.00	1,729,050.00
10/01/2034	1,416,337.50	1,535,600.00	1,728,550.00
10/01/2035	1,417,837.50	1,537,350.00	1,730,550.00
10/01/2036	1,417,837.50	1,537,100.00	1,729,800.00
10/01/2037	1,416,337.50	1,534,850.00	1,726,300.00
10/01/2038	1,413,337.50	1,535,600.00	1,730,050.00
10/01/2039	1,413,837.50	1,534,100.00	1,730,550.00
10/01/2040	1,417,587.50	1,535,350.00	1,727,800.00
10/01/2041	1,416,987.50	1,534,350.00	1,731,000.00
10/01/2042	1,415,187.50	1,536,750.00	1,726,800.00
10/01/2043	1,417,187.50	1,537,350.00	1,730,400.00
10/01/2044	1,412,787.50	1,536,150.00	1,726,400.00
10/01/2045	1,417,187.50	1,533,150.00	-
10/01/2046	1,412,662.50	1,535,237.50	-
10/01/2047	1,416,650.00	1,534,987.50	-
10/01/2048	1,413,725.00	1,532,400.00	-
10/01/2049	1,414,100.00	1,532,475.00	-
10/01/2050	1,412,562.50	-	-
10/01/2051	1,412,687.50	-	-
10/01/2052	1,415,625.00	-	-
10/01/2053	1,416,156.26	-	-
10/01/2054	1,414,281.26	-	-
Total	\$42,453,187.52	\$38,386,700.00	\$34,574,900.00

Fairburn, Georgia Assessed Property Valuation Analysis (Assuming 3% Tax Digest Growth) Various Amortization Periods				
Year	Fairburn Finance Dept Net M&O Digest	\$ Change	% Change	Estimated Digest
2014	\$ 683,177,684			
2015	721,632,764	\$ 38,455,080	5.63%	
2016	739,095,562	17,462,798	2.42%	
2017	897,995,035	158,899,473	21.50%	
2018	1,273,069,446	375,074,411	41.77%	
2019	1,655,702,930	382,633,484	30.06%	
2020	1,601,971,435	(53,731,495)	-3.25%	
2021	2,082,102,611	480,131,176	29.97%	
2022	2,377,573,584	295,470,973	14.19%	
	-	Average	17.79%	
2023	Yr.		3.00%	\$ 2,448,900,792
2024	-		3.00%	2,522,367,815
2025	1		3.00%	2,598,038,850
2026	2		3.00%	2,675,980,015
2027	3		3.00%	2,756,259,416
2028	4		3.00%	2,838,947,198
2029	5		3.00%	2,924,115,614
2030	6		3.00%	3,011,839,083
2031	7		3.00%	3,102,194,255
2032	8		3.00%	3,195,260,083
2033	9		3.00%	3,291,117,885
2034	10		3.00%	3,389,851,422
2035	11		3.00%	3,491,546,964
2036	12		3.00%	3,596,293,373
2037	13		3.00%	3,704,182,174
2038	14		3.00%	3,815,307,640
2039	15		3.00%	3,929,766,869
2040	16		3.00%	4,047,659,875
2041	17		3.00%	4,169,089,671
2042	18		3.00%	4,294,162,361
2043	19		3.00%	4,422,987,232
2044	20		3.00%	4,555,676,849
2045	21		3.00%	4,692,347,155
2046	22		3.00%	4,833,117,569
2047	23		3.00%	4,978,111,096
2048	24		3.00%	5,127,454,429
2049	25		3.00%	5,281,278,062
2050	26		3.00%	5,439,716,404
2051	27		3.00%	5,602,907,896
2052	28		3.00%	5,770,995,133
2053	29		3.00%	5,944,124,987
2054	30		3.00%	6,122,448,737

Debt Service and Digest Growth

COPs Series 2024 30 Year		Estimated Millage	COPs Series 2024 25 Year		Estimated Millage	COPs Series 2024 20 Year		Estimated Millage
Debt Service			Debt Service			Debt Service		
\$ -	-	-	\$ -	-	-	\$ -	-	-
1,413,338	0.05		1,537,600	0.06		1,730,300	0.07	
1,415,088	0.05		1,532,850	0.06		1,731,050	0.06	
1,415,838	0.05		1,537,100	0.06		1,730,050	0.06	
1,415,588	0.05		1,534,850	0.05		1,727,300	0.06	
1,414,338	0.05		1,536,350	0.05		1,727,800	0.06	
1,417,088	0.05		1,536,350	0.05		1,726,300	0.06	
1,413,588	0.05		1,534,850	0.05		1,727,800	0.06	
1,414,088	0.04		1,536,850	0.05		1,727,050	0.05	
1,413,338	0.04		1,537,100	0.05		1,729,050	0.05	
1,416,338	0.04		1,535,600	0.05		1,728,550	0.05	
1,417,838	0.04		1,537,350	0.04		1,730,550	0.05	
1,417,838	0.04		1,537,100	0.04		1,729,800	0.05	
1,416,338	0.04		1,534,850	0.04		1,726,300	0.05	
1,413,338	0.04		1,535,600	0.04		1,730,050	0.05	
1,413,838	0.04		1,534,100	0.04		1,730,550	0.04	
1,417,588	0.04		1,535,350	0.04		1,727,800	0.04	
1,416,988	0.03		1,534,350	0.04		1,731,000	0.04	
1,415,188	0.03		1,536,750	0.04		1,726,800	0.04	
1,417,188	0.03		1,537,350	0.03		1,730,400	0.04	
1,412,788	0.03		1,536,150	0.03		1,726,400	0.04	
1,417,188	0.03		1,533,150	0.03		-	-	
1,412,663	0.03		1,535,238	0.03		-	-	
1,416,650	0.03		1,534,988	0.03		-	-	
1,413,725	0.03		1,532,400	0.03		-	-	
1,414,100	0.03		1,532,475	0.03		-	-	
1,412,563	0.03		-	-		-	-	
1,412,688	0.03		-	-		-	-	
1,415,625	0.02		-	-		-	-	
1,416,156	0.02		-	-		-	-	
1,414,281	0.02		-	-		-	-	

Pricing Summary – 30 Years

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
10/01/2025	Serial Coupon	5.000%	3.330%	365,000.00	101.629%	-	-	-	370,945.85
10/01/2026	Serial Coupon	5.000%	3.300%	385,000.00	103.264%	-	-	-	397,566.40
10/01/2027	Serial Coupon	5.000%	3.200%	405,000.00	105.110%	-	-	-	425,695.50
10/01/2028	Serial Coupon	5.000%	3.180%	425,000.00	106.785%	-	-	-	453,836.25
10/01/2029	Serial Coupon	5.000%	3.180%	445,000.00	108.352%	-	-	-	482,166.40
10/01/2030	Serial Coupon	5.000%	3.180%	470,000.00	109.870%	-	-	-	516,389.00
10/01/2031	Serial Coupon	5.000%	3.190%	490,000.00	111.275%	-	-	-	545,247.50
10/01/2032	Serial Coupon	5.000%	3.200%	515,000.00	112.616%	-	-	-	579,972.40
10/01/2033	Serial Coupon	5.000%	3.220%	540,000.00	113.811%	-	-	-	614,579.40
10/01/2034	Serial Coupon	5.000%	3.250%	570,000.00	114.839%	-	-	-	654,582.30
10/01/2039	Term 1 Coupon	5.000%	3.510%	3,305,000.00	112.474%	c 3.894%	10/01/2034	100.000%	3,717,265.70
10/01/2044	Term 2 Coupon	4.000%	4.160%	4,135,000.00	97.841%	-	-	-	4,045,725.35
10/01/2049	Term 3 Coupon	4.250%	4.380%	5,050,000.00	98.036%	-	-	-	4,950,818.00
10/01/2054	Term 4 Coupon	4.375%	4.490%	6,230,000.00	98.114%	-	-	-	6,112,502.20

Water & Wastewater Projects – Combined Public Utility Structure

- The City has utilized a combined public utility structure since 1998.
- Combined public utility bonds in Georgia may use as security for the bonds the net revenues of water, wastewater, electric, gas and solid waste systems.
- Fayette County has agreed to serve as an additional water source for the City.
- The estimated project amount for the water supply project is \$10 million.
- Fulton County has agreed to sell 6 MGD wastewater capacity to the City for \$6 million.
- The amortization term in the following combined project analysis is 20 years.

Historical Debt Service Coverage - 2022

City of Fairburn, Georgia Combined Public Utility System 2022			
	<u>Electric Fund</u>	<u>W&S Fund</u>	<u>Combined</u>
Operating Revenue:			
Charges for Services	\$ 10,004,694	\$ 7,287,909	\$ 17,292,603
Miscellaneous Income	301,414	-	301,414
Total Operating Revenue	<u>10,306,108</u>	<u>7,287,909</u>	<u>17,594,017</u>
Operating Expenses:			
Cost of Sales & Service	10,565,948	4,124,694	\$ 14,690,642
General Operating Expenses	1,419,493	1,469,456	2,888,949
Depreciation & Amortization	380,697	743,129	1,123,826
Total Operating Expenses	<u>12,366,138</u>	<u>6,337,279</u>	<u>18,703,417</u>
Operating Income	<u>(2,060,030)</u>	<u>950,630</u>	<u>(1,109,400)</u>
Non-Operating Revenue (Expenses):			
Investment Income	35	6,000	6,035
Sale of Wireless Assets	1,447,116	-	1,447,116
Interest Expense	(246)	(1,474,086)	(1,474,332)
Total Non-Operating Revenue (Expenses)	<u>1,446,905</u>	<u>(1,468,086)</u>	<u>(21,181)</u>
Income (Loss)	<u>(613,125)</u>	<u>(517,456)</u>	<u>(1,130,581)</u>
Add (Subtract):			
Depreciation	380,697	743,129	1,123,826
Interest Expense	246	1,474,086	1,474,332
Capital Contribution	-	671,483	671,483
Total Additions (Subtractions)	<u>380,943</u>	<u>2,888,698</u>	<u>3,269,641</u>
Revenue Available for Debt Service	<u>(232,182)</u>	<u>2,371,242</u>	<u>2,139,060</u>
Debt Service			<u>1,438,529</u>
Debt Service Coverage			<u>1.49</u>
Debt Service Coverage Without Capital Contribution			<u>1.02</u>

Historical Debt Service Coverage - 2023

City of Fairburn, Georgia Combined Public Utility System 2023			
	<u>Electric Fund</u>	<u>W&S Fund</u>	<u>Combined</u>
Operating Revenue:			
Charges for Services	\$ 10,274,478	\$ 8,225,703	\$ 18,500,181
Miscellaneous Income	332,807	-	332,807
Total Operating Revenue	<u>10,607,285</u>	<u>8,225,703</u>	<u>18,832,988</u>
Operating Expenses:			
Cost of Sales & Service	9,858,339	4,703,228	\$ 14,561,567
General Operating Expenses	2,106,722	1,379,843	3,486,565
Depreciation & Amortization	390,533	783,779	1,174,312
Total Operating Expenses	<u>12,355,594</u>	<u>6,866,850</u>	<u>19,222,444</u>
Operating Income	<u>(1,748,309)</u>	<u>1,358,853</u>	<u>(389,456)</u>
Non-Operating Revenue (Expenses):			
Investment Income	151,083	61,509	212,592
Interest Expense	(3,092)	(1,386,851)	(1,389,943)
Total Non-Operating Revenue (Expenses)	<u>147,991</u>	<u>(1,325,342)</u>	<u>(1,177,351)</u>
Income (Loss)	<u>(1,600,318)</u>	<u>33,511</u>	<u>(1,566,807)</u>
Add (Subtract):			
Depreciation	390,533	783,779	1,174,312
Interest Expense	3,092	1,386,851	1,389,943
Capital Contribution	-	996,888	996,888
Total Additions (Subtractions)	<u>393,625</u>	<u>3,167,518</u>	<u>3,561,143</u>
Revenue Available for Debt Service	<u>(1,206,693)</u>	<u>3,201,029</u>	<u>1,994,336</u>
Debt Service			<u>1,438,529</u>
Debt Service Coverage			<u>1.39</u>
Debt Service Coverage Without Capital Contribution			<u>0.69</u>

CPU-Projected Debt Service Coverage Including Rate Increases

	2024 <u>Combined</u>	2025 <u>Combined</u>	2026 <u>Combined</u>	2027 <u>Combined</u>	2028 <u>Combined</u>
Operating Revenue:					
Charges for Services	\$ 18,610,765	\$ 19,050,791	\$ 19,955,798	\$ 20,912,888	\$ 21,589,315
Miscellaneous Income	3,086,000	2,892,000	2,865,000	2,872,000	3,320,000
Total Operating Revenue	<u>21,696,765</u>	<u>21,942,791</u>	<u>22,820,798</u>	<u>23,784,888</u>	<u>24,909,315</u>
Operating Expenses:					
Cost of Sales & Service	14,156,325	13,908,655	14,273,344	14,728,525	15,286,330
General Operating Expenses	4,531,705	4,680,342	4,822,258	4,989,492	5,151,083
Depreciation & Amortization	1,174,312	1,174,312	1,174,312	1,174,312	1,174,312
Total Operating Expenses	<u>19,862,342</u>	<u>19,763,309</u>	<u>20,269,915</u>	<u>20,892,329</u>	<u>21,611,725</u>
Operating Income	<u>1,834,423</u>	<u>2,179,482</u>	<u>2,550,884</u>	<u>2,892,559</u>	<u>3,297,590</u>
Non-Operating Revenue (Expenses):					
Investment Income	-	-	-	-	-
Sale of Wireless Assets	-	-	-	-	-
Interest Expense	(168,129)	(821,000)	(788,750)	(754,850)	(719,750)
Total Non-Operating Revenue (Expenses)	<u>(168,129)</u>	<u>(821,000)</u>	<u>(788,750)</u>	<u>(754,850)</u>	<u>(719,750)</u>
Income (Loss)	<u>\$ 1,666,294</u>	<u>\$ 1,358,482</u>	<u>\$ 1,762,134</u>	<u>\$ 2,137,709</u>	<u>\$ 2,577,840</u>
Add (Subtract):					
Depreciation	1,174,312	1,174,312	1,174,312	1,174,312	1,174,312
Interest Expense	168,129	821,000	788,750	754,850	719,750
Capital Contribution	-	-	-	-	-
Total Additions (Subtractions)	<u>1,342,441</u>	<u>1,995,312</u>	<u>1,963,062</u>	<u>1,929,162</u>	<u>1,894,062</u>
Revenue Available for Debt Service	<u>3,008,735</u>	<u>3,353,794</u>	<u>3,725,196</u>	<u>4,066,871</u>	<u>4,471,902</u>
Debt Service	<u>1,493,129</u>	<u>1,489,850</u>	<u>1,488,600</u>	<u>1,490,950</u>	<u>1,486,600</u>
Debt Service Coverage	<u>2.02</u>	<u>2.25</u>	<u>2.50</u>	<u>2.73</u>	<u>3.01</u>

Water & Wastewater Project-Bond Sizing

Combined Public Utility Revenue Bonds,
Series 2024, Rating "AA-"

Dated 10/01/2024 | Delivered 10/01/2024

	Water	Wastewater	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$9,570,000.00	\$5,745,000.00	\$15,315,000.00
Reoffering Premium	617,414.60	374,621.55	992,036.15
Total Sources	\$10,187,414.60	\$6,119,621.55	\$16,307,036.15
Uses Of Funds			
Costs of Issuance	191,400.00	114,900.00	306,300.00
Deposit to Project Construction Fund	10,000,000.00	6,000,000.00	16,000,000.00
Rounding Amount	(3,985.40)	4,721.55	736.15
Total Uses	\$10,187,414.60	\$6,119,621.55	\$16,307,036.15
Bond Statistics			
Average Life	12.287 Years	12.060 Years	12.202 Years
Average Coupon	4.4782294%	4.4847370%	4.4806421%
Net Interest Cost (NIC)	3.9531724%	3.9440405%	3.9497867%
Bond Yield for Arbitrage Purposes	3.7433814%	3.7433814%	3.7433814%
True Interest Cost (TIC)	3.8197842%	3.8084613%	3.8155786%

Water & Wastewater Project-Debt Service

Date	Principal	Coupon	Yield	Interest	Total P+I
10/01/2024	-	-	-	-	-
10/01/2025	445,000.00	5.000%	3.350%	712,050.00	1,157,050.00
10/01/2026	465,000.00	5.000%	3.330%	689,800.00	1,154,800.00
10/01/2027	495,000.00	5.000%	3.300%	666,550.00	1,161,550.00
10/01/2028	515,000.00	5.000%	3.200%	641,800.00	1,156,800.00
10/01/2029	545,000.00	5.000%	3.200%	616,050.00	1,161,050.00
10/01/2030	570,000.00	5.000%	3.200%	588,800.00	1,158,800.00
10/01/2031	600,000.00	5.000%	3.200%	560,300.00	1,160,300.00
10/01/2032	630,000.00	5.000%	3.200%	530,300.00	1,160,300.00
10/01/2033	660,000.00	5.000%	3.220%	498,800.00	1,158,800.00
10/01/2034	695,000.00	5.000%	3.250%	465,800.00	1,160,800.00
10/01/2035	785,000.00	5.000%	3.280%	431,050.00	1,216,050.00
10/01/2036	825,000.00	5.000%	3.310%	391,800.00	1,216,800.00
10/01/2037	865,000.00	5.000%	3.400%	350,550.00	1,215,550.00
10/01/2038	905,000.00	5.000%	3.450%	307,300.00	1,212,300.00
10/01/2039	945,000.00	5.000%	3.510%	262,050.00	1,207,050.00
10/01/2040	995,000.00	4.000%	4.160%	214,800.00	1,209,800.00
10/01/2041	1,035,000.00	4.000%	4.160%	175,000.00	1,210,000.00
10/01/2042	1,075,000.00	4.000%	4.160%	133,600.00	1,208,600.00
10/01/2043	1,110,000.00	4.000%	4.160%	90,600.00	1,200,600.00
10/01/2044	1,155,000.00	4.000%	4.160%	46,200.00	1,201,200.00
Total	\$15,315,000.00	-		\$8,373,200.00	\$23,688,200.00

Water & Wastewater Project-Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
10/01/2025	Serial Coupon	5.000%	3.350%	445,000.00	101.609%	-	-	-	452,160.05
10/01/2026	Serial Coupon	5.000%	3.330%	280,000.00	103.205%	-	-	-	288,974.00
10/01/2026	Serial Coupon	5.000%	3.300%	185,000.00	103.264%	-	-	-	191,038.40
10/01/2027	Serial Coupon	5.000%	3.200%	495,000.00	105.110%	-	-	-	520,294.50
10/01/2028	Serial Coupon	5.000%	3.200%	515,000.00	106.708%	-	-	-	549,546.20
10/01/2029	Serial Coupon	5.000%	3.200%	545,000.00	108.256%	-	-	-	589,995.20
10/01/2030	Serial Coupon	5.000%	3.200%	570,000.00	109.755%	-	-	-	625,603.50
10/01/2031	Serial Coupon	5.000%	3.200%	600,000.00	111.208%	-	-	-	667,248.00
10/01/2032	Serial Coupon	5.000%	3.200%	630,000.00	112.616%	-	-	-	709,480.80
10/01/2033	Serial Coupon	5.000%	3.220%	660,000.00	113.811%	-	-	-	751,152.60
10/01/2034	Serial Coupon	5.000%	3.250%	695,000.00	114.839%	-	-	-	798,131.05
10/01/2035	Serial Coupon	5.000%	3.280%	785,000.00	114.563%	c 3.402%	10/01/2034	100.000%	899,319.55
10/01/2036	Serial Coupon	5.000%	3.310%	825,000.00	114.288%	c 3.529%	10/01/2034	100.000%	942,876.00
10/01/2037	Serial Coupon	5.000%	3.400%	865,000.00	113.467%	c 3.687%	10/01/2034	100.000%	981,489.55
10/01/2038	Serial Coupon	5.000%	3.450%	905,000.00	113.015%	c 3.793%	10/01/2034	100.000%	1,022,785.75
10/01/2039	Serial Coupon	5.000%	3.510%	945,000.00	112.474%	c 3.894%	10/01/2034	100.000%	1,062,879.30
10/01/2044	Term 1 Coupon	4.000%	4.160%	5,370,000.00	97.841%	-	-	-	5,254,061.70
Total	-	-	-	\$15,315,000.00	-	-	-	-	\$16,307,036.15

Existing Series 2013 CPU Revenue Bonds – Balance \$1,110,000

- Combined Public Utility Revenue Bonds, Series 2013.
- September 12, 2013.
- Project: The Series 2013 CPU Bonds were issued to refund the City's Series 2006 CPU Revenue Bonds.
- Principal Amount: \$9,310,000
- Final Maturity: 10/1/24
- Purpose: Refunding.
- Tax-Status: Taxable.
- Security and Source of Payments: Pledged revenues of the City's Combined Public Utility System.
- Maturity Date: October 1, for the following dates and amounts:

Remaining Balance Series 2013 CPU Revenue Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/01/2024	\$1,110,000	4.854%	\$53,879.40	\$1,163,879.40
Total	\$1,110,000	-	\$53,879.40	\$1,163,879.40

Yield Statistics

Bond Year Dollars	\$63,399.31
Average Life	6.810 Years
Average Coupon	4.0171774%
Net Interest Cost (NIC)	4.1374910%
True Interest Cost (TIC)	4.1158751%
Bond Yield for Arbitrage Purposes	4.0486298%

Water & Wastewater Project-Combined Debt Service

Date	Series 2024 Debt Service	Remaining Series 2014 Debt Service	Remaining Series 2013 Debt Service	Combined Debt Service
10/01/2024	-	\$329,250.00	\$1,163,879.40	\$1,493,129.40
10/01/2025	\$1,157,050.00	\$332,800.00	-	\$1,489,850.00
10/01/2026	1,154,800.00	333,800.00	-	1,488,600.00
10/01/2027	1,161,550.00	329,400.00	-	1,490,950.00
10/01/2028	1,156,800.00	329,800.00	-	1,486,600.00
10/01/2029	1,161,050.00	329,800.00	-	1,490,850.00
10/01/2030	1,158,800.00	334,400.00	-	1,493,200.00
10/01/2031	1,160,300.00	333,400.00	-	1,493,700.00
10/01/2032	1,160,300.00	332,000.00	-	1,492,300.00
10/01/2033	1,158,800.00	335,200.00	-	1,494,000.00
10/01/2034	1,160,800.00	332,800.00	-	1,493,600.00
10/01/2035	1,216,050.00	-	-	1,216,050.00
10/01/2036	1,216,800.00	-	-	1,216,800.00
10/01/2037	1,215,550.00	-	-	1,215,550.00
10/01/2038	1,212,300.00	-	-	1,212,300.00
10/01/2039	1,207,050.00	-	-	1,207,050.00
10/01/2040	1,209,800.00	-	-	1,209,800.00
10/01/2041	1,210,000.00	-	-	1,210,000.00
10/01/2042	1,208,600.00	-	-	1,208,600.00
10/01/2043	1,200,600.00	-	-	1,200,600.00
10/01/2044	1,201,200.00	-	-	1,201,200.00
Total	\$23,688,200.00	\$3,323,400.00		\$27,011,600.00

Timetable

<u>Date</u>	<u>Event</u>	<u>Responsible Party</u>
Various	Meetings with staff to discuss the financings	C, UW
Week 1	City Council approval to proceed	C, CC, UW
Week 1	Kick-off call and begin documentation with working group	C, CC, BC, UW
Week 4	First draft of bond documents. (POS, Resolution, Etc.)	BC, DC, UW
Week 6	Second draft of bond documents	BC, DC, UW
Week 6	Send credit package to Standard & Poor's	UW
To be determined	Rating conference call	C, UW
Week 6	City to adopt Bond Resolution	C, CC, BC, UW
Week 7	File bond validation petition and complaint	CC, BC
Week 7	Publish TEFRA notice (COPs) and 1st notice of bond validation hearing	CC, BC
Week 9	Receive credit rating	UW
Week 9	Publish 2nd notice of bond validation hearing	CC, BC
Week 10	Final comments on Preliminary Official Statement	All
Week 10	Print and Post POS	BC, UW
Week 11	TEFRA hearing at City Hall (COPs)	CC, BC
Week 10	Bond validation hearing	CC, BC
Week 11	Price Series 2024 Bonds	UW
Week 11	Meeting with City to adopt Bond Resolution and execute Bond Purchase Agreement	C, CC, BC, UW
Week 11	Send final Official Statement to printer	BC, UW
Week 12	Pre-Closing	All
Week 12	Close Series 2024 COPs and Bonds (Last Week in September)	All

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as of August 2, 2024

TAX-EXEMPT (MUNICIPAL MARKET DATA "MMD")

	Current	1-Week Ago		1-Year Ago	
MMD	8/2/2024	7/26/2024	Weekly Change	8/2/2023	Year Change
2YR	2.68	2.85	-17	3.09	-41
5YR	2.59	2.75	-16	2.76	-17
10YR	2.64	2.82	-18	2.67	-3
30YR	3.50	3.68	-18	3.61	-11

Ratios (%)	8/2/2024	7/26/2024	8/2/2023
2YR (MMD/UST)	69.07	65.37	63.32
5YR (MMD/UST)	71.55	67.73	65.09

Source: Thomson Reuters, U.S. Department of the Treasury

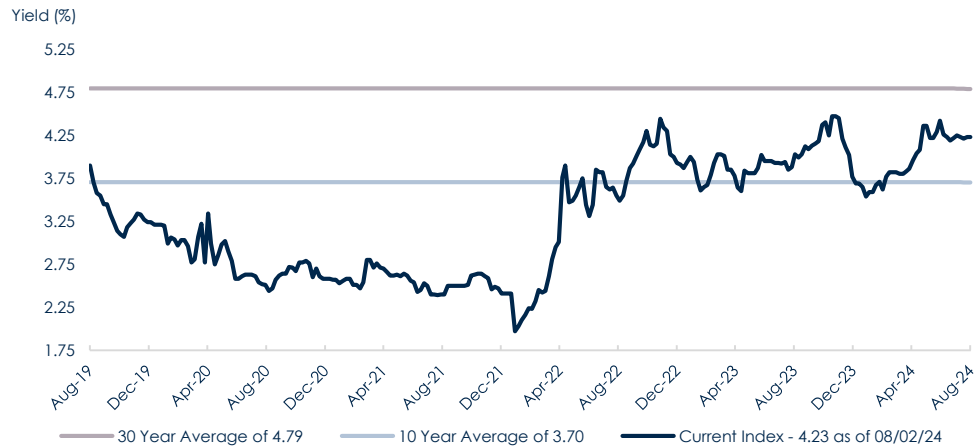
TAXABLE (U.S. TREASURY)

	Current	1-Week Ago		1-Year Ago	
UST	8/2/2024	7/26/2024	Weekly Change	8/2/2023	Year Change
2YR	3.88	4.36	-48	4.88	-100
5YR	3.62	4.06	-44	4.24	-62
10YR	3.80	4.20	-40	4.08	-28
30YR	4.11	4.45	-34	4.17	-6

Ratios (%)	8/2/2024	7/26/2024	8/2/2023
10YR (MMD/UST)	69.47	67.14	65.44
30YR (MMD/UST)	85.16	82.70	86.57

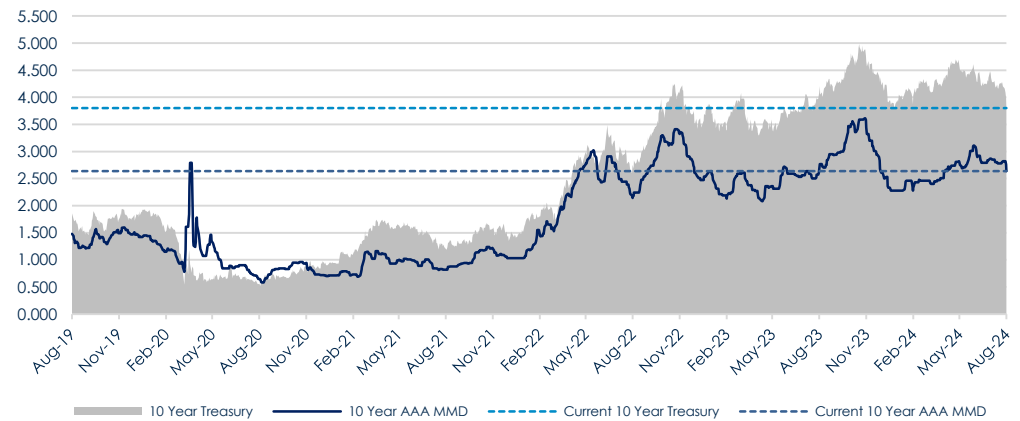
Source: Thomson Reuters, U.S. Department of the Treasury

Revenue Bond Index (Past 5 Years)



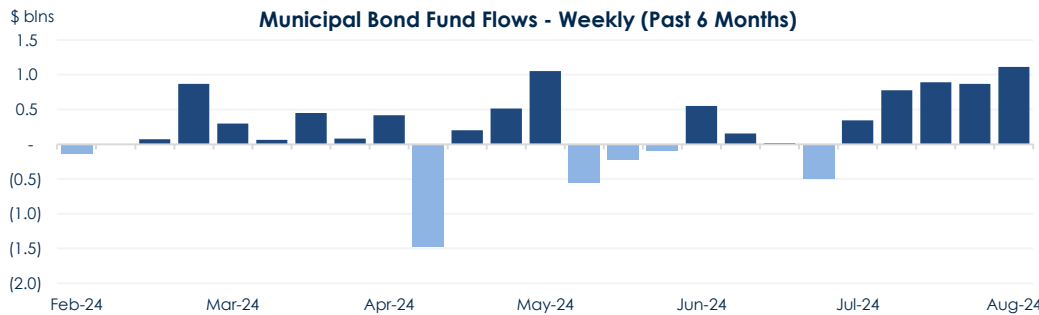
Source: Bloomberg Finance L.P.

10 Year Treasury vs 10 Year AAA MMD (Past 5 Years)



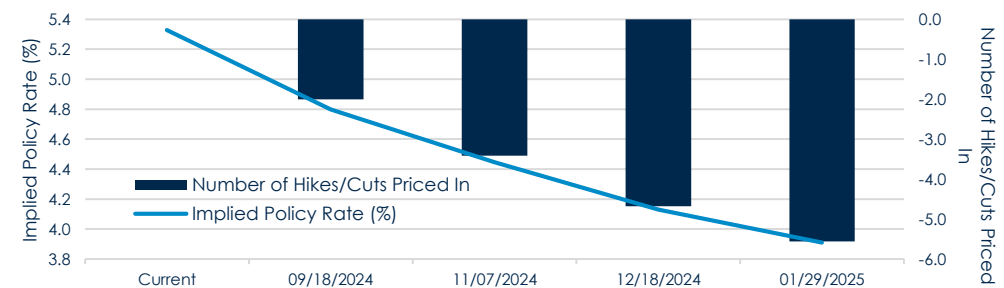
Source: Thomson Reuters

Municipal Bond Fund Flows - Weekly (Past 6 Months)



Source: Lipper, A Thomson Reuters Company

Projected U.S. Federal Reserve Rate Hike Probabilities



Source: Bloomberg Finance L.P.

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TERM SHEET
CITY OF FAIRBURN, GEORGIA
COMBINED PUBLIC UTILITY REVENUE BONDS,
SERIES 2024

August 5, 2024

The City:	The City of Fairburn, Georgia (the “City”) is a municipal corporation created and existing under the laws of the State of Georgia. The City was incorporated in 1854 and adopted its charter on August 3, 1925. The City is located in Fulton County, Georgia in the north central portion of the State of Georgia, approximately 15 miles south of the City of Atlanta. The City presently has a land area of approximately 17 square miles.
The Series 2024 Bonds and Project:	The proceeds derived from the sale of the Series 2024 Bonds will be used by the City to (i) acquire, construct, equip and install certain improvements or extensions to the water and sewer elements of the City’s combined electric and water and sewerage system (the “System”) and to acquire certain water capacity rights from Fayette County, Georgia and certain wastewater treatment rights from Fulton County, Georgia (the “Series 2024 Projects”) and (ii) paying the costs of issuing the Series 2024 Bonds, including a premium for a financial guaranty insurance policy and a debt service reserve surety
Security:	The Series 2024 Bonds are special limited obligations of the City payable solely from a pledge of the Pledged Revenues derived by the City from the ownership and operation of the System. The Series 2024 Bonds will have a first priority lien on the Pledged Revenues of the System. The Series 2024 Bonds do not and will 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 2024 Bonds. No recourse may be had against the General Fund of the City for the payment of the Series 2024 Bonds. The pledge of and lien on the Pledged Revenues securing the Series 2024 Bonds does not create a legal or equitable pledge, charge, lien or encumbrance upon any of the City’s property or income, receipts or revenues, except the Pledged Revenues and the amounts on deposit in the funds held under the hereinafter described Bond Ordinance. The Series 2024 Bonds are issued on a parity basis with the City’s \$4,610,000 Combined Public Utility Refunding Revenue Bonds, Series 2014 (the “Series 2014 Bonds”). The City may under certain circumstances issue additional parity bonds (the “Additional Bonds” and together with the Series 2014 Bonds, the “Bonds”) and, if issued, such Additional Bonds will rank on parity with the lien of the Pledged Revenues of the
Principal Amount:	The estimated Project amount to be financed is \$16,000,000.
Financing Term:	20 year amortization period.

Optional Redemption:	The Series 2024 Bonds maturing on or after January 1, 20__ may be redeemed prior to their respective maturities, either in whole or in part, at the written direction of the City, on or after January 1, 20__ at the redemption price of par plus accrued interest to the redemption date.
Final Maturity:	January 1, 2045.
Closing Date:	The City wishes to close the financing as soon as possible in 2024.
Purpose:	Construction of the public infrastructure for the Project.
Tax Status:	Interest on the Series 2024 Bonds is exempt for federal and State of Georgia taxes.
Professionals involved in the Offering:	Squire Patton Boggs is serving in the capacity as Bond Counsel. Bill Johnston with Stephens Inc. is serving in the capacity as Bond Underwriter. He may be contacted at (404) 461-5155 or bill.johnston@stephens.com



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Approval of the Economic Strategic Plan Report

ITEM TYPE: Presentation

SUBMITTED: 08/20/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 8/26/2024

DEPARTMENT: Economic Development

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To provide a blueprint for the local economy, defining goals, objectives, and using quantitative and qualitative data to support actionable steps to sustain Fairburn's economic growth and development.

HISTORY:

The City of Fairburn developed its Economic Strategic Development Plan in 2016 to improve the local economy by setting goals, objectives, and strategies for creating jobs, attracting and retaining businesses, and promoting the city's assets. Updating the plan is important to adapt to changing economic conditions and ensure continued growth and development. KB Advisory Group was chosen to help update the economic development plan through a competitive bid process. The project involved conducting SWOT analysis, consensus-building, real estate market analysis, developing an action plan, and analyzing target industries. The City has held business and community input meetings, one-on-one stakeholder meetings, sessions with elected officials, and business luncheons to involve the public in this process.

FACTS AND ISSUES:

RFP# 23-016 Economic Development Strategic Plan was released on June 30, 2023, and closed out on July 13, 2023. KB Advisory Group was the highest-scoring respondent, following a team of evaluators on September 8, 2023. The Economic Development Strategic Plan Update was approved in the FY2024 Budget by Mayor and City Council.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Request Mayor and Council approval of the update to the City of Fairburn's Economic Development

Strategic Plan.

ATTACHMENTS:

1. Fairburn EDSP August Council Presentation
2. 2024 Fairburn EDSP Draft 08.13.24



Economic Development Strategic Plan Update



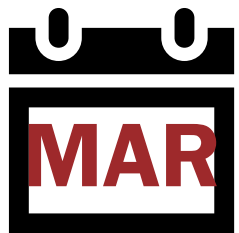
EDSP Process



Internal Kick-off



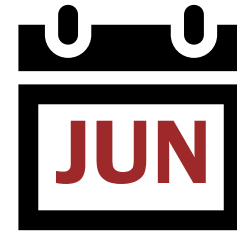
**Public Kick-off
On-on-One & Stakeholder
Interviews**



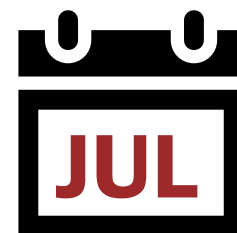
**Business Luncheon
Community Meeting**



**Community & Business
Survey Close**



EDSP Target Industries



EDSP Action Plan



**Stakeholder Consensus
Survey**



Final Plan



Quantitative Analysis

Using industry-trusted data sources such as Esri, Lightcast, U.S. Census, and Costar to help answer the following questions:

- Where does Fairburn stand today in terms of population and household growth?
- What industries make-up the city's economic base? How does this compare to the industries that current residents work in?
- What are Fairburn's educational and age trends that feed into its 'labor force readiness'?
- What types of commercial real estate are most prevalent within Fairburn? How has this changed over time?
- How is the existing inventory performing? Are there certain types that have maintained high demand?



Qualitative Analysis

Gathering input from residents and the business community to uncover:

- What are Fairburn's current strengths? Its weaknesses?
- What are potential opportunities for continued economic growth? Are there any threats?
- What is Fairburn "missing"?
- What are ways that city staff can help improve Fairburn's economic base and quality of life?
- What should the Economic Development team prioritize over the next five+ years?



Target Industries

Combining insights from localized economic trends and community sentiment to focus the lens on:

- Do the existing target industries still align with Fairburn's current economic ecosystem and city leadership priorities?
- What industry clusters within the Atlanta region are clustering in Fairburn? How has employment within these clusters changed over time?
- Given input from the data and the community, what industries could the city feasibly retain and recruit over the next five years?



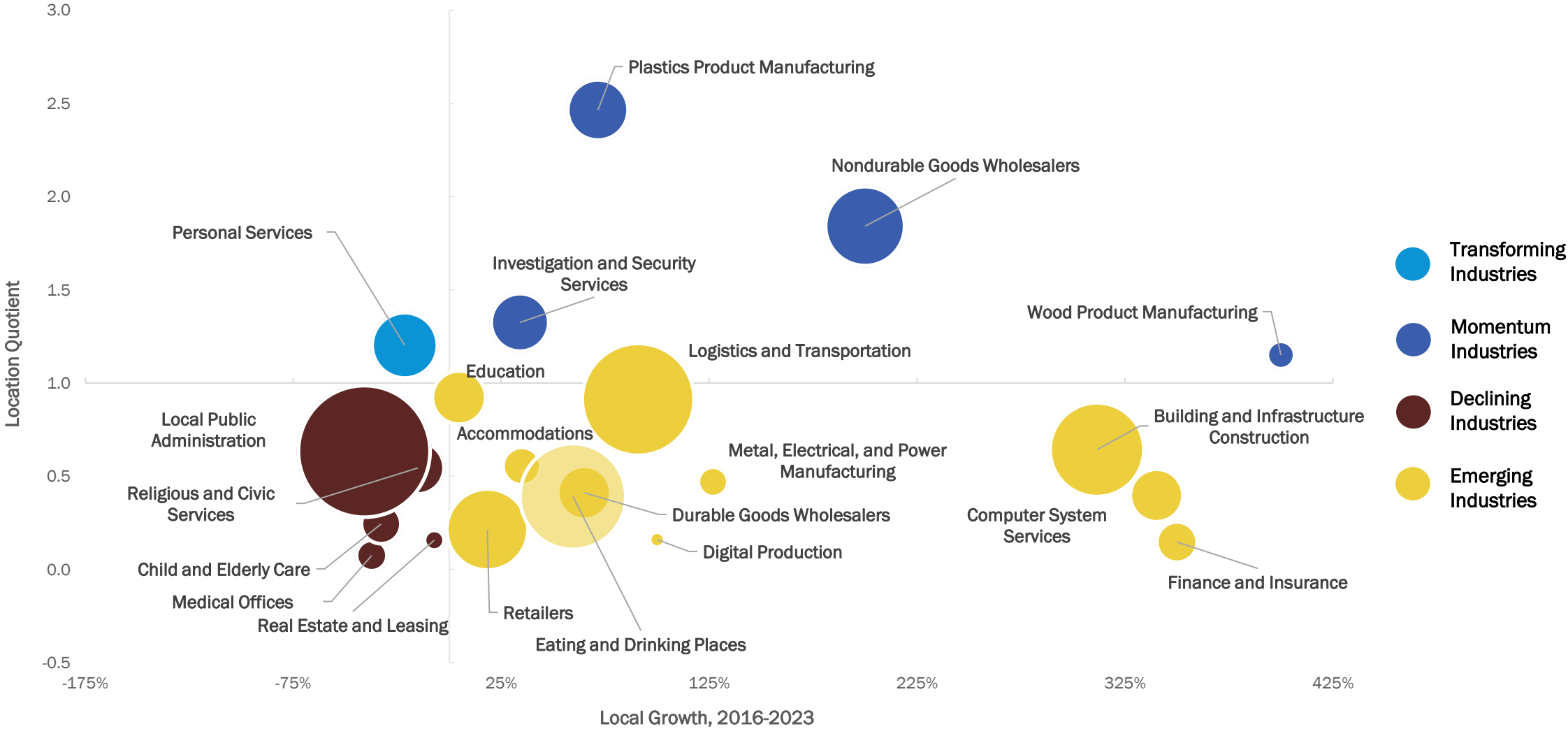
Action Plan

Building an **economic development** road map over the next five+ years centered on goals and implementable strategies:

- How much of the previous EDSP's Action Plan was able to implemented?
- What are "next step" strategies to build-on successfully completions from the previous EDSP?
- Are there initiatives from other plans that can be leveraged in this updated Action Plan?
- What are new economic development goals and objectives that Fairburn wants to accomplish over the next five years? Who would be potential partners that the city could work with to achieve them?

Target Industries

Industry Clusters



Source: KB Advisory and Urban Pulse with data from Lightcast

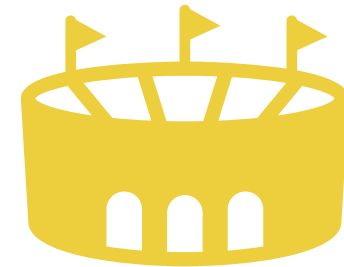
Prior Target Industries



Film &
Entertainment



Health & Wellness



Sports Tourism

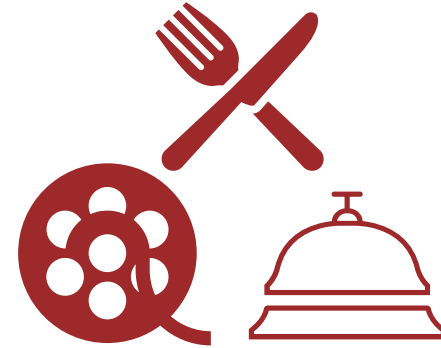
Updated Target Industries



**Development
Infrastructure and
Manufacturing**



Distribution Logistics



**Entertainment and
Leisure**

These industries are meant to serve as focus areas for business development efforts and are not recommended to be the only industries that city staff and partners recruit for.

Development Infrastructure and Manufacturing



Establishments within this target industry are focused on building and infrastructure construction or the manufacturing of inputs for the construction industry such as wood, metal, and electrical products.

- Area employment within this industry has more than doubled since 2016
- Approximately 30% of the city's current jobs
- “Emerging” industry due to it's the level of growth over the past five years

Subsectors:



Residential and
Nonresidential
Building Construction



Site Preparation



Utility and
Infrastructure
Construction



Veneer, Plywood,
and Engineered
Wood Manufacturing



Architectural and
Electrical
Equipment
Manufacturing

Distribution Logistics



Establishments within this target industry are focused on the various steps within the distribution of merchandise. This includes the transportation and storage of goods, multimodal support services, and the wholesaling process (B2B).

- Area employment within this industry has grown by approximately 82% since 2016.
- Wholesale Trade is the second largest industry within Fairburn and, combined with Transportation, accounts for over 20% of the city's current jobs.
- Also classifies as an “emerging” industry with catalytic potential.

Subsectors of this target industry include:



Recyclable Material
Merchant
Wholesalers



Grocery and Related
Product Wholesalers



Lumber and Other
Construction
Material
Wholesalers



Freight
Transportation and
Support Services



Couriers and
Delivery Services

Entertainment and Accommodation

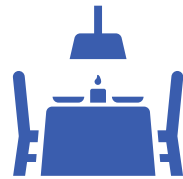


This target industry encompasses establishments that would help attract and support entertainment options for Fairburn residents and drive regional tourism.

- Encompasses the Digital Production (film), Accommodations, and Eating and Drinking Places clusters
- Area employment within this industry has grown by approximately 60% since 2016

Several factors posit Fairburn as uniquely situated to leverage multiple of its assets such as: having its own Art Advisory Council, being a “Film Ready” city, historic population growth, existing music and entertainment programming, and being the annual site of the Renaissance Festival.

Establishments within this target industry relate to the following:



Full-Service
Restaurants



Traveler
Accommodation



Film and Digital
Design



Sound Recording
and Production



Custom
Manufacturing

Action Plan

Action Plan Goals



Goal 1 At a Glance

1) Develop a marketing and recruitment strategy for Fairburn to attract new businesses and investment

- Create an Economic Development Incentive Ordinance tied to the city's target industries
- Collaborate with regional and local partners for local and regional promotional efforts such as bus tours and site visits

2) Develop a robust connection with members of Fairburn's business community

- Develop internal metrics to track and monitor business contacts and retention efforts using software such as Salesforce and Monday
- Conduct an annual survey of businesses to assess the city's business climate

3) Develop scheduled, recurring programming for local businesses led by the Economic Development Department

- Establish a mentorship program that connects start-up entrepreneurs in Fairburn with existing businesses in the community
- Utilize the new City Center for both incubation space and networking events for the business community

4) Update and activate key sites for development potential

- Begin to activate identified types of development/redevelopment from adopted Fairburn plans and studies
- Update the city's catalytic sites and host an interactive map of the sites on the city's website

Goal 2 At a Glance

1) Continue to monitor the infrastructure needs of new and existing businesses and development projects

- Conduct routine inventory capacity checks for water, sewer, and electric utility capacity in potential development area
- Monitor and support routine assessments of road networks to determine repair or improvement priority

2) Support citywide studies and efforts that improve capacity and connectivity

- Work with the Fairburn Public Works Department to identify key intersections at commercial nodes that are in need of updated stop lights
- Assist the Fairburn Parks and Recreation Department in considering a Trails Study or Plan

3) Develop continued partnerships that can aid Fairburn in identifying public infrastructure constraints or funding investment projects

- Continue to engage and work with the Middle Chattahoochee Regional Water and Sewer Authority to improve capacity in southern Fulton County
- Continue to utilize ECG as a resource for identifying business needs and utility improvement opportunities

4) Support internal efforts to create a cohesive, citywide placemaking identity

- Explore drafting a citywide placemaking plan that identifies projects that would help establish a physical sense of place within Fairburn
- Collaborate with partners to implement beautification efforts along all of Fairburn's major corridors to create a citywide "look and feel"

Goal 3 At a Glance

1) Collaborate with local high schools and local businesses to establish better local industry knowledge and workforce opportunities

- Coordinate with local businesses in Fairburn across multiple industries to take part in industry tours for local students, teachers, and parents
- Work with local businesses to determine work-based learning and apprenticeship opportunities that can be marketed to local High School students and recent graduates

2) Establish more connections with technical education institutions and utilizing the former Education Campus for workforce development

- Utilize city-owned buildings at the new City Center space to host local networking nights, local and regional workforce training events, and/or incubation space
- Consider funding an "Upskilling" program that provides stipends for Fairburn residents that complete programs at GMC or certifications with other institutions/organizations that aligns with the target industries

3) Market existing workforce development programs and establish connections with organization that can bring workforce training to Fairburn

- Market Georgia QuickStart and WorkSource Georgia to both local residents and businesses
- Work with local and regional businesses and partners to establish a Junior Achievement Center in Fairburn focusing on entrepreneurship and work readiness

Goal 4 At a Glance

1) Leverage the Renaissance Festival to spur economic activity throughout the rest of Fairburn

- Work with local businesses and vendors to host a themed market or service pop-ups in Downtown concurrent with Festival weekends or on off-weekends so visitors can extend their experience off-site
- Collaborate with operators of the Renaissance Festival to circulate marketing leading up to the events and on-site for other areas and businesses of Fairburn

2) Continue to support the development of and investment into Downtown Fairburn

- Continue to work with property owners Downtown to invest in buildings and recruit businesses to occupy vacant space
- Work with Code Enforcement and other departments to ensure existing commercial spaces are suitable for businesses

3) Ensure that future developments take place equitably across Fairburn so that quality of life amenities are not concentrated in one area or corridor

- Consider drafting a Master Plan for Fairburn's Highway 74 Corridor that would help prioritize developments that created more amenities such as pocket parks, sit-down restaurants, and diverse retail options
- Explore the feasibility of reinvesting in recreational youth sports facilities

2024



ECONOMIC DEVELOPMENT STRATEGIC PLAN



Acknowledgments

The City of Fairburn Economic Development Team would like to thank the following individuals and stakeholders for their participation in the Economic Development Strategic Plan (EDSP) process:

City of Fairburn Mayor and City Council

Mayor Mario Avery
Mayor Pro Tem James Whitmore
Council Member Linda J. Davis
Council Member Hiram Alex Heath
Council Member Samantha Hudson
Council Member Hattie Portis-Jones
Council Member Ulysses Smallwood

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Jamila Criss, MPA, Assistant City Administrator
Sylvia Abernathy, Economic Development Director

Supporting Economic Development Entities

Fairburn Development Authority/Downtown Development Authority
Main Street Fairburn

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Gabrielle Oliverio, Analyst

Urban Pulse Community Solutions

Christopher Pike, Public Engagement Director
Daa'iyah Salaam, Public Engagement Manager

Kimley-Horn

Jon Tuley, Strategic Advisor

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Introduction

This document serves as an update to the first Economic Development Strategic Plan (EDSP) for the City of Fairburn in 2016. The purpose of an EDSP is to provide agreed upon economic development goals for the next 5+ years and concrete action items on how to achieve them.

Economic development goes beyond business retention and recruitment to also include a community's reputation, the physical look and feel of the area, and local amenities. Economic development relates to many facets of a community:

People



- Attraction and retention of residents
- Education and training opportunities
- Entrepreneurship support
- Social connectivity

Industry



- Attraction and retention of businesses
- Industry diversity
- Well-paying jobs
- Quality mix of shopping and dining

Built Environment



- Housing diversity
- Parks and civic spaces
- Recreational amenities
- Multi-modal connectivity
- Adequate infrastructure capacity



Due to all the ways economic development touches a community, it is important for there to be an agreed upon strategy on the city's economic development priorities, goals, and commitments to achieve them. As the lead on business retention and attraction efforts as well as workforce development, the local Economic Development Department serves as the “champion” of this plan. Having an agreed upon Strategic Plan gives the Economic Development Department clear direction and support from city leadership so that the Department has the agency to represent the city when it comes to connecting with the local business community and external stakeholders. **Without this strategic planning, a growing city risks creating internal bottlenecks and missing opportunities that would benefit local residents and businesses.**

An EDSP is more tailored than a Comprehensive Plan. While economic development influences much of a community, how much of that influence that is under a municipality's control is limited. Economies do not exist in a vacuum nor are they limited to any one political boundary. It is this interconnectedness that this EDSP aims to analyze to understand what is influencing Fairburn's economic landscape today, its trajectory 5+ years from now, and where the city's Economic Development Department can step-in to make sure that trajectory offers opportunities to local businesses and residents.

It is the main role of the Department to focus on strengthening the business and job opportunities within the city. It also has the responsibility to work alongside other city departments to ensure equitable developments provide for a city boasting high quality of life amenities such as recreational opportunities, greenspaces, and community programming. Successful economic development requires coordination and collaboration, one department cannot be asked to do it all. By encapsulating agreed upon goals in an Action Plan, this EDSP provides the Economic Development Department with concrete initiatives it can take to achieve its goals, partners to assist or leverage, and an implementation roadmap.



Quantitative Analysis

Using industry-trusted data sources such as Esri, Lightcast, U.S. Census, and Costar to help answer the following questions:

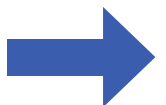
- Where does Fairburn stand today in terms of population and household growth?
- What industries make-up the city's economic base? How does this compare to the industries that current residents work in?
- What are Fairburn's educational and age trends that feed into its 'labor force readiness'?
- What types of commercial real estate are most prevalent within Fairburn? How has this changed over time?
- How is the existing inventory performing? Are there certain types that have maintained high demand?



Qualitative Analysis

Gathering input from residents and the business community to uncover:

- What are Fairburn's current strengths? Its weaknesses?
- What are potential opportunities for continued economic growth? Are there any threats?
- What is Fairburn "missing"?
- What are ways that city staff can help improve Fairburn's economic base and quality of life?
- What should the Economic Development team prioritize over the next five+ years?





Target Industries

Combining insights from localized economic trends and community sentiment to focus the lens on:

- Do the existing target industries still align with Fairburn’s current economic ecosystem and city leadership priorities?
- What industry clusters within the Atlanta region are clustering in Fairburn? How has employment within these clusters changed over time?
- Given input from the data and the community, what industries could the city feasibly retain and recruit over the next five years?



Action Plan

Building an **economic development** road map over the next five+ years centered on goals and implementable strategies:

- How much of the previous EDSP’s Action Plan was able to implemented?
- What are “next step” strategies to build-on successfully completions from the previous EDSP?
- Are there initiatives from other plans that can be leveraged in this updated Action Plan?
- What are new economic development goals and objectives that Fairburn wants to accomplish over the next five years? Who would be potential partners that the city could work with to achieve them?



Executive Summary

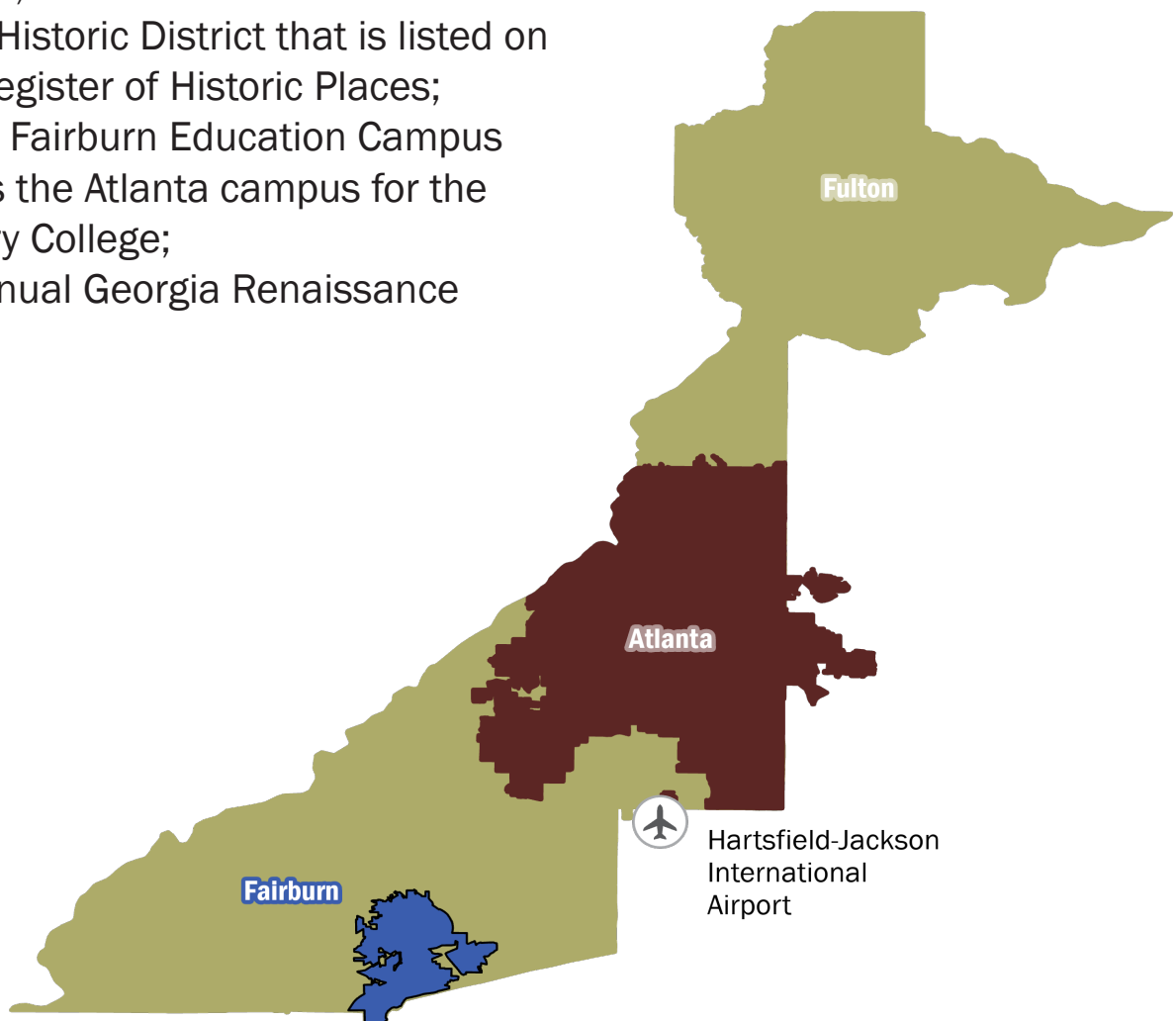


A Place Rich in History

The City of Fairburn lies in southern Fulton County less than 25 miles southwest of the City of Atlanta and only 20 minutes from Hartsfield-Jackson International Airport.

Officially chartered as a town in 1854 and then a city in 1925, Fairburn's rich history includes:

- representing as a hub for agricultural trade and banking;
- serving as the county seat from the 1870s until Campbell County was absorbed by Fulton County in 1932;
- a Commercial Historic District that is listed on the National Register of Historic Places;
- creation of the Fairburn Education Campus which contains the Atlanta campus for the Georgia Military College;
- hosting the annual Georgia Renaissance Festival.





A Place for Community

This rich history has kept Fairburn on the map and has played a role in the city continuing to be a community that draws in people from within and around the region. Since 2010, it has grown faster than both Fulton County and the larger Atlanta MSA. It boasts a young and educated workforce that is essential for a strong business environment and thriving economy.



25+%

Population growth since 2010



65%

Of residents are under 45



45%

Of residents have some form of post-secondary education





A Place for Business

Given its strategic location along major transportation routes and proximity to Hartsfield-Jackson International Airport, Fairburn plays an important role in the supply-chain economy. A fifth of its local economic base is dedicated to the manufacturing sector and the logistics industry employs the highest share of Fairburn residents.



18%

Of residents work in logistics



20%

Of jobs are in manufacturing



7,109

Estimated total jobs





A Place With Priorities

The economic vision for this plan was helped shaped by Fairburn residents, stakeholders, and the business community. From in-person conversations to online surveys, economic strengths, weaknesses, opportunities, and threats were identified. Economic development priorities and desires from the community centered on the following themes:



Community and Family Ties

Economic and Business Growth

Infrastructure and Accessibility

Safety and Quality of Life

Downtown Revitalization and Local Business Support

Education and Workforce Development

Environmental and Green Spaces



A Place With it All

Through a combination of this feedback from the community and stakeholders, industry growth trends since the last EDSP, and relative industry concentration compared to the larger Atlanta region, target industries were identified. These industries serve as guides for economic development recruitment and retention efforts over the next five years and either are or have the potential to generate economic momentum in Fairburn.



*Development Infrastructure
and Manufacturing*



Distribution Logistics

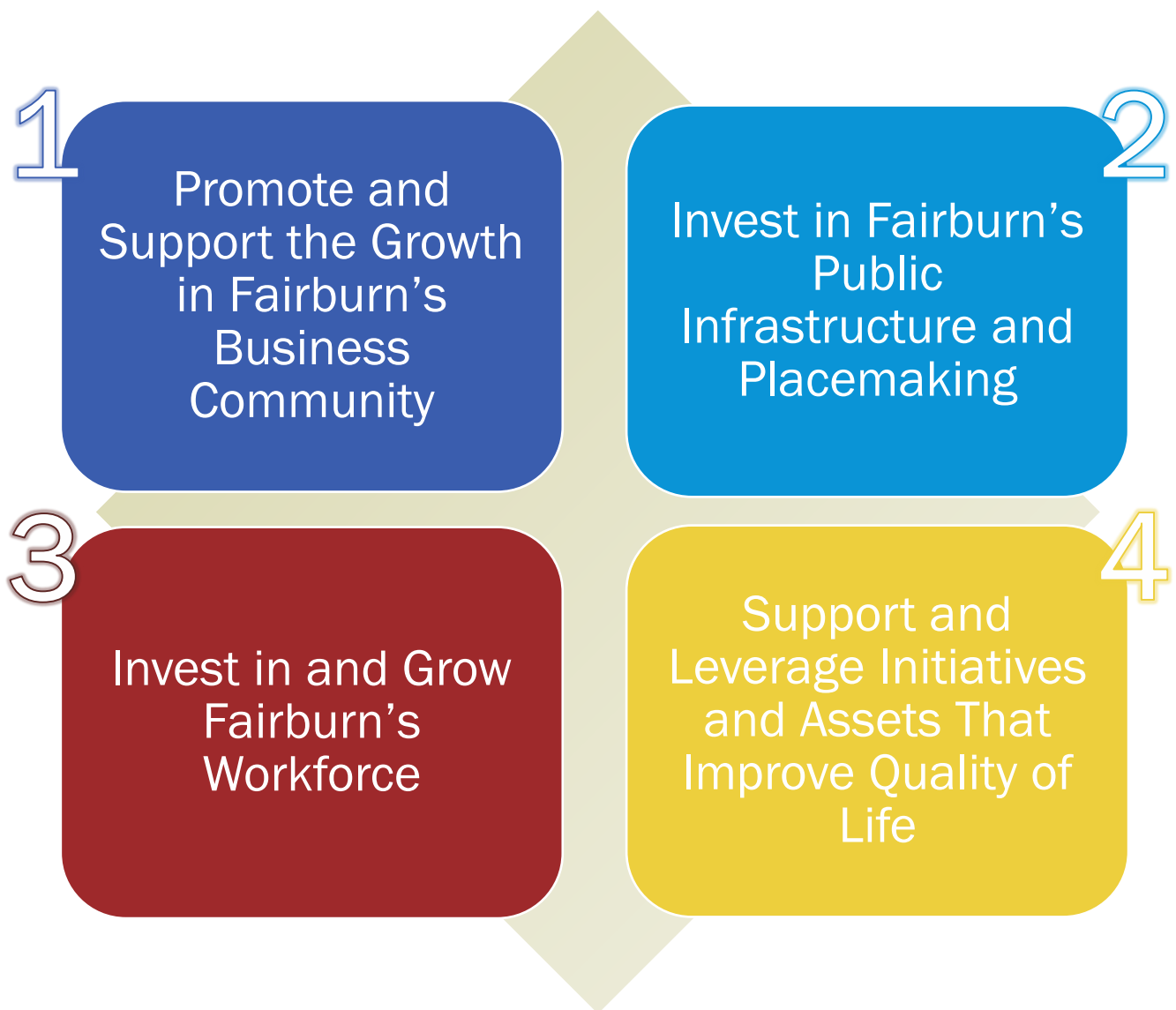


Entertainment and Leisure



A Place Taking Action

These targeted industries also feed into the updated Action Plan, which builds an economic development road map over the next five+ years centered on goals and implementable strategies. The economic development goals over the next five years are:





Fairburn Profile



Overview

It is important to establish a current profile of the city to help determine pathways for the city's future. This encompasses both historical and current demographic and economic trends in order to assess where Fairburn stands today. Each of the metrics observed influence the types of businesses, amenities, or jobs that are in Fairburn.

Population & Households

Future economic growth is partially dependent on the ability of the city to add new residents and households. If so, this creates a larger tax base that can help fund new projects and improvements for the city. This can also serve as a larger client base for the existing businesses and support the creation of new ones.

Demographic Composition

Understanding the demographic composition of a place can provide insights into the different needs and preferences residents have for spending and amenities. For example, a multicultural community will more likely increase the demand for restaurant options that offer varied cuisine while a community with an older population is more likely to put higher emphasis on strong healthcare options.

Educational Attainment

While not all well-paying jobs require a post-secondary degree, the share of the population that has pursued post-secondary education is an indicator of a local workforce that is often targeted by employers in industries such as Information, Professional Services, Finance, and Health Care.



Household Income

An area's household income is a key metric of both the local workforce and new business opportunities. From a workforce perspective, it can serve as the first indicator of whether residents are working in high-paying jobs. From a business perspective, this metric is often used in location decisions (i.e., would there be enough local spending to support that business?).

Labor Force and Job Mix

Discerning the jobs resident workers have (labor force) versus the jobs that exist within the community can uncover any mismatches between the local workforce and existing jobs. For example, if a large portion of the jobs within the community are in one industry but a small share of the local labor force is employed in that same industry, then that industry may be one to target for workforce initiatives.

Commuting Patterns

Building on any labor force and job mix mismatches, observing commuting patterns can help determine where resident workers are employed if they leave the city for work. It can also show in which local industries workers are being "imported". If a community has many in-commuters, this may be due to the land use mix between residential and commercial or a particular industry may be serving as a regional hub.

Additionally, taking a snapshot of Fairburn's real estate environment provides key insights about the built environment that influence which industries and businesses can find a home within the city. It also serves as an indicator how and where Fairburn can accommodate its current and projected growth.

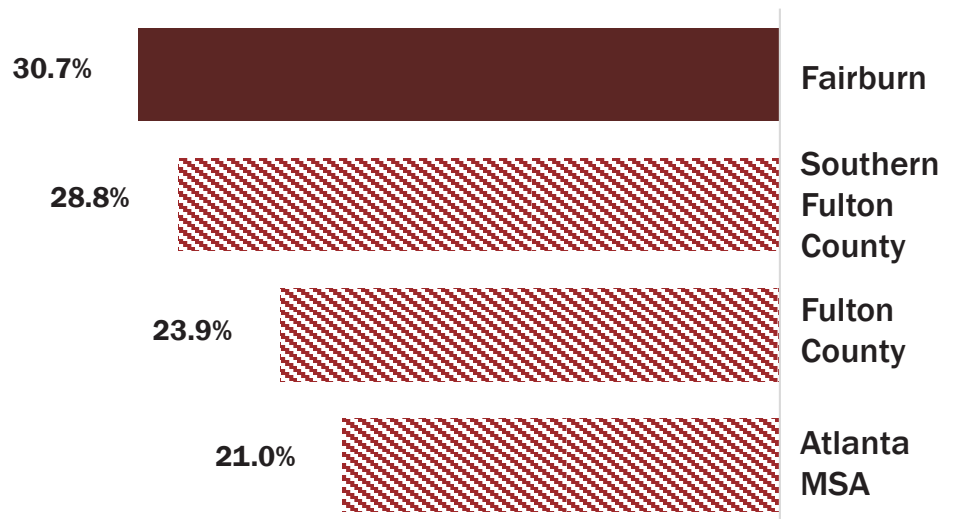
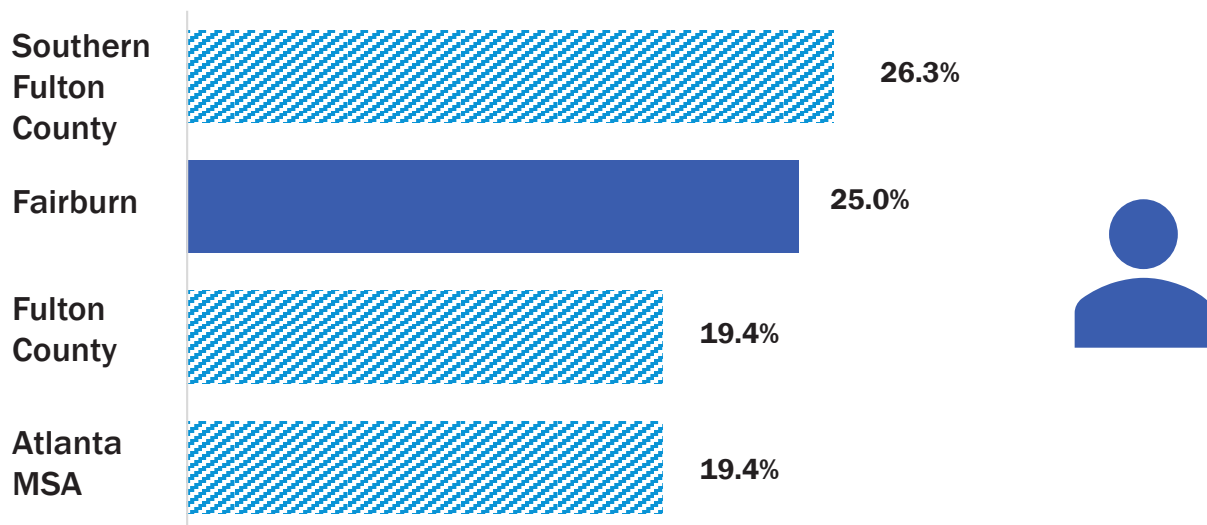


Demographic Snapshot



The booming growth in Atlanta’s southern metro is incomplete without Fairburn. Home to almost 17,000 residents and 6,500 households, it has grown faster than both Fulton County and the Atlanta MSA since 2010. Household growth within the city is also slightly higher than the average in Southern Fulton County.

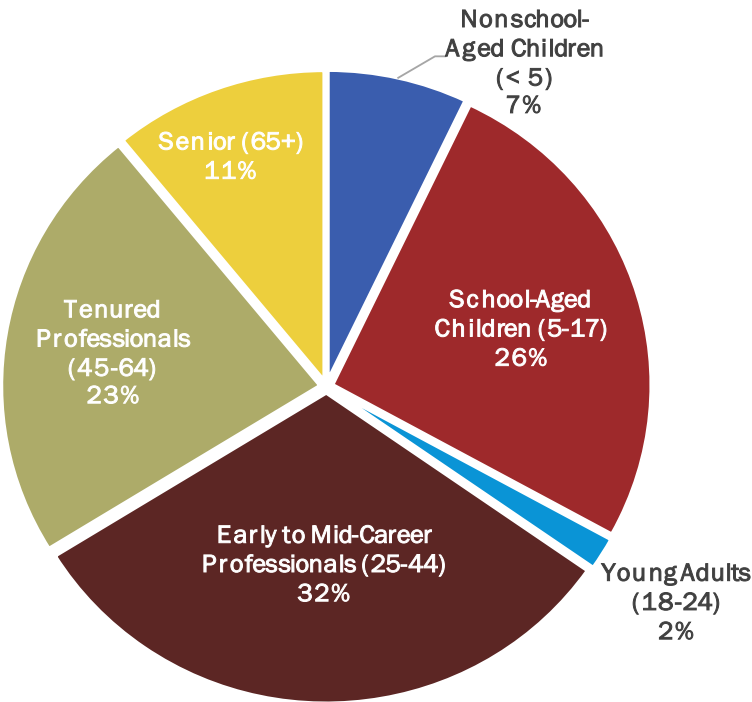
Population & Household Growth, 2010-2023



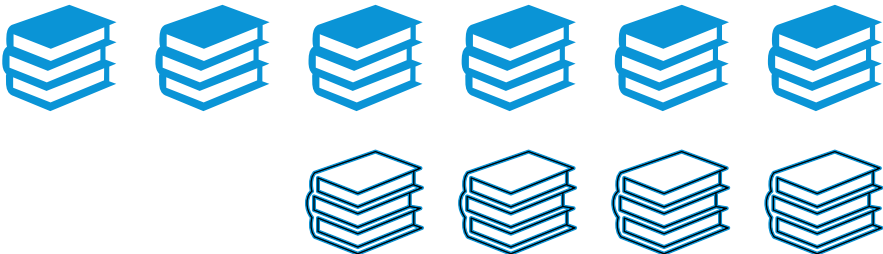


Fairburn is also a young and well-educated city. Almost 67% of residents are under the age of 45, a higher share than Fulton County and the Atlanta region overall. Since the height of the pandemic in 2020, Fairburn’s growth in those aged 25-44 and those under the age of 17 has outpaced the region. Combined with 45% of residents having obtained some form of a post-secondary degree, Fairburn continues to be a community that attracts families and young workers.

Share of Population by Age Cohort, 2023



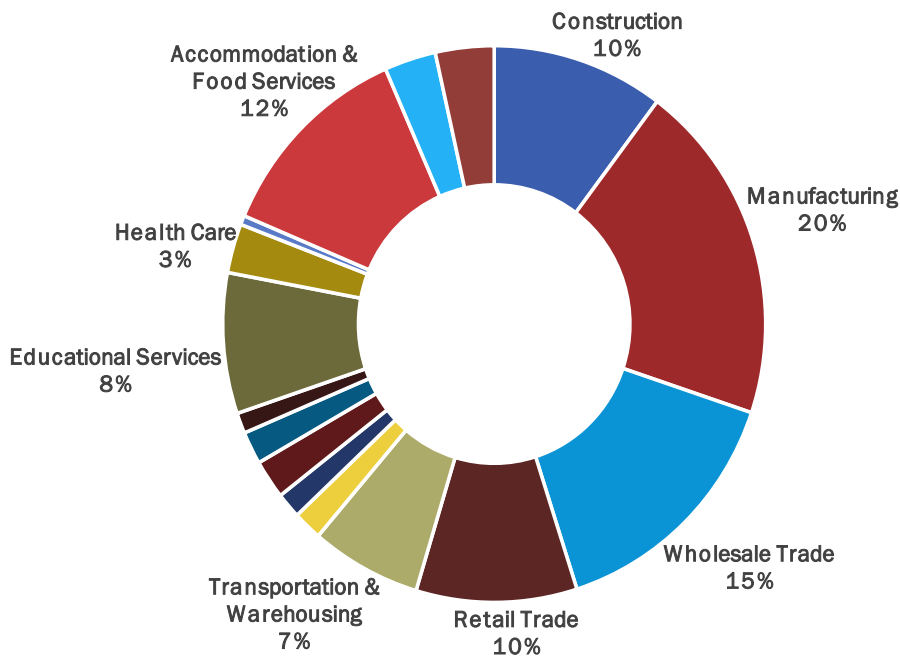
Over 6 out of every 10 Fairburn residents over the age of 24 has some form of post-High School education





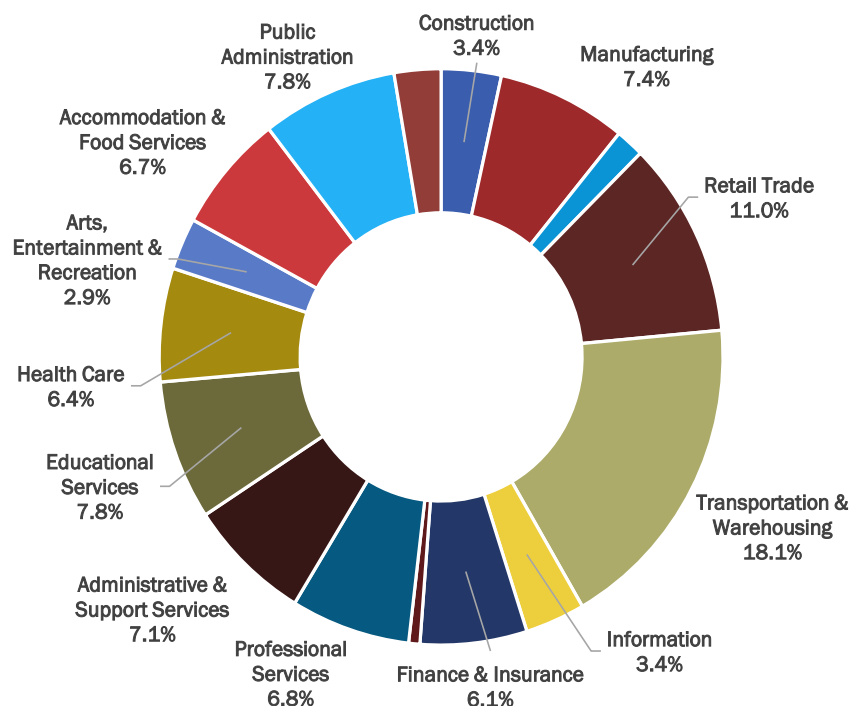
Economic Snapshot

Fairburn is home to over 400 businesses that supply over 7,100 jobs. These jobs are primarily in the Manufacturing, Wholesale Trade, Accommodation & Food Service, and Construction industries. Fairburn's labor force, or working residents, exceeds 8,500 and are concentrated in the Transportation & Warehousing and Retail Trade industries.



*Job Mix
by Industry, 2023*

*Labor Force Mix
by Industry, 2023*



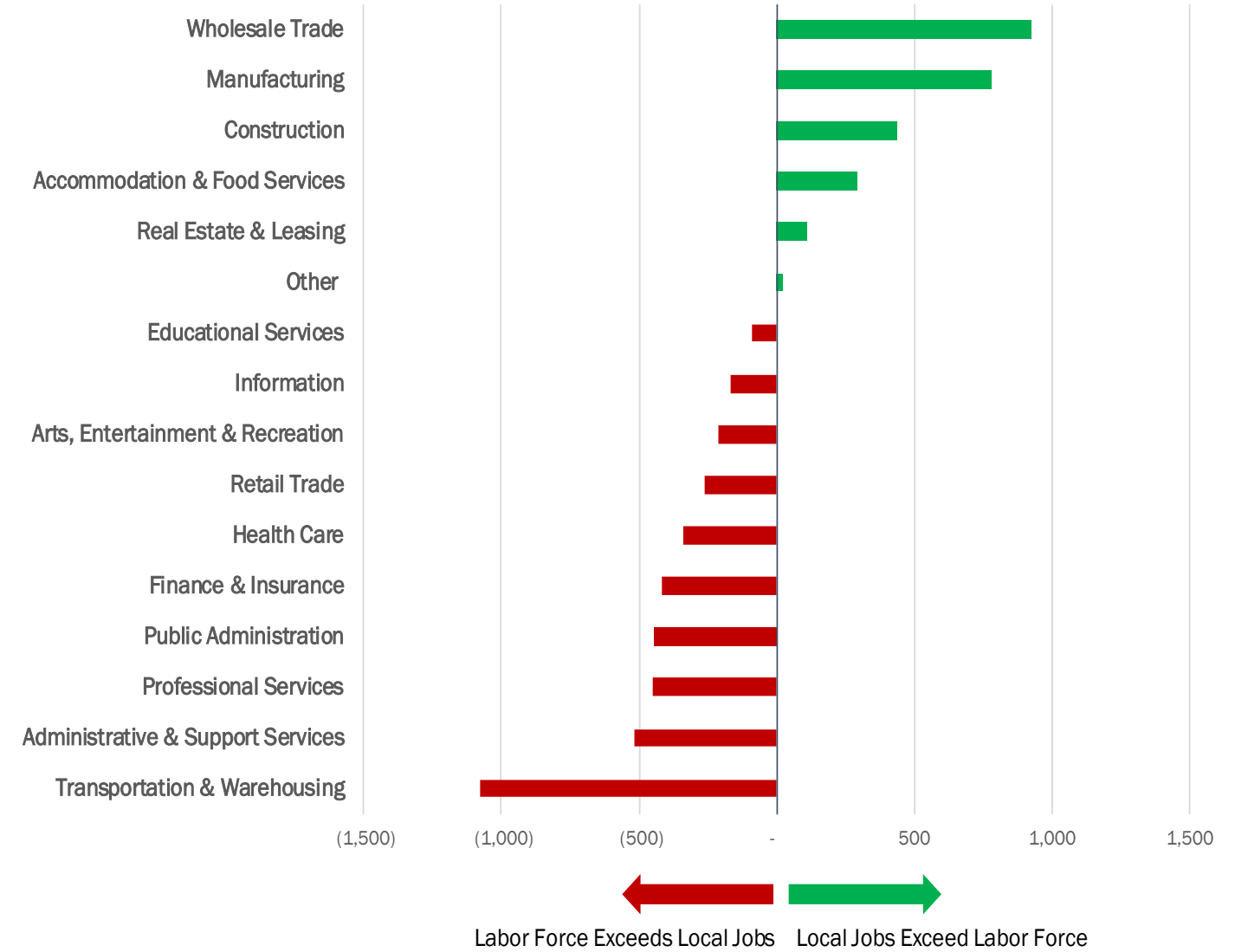
Source: KB Advisory Group with data from Esri

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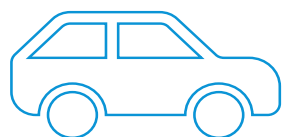
The local labor force in Fairburn exceeds the number of jobs, a reflection of the city’s historic “bedroom community” character. This translates to many working residents within Fairburn having to commute outside of the city for work. The largest gap between local jobs and labor force is in the Transportation & Warehousing industry, driven by the city’s proximity to Hartsfield International Airport. For industries such as Wholesale Trade, Manufacturing, and Construction, there are more jobs than local residents employed in those industries, creating opportunities for workforce development initiatives.

Jobs v. Local Labor Force



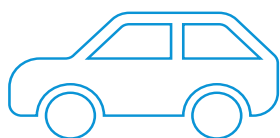


Given Fairburn's location in the metropolitan region, workers commute to and from the immediate surrounding area. Based on 2021 commuting patterns, most resident workers remain in Fulton County for work. Of those that commute into Fairburn for work, almost 25% are coming from somewhere else in Fulton County and another 23% commute in from Clayton or Coweta Counties.



The top cities where working residents are employed:

- Atlanta (20.2%)
- College Park (5.0%)
- Remain in Fairburn (4.5%)
- Union City (4.3%)



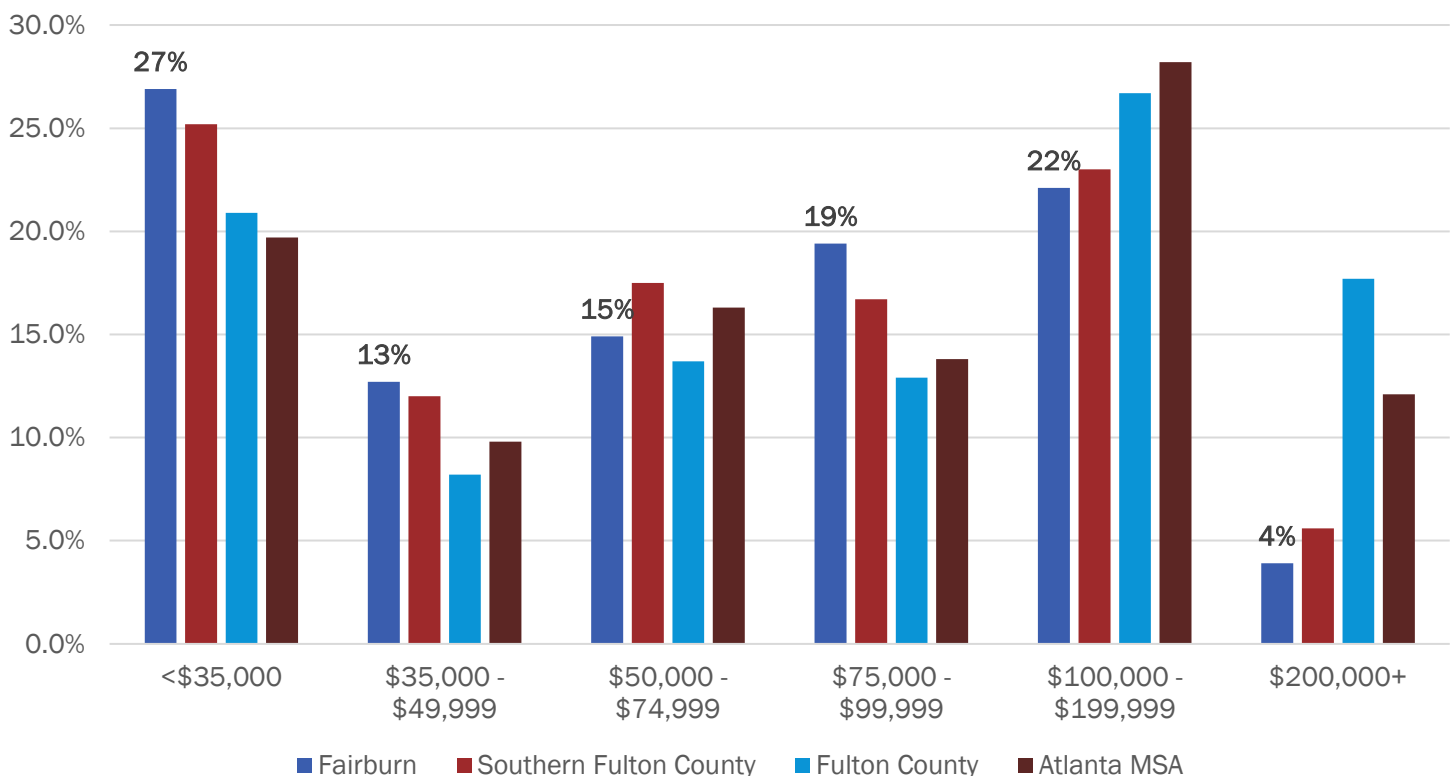
The top cities that workers commute into Fairburn from:

- South Fulton (6.7%)
- Atlanta (5.9%)
- From Fairburn (3.8%)
- Union City (3.0%)



With a median household income that is lower than the median county and regionwide, it will be important for Fairburn city leadership and Economic Development staff to take an equitable lens when planning future developments. Having a mix of incomes can often lead to a diversity of retail and amenities. However, if there is too much focus on projects that cater to or attract a particular segment of households, then existing residents may lose the opportunity to benefit from the city’s economic growth. The City of Fairburn should consider policies and investments which increase access and economic mobility for current and future residents.

Share of Household by Income, 2023



*Median
Household
Income, 2023*

\$65,690
Fairburn

\$66,455
Southern
Fulton County

\$87,330
Fulton County

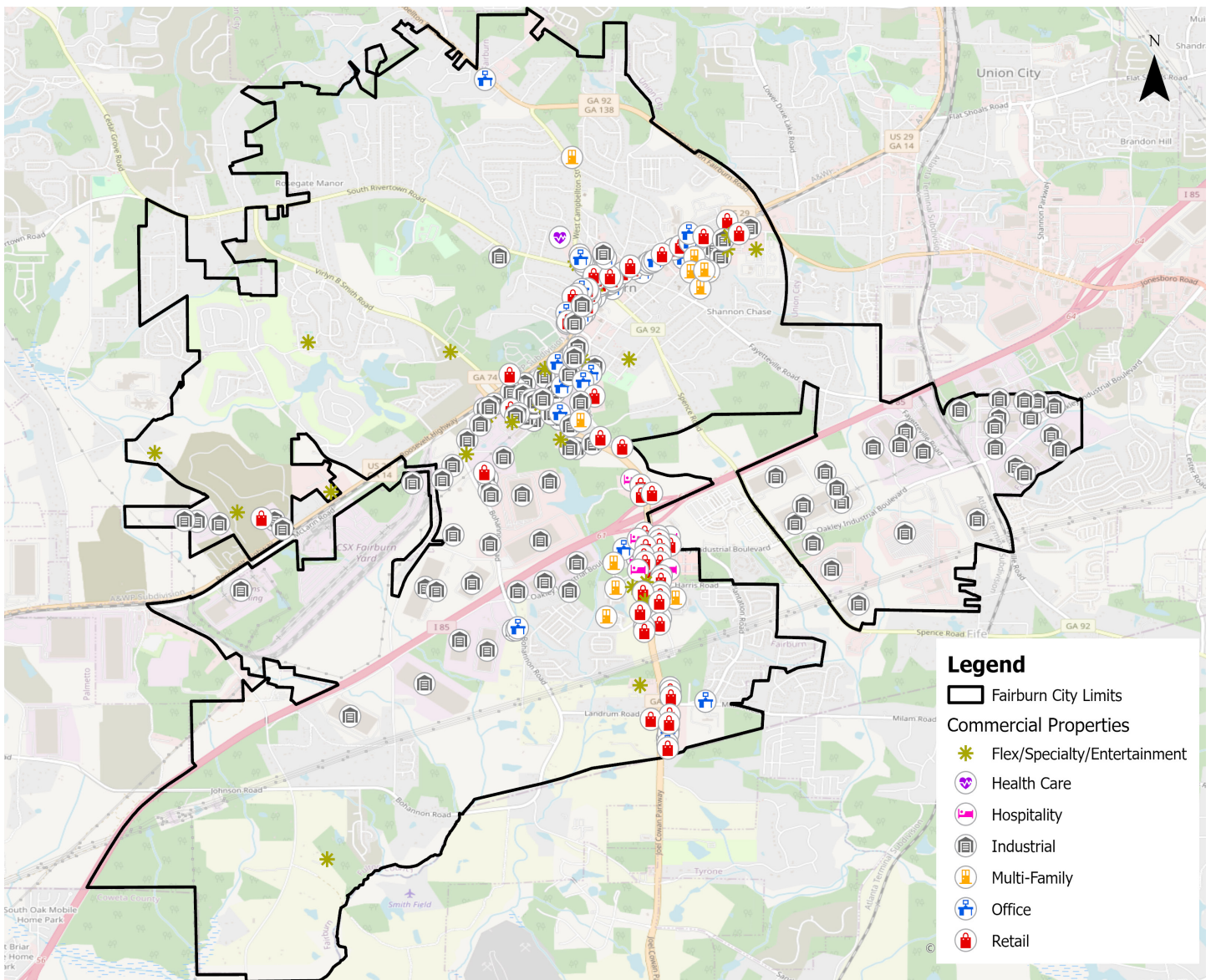
\$81,148
Atlanta MSA



Real Estate Snapshot

Given Fairburn's connection to multiple transportation routes, the majority of the existing commercial inventory is clustered in the center of the city along US 29-GA 14 (Roosevelt Highway).

Retail and hospitality is also clustered south of I-85 along Senoia Road. Warehouse is the most dispersed throughout Fairburn, with properties near the CSX Fairburn Yard and south of I-85.





Industrial/flex space dominates Fairburn’s commercial real estate inventory and over 10% of the county’s industrial/flex space is concentrated in Fairburn. Influenced, in part, by the lower average rents/rates, the average occupancy for all the major commercial real estate types is higher in Fairburn compared to Fulton County overall.

	Fairburn	Fulton County
Retail		
Existing Square Feet (SF)	571,071	75,903,691
Average Rent/SF	\$17.32	\$26.22
Average Occupancy	95.1%	96.4%
Office		
Existing Square Feet (SF)	140,472	173,094,007
Average Rent/SF	\$20.70	\$33.17
Average Occupancy	100%	80.9%
Industrial/Flex		
Existing Square Feet (SF)	19,056,394	184,340,635
Average Rent/SF	\$7.47	\$10.69
Average Occupancy	97.2%	94%
Multifamily		
Existing Units	1,353	200,867
Average Effective Rent/Unit	\$1,495	\$1,648
Average Occupancy	92.4%	88.1%
Hospitality		
Existing Rooms	437	44,733
Average Daily Room Rate*	\$108	\$158
Average Occupancy*	72.2%	65.5%

*Metrics are submarket averages and are inclusive of all hospitality types

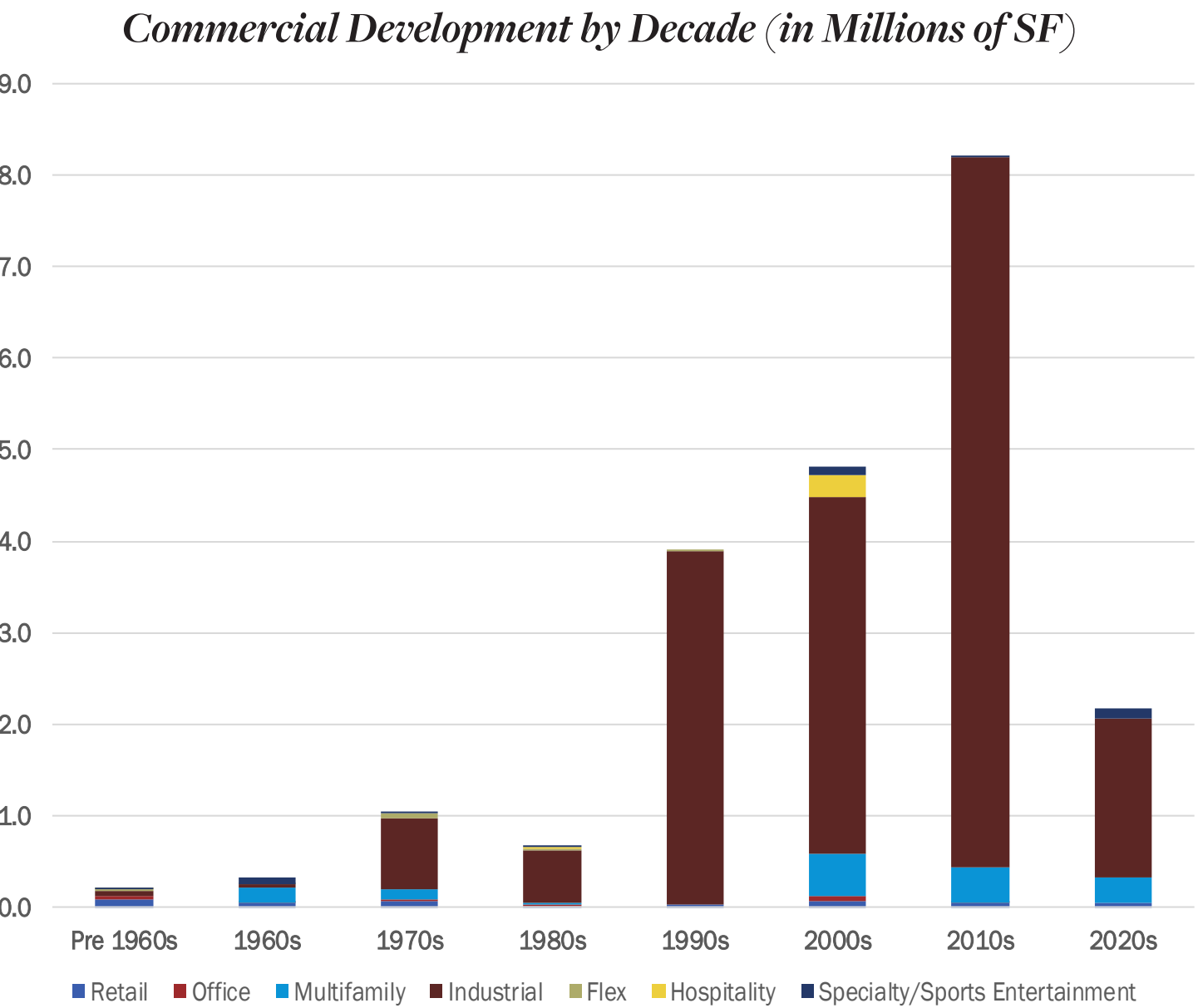
Source: KB Advisory with data from CoStar

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Fairburn’s commercial development growth began in the 1990s especially in industrial space. Industrial space has continued to represent the bulk of new commercial space within the city, with approximately 40% of the existing industrial space within Fairburn delivering between 2010 and 2019.

Since the 2000s, Fairburn has also seen consistent deliveries in new multifamily units.



Source: KB Advisory with data from CoStar



Class A Property Examples

Over half of Fairburn’s inventory in industrial and multi-family are Class A product. These properties typically are the most updated, have multiple amenities, and are positioned in the most desirable locations. The city’s hospitality, office, and retail inventory is primarily Class B and C, which is typical of older stock.



**Smuckers
Distribution Center**

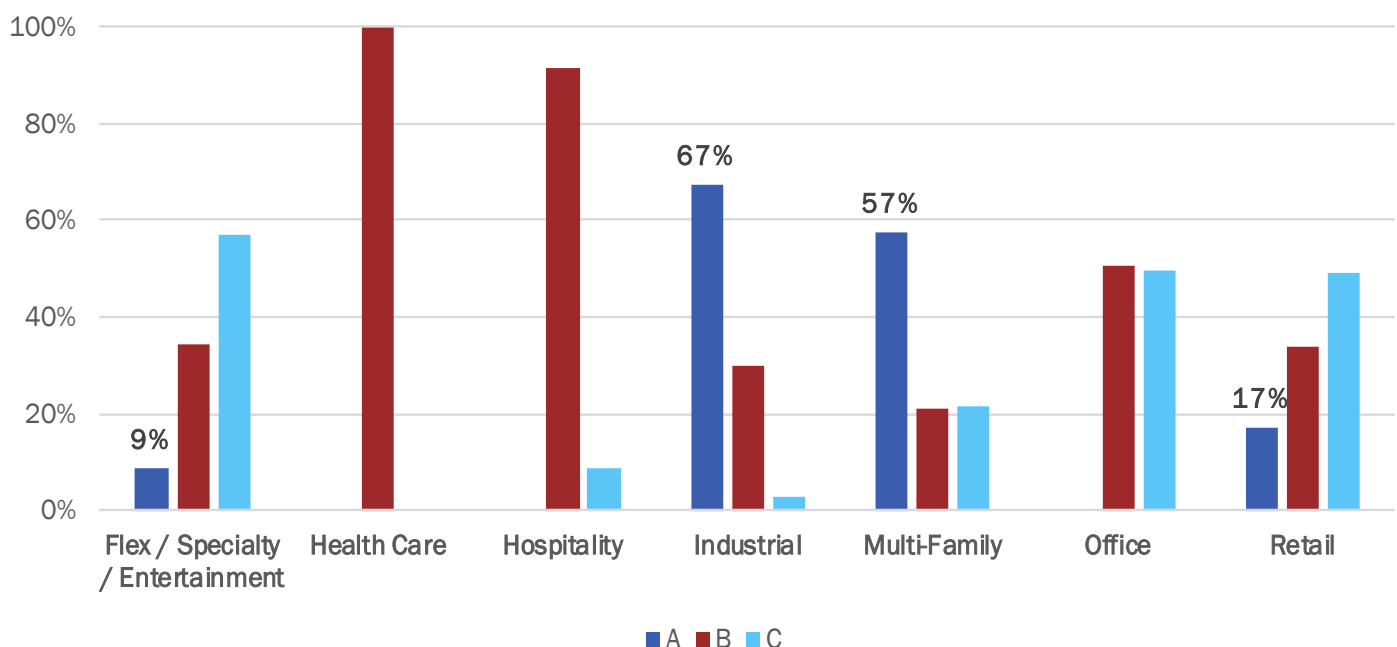
Image Source: CoStar



The Dylan at Fairburn

Image Source: CoStar

Share of Fairburn Inventory by Type and Class, 2023



Source: KB Advisory with data from CoStar

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Community Vision



Overview

The economic vision for this plan was helped shaped by Fairburn residents, stakeholders, and the business community. From in-person conversations to online surveys, economic strengths, weaknesses, opportunities, and threats were identified. Recurring themes from this public input included:



Community and Family Ties

Economic and Business Growth

Infrastructure and Accessibility

Safety and Quality of Life

Downtown Revitalization and Local Business Support

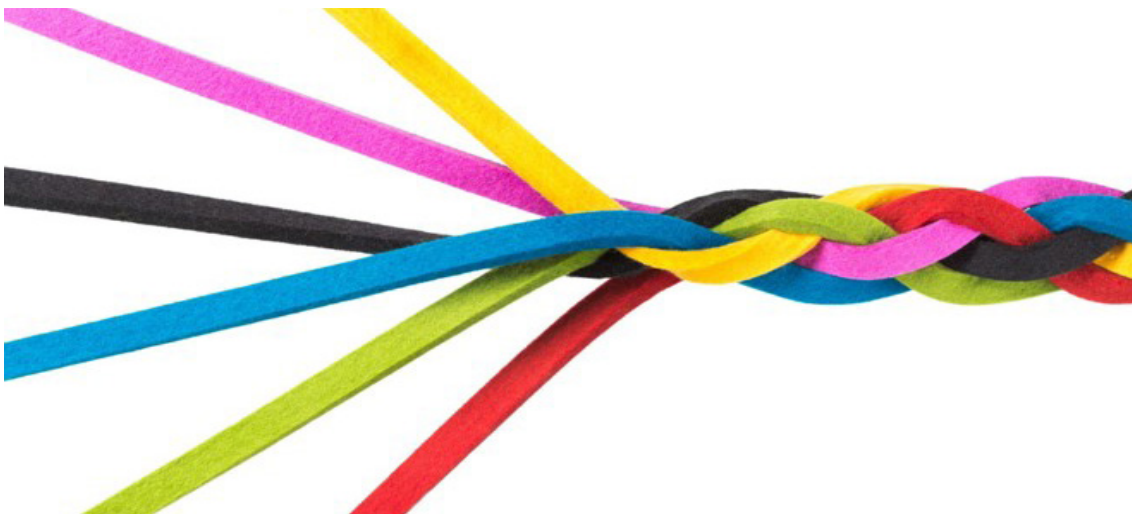
Education and Workforce Development

Environmental and Green Spaces



Community Vision

Led by Urban Pulse Community Solutions, the EDSP team hosted two stakeholder meetings, including a business luncheon and a community meeting in efforts to gain a **comprehensive evaluation of its economic landscape**. The business luncheon, which was held on March 21, 2024, between 12:00 pm and 2:00 pm, gathered input from local business owners and industry representatives, while the community meeting, held March 26, 2024, 6:00 pm-7:00pm, allowed for broader public engagement. Both meetings were also live streamed to engage additional stakeholders and featured live poll activities designed to engage stakeholders actively and identify themes of critical importance to each group. This interactive approach ensured focused discussions and comprehensive feedback. These sessions were **designed to capture a wide range of perspectives and insights**, forming the foundation for this SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. The stakeholder engagement sessions have also been supplemented by a business stakeholder survey, community stakeholder survey, and a series of one-on-one interviews with elected officials, city administrators, and other key stakeholders. The findings from these engagements are instrumental in shaping the Economic Development Strategic Plan, ensuring that it **reflects the real needs and opportunities within the community**.





Business Community

The business luncheon provided a platform for Fairburn’s key business stakeholders to voice their insights and concerns about the city’s economic environment. Engaging in detailed discussions and live polling, participants identified several critical strengths and weaknesses affecting local businesses. This feedback is essential for understanding the current business climate in Fairburn and forms the basis of the following detailed breakdown. Items **bolded** were recurring themes that garnered strong consensus among stakeholders, indicating key areas of focus for future initiatives and improvements.





During the live polling, the business community identified a growing and diverse customer base, a strong sense of community, and the availability of affordable commercial real estate as the top strengths of Fairburn. These areas received significant attention, with 29%, 24%, and 16% of the votes respectively, highlighting their critical role in shaping the city’s economic landscape.

Business stakeholders noted that having a broadened demographic spectrum offers diverse business opportunities while having an accessible real estate encourages business setups and expansions. Stakeholders also noted that Fairburn’s welcoming atmosphere contributes to a strong sense of community and safety. Additionally, business stakeholders noted that having access to the airport enhances Fairburn’s connectivity and accessibility and facilitates business operations and attracts enterprises that rely on air transport.

Fairburn’s strengths are...

Availability of
Affordable
Commercial Real
Estate

Available Area to
Accommodate
Growth

Existing Network of
Suppliers

Greenspaces

Growing and
Diverse Customer
Base

Proximity to
Hartsfield-Jackson
Atlanta
International Airport

Proximity to Major
Commuting and
Transportation
Routes

Sense of Safety

Small Town Feel
and Sense of
Community



Throughout the live polling, business stakeholders identified the following as the top weaknesses of Fairburn: Limited Retail Options (24%), Limited Visibility or Foot Traffic (17%), Seasonal Fluctuations in Business Activity (17%), and Rising Operational Costs (15%). While a growing and diverse customer base was realized as a strength, a scarcity of diverse retail and dining options was noted as a weakness as it limits local spending opportunities and leads to low pedestrian activity, a weakness also highlighted by stakeholders. Additionally, business stakeholders emphasized that Fairburn is frequently overlooked by visitors and commuters heading to other destinations and seasonal business cycles affect stability and planning.

Fairburn’s weaknesses/threats are...

Available Workforce Limitations	Barriers to Business Setup	City Often Used as a "Pass Through"	Development and Investment Concentrated in Certain Areas
Few Centers or Gathering Spots	Few Developments for a Live-Work-Play Environment	Infrastructure and Utility Constraints	Limited Retail Options
Limited Visibility or Foot Traffic	Rising Operational Costs	Seasonal Fluctuations in Business Activity	Unaligned Visions for Downtown Buildings



Business stakeholders noted that Fairburn has opportunities to increase business engagement through hosting networking events with local businesses, having a business-friendly environment that reduces barriers and fosters enterprise, and facilitating access to funding and financial incentives to stimulate business growth and expansion. Stakeholders also highlighted the opportunity to enhance visibility through marketing support and promotional assistance, crucial for small and medium enterprises. Additionally, stakeholders indicated that there were opportunities to sponsor mentoring among businesses as well as bring speakers for business training sessions. Providing avenues for businesses to give feedback and have a more significant voice in community planning could also strengthen the connection between the city and the business community.

Fairburn’s opportunities are...





Fairburn Residents

The community stakeholder meeting offered a valuable perspective from Fairburn’s residents, highlighting different aspects of the city’s livability and development challenges. This session, enhanced by live polling and active participation, helped capture the community’s views on strengths and weaknesses that impact their daily lives and the overall health of the city. These insights are crucial for aligning the city’s strategic plans with the needs of its residents, as detailed in the subsequent analysis.





Community stakeholders overwhelming, at 67% vote on the live poll, indicated that the **availability of open green spaces** is a strength of Fairburn. Stakeholders indicated that having extensive parks and recreational facilities boosts the city's attractiveness and livability. Another strength community stakeholders noted was Fairburn's **strategic location and accessibility** (33%). Easy access via major routes enhances Fairburn's appeal to residents and businesses alike.

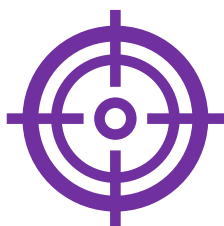


Availability of Open
Green Space



Strategic Location and
Accessibility

Community stakeholders also noted a few weaknesses from a communal perspective, with **concentrated growth** in certain commercial areas and **outdated buildings** needing repairs. It was noted that economic activity is heavily localized, limiting broader city development. Additionally, empty buildings detract from the city's appeal and utility. Traffic concerns was also weakness that was brought to the top several times during the session. Stakeholders indicated that traffic, especially near the expressway, poses challenges to mobility and quality of life. A threat identified during this session was the lack of housing that is both affordable for current residents and appealing to newcomers.



Concentrated Growth
in Certain Commercial
Areas



Outdated Buildings
Needing Repairs



Recurring Themes

Several common themes emerged between Fairburn's community and business input, both in-person and virtual. Survey results for specific questions can be found in the Appendix.

Both groups emphasized the importance of **community and family ties**, with stakeholders noting the significance of community connections, family settlement, and local support. **Economic and business growth** was also a shared priority, focusing on development opportunities, business expansion, and the growth potential of Fairburn.

Infrastructure and accessibility were identified as critical areas, with a mutual need for improved transportation, better traffic management, and enhanced accessibility to key locations such as the airport and major highways. Additionally, both community members and business owners stressed the value of **safety and quality of life**, with each stakeholder group advocating for safe neighborhoods, green spaces, and a clean, welcoming environment.

There was a strong emphasis on **downtown revitalization and local business support**, with stakeholders calling for more retail and dining experiences, better downtown development, and community events to boost local businesses. **Education and workforce development** were also highlighted as important, with both groups recognizing the need for educational opportunities and workforce development initiatives.

Lastly, the desire for **environmental and green spaces** was evident, with a shared interest in creating parks, trails, and environmentally friendly development to enhance the community's livability and attractiveness.

Through informed data and by addressing these common themes, Fairburn can effectively meet the needs and aspirations of both community and business stakeholders within the growing community.





Target Industries



Overview

Through a combination of feedback from the community and stakeholders, industry growth trends since the last EDSP, and relative industry concentration compared to the larger Atlanta region, strategic target industries were identified. These industries serve as guides for economic development recruitment and retention efforts over the next five years and either are or have the potential to generate economic momentum in Fairburn. These industries are meant to serve as focus areas for business development efforts and are not recommended to be the only industries that city staff and partners recruit for.



*Development Infrastructure
and Manufacturing*



Distribution Logistics



Entertainment and Leisure



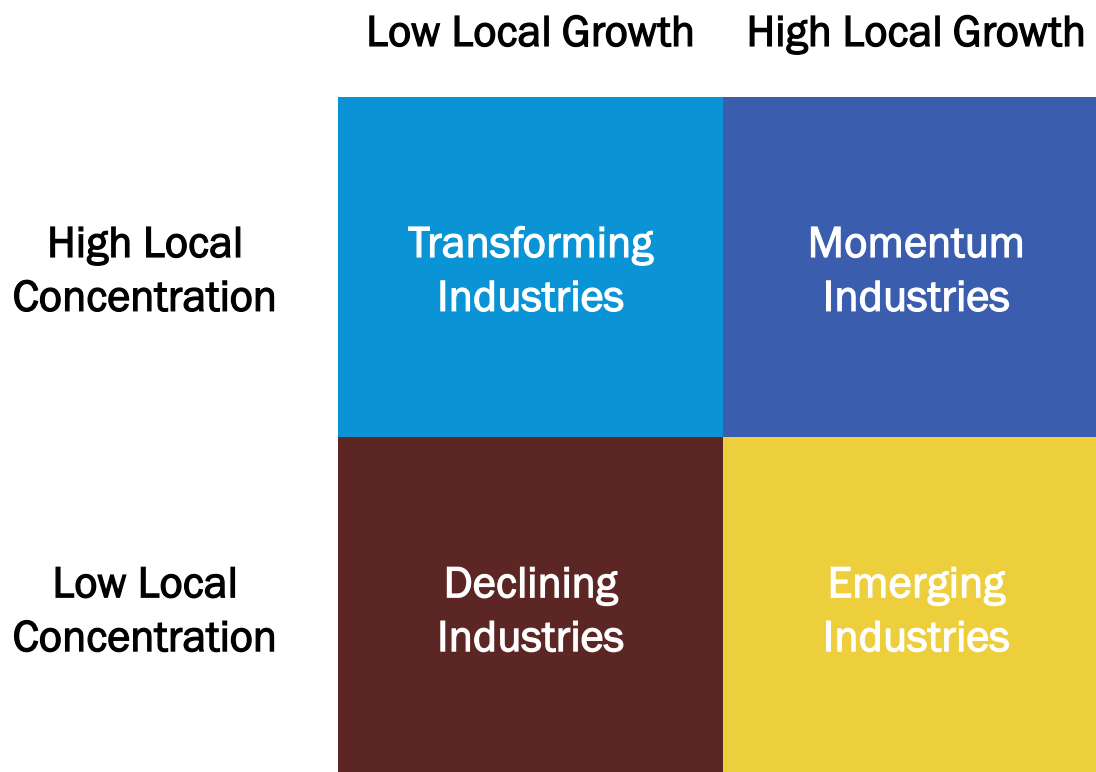
Industry Assessment

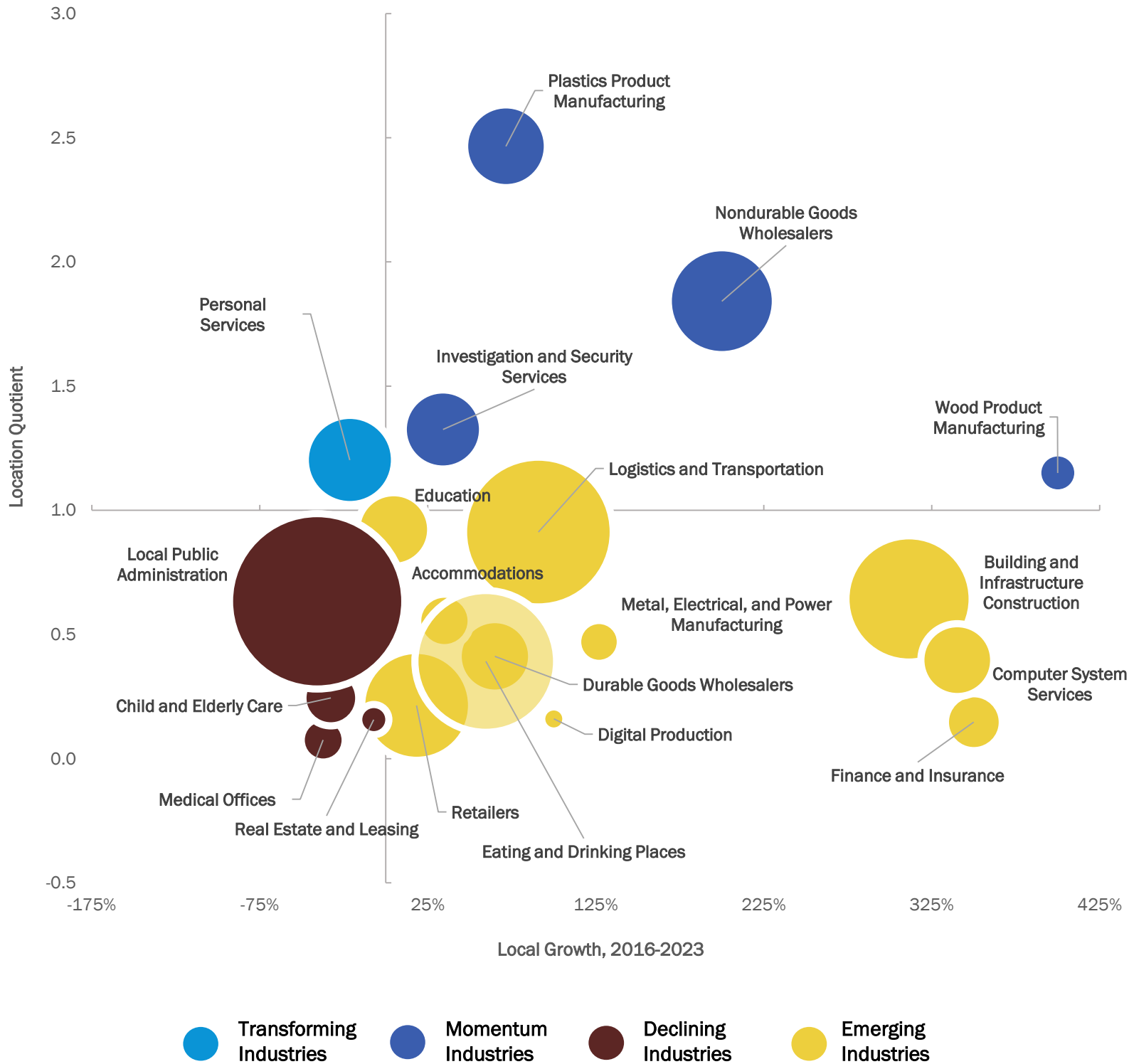
To assist in determining which industries Fairburn should target over the next five years, an industry cluster assessment was conducted. Since industry clustering is not confined to municipal boundaries, the city's main zip-code (30213) was used for this detailed analysis. The economic and industry trends in this larger area are similar to those within Fairburn's city limits.

The assessment observed:

- Industry growth compared to the city's last EDSP (2016)
- "Uniqueness" of an industry to the Fairburn area, measured by the relative concentration of that industry to the area compared to that industry's concentration within the Atlanta MSA (location quotient)

The industry clusters were then grouped based on the quadrant table below.





*Completed list of NAICS codes for each cluster are included in the Appendix

Source: KB Advisory and Urban Pulse with data from Lightcast

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Development Infrastructure and Manufacturing

Establishments within this target industry are focused on building and infrastructure construction or the manufacturing of inputs for the construction industry such as wood, metal, and electrical products.

Consisting of the Building and Infrastructure Construction, Wood Product Manufacturing, and Metal, Electrical, and Power Manufacturing clusters, area employment within this industry has more than doubled since 2016. Both the Construction and Manufacturing industries are already established in Fairburn proper – hosting approximately 30% of the city’s current jobs.

Collectively, this industry is less concentrated in the Fairburn area compared to the Atlanta region, but its fast growth classifies it as an “emerging” industry. As such, it has the greatest potential to become a hub within the city’s economic ecosystem and become a “momentum” industry, or one with self-supporting strength and catalytic nature. Examples of existing Fairburn businesses within this target industry are Strack Inc., Blackjack Paving, and Yancey Wire & Cable.





Subsectors:

Residential and Nonresidential Building Construction



This subsector comprises establishments who perform the **general construction of buildings**. The work performed may include new work, additions, alterations, or maintenance and repairs. The local annual average earnings for this subsector is estimated at \$173,6408*.

Utility and Infrastructure Construction



This subsector comprises establishments who perform **heavy and civil engineering construction**. The work performed may include water, sewer line, power, street, and bridge construction. The local annual average earnings for this subsector is estimated at \$105,532*.

Site Preparation



These establishments primarily engage in **site preparation activities**, such as excavating and grading, demolition of buildings and other structures, and septic system installation. The local annual average earnings for this subsector is estimated at \$89,127*.

Veneer, Plywood, and Engineered Wood Manufacturing



These manufacturing establishments perform all or some the following tasks: **sawing, planing, shaping, laminating, or assembling wood products**. The local annual average earnings for this subsector is estimated at \$156,355*.

Architectural and Electrical Equipment Manufacturing



These manufacturers **construct final or input products related to structural metal, power transformers, electric motors, generators, or industrial controls**. Regional average annual earnings for this subsector is estimated at \$105,453. According to BLS industry projections, this subsector is estimated to host over half a million jobs nationwide by 2032.

*Fairburn's main zip-code (30213)

Source: KB Advisory and Urban Pulse with data from Lightcast, U.S. Census, BLS

Establishments within this target industry are focused on the various steps within the distribution of merchandise. This includes the transportation and storage of goods, multi-modal support services, and the wholesaling process (B2B).

Consisting of the Logistics and Transportation as well as both Durable and Nondurable Goods Wholesalers clusters, area employment within this industry has grown by approximately 82% since 2016. Wholesale Trade is the second largest industry within Fairburn and, combined with Transportation, accounts for over 20% of the city's current jobs.

While relatively more concentrated in the Fairburn area than the Development Infrastructure and Manufacturing target industry, it is less concentrated compared to the Atlanta region. Its fast growth, however, also classifies it as an “emerging” industry with catalytic potential. Examples of existing Fairburn businesses within this target industry are Enviro Recyclers, Sysco Corporation, and XPO Logistics.





Subsectors:

Recyclable Material Merchant Wholesalers



These wholesalers engage in the **wholesale distribution of recyclable materials** such as electronics, paper, plastic, textiles, and metal. The local annual average earnings for this subsector is estimated at \$139,532*.

Grocery and Related Product Wholesalers



These wholesalers engage in the **wholesale distribution of meats, produce, desserts, and frozen foods**. The Fairburn area has a high concentration of this subsector, indicating that this area serves as a regional hub. The regional annual average earnings for this subsector is estimated at \$77,636.

Lumber and Other Construction Material Wholesalers



These wholesalers engage in the **merchant wholesale distribution of construction materials** such as lumber, plywood, brick, stone, roofing, and insulation. The local annual average earnings for this subsector is estimated at \$100,846*.

Freight Transportation and Support Services



These establishments **manage the freight distribution of goods**. Examples include freight forwarders and customs brokers. The local annual average earnings for this subsector is estimated at \$110,737*.

Couriers and Delivery Services



This subsector comprises establishments primarily engaged in **providing air, surface, or combined mode courier and express delivery services**. The local annual average earnings for this subsector is estimated at \$70,696*. According to BLS industry projections, this subsector is estimated to have one the largest and fastest employment growth nationally by 2032.

*Fairburn's main zip-code (30213)

Source: KB Advisory and Urban Pulse with data from Lightcast, U.S. Census, BLS



Entertainment and Leisure

This target industry encompasses establishments that would help attract and support entertainment options for Fairburn residents and drive regional tourism.

Encompassing the Digital Production (film), Accommodations, and Eating and Drinking Places clusters, area employment within this industry has grown by approximately 60% since 2016.

Several factors posit Fairburn as uniquely situated to leverage multiple of its assets such as: having its own Art Advisory Council, being a “Film Ready” city, historic population growth, existing music and entertainment programming, and being the annual site of the Renaissance Festival. This target industry would serve to help Fairburn create a sense of place that brings both people and creatives together and provides residents and visitors with a “one stop shop” for all their dining, entertainment, and overnight stay needs.





Establishments related to:

Full-Service Restaurants



These restaurants include both regional or national franchises as well as mom-and-pop **eateries where patrons are seated and served by waitstaff**. Local employment within these restaurants has grown by 40% since 2016.

Visitor Accommodations



These establishments primarily engage in **providing short-term lodging in facilities**, such as hotels and bed-and-breakfast inns. In addition to lodging, these establishments may provide a range of other services to their guests. Local employment within these establishments has grown by 35% since 2016.

Film and Digital Design



This subsector comprises establishments primarily engaged in **producing, or producing and distributing motion pictures, videos, television programs, or television commercials as well as those that focus on graphic design and editing**. The regional annual average earnings for this subsector is estimated at \$104,530.

Sound Recording and Production



This subsector comprises establishments primarily engaged in **producing and distributing musical recordings, publishing music, or providing sound recording and related services**. These services may be conducted for standalone sound projects or for film or other media. Regional annual average earnings for this subsector is estimated at \$99,668.

Custom Manufacturing



These manufacturers primarily engage in the **manufacturing of personalized ornamental and architectural metal work and non-upholstered wood furniture**. These crafts lend themselves to movie, commercial, and theatre set design. The regional annual average earnings for this subsector is estimated at \$80,071.



Action Plan



Goals

Determining the economic development goals in a community requires strategic thinking about all the interconnected pieces in Fairburn: residents and workforce, local economy, and built environment. The previous EDSP manifested these pieces into broad overarching goals with objectives to assist the city's Economic Development team with creating a base for a short-term strategy. Each of the original goals pertained to central pillars of economic development: business attraction and retention, public infrastructure, placemaking, workforce, and quality of life. The city wanted to preserve these goals and update the action plan to become the “next stage” of objectives and action items to help carry on the original implementation strategy.

The goals for this Economic Development Strategic Plan are:





Action Plan

Goal 1: Promote and support the growth in Fairburn’s business community

A strong business ecosystem is the center of local economic growth and opportunity. Fairburn has several economic assets that it can leverage to recruit new businesses to join its ecosystem and grow its business community. More businesses will generate more job opportunities for local residents as well as create more products and services for local consumers and firms. With its strategic location within the region and supportive local community, Fairburn has already become home to many different businesses. Providing assistance, resources, and programming helps keep these businesses in Fairburn and positions the city as a great place to do business. The following are the objectives for Goal 1:

- 1** *Develop a **marketing and recruitment** strategy for Fairburn to attract new businesses and investment*
- 2** *Develop a robust **connection** with members of Fairburn’s business community*
- 3** *Develop scheduled, recurring **programming** for local businesses led by the Economic Development Department*
- 4** *Update and activate key sites for **development** potential*

The table on the following page lists the action items for each objective, potential partners, and implementation start years.

Goal 1: Promote and support the growth in Fairburn's business community			
	Action Item	Implementation Timeframe	Potential Partner
Marketing & Recruitment	1A: Create a Fairburn 'Pitch Kit' to help market and promote the city to external stakeholders and potential new businesses		
	1B: Create an Economic Development Incentive Ordinance tied to the city's target industries		
	1C: Collaborate with regional and local partners for local and regional promotional efforts such as bus tours and site visits		AACIDs; SF; SFCC; SFCID
	1D: Create a 'Welcome to Fairburn' pamphlet for new businesses that contains key contact information and city resources		
	1E: Prioritize the recruitment of businesses that offer jobs at different levels		
Connection	2A: Explore hiring a Business Coordinator/Business Development Manager whose responsibility is to conduct monthly site visits with local businesses to discuss needs and city resources and manage programming		
	2B: Develop internal metrics to track and monitor business contacts and retention efforts using software such as Salesforce and Monday		
	2C: Establish a point of contact and relationship with Fairburn's largest employers		
	2D: Conduct an annual survey of businesses to assess the city's business climate		FMA; FMS
Programming	3A: Host quarterly or semi-annual business Lunch & Learns with rotating topics and industry/partner speakers		AACIDs; ARC; SF; SFCC; SFCID; WF
	3B: Establish a mentorship program that connects start-up entrepreneurs in Fairburn with existing businesses in the community		FYC; FMA
	3C: Utilize the new City Center for both incubation space and networking events for the business community		
	3D: Create a rotating monthly spotlight on the city's marketing channels on different Fairburn businesses		
Development	4A: Update the city's catalytic sites and host an interactive map of the sites on the city's website		ECG, DA
	4B: Identify and prioritize properties to be acquired by the city		DA
	4C: Begin to activate identified types of development/redevelopment from adopted Fairburn plans and studies		DA
	4D: Continue to pursue public/private partnerships as a means to achieve desired development and redevelopment activity		AAA; SFCID



KEY

Implementation Timeframe

Short-Term (0-2 Years)
Medium-Term (3-5 Years)
Long-Term (5+ Years)

AAA = Aerotropolis Atlanta Alliance
 AACIDs = ATL Airport CIDs
 ARC = Atlanta Regional Commission
 DA = Fairburn Development Authorities
 ECG = Electric Cities of Georgia
 FMA = Fairburn Merchants Association

FMS = Fairburn Main Street
 FYC = Fairburn Youth Council
 SF = Select Fulton
 SFCC = South Fulton Chamber of Commerce
 SFCID = South Fulton CID (in overlapping areas with city limits)
 WF = Worksource Fulton



Existing Plan Connection

Fairburn 2016 Economic Development Strategic Plan

Goal 2: Promote the growth and expansion of existing businesses

- **Strategy 2.2.1:** Conduct monthly or quarterly site visits with local businesses to discuss their needs, challenges & opportunities
- **Strategy 2.2.3:** Conduct an annual survey of businesses to assess the City's business climate
- **Strategy 2.4.1:** Establish a program for existing business owners to mentor start-up entrepreneurs

Goal 3: Acquire real estate for business attraction & development opportunities

- **Strategy 3.1.1:** Identify & prioritize properties to be acquired
- **Strategy 3.1.4:** Create sites for development & redevelopment activity
- **Strategy 3.1.5:** Pursue public/private partnerships as a means to achieve desired development & redevelopment activity

Goal 5: Develop a talented & qualified workforce

- **Strategy 5.1.2:** Contact major employers to determine their employment needs and required job skills



Existing Plan Connection

Fairburn 2020 Comprehensive Plan

Economic Development Goals

1B. Improve the City's image by engaging consulting firm for City marketing and branding study

2F. Create an Economic Development Strategic Plan that will consider the use of economic development incentives

Short Term Work Program: Economic Development Goals

- Develop a Small Business Incubator Program for Startups and recently opened businesses
- Establish a catalytic site to help stimulate downtown development
- Update inventory of available properties for development and redevelopment
- Identify property available for commercial and industrial development. Focus on infill and redevelopment opportunities
- Identify desirable industries and develop a recruitment program to attract identified industries to locate in Fairburn
- Identify incentives to encourage identified businesses and industries to locate in Fairburn
- Develop business incentive package and financial resources to attract new businesses, and to promote businesses offering residential services (e.g. salon, grocery store, coffee shop, dining)
- Evaluate Zoning Ordinance and identify possible text amendments to attract businesses to locate in Fairburn
- Coordinate efforts with local chambers and alliances (i.e., South Fulton Chamber, Aero Atl)

Fairburn 2021 LCI Downtown Master Plan

Economic Development Strategies

ED1. Host annuals Developer Days - Invite realtors, developers, and property owners to tour Fairburn and learn about available properties and future development opportunities



Goal 2: Invest in Fairburn’s public infrastructure and placemaking

Adequate public infrastructure plays a large role in economic development. Accessible and reliable utility connections is a determining factor in where new businesses choose locate as well as if a business can remain operating in its current space. While the Economic Development team does not manage or have direct control of public works and capital improvements, it can still serve as an important supporter and advocate on moving these projects a long. They can assist in identifying outside grants that would make financing these projects more feasible and stay in contact with partners who focus on infrastructure and connectivity. The following are the objectives for Goal 2:

- 1** *Continue to monitor the infrastructure needs of new and existing businesses and development projects*
- 2** *Support citywide studies and efforts that improve capacity and connectivity*
- 3** *Develop continued partnerships that can aid Fairburn in identifying public infrastructure constraints or funding investment projects*
- 4** *Support internal efforts to create a cohesive, citywide placemaking identity*

The table on the following page lists the action items for each objective, potential partners, and implementation start years.

Goal 2: Invest in Fairburn's public infrastructure and placemaking			
	Action Item	Implementation Timeframe	Potential Partner
Infrastructure Needs	1A: Conduct routine inventory capacity checks for water, sewer, and electric utility capacity in potential development areas		
	1B: Monitor and support routine assessments of road networks to determine repair or improvement priority		GDOT; MARTA; SFCID
Capacity & Connectivity	2A: Support the Fairburn Utilities Department in exploring state and federal funding programs to update sewer and water capacity (ex. WIFIA)		ARC; FUD
	2B: Assist the Fairburn Parks and Recreation Department in considering a Trails Study or Plan		FPRD
	2C: Work with the Fairburn's Street Department to identify key intersections at commercial nodes that are in need of updated stoplights		FSD
Partnerships	3A: Continue to engage and work with the Middle Chattahoochee Regional Water and Sewer Authority to improve capacity in south Fulton County		MCRWSA
	3B: Continue to partner with the South Fulton CID to improve roadway and landscaping improvements in Fairburn		SFCID
	3C: Continue to utilize ECG as a resource for identifying business needs and utility improvement opportunities		ECG
Placemaking	4A: Explore drafting a citywide placemaking plan that identifies projects that would help establish a physical sense of place within Fairburn		FMA; FPRD;
	4B: Collaborate with partners to implement beautification efforts along all of Fairburn's major corridors to create a citywide "look and feel"		GDOT; FMS; SFCID;
	4C: Continue to support the creative community within Fairburn by promoting and integrating public art into citywide placemaking initiatives		AAA; CFGA; FA; FAAC; FMS

KEY

Implementation Timeframe

Short-Term (0-2 Years)

Medium-Term (3-5 Years)

Long-Term (5+ Years)

AAA = Aerotropolis Atlanta Alliance
ARC = Atlanta Regional Commission
CFGA = Community Foundation of Greater Atlanta
ECG = Electric Cities of Georgia
FA = Fulton Arts
FAAC = Fairburn Art Advisory Council
FMA = Fairburn Merchants Association
FMS = Fairburn Main Street

FPRD = Fairburn Parks and Recreation Department
FSD = Fairburn Street Department
FUD = Fairburn Utilities Department
GDOT = Georgia Department of Transportation
MCRWSA = Middle Chattahoochee Regional Water and Sewer Authority
SFCID = South Fulton CID (in overlapping areas with city limits)



Existing Plan Connection

Fairburn 2016 Economic Development Strategic Plan

Goal 4: Develop public infrastructure

- **Strategy 4.1.1:** Conduct inventory of water, sewer and electric utility capacity as relates to potential development areas
- **Strategy 4.1.2:** Inventory & assess condition of local bridges & road network to determine repair or improvement priority

Fairburn 2020 Comprehensive Plan

Transportation Goals

1E: Improve vehicular and pedestrian safety at SR 92 and SR 138

Short Term Work Program: Parks, Recreation, and Greenspace Goals

- Community connections through trails/paths, etc. This plan should be developed in coordination with the Greenspace Plan

Short Term Work Program: Economic Development Goals

- Assess utility infrastructure needs and availability to properties listed in inventory
- Coordinate efforts with local chambers and alliances (i.e., South Fulton Chamber, Aero Atl)
- Implement a marketing campaign to promote Fairburn to new residents and tourists. Include branding, image, marketing, incentives, etc.

Short Term Work Program: Transportation Goals

- Encourage connectivity between neighborhoods and roads in new development and redevelopment



Existing Plan Connection

Short Term Work Program: Land Use Goals

- Implement the recommendations from the Creative Placemaking Strategy (i.e. public art projects such as murals, painted utility boxes, painted crosswalks, Municipal Court Alley)

Fairburn 2021 LCI Downtown Master Plan

Creative Placemaking Strategies

CP1: Joining the ATL Airport District, which currently include Union City, East Point, Hapeville, and College Park, in order to reap the promotional, marketing and economic development benefits

CP3: Coordinate with nearby cities in promotion of murals and art installations

CP6: Assess locations for and implementation strategies for adding public art projects, including creative sidewalks, transmission tower art, and signal box murals, throughout the City



Goal 3: Invest in and grow Fairburn's workforce

Workforce development not only serves an investment directly into community members themselves but also assists in BRE efforts. Whether its through upskilling or ensuring there are training opportunities for the workforce of tomorrow, these initiatives prepare residents within Fairburn for the jobs in need today and in the future. They also are investments in making community members more resilient to economic cycles, as they would have the skills to more quickly find new work or be able to quickly acquire them. A well-trained and skilled workforce simultaneously attracts employers large and small, which can lead to more businesses and residents moving to and remaining in Fairburn. The following are the objectives for Goal 3:

- 1** : *Collaborate with local high schools and local businesses to establish better local industry knowledge and workforce opportunities*
- 2** : *Establish more connections with technical education institutions and utilizing the former Education Campus for workforce development*
- 3** : *Market existing workforce development programs and establish connections with organization that can bring workforce training to Fairburn*

The table on the following page lists the action items for each objective, potential partners, and implementation start years.

Goal 3: Invest in and grow Fairburn's workforce		
	Action Item	Implementation Timeframe Potential Partner
Industry Knowledge	1A: Coordinate with local businesses in Fairburn across multiple industries to take part in industry tours for local students, teachers, and parents	AAA; CHS; GIA; LCA; SCHS; WF
	1B: Develop a relationship with Global Impact Academy leadership and serve as a liaison between the Academy and businesses in Fairburn	
	1C: Work with local businesses to determine work-based learning and apprenticeship opportunities that can be marketed to local High School students and recent graduates	WF
Technical Education	2A: Work towards recruiting another technical school to City Center or the surrounding area	AAA
	2B: Utilize city-owned buildings at the new City Center space to host local networking nights, local and regional workforce training events, and/or incubation space	AAA; GMC; WF
	2C: Consider funding an "Upskilling" program that provides stipends for Fairburn residents that complete programs at GMC or certifications with other institutions/organizations that aligns with the target industries	GMC; WF
Training	3A: Market Georgia QuickStart and Worksource Georgia to both local residents and businesses	
	3B: Work with local and regional businesses and partners to establish a Junior Achievement Center in Fairburn focusing on entrepreneurship and work readiness	AAA; JAC; WF

KEY

Implementation Timeframe

Short-Term (0-2 Years)

Medium-Term (3-5 Years)

Long-Term (5+ Years)

AAA = Aerotropolis Atlanta Alliance

CHS = Creekside HS

GIA = Global Impact Academy

GMC = Georgia Military College

JAC = Junior Achievement Center

LCA = Landmark Christian Academy

SCHS = Sandy Creek HS

WF = Worksource Fulton



Existing Plan Connection

Fairburn 2016 Economic Development Strategic Plan

Goal 5: Develop a talented & qualified workforce

- **Strategy 5.1.1:** Collaborate with County & state workforce development resources to provide relevant training & job skills for local residents
- **Strategy 5.1.3:** Collaborate with area educational institutions to develop job training programs
- **Strategy 5.2.1:** Assist local businesses looking to hire
- **Strategy 5.2.3:** Encourage local businesses to create internships & apprenticeships for high school & college students

Fairburn 2020 Comprehensive Plan

Short Term Work Program: Economic Development Goals

- Continue to identify higher educational institutions/technical colleges that could establish a satellite campus/facility in Fairburn
- Coordinate with local industrial and business leaders so that technical education and local industry can benefit each other
- Partner with educational institution for workforce development in the film industry
- Identify higher educational institutions that could establish a satellite campus/facility in Fairburn



Goal 4: Support and leverage initiatives and assets that improve Fairburn's quality of life

The quality of life within a community is just as important to economic development as a successful BRE strategy. A community with a well-perceived quality of life attracts both residents and businesses, therefore contributing to a city's economic growth and resiliency. Additionally, support and investment into these aspects of economic development helps ensure that Fairburn remains a community that existing residents can thrive in. Indicators of a good quality of life include creative placemaking and public art, greenspace, recreational opportunities and activity centers, well-connected educational institutions, and attainable housing options. The following are the objectives for Goal 4:

- 1** *Leverage the Renaissance Festival to spur economic activity throughout the rest of Fairburn*
- 2** *Continue to support the development of and investment into Downtown Fairburn*
- 3** *Ensure that future developments take place equitably across Fairburn so that quality of life amenities are not concentrated in one area or corridor*

The table on the following page lists the action items for each objective, potential partners, and implementation start years.

Goal 4: Support and leverage initiatives and assets that improve Fairburn's quality of life

	Action Item	Implementation Timeframe	Potential Partner
Renaissance Festival	1A: Collaborate with operators of the Renaissance Festival to circulate marketing leading up to the events and on-site for other areas and businesses of Fairburn		RS
	1B: Work with local businesses and vendors to host a themed market or service pop-ups in Downtown concurrent with Festival weekends or on off-weekends so visitors can extend their experience off-site		FCACD; FMA; RS
	1C: Collaborate with the operators of the Renaissance Festival to sponsor performances and events at the Southside Theatre Guild		FAAC; RS; STC
Downtown Fairburn	2A: Continue to work with property owners Downtown to invest in buildings and recruit businesses to occupy vacant space		
	2B: Consider implementing a vacancy tax or fee for speculative commercial space that has remained inactive or vacant past a certain grace period		
	2C: Work with Code Enforcement and other departments to ensure existing commercial spaces are suitable for businesses		FPD
	2D: Inventory existing publicly-owned land in and around Downtown that could be used for catalytic development/redevelopment		FPD
Future Development	3A: Consider drafting a Master Plan for Fairburn's Highway 74 Corridor that would help prioritize developments that created more amenities such as pocket parks, sit-down restaurants, and diverse retail options		FCDD; FPD; FPRD
	3B: Explore the feasibility of reinvesting in recreational youth sports facilities		FCDD; FPD; FPRD
	3C: Communicate with the Fairburn Planning Department to inform workforce housing needs		CFGA; FPD; HATL
	3D: Work alongside other Fairburn departments to create more live-work-play developments within the city		FCDD; FPD

KEY

Implementation Timeframe

Short-Term (0-2 Years)

Medium-Term (3-5 Years)

Long-Term (5+ Years)

FAAC = Fairburn Art Advisory Council

FCACD = Fulton County Arts & Culture Division

FCDD = Fairburn Community Development Department

FMA = Fairburn Merchants Association

FPD = Fairburn Planning Department

FPRD = Fairburn Parks and Recreation Department

HATL = House ATL

RS = Renaissance Festival

STC = Southside Theatre Guild



Existing Plan Connection

Fairburn 2016 Economic Development Strategic Plan

Goal 6: Improve city living - community development

- **Strategy 6.1.3:** Collaborate with the Georgia Renaissance Festival to plan City events around this annual affair

Fairburn 2020 Comprehensive Plan

Land Use Goals

- **1B:** Recruit businesses to locate Downtown, especially around the colleges
- **1C:** Have more activities and events Downtown
- **2B:** Create redevelopment incentives for underperforming properties

Housing Goals

- **1C:** Audit the Zoning Ordinance to ensure all needed housing types are allowed in the City of Fairburn

Economic Development Goals

- **3B:** Have more activities and events Downtown
- **4C:** Add entertainment options throughout City, particularly downtown

Short Term Work Program: Economic Development Goals

- Incentivize and recruit more local small businesses for the downtown area
- Use of Pop-up shops to occupy existing vacancies in the downtown area
- Downtown Living: Explore options to address blighted buildings, purchase vacant lots and/or buildings in the downtown area to return to a positive economic asset
- Work with development community to provide future housing through infill development and redevelopment



Existing Plan Connection

Fairburn 2021 LCI Downtown Master Plan

Economic Development Strategies

- **ED4:** Continue to support the Main Street Association by identifying key impediments to attracting or retaining businesses to downtown and partner with other organizations to identify possible solutions
- **ED7:** Identify and Leverage PPPs to facilitate development, redevelopment, and rehabilitation projects in Downtown

Creative Placemaking Strategies

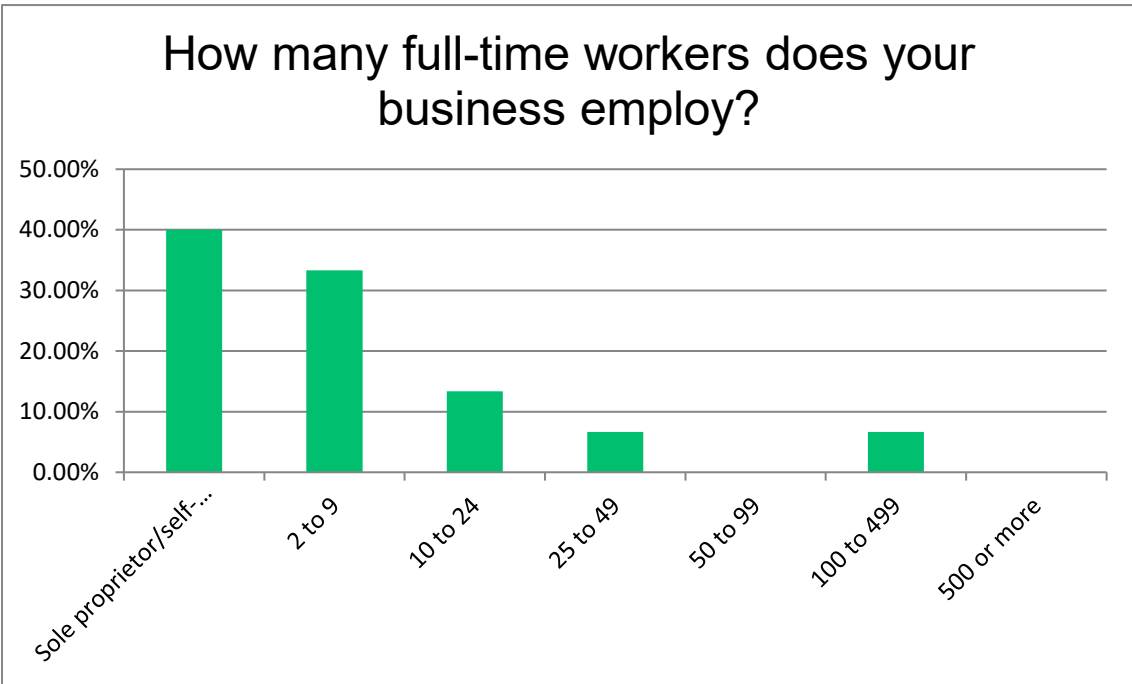
- **CP7:** Pursue Public Private Partnership for the establishment of a downtown performing arts festival and/or film festival

Appendix



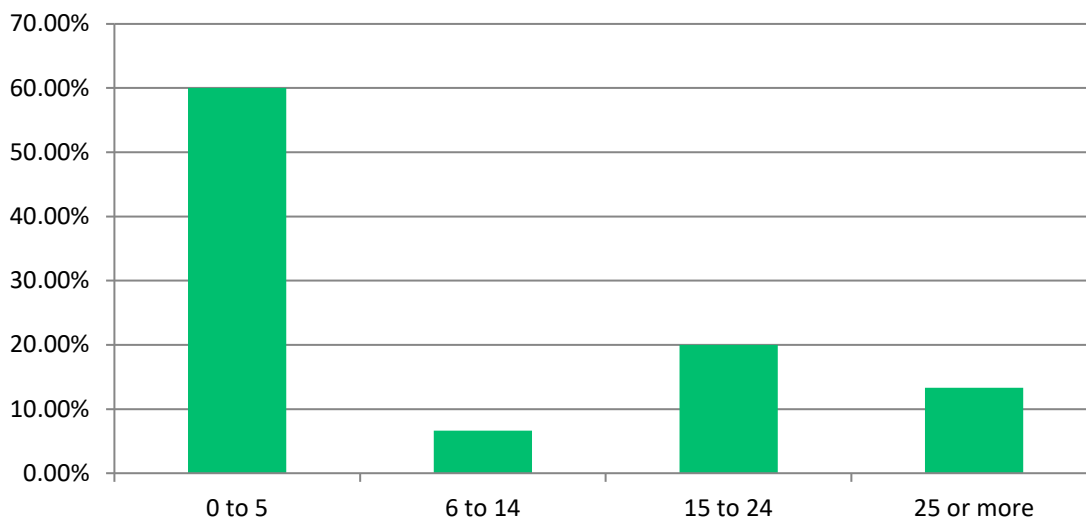
Business Survey Responses

Total Responses: 15

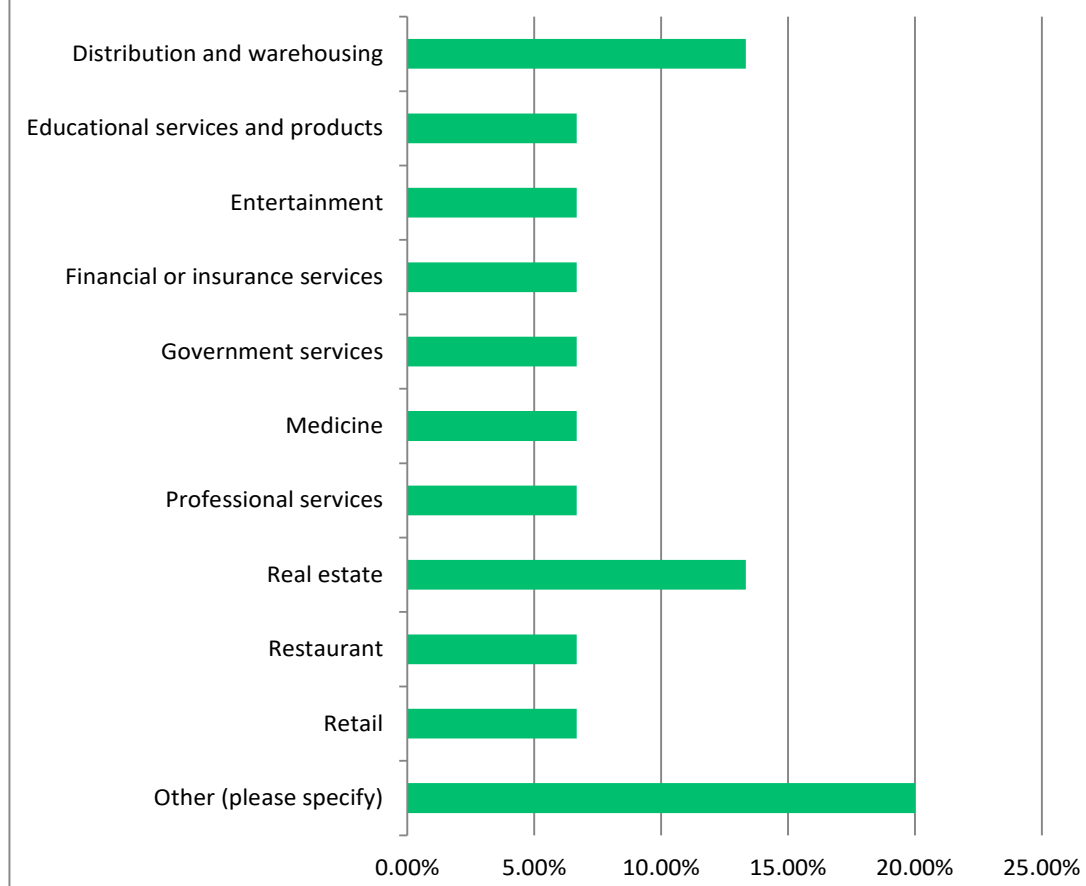


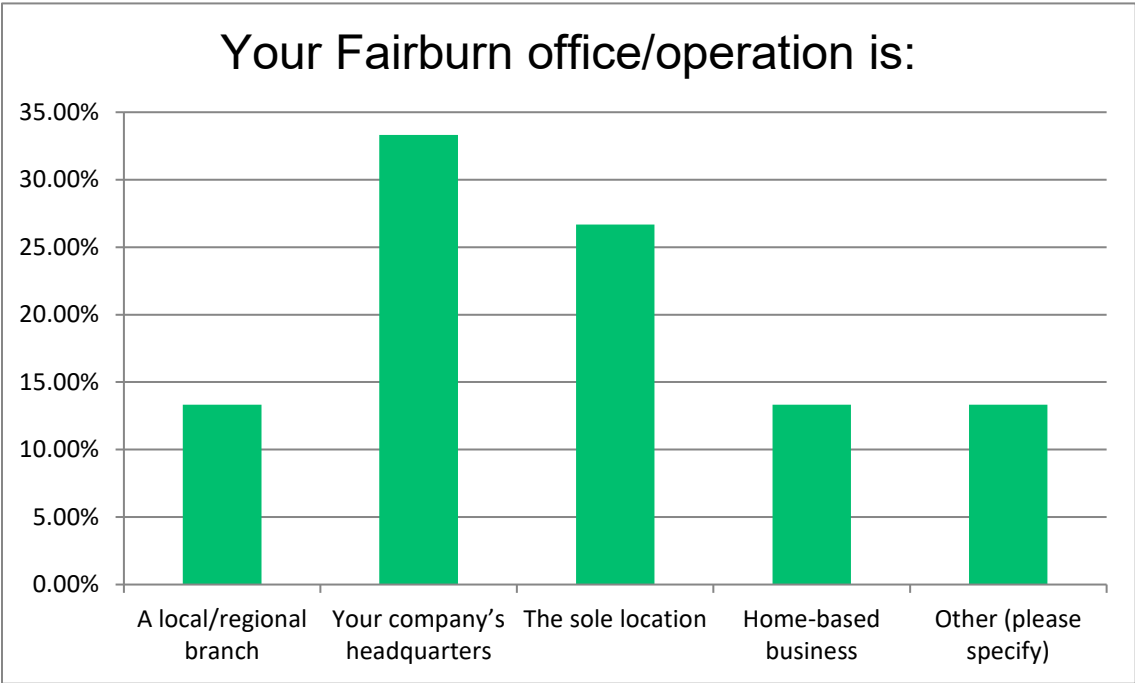


How many years has your business been in Fairburn?



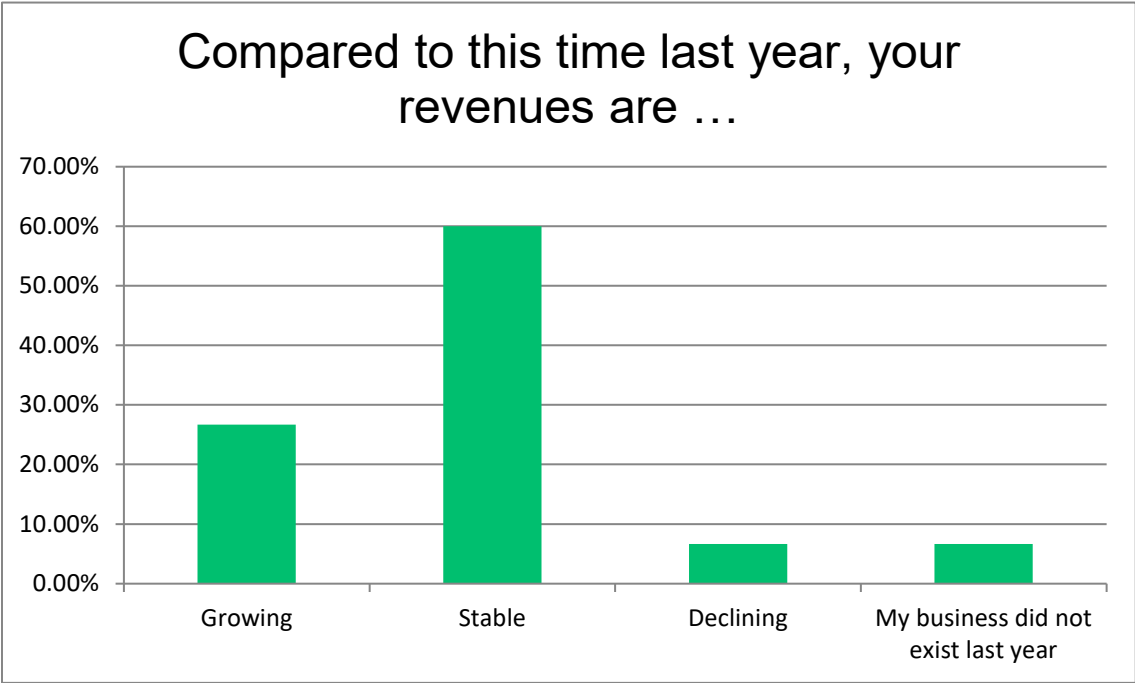
Which best describes the primary industry focus of your business?

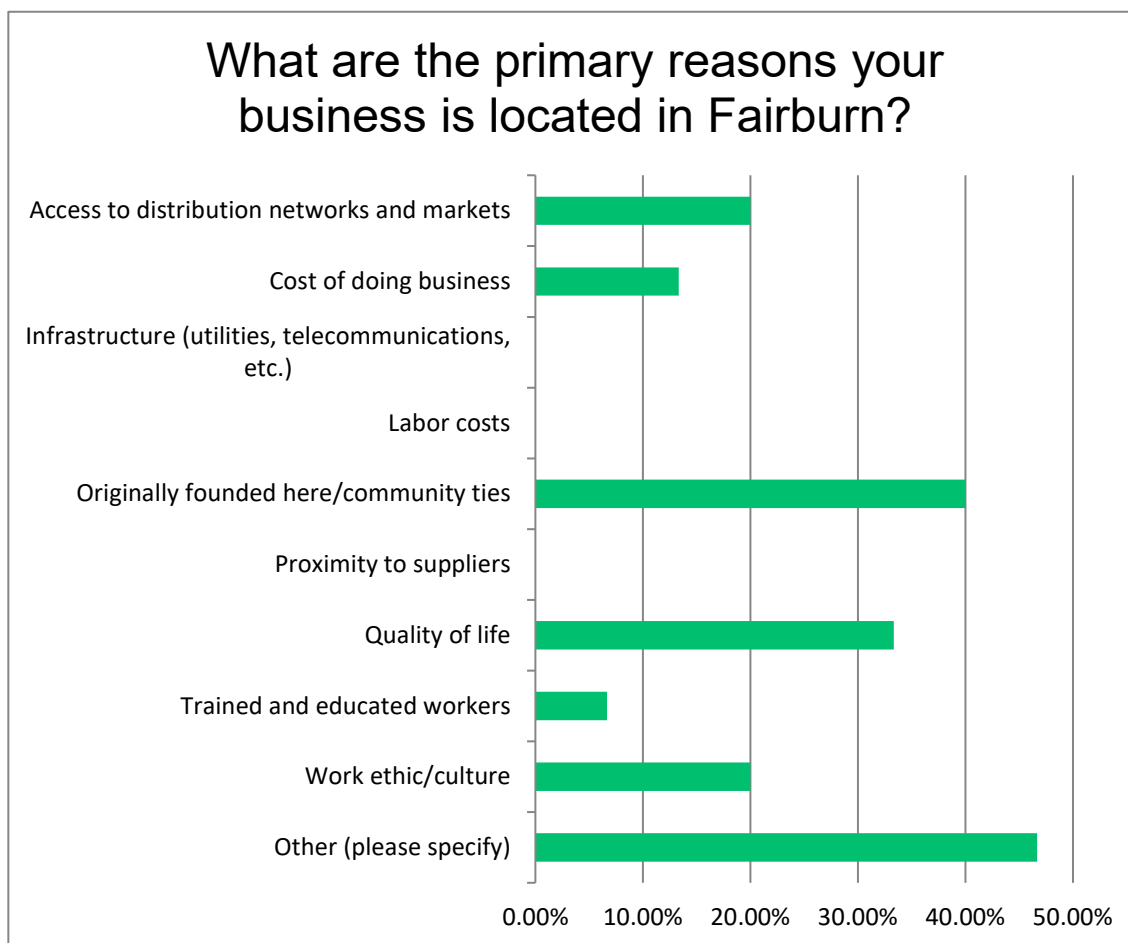




Other:

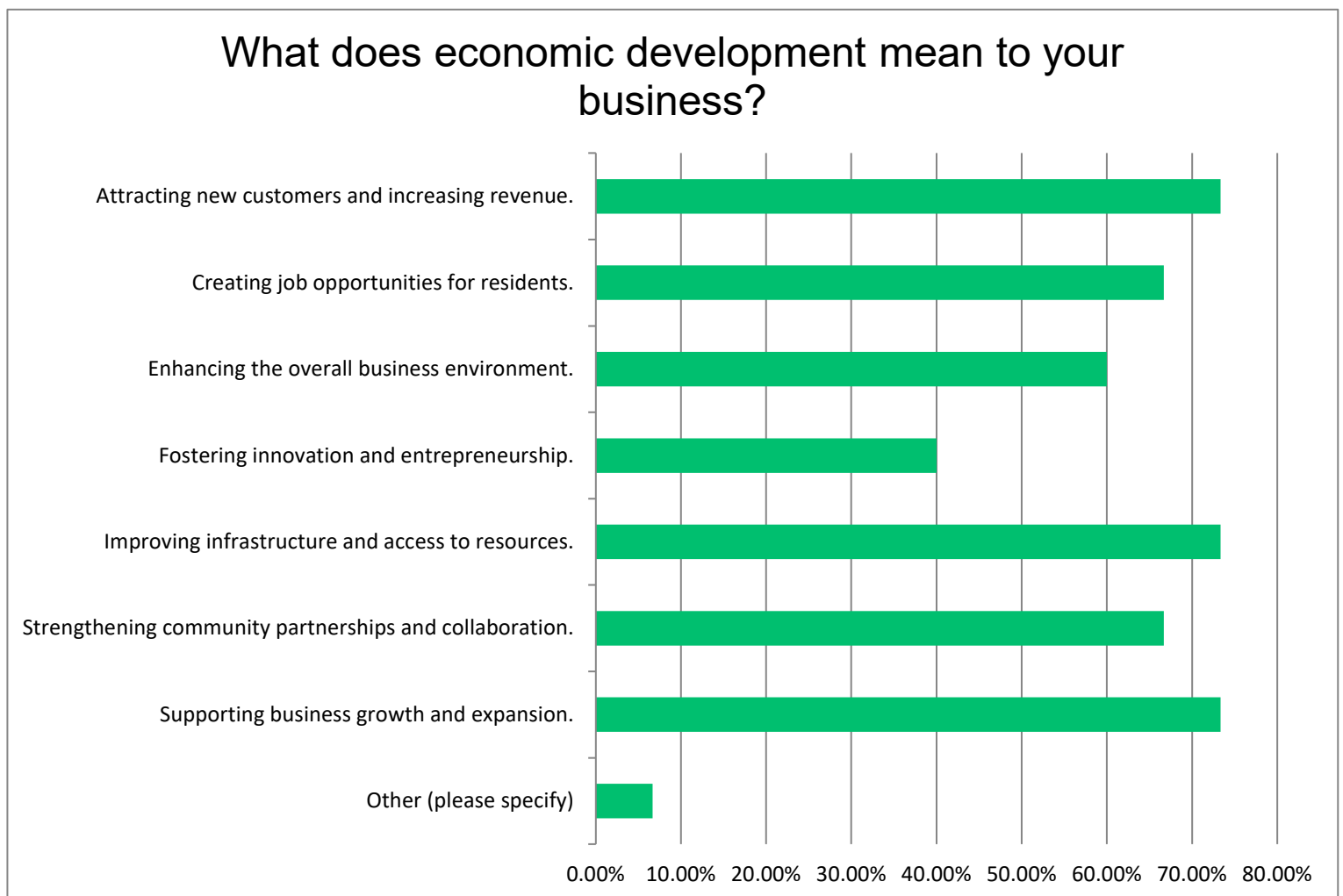
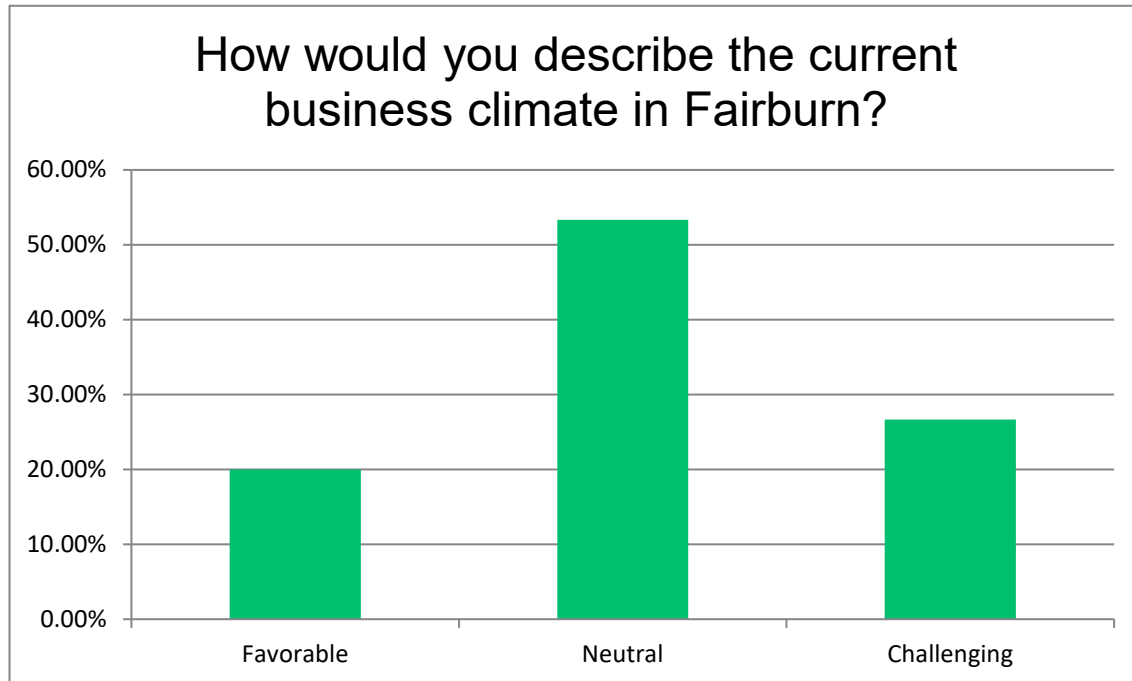
- Affordable subsidized housing
- Coin operated laundromat





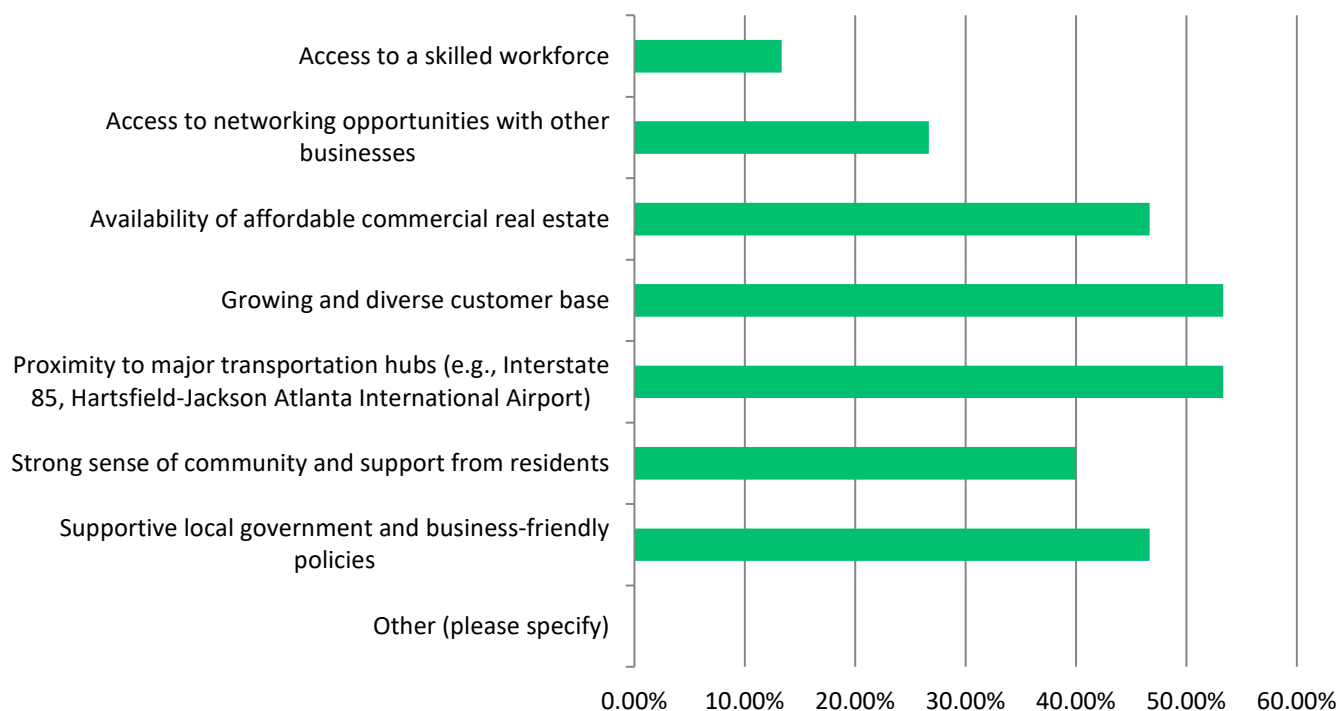
Other:

- New to the area. Bringing complimentary financial education to the community. Online or in-person classes available.
- Needed a larger facility
- Proximity to home & small town feel
- available real estate
- I live here.
- Need for community to provide state-of-the-art laundry facilities
- We had an opportunity to purchase a commercial building near home.





What do you consider to be the main strengths of doing business in Fairburn?

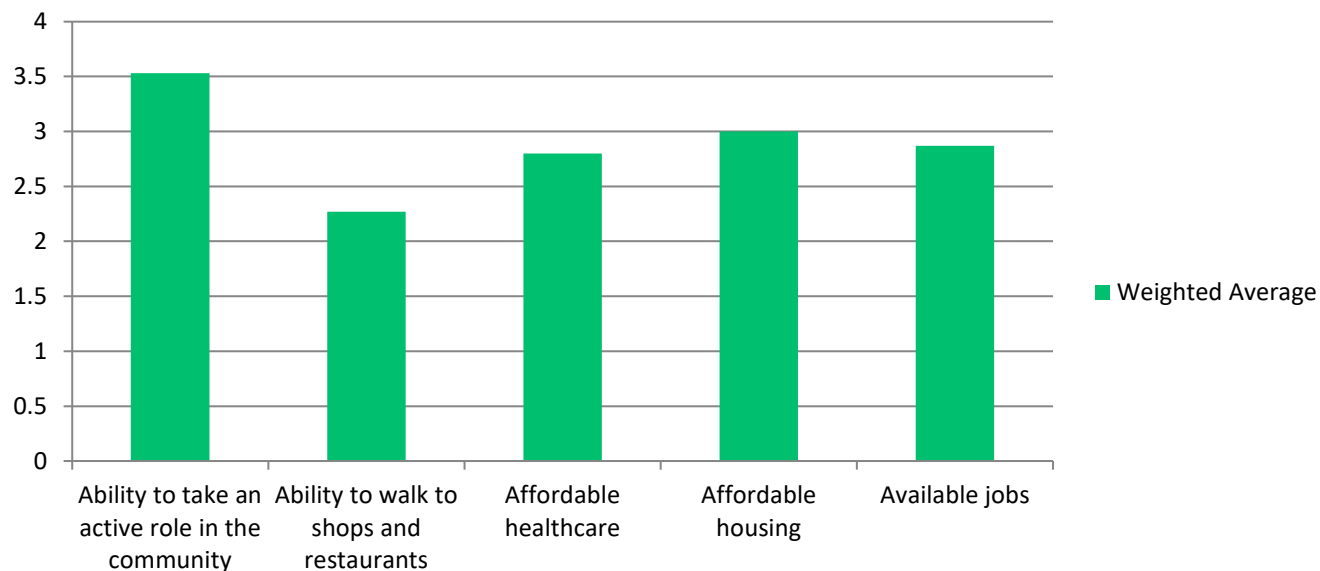


Please identify any specific places within Fairburn you believe currently or have the opportunity to contribute to its economic well-being and sense of place. (Answers paraphrased)

- Harris Rd and Senoia Rd could be developed as a greenspace/park area for community and residents.
- Downtown and its corresponding corridors
- The white victorian next to the church would make a great Heirloom Marketplace (like the one that burnt down in PTC which previously housed artisan goods and more from local merchants), and/or space for women-owned businesses (retail, professional, co-working, small event, + cafe/marketplace open to residents/public).
- Location across the street and next to plaza on Senoia Road can be developed to attract more businesses. This will allow Fairburn residents to have access to different types of places to shop and eat preventing them from having to circulate their money outside of the City of Fairburn.
- Cochran Mill Brewing, Oz pizza, Swing mini golf, The dining experience, Studio cigar lounge, Trucking BBQ

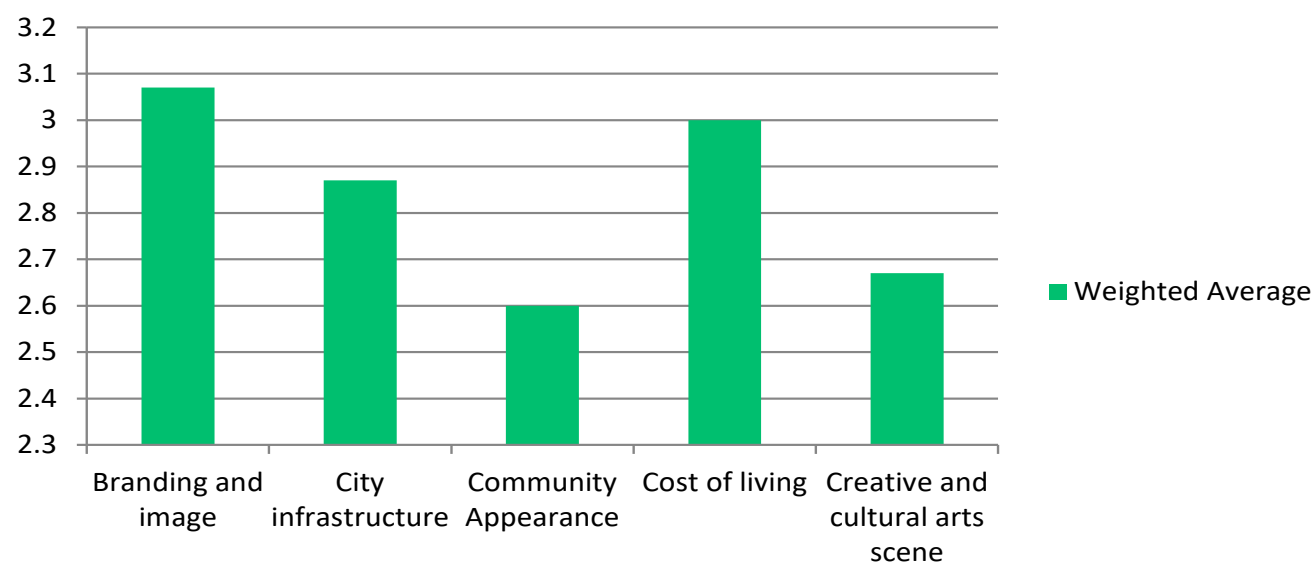


Please rate Fairburn on the following factors.



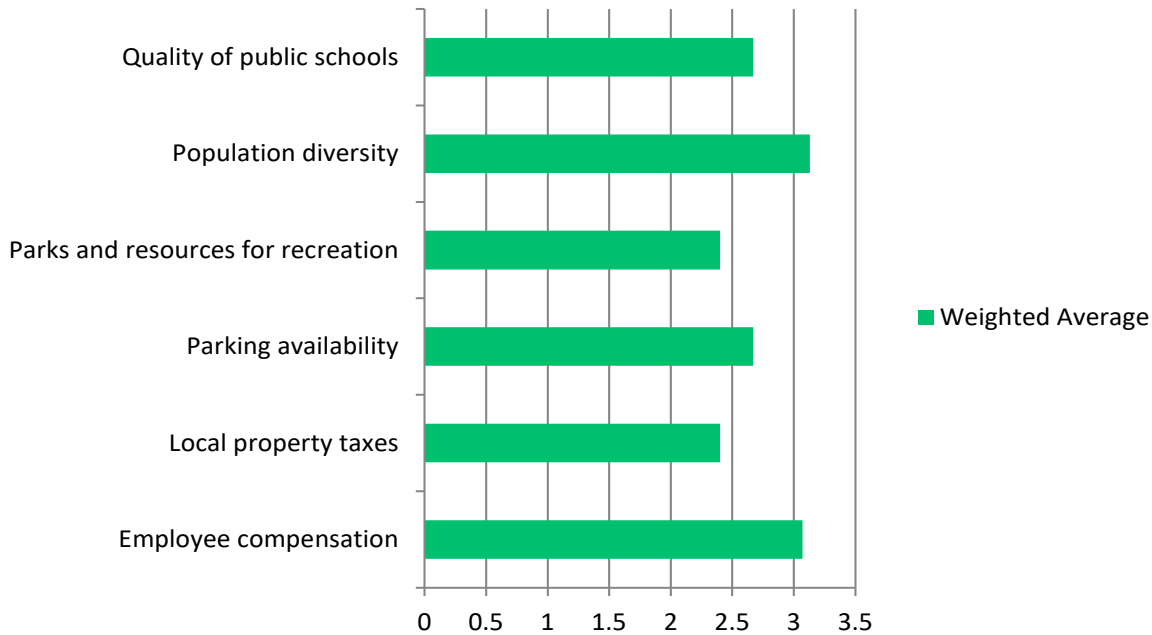
1 - Not Satisfied to 5 - Extremely Satisfied

Please rate Fairburn on the following factors.





Please rate Fairburn on the following factors.



1 - Not Satisfied to
5 - Extremely
Satisfied

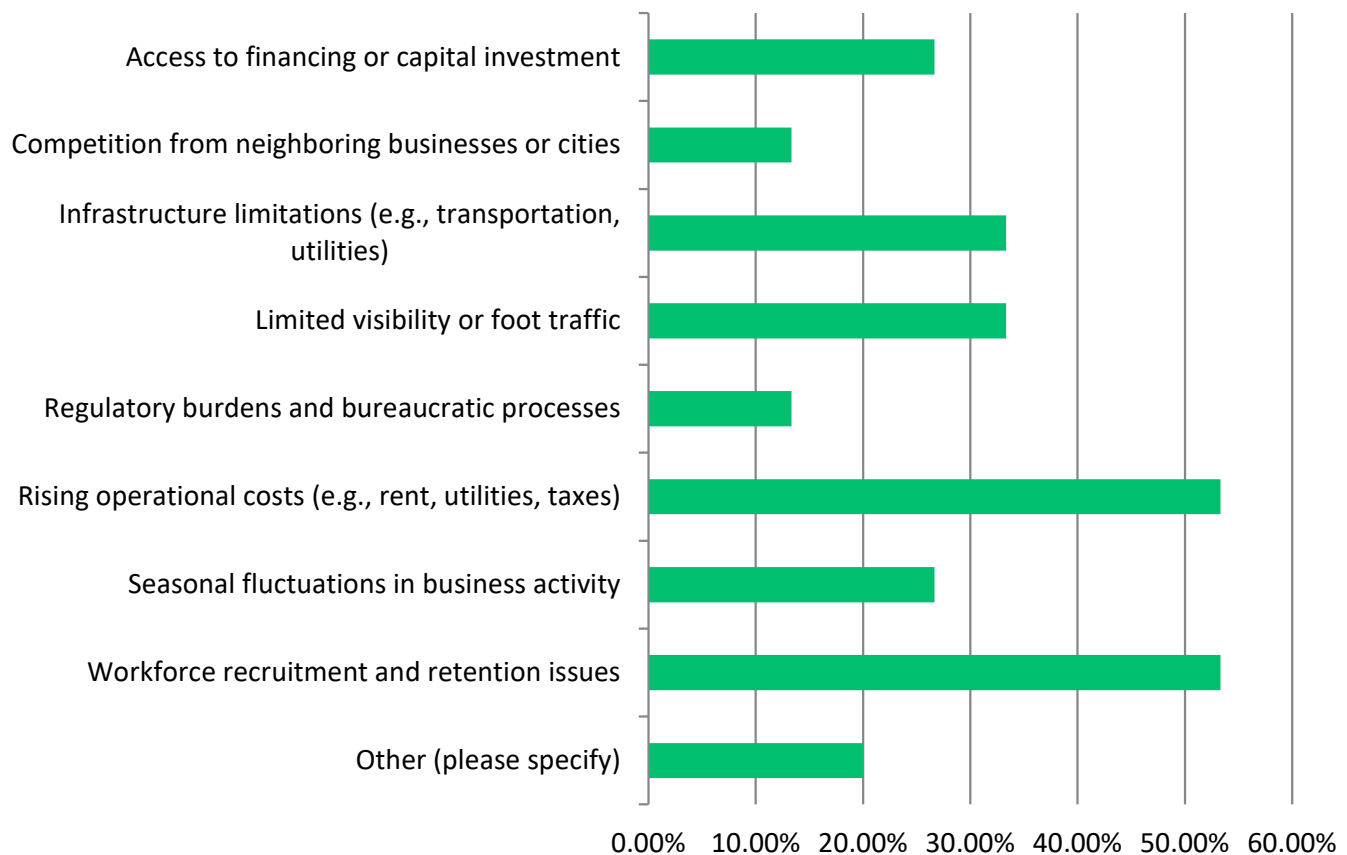
Based on experience, please rate the IMPORTANCE of each of these factors as it applies to your business success.



1 - Not Important to
5 - Extremely
Important



What are the primary challenges or obstacles your business faces in Fairburn?

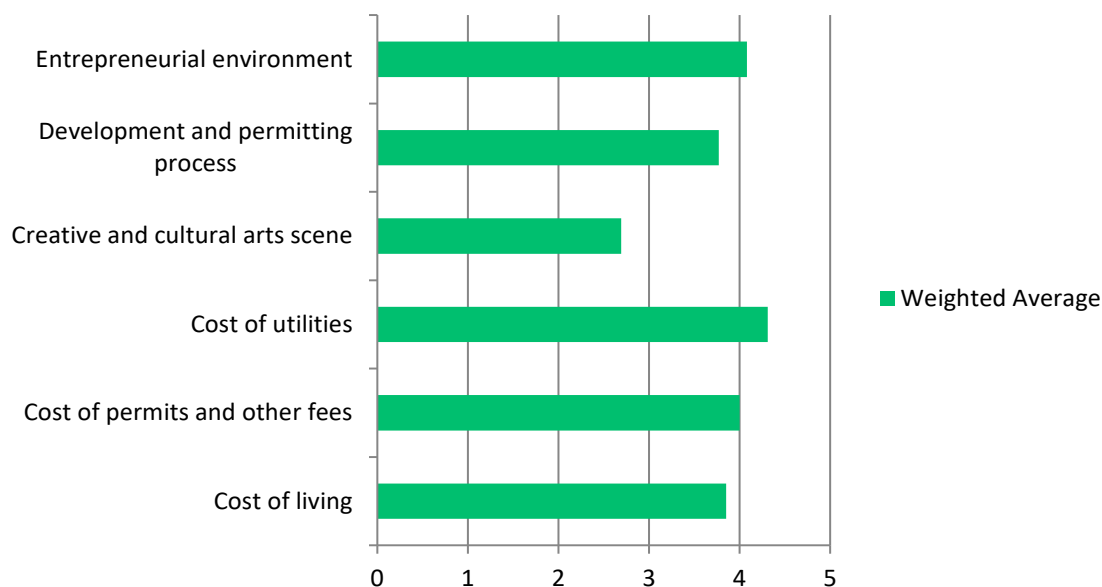


Other:

- Traffic
- N/A - Would be nice to connect with other business owners via city functions.
- People don't spend their money in Fairburn, they go to PTC, Newnan, College Park, Atlanta

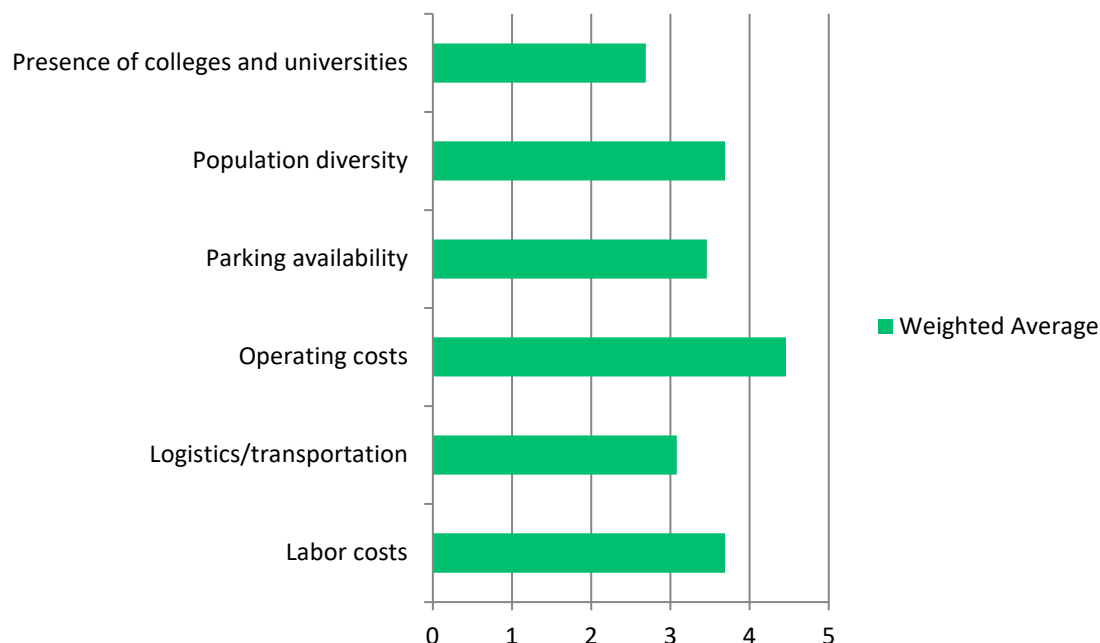


Based on experience, please rate the **IMPORTANCE** of each of these factors as it applies to your business success.



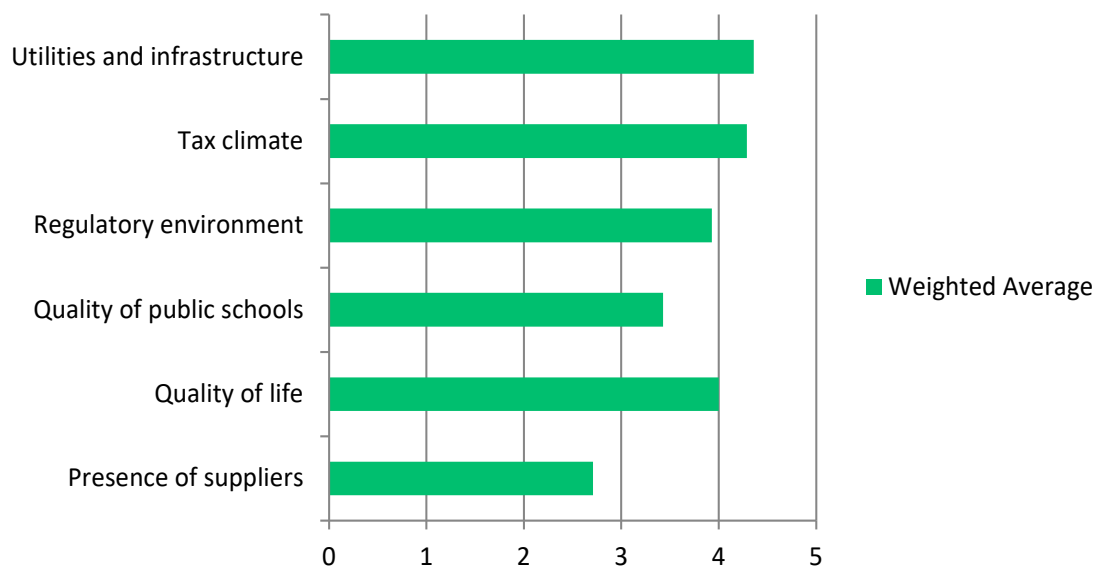
1 - Not Important to
5 - Extremely
Important

Based on experience, please rate the **IMPORTANCE** of each of these factors as it applies to your business success.



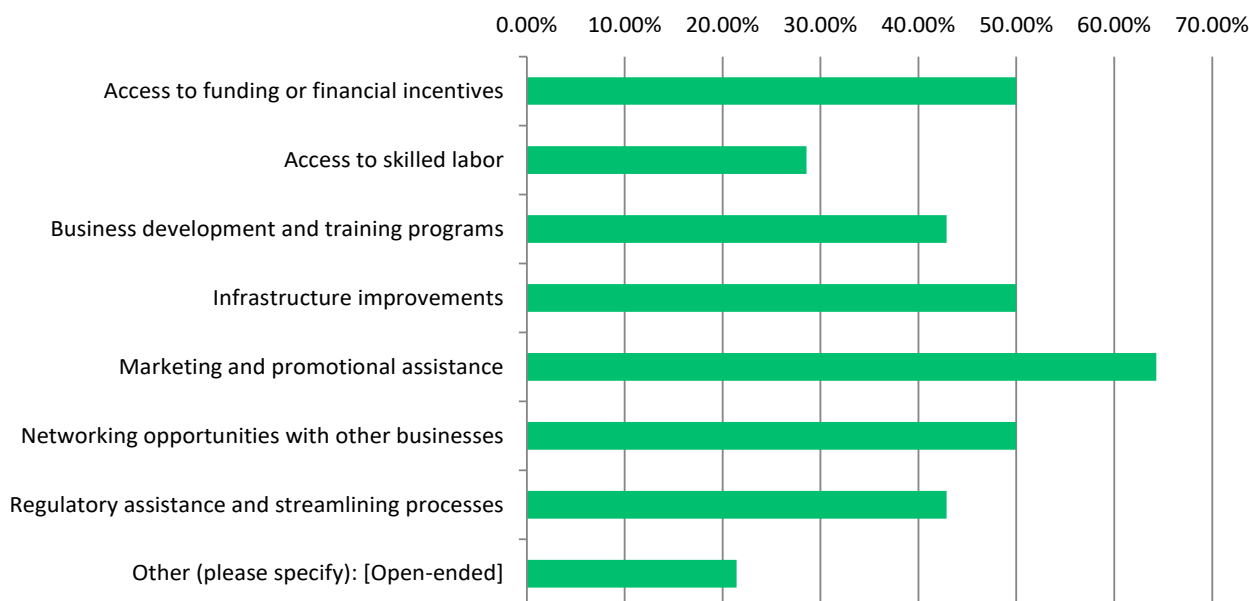


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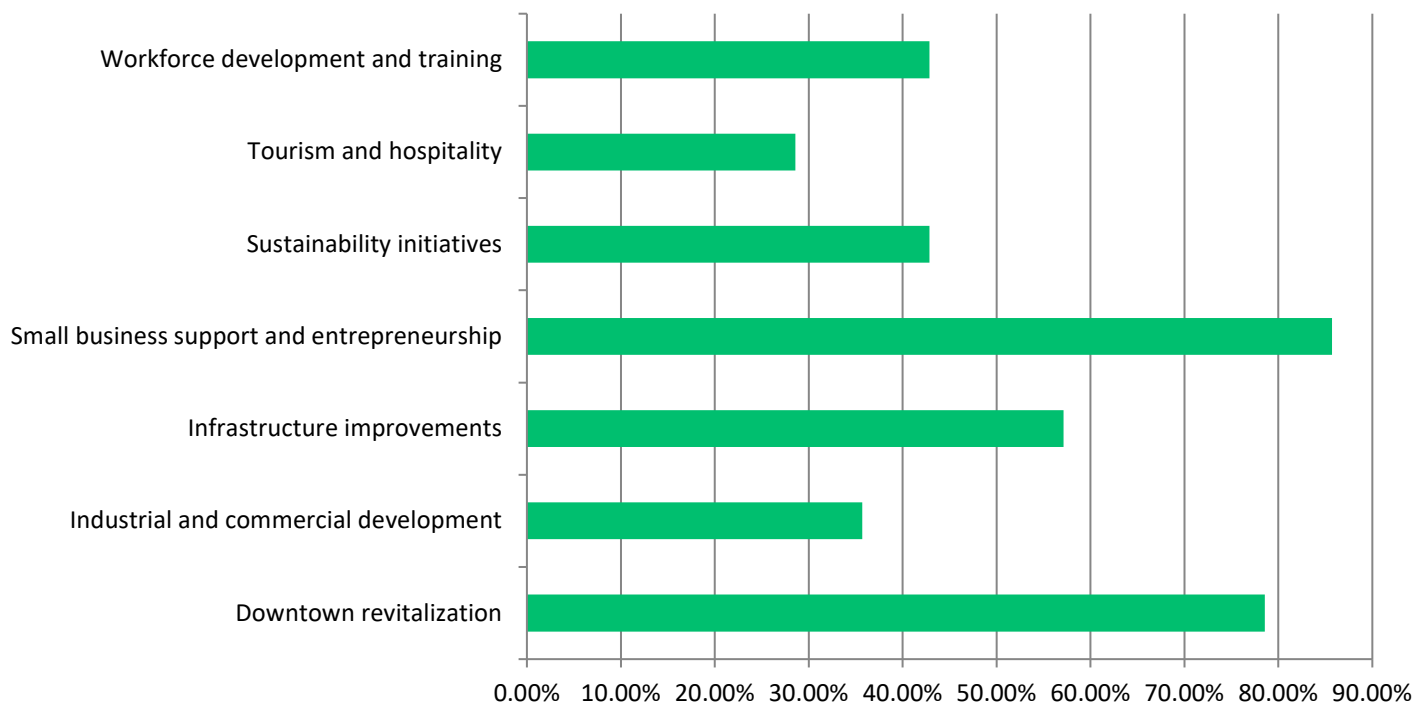
1 - Not Important to
5 - Extremely
Important

Economic Development Needs: What types of support or resources would be most beneficial for your business to thrive in Fairburn? (Select all that apply)





In your opinion, what are the key areas for economic development focus in Fairburn? Check all that apply.

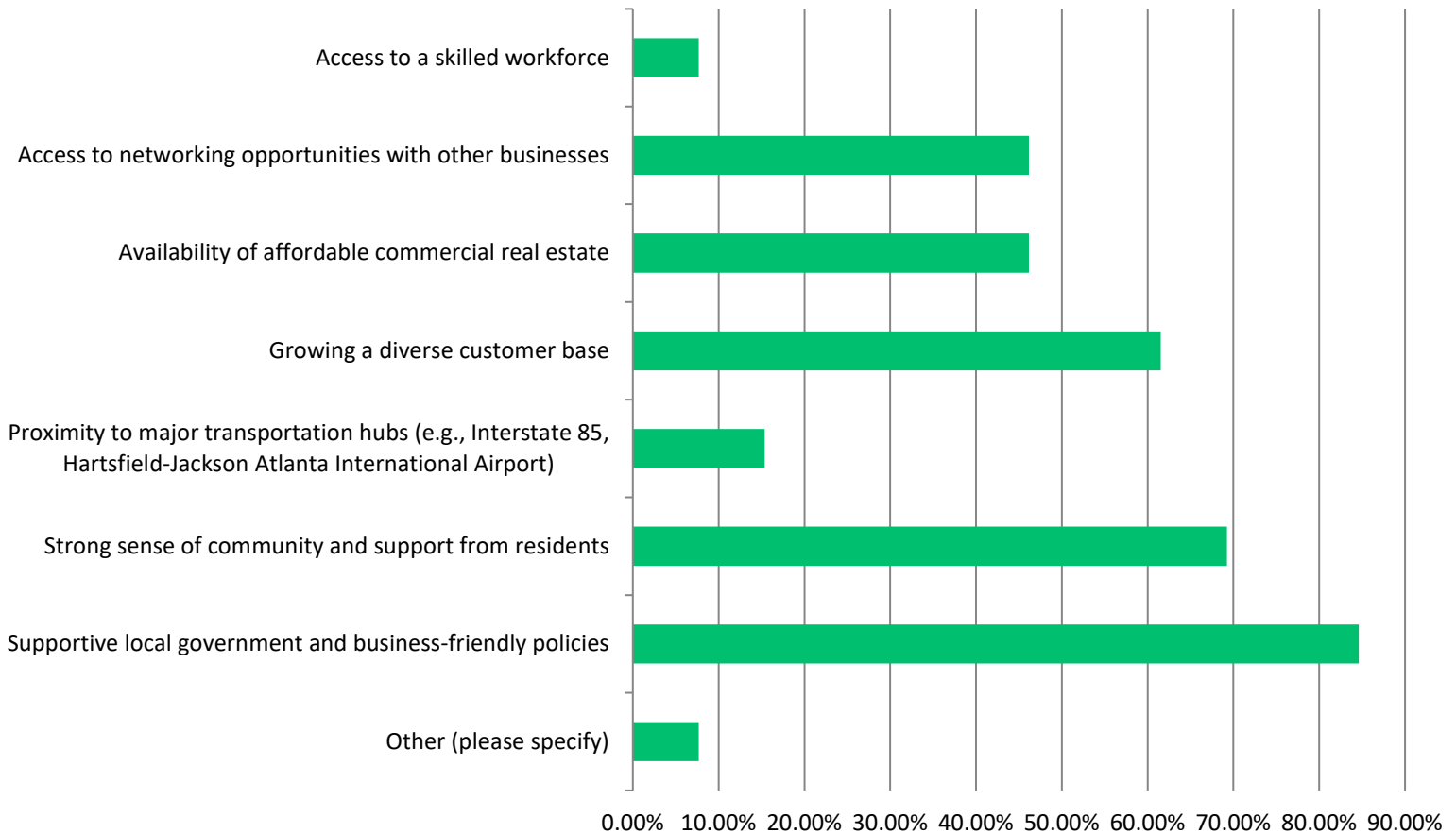


Future Outlook: Where do you see your business in Fairburn five years from now?

- Entrepreneurship offered to at least 50 or more business partners who are spreading the message of financial literacy and helping individuals and business owners protect their lives and income.
- Still here
- We see our business being stable and adjusting to the change year after year. Continue to look at what to keep our business efficient while keeping our customers 1st.
- Providing services to the residents of Fairburn and surrounding areas.
- Unknown
- Expanded into real estate development
- Still here, with more employees
- Free standing shop
- 15 - 20% growth
- Several live/work/play spaces for women business owners. To have been instrumental in bringing the Delmar Loop to Fairburn.
- Expanding to include another site with equal amenities
- The community experts on all things Real Estate
- A community and cultural hub, with a presence to keep bringing in people from surrounding communities into Fairburn.



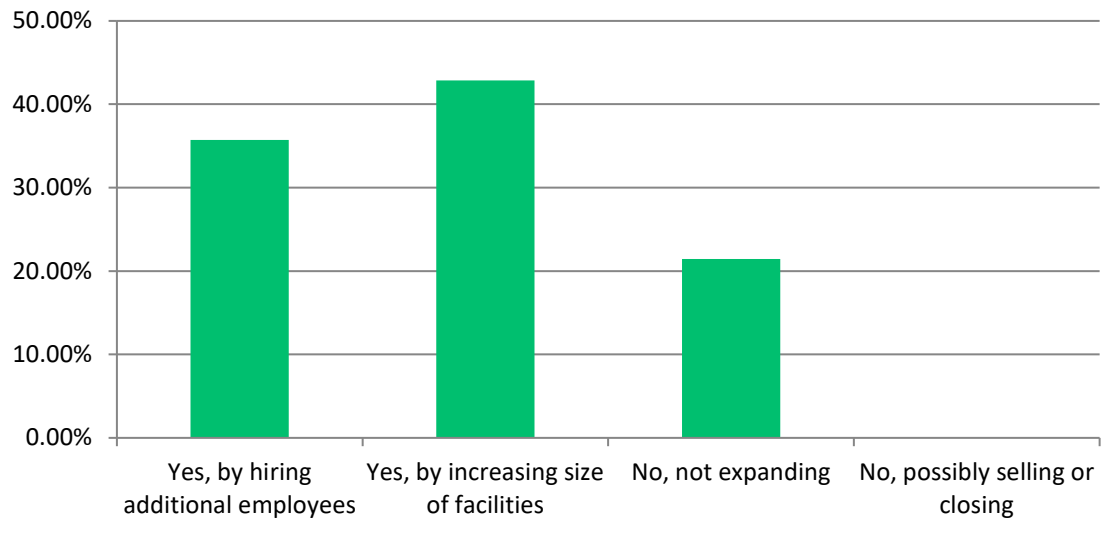
How can the City of Fairburn better engage with businesses to address economic development needs and opportunities?



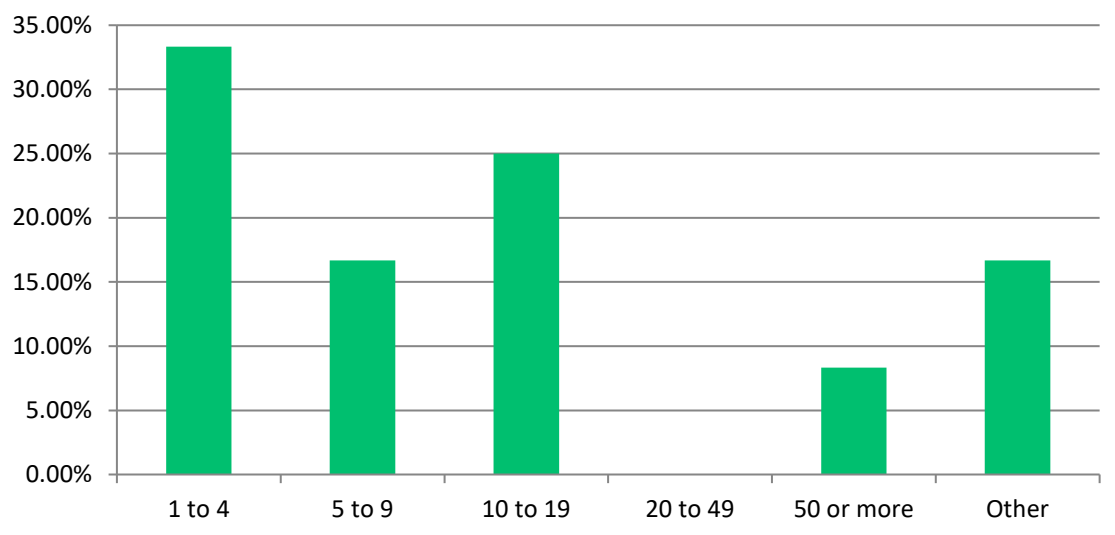
Other: Bringing in quality small businesses that are owner operated with owners that want to be apart of the community. Share ideas and look to advance their business with proper business management and mindset.



Over the next couple of years, do you anticipate expanding your operations?



If you plan to expand, how many employees do you anticipate adding?





Please list any challenges preventing you from expanding your business.

- Having the community influencers support and partnerships to help families within the community gain access to free financial literacy education.
- High prices for Real estate/land
- No need to expand. Expanding in this new business climate doesn't mean success. Focus on your current business and maximize what you currently have. Once you have done that, the business climate will change again and you must adjust again.
- Increase property taxes, unreliable infrastructure and no support for local owned business
- Available qualified employees
- Creating an active flow of in-store customers, increasing walking street traffic and becoming more visible to the driving street traffic
- Inflation, community views regarding development
- Access to capital
- Economic climate, lack supporting small businesses, the decision to put giant warehouses on the same road as our downtown, lack of other developments in the downtown area. Lack quality business to attract people to downtown.

Are you likely to stay in Fairburn for the next five years? Why or why not?

Yes:

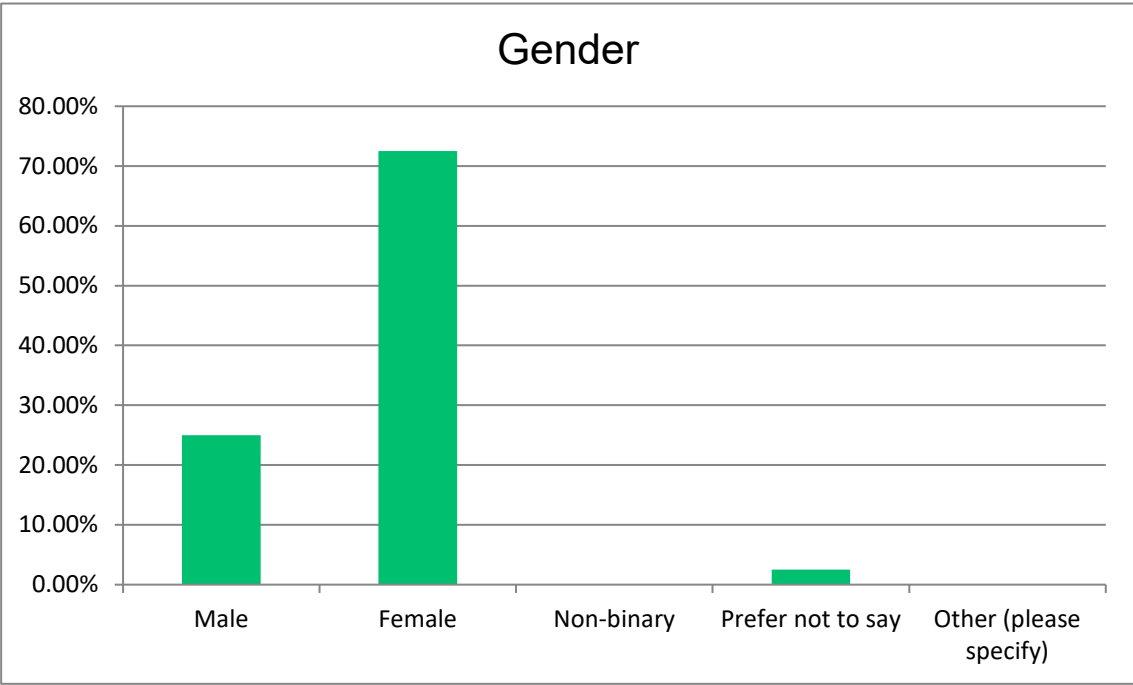
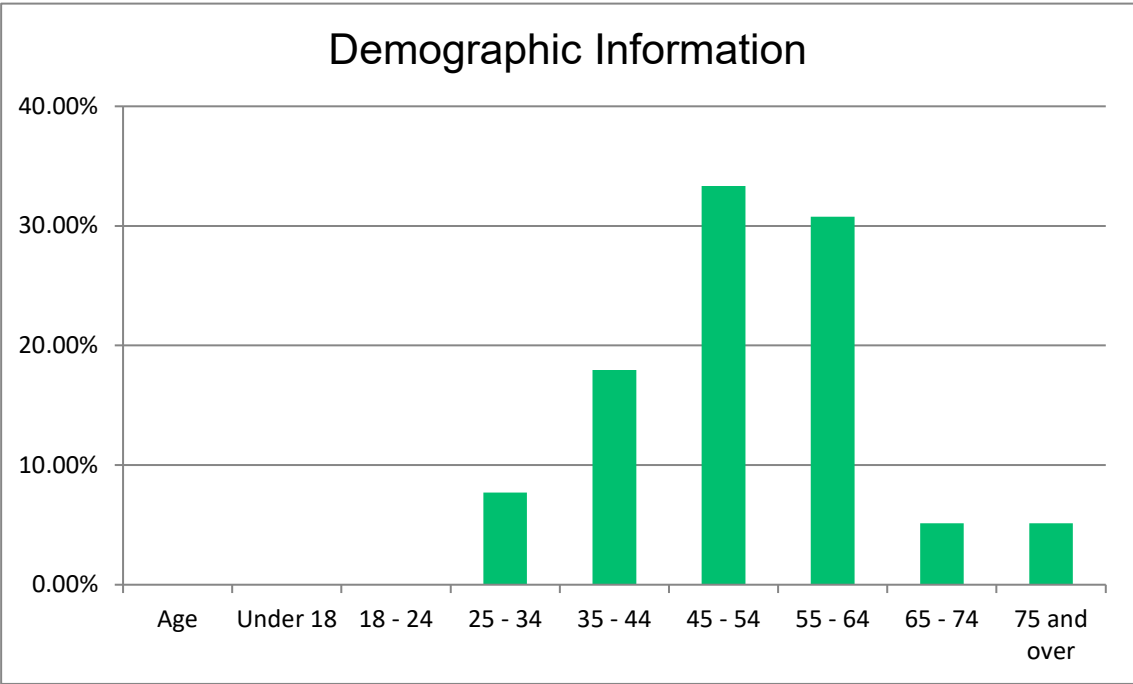
- My family is settled in this area.
- Love the community, and we were established here
- We invested in Fairburn because we are happy in Fairburn.
- Our flagship facility is here.
- Large facility, tied to a lease
- Close to home, convenient and like the small town, feels safe, welcoming and different
- Most definitely! I love it here. It's safe, has green spaces, affordable housing, friendly people, unique shops & eateries, great community & events, values its historic area, & ripe with potential. I'm looking forward to seeing how it grows & the economic powerhouse it can become.
- I provide an essential need for my customers.
- I live here.
- We are building a brand, and identity to be a community hub in Fairburn, and want to continue to do so. We also have a favorable lease compared to most places.

No: Cost for what is being provided



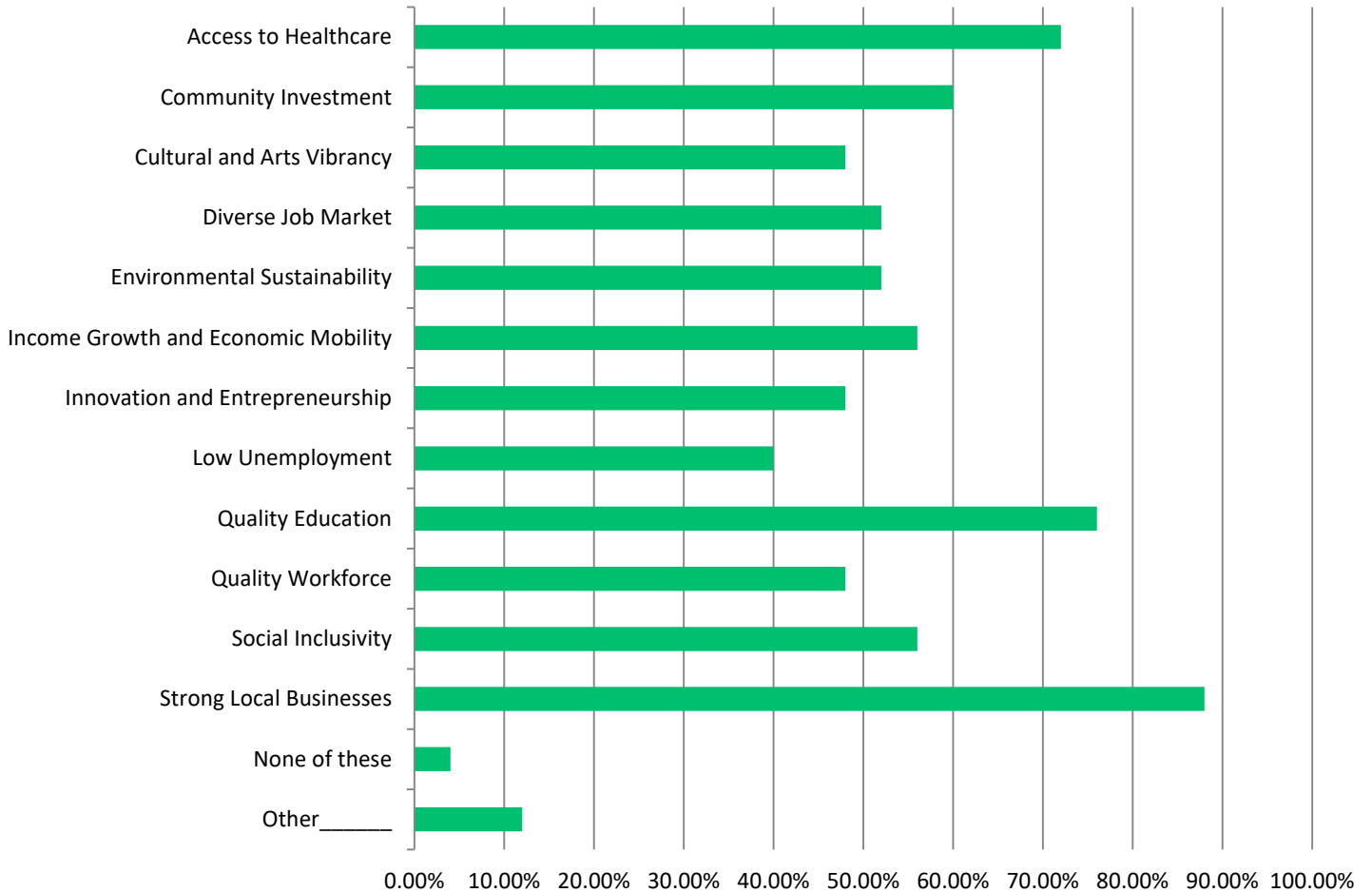
Community Survey Responses

Total Responses: 40

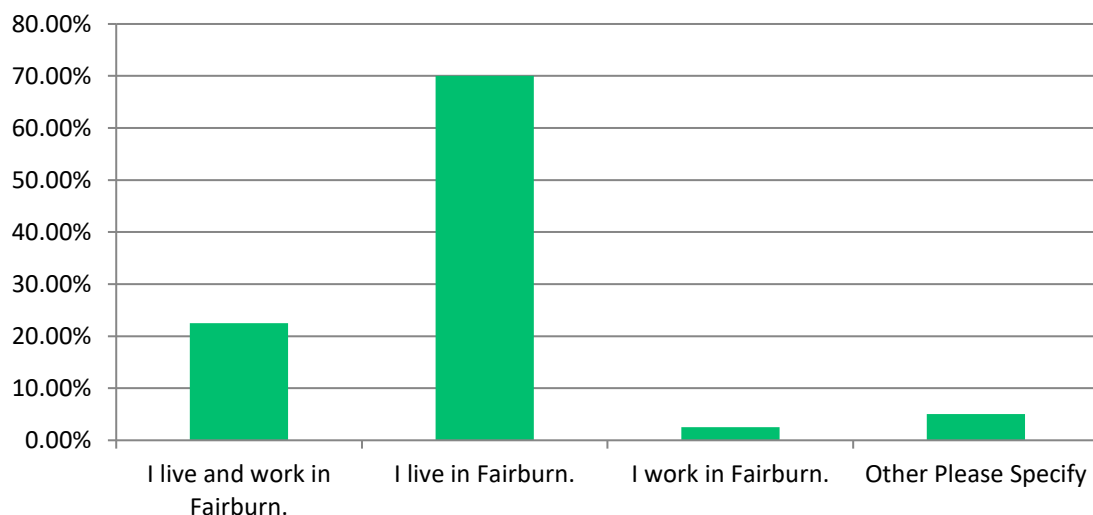


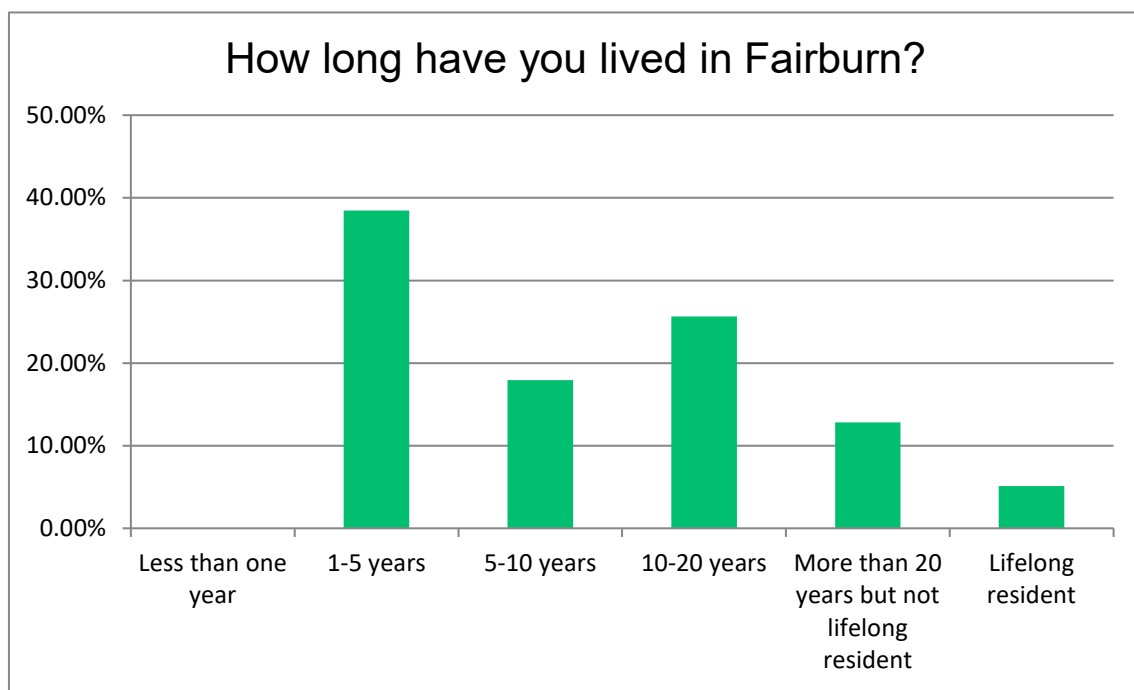
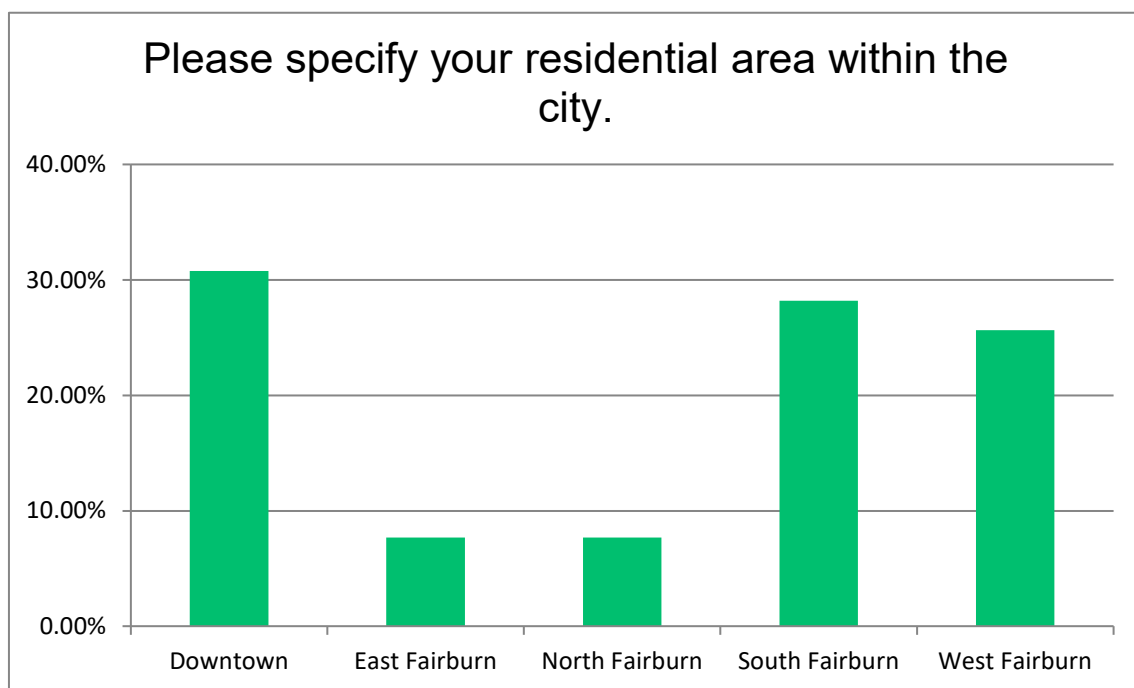


How would you define a successful and thriving local economy for Fairburn? Check all that apply.



What is your current connection to Fairburn?





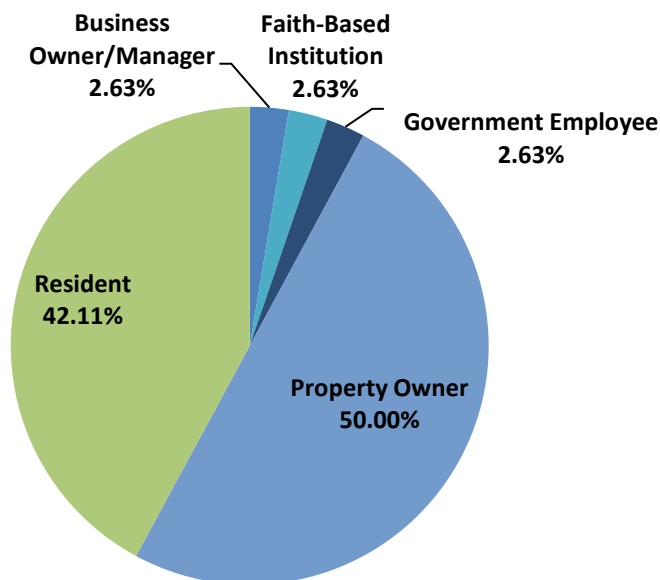


What are the primary reasons you have chosen to move to or stay in Fairburn?

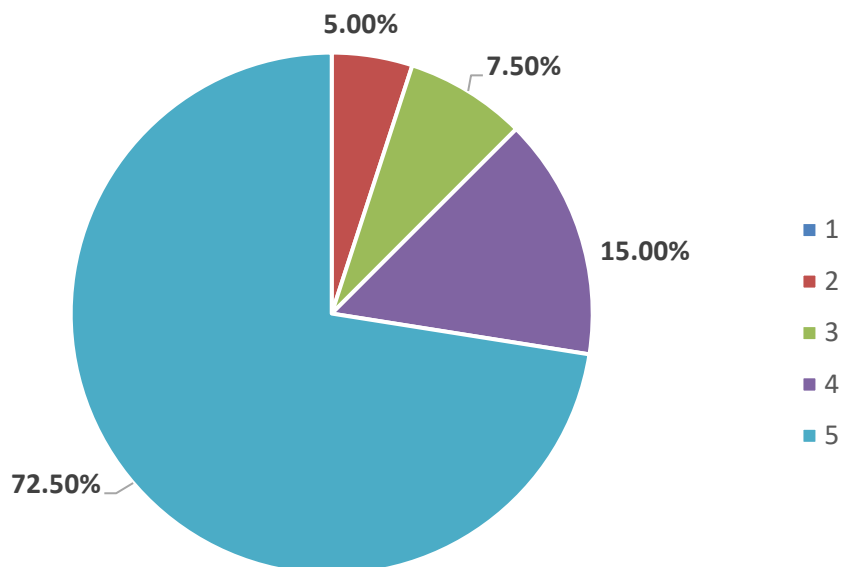
- Room for growth
- Grew up here and it's closer to midtown for my commute.
- Location to the airport and Atlanta
- Small town feel, elderly community, Landmark Christian School, accessibly to Airport
- Own home here , haven't found any other area I would move to
- A quiet and growing city. Full of diversity and financial growth.
- I was born in Fairburn 62 years ago and now serve as a community leader
- I chose to live in Fairburn because of its close-knit communities and its quaintness. Also, I have family that live in Fairburn and the surrounding cities (Union City and Palmetto).
- Feel safe in my neighborhood, convenient to rural and urban areas
- Own a home here in an HOA
- It is affordable here with me purchasing a home. It is close to the airport as I travel a lot for personal reasons.
- Interstate
- The convenience to shopping, major highways
- Moved here initially because of the suburban feel and access to I-85. Staying because the price of real estate is too high elsewhere.
- Great City
- My neighborhood is quiet, nice restaurants, the city is well kept and always clean. I am also extremely grateful for the law enforcement and for the police continually patrolling my subdivision.
- The limited subdivisions in my neighborhood.
- I initially chose Fairburn for the small town feel. Now I am reconsidering staying in Fairburn
- Fairburn has a "homey," heart-warming feel and friendly people. It's size is not too big and not too small.
- Small town atmosphere, cost of living, convenience to airport, proximity to city and surrounding areas for shopping and cultural events
- I grew up here.
- Healthy mix of the historic that should be appreciated & maintained, and modern.
- Calm, safe, and clean.
- House prices , crime rates, peacefulness
- Less traffic, near the airport, my husband works in AL and it's less traffic going backroads to 20, it's a great location, and nice price on my home for square footage.
- Proximity to downtown ATL and other surrounding cities - Fayetteville, Peachtree City, quietness, small suburban vibes, not too retail
- Accessibility to the airport and Atlanta. We see potential in the city growing and are hopeful to see that develop soon.
- Cultural make up of the city. We wanted to be in an area with successful black people but not in the heart of the city. We also needed to be central to the airport with easy highway access.



Which of the following best describes your stakeholder category in Fairburn? Please select one option that best represents your role or affiliation.

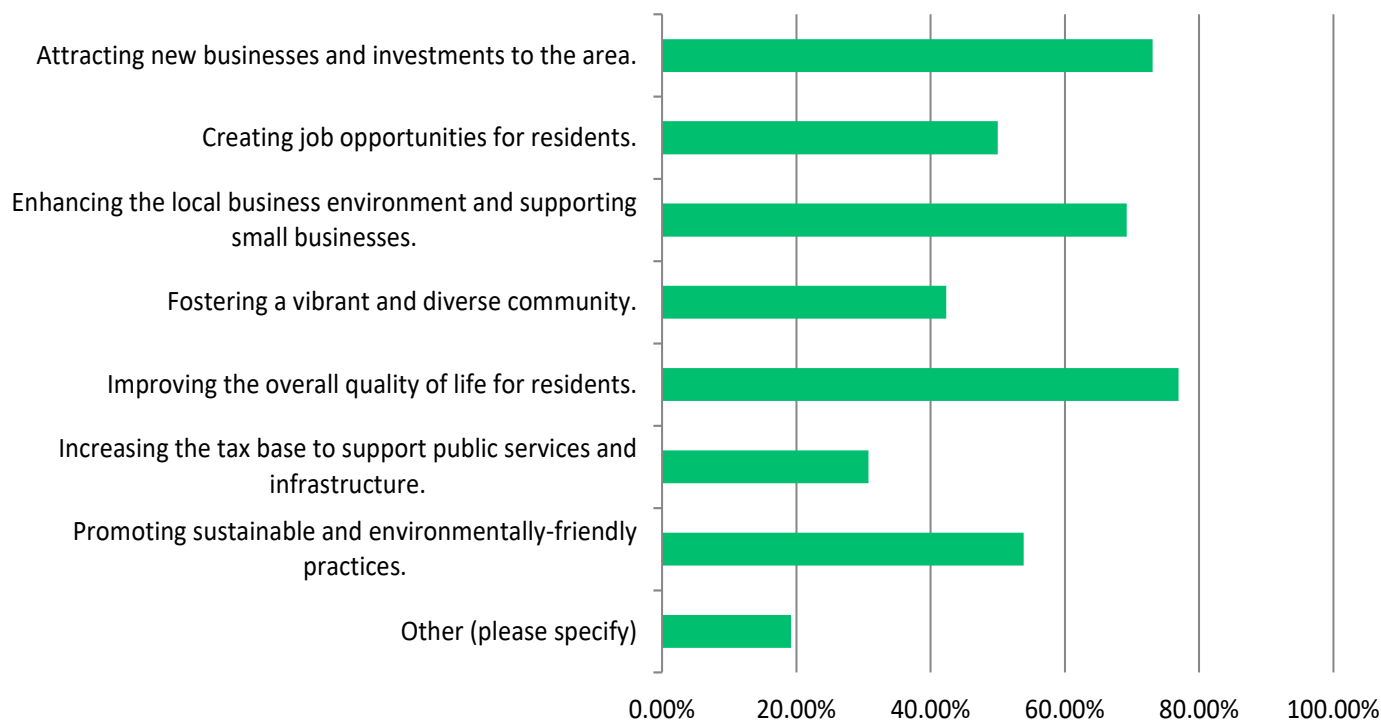


On a scale of 1 to 5, with 1 being "Not Important" and 5 being "Very Important," please rate the importance of economic development in Fairburn.





What does economic development mean to you? Please select one or more of the following options that best represent your view:
Check all that apply

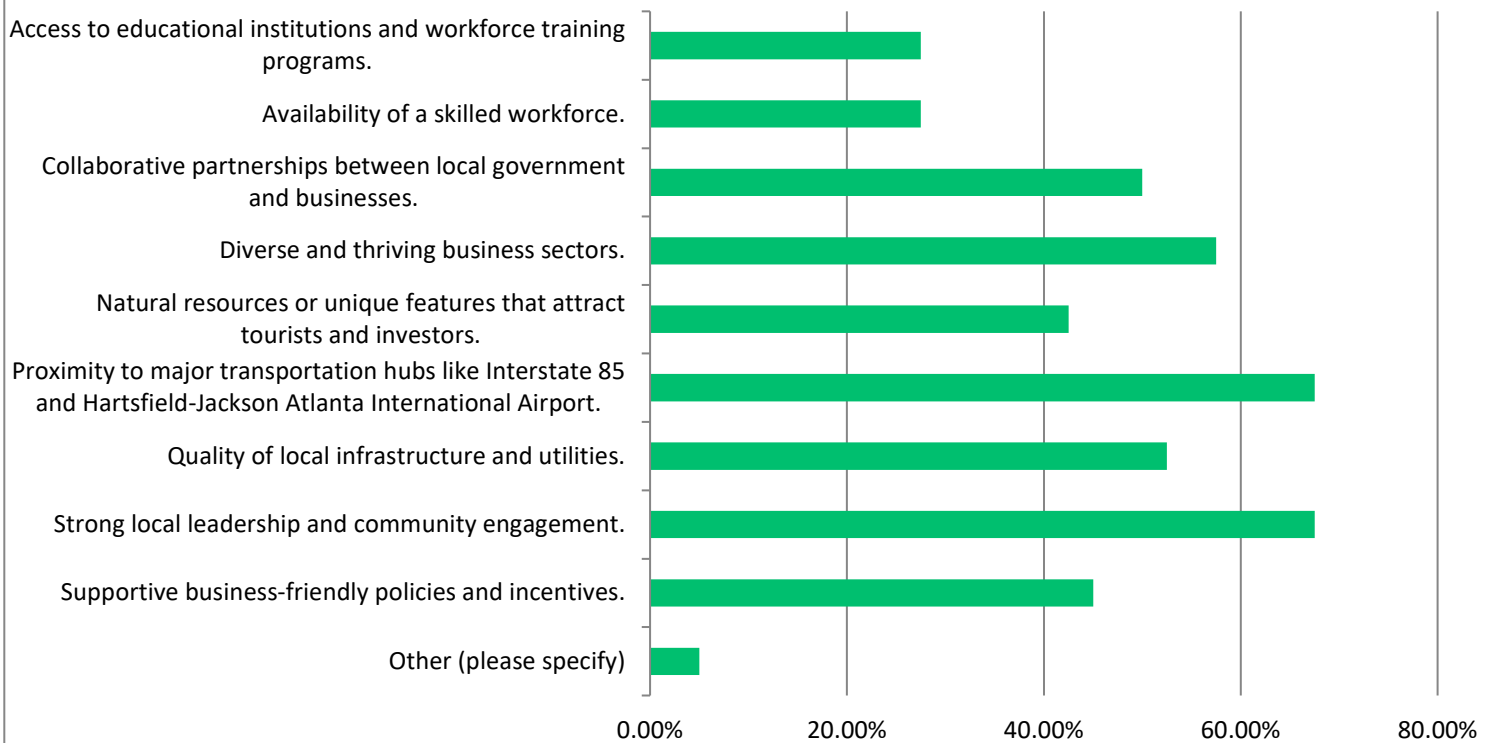


Other:

- Attracting QUALITY businesses and investments to the area; partnering with nearby communities such as Union City; a Fairburn city identity
- Improving the roads and traffic patterns
- Being able to get assistance when ask for it.
- Entertainment/restaurants
- Better grocery and restaurant choices

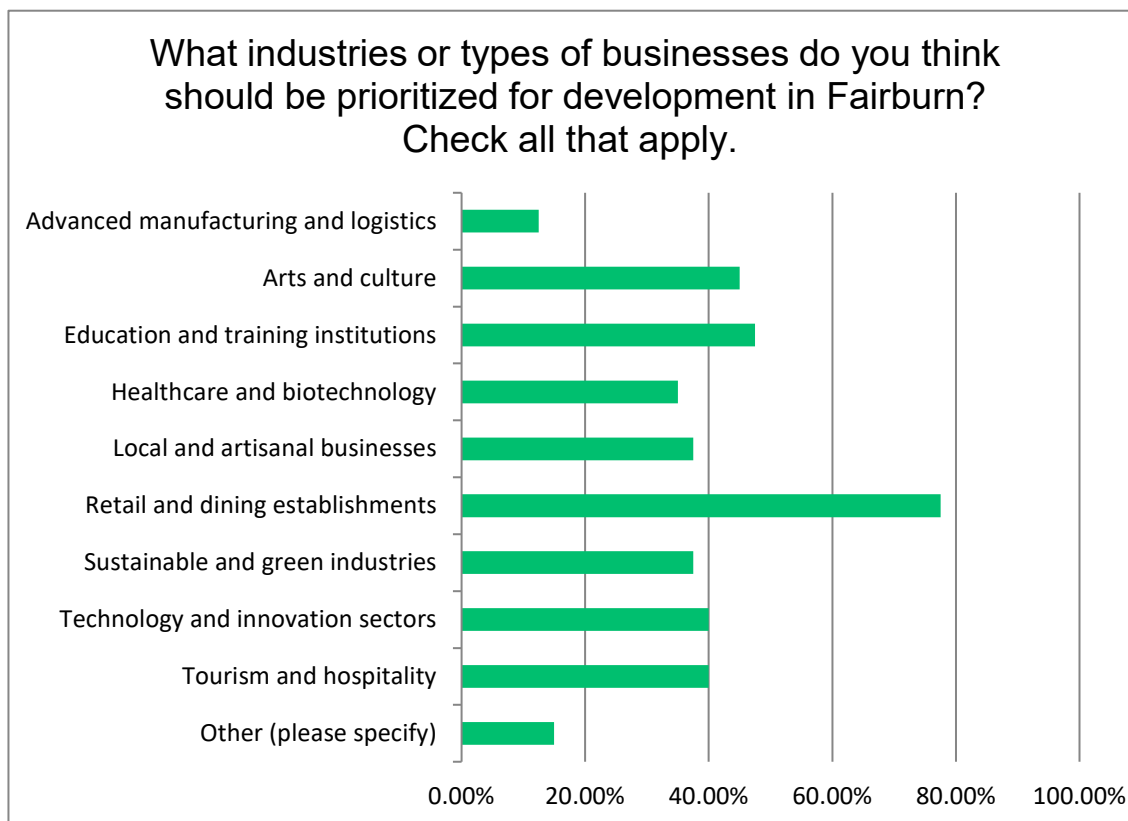


What do you believe are the key drivers of economic development in Fairburn? Check all that apply



Other:

- Walkable green space
- Changing ordinance to stop property/store owners from holding the city economic hostage by using storefronts for storage space, especially on main streets.

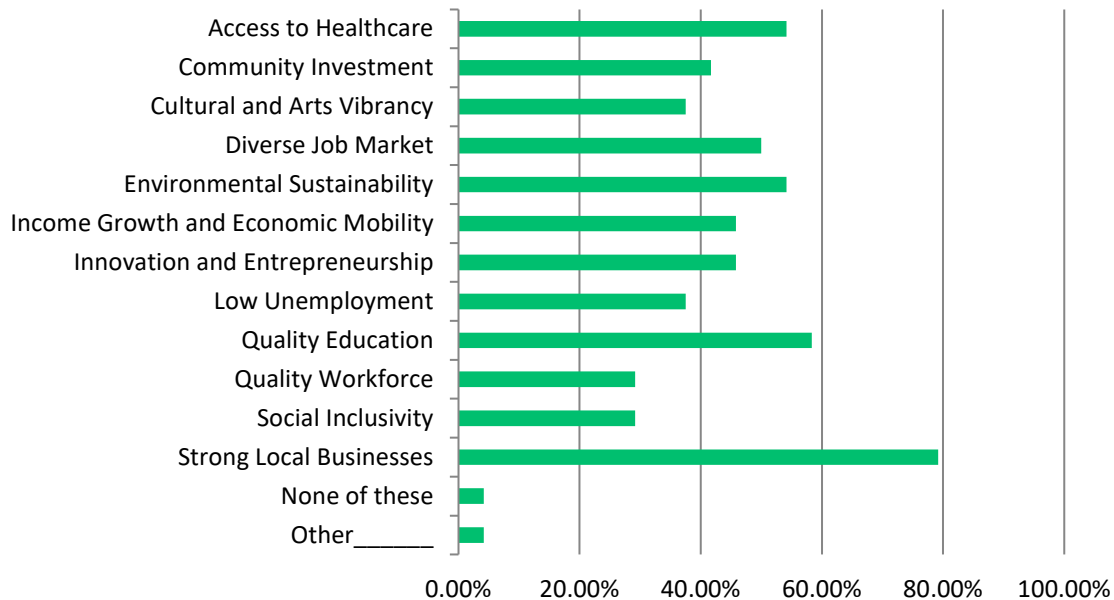


Other:

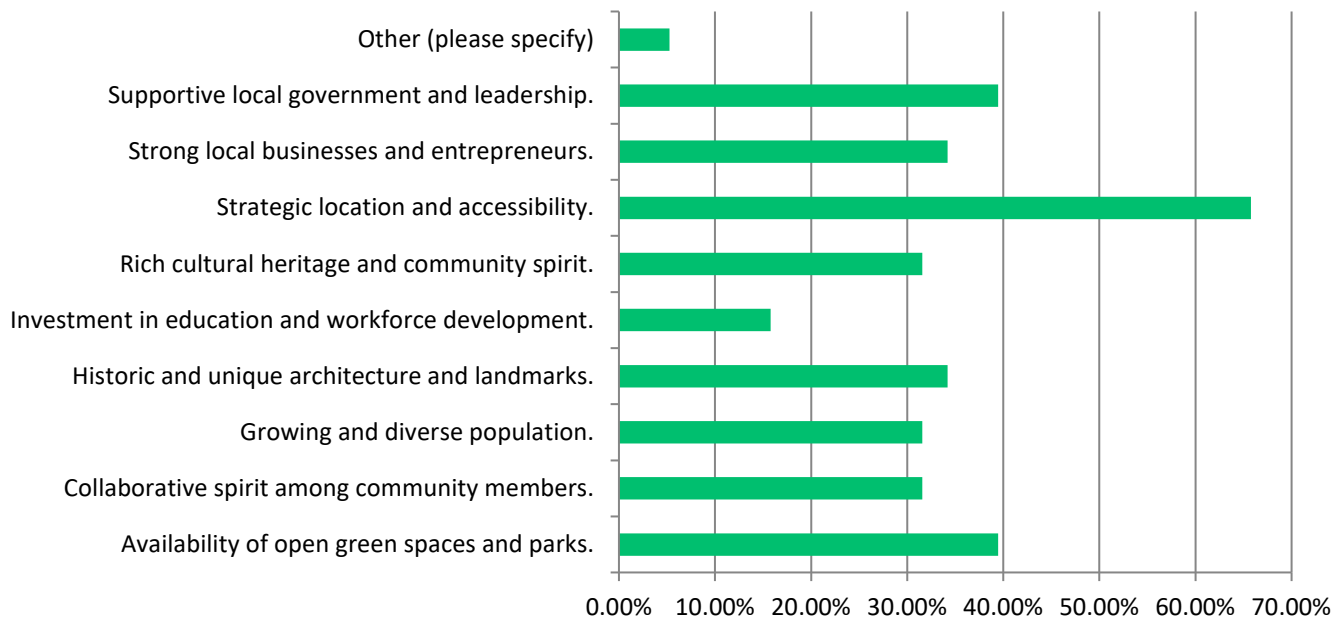
- Make Main Street a place people want to visit for fun shopping and restaurants.
- Outdoor tourism through public park & trail improvements
- Healthy Supermarket -Sprouts or Trader Joes
- Nature preserves instead of cutting down every tree in town.
- Stores people want to shop at.
- Independent book stores, tea room/coffee shop, co-working space, bakery
- Walkable green space
- Changing ordinance to stop property/store owners from holding the city economic hostage by using storefronts for storage space, especially on main streets.



How would you define a successful and thriving local economy for Fairburn? Check all that apply.



Strengths and Opportunities: What do you believe are Fairburn's greatest strengths or assets that can contribute to economic growth and development?





Vision for Fairburn.

- Thriving downtown with access to amenities and focus on local businesses
- Renovate downtown and draw investors into vibrant small businesses to make Fairburn a place people want to visit. Also, MUST restore the OCC Courthouse! Come up with a profit center to host art exhibits, etc. to draw people to our town.
- More retail and dining experiences and a quality grocery store
- Not just situated to succeed, because that means we're not succeeding due to our own fault—we're situated otherwise, after all. Rather, succeeding through equally engaged Black, Latino, and White community members. No more loss of wooded K. Improvement of existing public outdoor spaces. Affordable, independent, quality constructed housing.
- Reliable infrastructure, better outdoor activities, sidewalks, underground utilities, focus on local business.
- That it becomes just as much of a thriving community as they have up North. We need green walking space vibrant parks, a vibrant downtown, small dining establishments not fast food chain restaurants. It would be nice if this could even be a technology hub or biotech hub in Georgia. We have the space we just have to be mindful the businesses are sustainable and environmentally friendly. Fairburn has so much potential. I would like to see it look like a Sandy Spring or downtown Decatur. Or an area like the Trililth area in Fayetteville.
- Having more resources for residents
- All inclusive suburban community that offers retail and sustainable industry. Moratorium on fast food eateries and restaurants.
- Continuing to develop a growing economy. Make a collaborative effort to move the dumpsite.
- An enclave that illustrates global and futuristic prosperity for all citizens
- To become a destination city with smart growth principles.
- Stable and diverse community with controlled growth and businesses supported by our residents.
- Fairburn already has enough large Businesses. There is only one Park and no Nature Preserve whatsoever. The roads here will not handle the Traffic they already have. We need our Roads and the Traffic Pattern improved very badly!
- Being more open to assisting its residence as opposed to turning a blind eye when things are promised and they to pull through.
- Retail/ dine in restaurants and parks and trails
- Smart growth. Attracting profitable new businesses while maintaining a livable environment for residents.
- Less subdivisions more community neighborhoods
- Constant improvement
- Quality in all areas equivalent to neighboring cities
- Create more affordable housing for the middle class families. Create more green space and walking paths. Improve traffic on Senioa Rd and Attract better quality restaurants and grocery stores. Improve the look of Downtown Fairburn.



Please identify any specific places within Fairburn you believe currently or have the opportunity to contribute to its economic well-being and sense of place.

(Answers paraphrased)

- Downtown - We need coffee shops and antique stores and restaurants.
- We need a vibrant Main Street and utilize the beautiful historic properties in our town, including the Courthouse.
- Senoia road can have quality dining and downtown Fairburn has the opportunity to bring quality restaurants
- Affordable locally-owned restaurants (with a consistent schedule) in the train depots. Public parks & trails. The old Campbell County courthouse.
- Improve outdoor recreation including walking and biking ways. Always increases demand for housing and attracts active healthy families. Which usually have professional jobs and resources
- Youth Center
- Local restaurants and businesses.
- Hwy 74, HWY 92, and downtown corridor
- We property Owners feel there are too many large businesses already. We need more Parks and Green Spaces for all the residents.
- Landmark Christian Academy, the downtown Fairburn area, and the Housing Authority
- The stage and grass area in downtown Fairburn
- The entire stretch of Broad Street/ Roosevelt. Any property owners using storefronts for storage instead of retail. Business spaces being utilized as residential. Amounts to holding the city's economy hostage. Intersection corners of South Fulton Pkwy and Campbellton-Fairburn (Hwy 92??) should be utilized for retail not warehouse. Would be perfect for an outdoor mall similar to The Avenue in PTC.
- John Rivers Rd

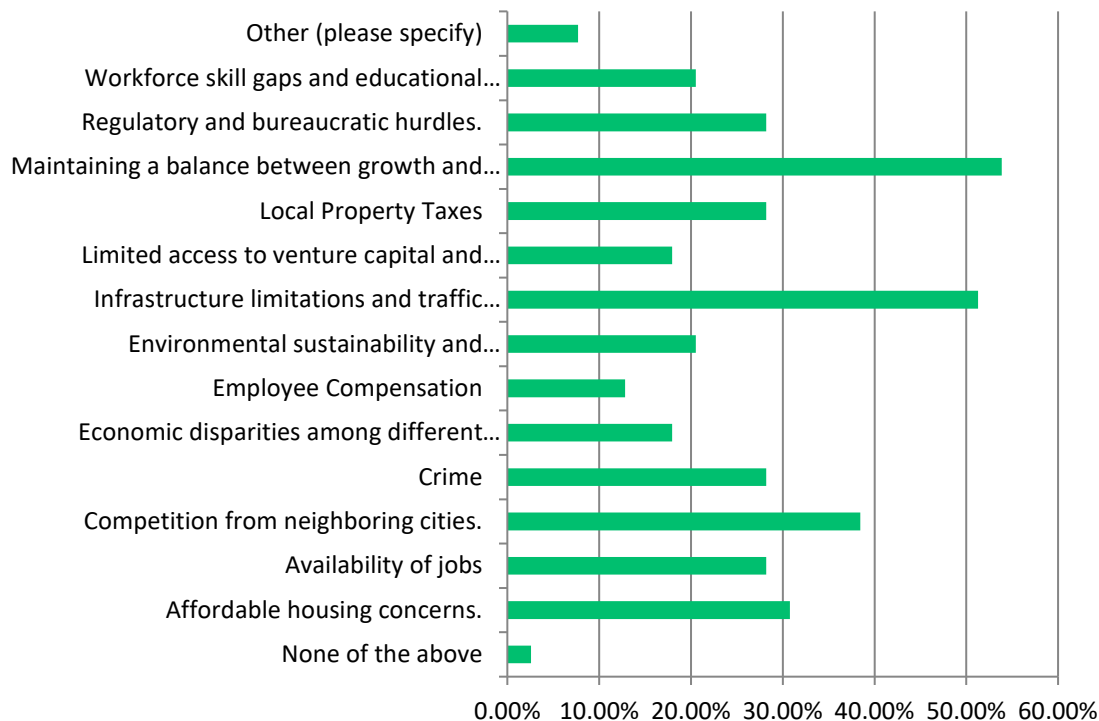


What opportunities or untapped potential do you see for Fairburn's economic development? (Answers paraphrased)

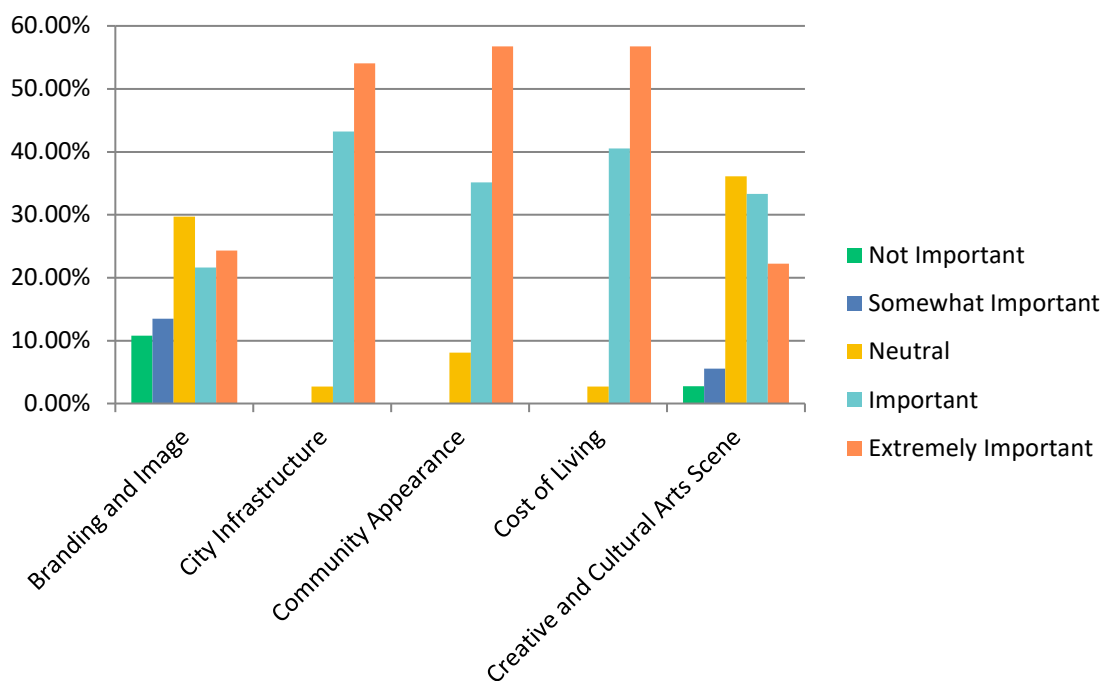
- Downtown
- Parks with walking trails & Grocery Store & Better Access to Healthcare
- Restore Main Street! Attract small business owners to come to Fairburn for a day of shopping, dining, and entertainment. Host craft fairs like Newnan. The Courthouse could also be used for that. Bring life to the city like it was in the 1970s and 1980s when I grew up here.
- Too many warehouses, not enough retail, restaurants, entertainment for residents
- "FAIRBURN POWER" stickers, tshirts, hoodies, like on the metal disks on the power lines. Old Campbell County courthouse. Connection to Marta.
- Growing and supporting local businesses. Attaching young professionals and families. By creating active friendly development and public right ways
- Constructing a greenway walking bike path.
- our location in proximity to airport and Atlanta
- All inclusive community that offers an anchor retail plaza and grocery store.
- There are more subdivisions coming up which is rising the population.
- Generational prosperity
- Scouting Fortune 500 businesses & taking full advantage of its natural resources with state driven incentives
- Bringing events to the community.
- Sit down restaurants and walking/biking trails
- Ensuring that the zoning is consistent with the city's vision.
- Connections with industrial businesses to support/assist smaller businesses.
- Added green space, biking and walking trails for families. Shopping centers with healthy grocery store options and restaurants.
- More local "mom & pop" and boutique businesses and restaurants
- It has the potential to be a powerful economic driver like Delmar Loop (<https://visittheloop.com>). Cottage communities would also be advantageous providing affordable housing and mid-term rental revenue opportunities for corporate housing and/or newly relocated families.
- By fostering an environment for tech innovation including coworking spaces for folks who work from home would be ideal.
- There is a lots of land to build more restaurants, hospital, shops, shops, and high end family homes.
- Towns such as Senoia, College Park, East Point and even Woodstock would be communities I would pull inspiration from.
- Invest in industries besides manufacturing. We don't need another factory. We need table cloth restaurants. Mixed use real estate and more drivers to downtown. A viable grocery store without outdated products and rats would help also.



What challenges or obstacles do you think Fairburn faces in achieving its economic development goals? Check all that apply



How important are the following factors to you?



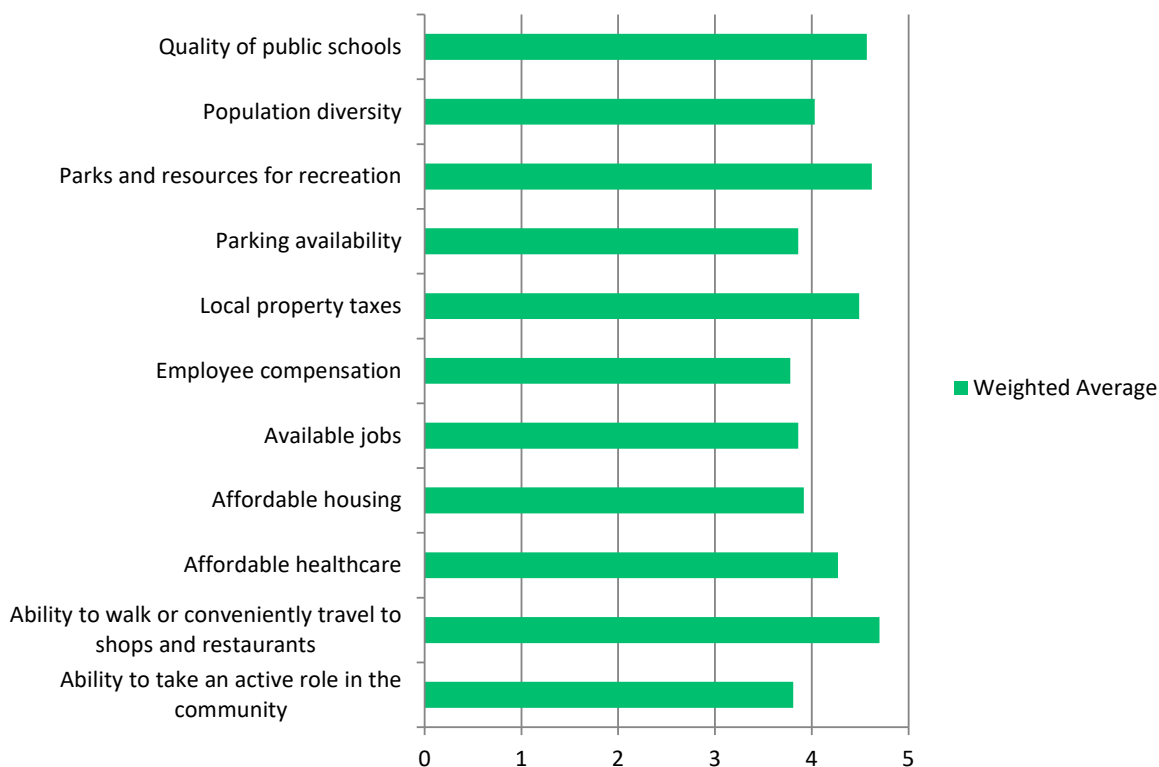


Are there any concerns related to economic development that you would like to share? (Answers paraphrased)

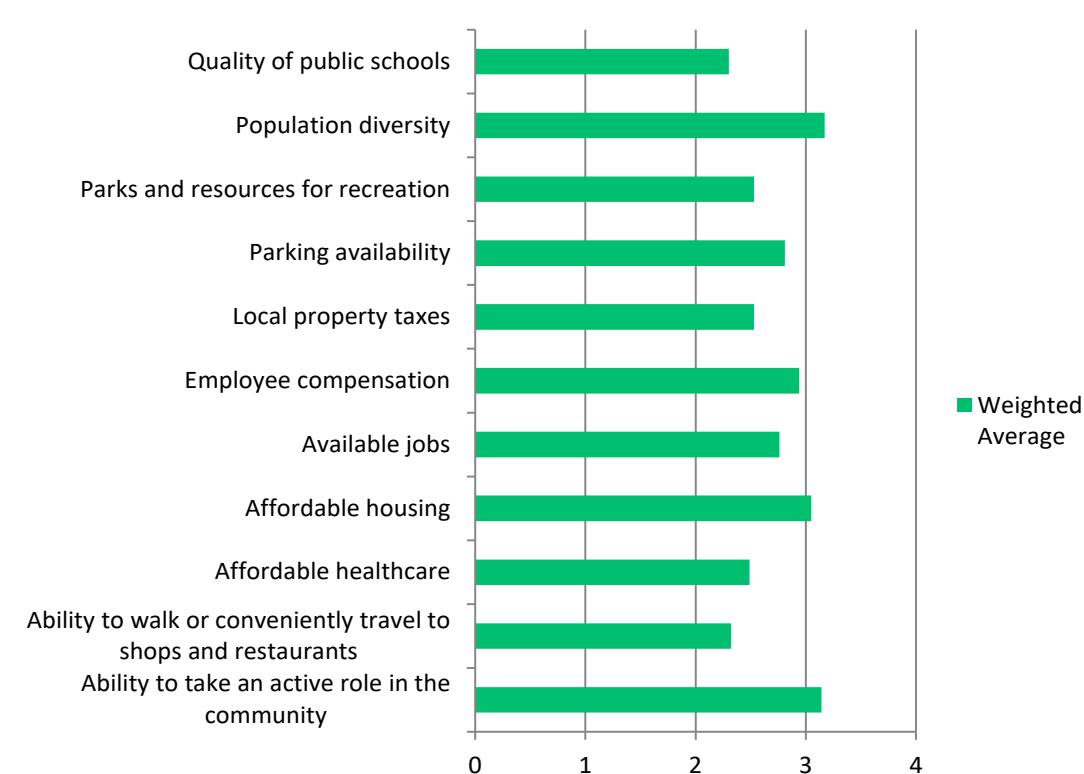
- Storefronts are terrible. Until business get started, the fronts need restoration.
- Rapid loss of wooded spaces due to haphazard planning and zoning; a longterm strategic plan is needed for planning & zoning. Lack of downtown/local ice cream & coffee shop.
- We must improve the parks and healthy lifestyle accessibility.
- Only concern is that there is infrastructure put in place to support the growth as well as education as a concern could be with the growth we will have overcrowded classroom so they'll be plans to add more schools
- Too much industrial and ware houses.
- I suggest that Fairburn engage every citizen to buy-in for the sake of legacy
- Development of HWY 74 into a highly populated fast-food outlet. Not a wise usage of raw land. Land should have been developed into a major commercial/retail/office node with small & moderate sized businesses along with white tablecloth restaurants.
- Please limit high-density housing, at least on the west side of town.
- Factories/large Companies that have been built so close to our Homes
- No updated grocery store within the city or upscale places to eat
- My concern is whether we can grow in a way that will attract the type of businesses and families that will contribute positively to the development of Fairburn.
- I would like to see customer service classes and certifications established in Fairburn. The community can be known for having excellent customer service in all new businesses and establishments.
- Quality of life
- The city is growing faster than the infrastructure. All the apartments being built are going to cause congestion. There are no decent food options so people are going to continue to spend their money in surrounding cities.
- The city is generally a stagnant bedroom community of Atlanta. Although there has been some development, it is on a small scale lacking quality and sophistication to attract higher income families or major dining and entertainment experiences/businesses. Schools are low achieving, and there is little here for young people to do for optimum development of interests, talents, and skills.
- People moving to Fairburn are coming from areas where driving fast is the norm.
- The aggressive building in Fairburn without supporting road projects will eventually drive residents away.
- 74 is an example of the worst kind of suburban sprawl. Low quality investment. Don't let downtown languish in favor of easy development on the city's periphery.
- High quality education for my kids.
- Our property taxes increase with very little to show for it for Fairburn.

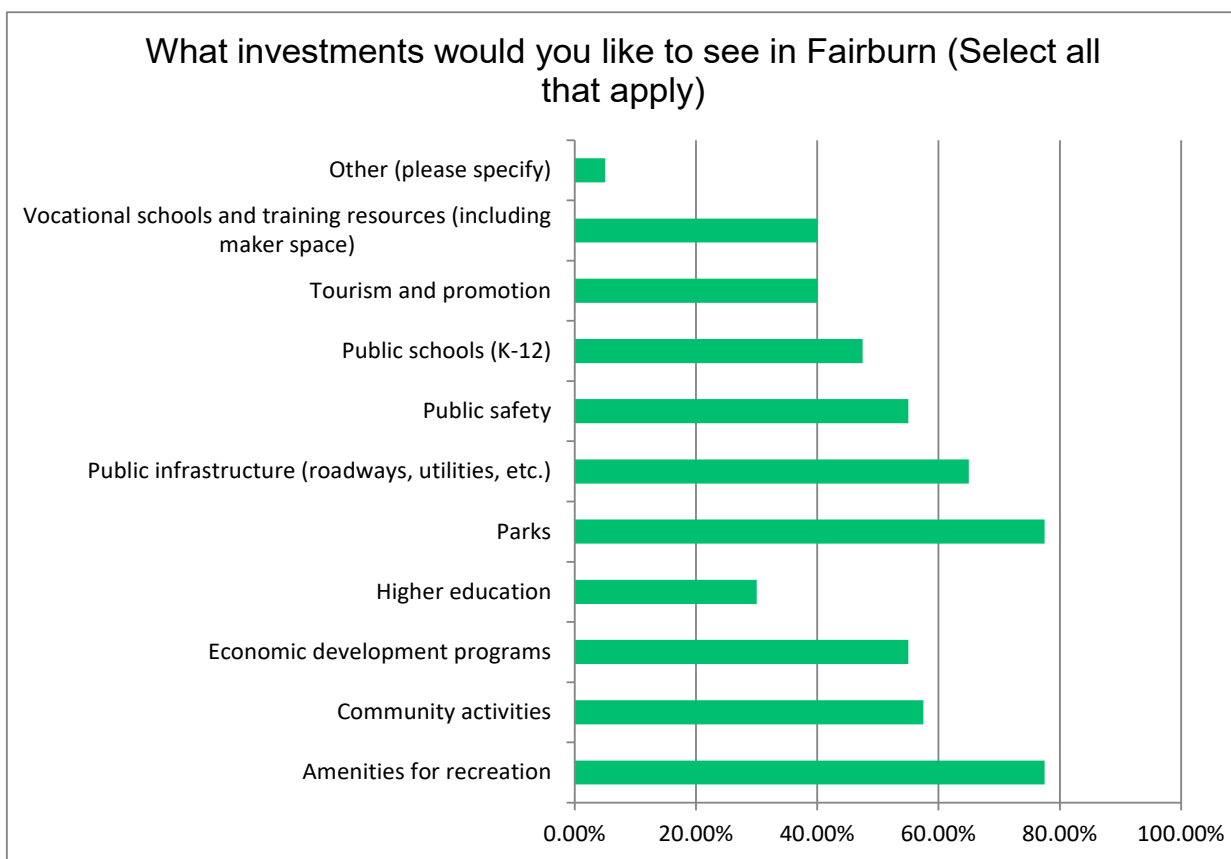


How important are the following factors to you?



Please rate Fairburn on the following factors.





Other:

- Animal Preserves and Parks
- A hybrid co-working and tech incubator would attract higher paying jobs locally and remote. It also creates an environment of innovation.



Industry Cluster NAICS Codes

Industry Cluster	Detailed	NAICS
Building and Infrastructure Construction	Residential Building Construction	2361
Building and Infrastructure Construction	Nonresidential Building Construction	2362
Building and Infrastructure Construction	Utility System Construction	2371
Building and Infrastructure Construction	Highway, Street, and Bridge Construction	2373
Building and Infrastructure Construction	Building Equipment Contractors	2382
Building and Infrastructure Construction	Other Specialty Trade Contractors	2389
Food Manufacturing/Processing	Fruit and Vegetable Preserving and Specialty Food Manufacturing	3114
Food Manufacturing/Processing	Beverage Manufacturing	3121
Wood Product Manufacturing	Veneer, Plywood, and Engineered Wood Product Manufacturing	3212
Wood Product Manufacturing	Other Wood Product Manufacturing	3219
Plastics Product Manufacturing	Plastics Product Manufacturing	3261
Metal, Electrical, and Power Manufacturing	Nonferrous Metal (except Aluminum) Production and Processing	3314
Metal, Electrical, and Power Manufacturing	Architectural and Structural Metals Manufacturing	3323
Metal, Electrical, and Power Manufacturing	Navigational, Measuring, Electromedical, and Control Instruments Manufacturing	3345
Metal, Electrical, and Power Manufacturing	Electrical Equipment Manufacturing	3353
Durable Goods Wholesalers	Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers	4231
Durable Goods Wholesalers	Furniture and Home Furnishing Merchant Wholesalers	4232
Durable Goods Wholesalers	Lumber and Other Construction Materials Merchant Wholesalers	4233
Durable Goods Wholesalers	Professional and Commercial Equipment and Supplies Merchant Wholesalers	4234
Durable Goods Wholesalers	Household Appliances and Electrical and Electronic Goods Merchant Wholesalers	4236
Durable Goods Wholesalers	Miscellaneous Durable Goods Merchant Wholesalers	4239
Nondurable Goods Wholesalers	Drugs and Druggists' Sundries Merchant Wholesalers	4242
Nondurable Goods Wholesalers	Grocery and Related Product Merchant Wholesalers	4244
Nondurable Goods Wholesalers	Chemical and Allied Products Merchant Wholesalers	4246
Nondurable Goods Wholesalers	Miscellaneous Nondurable Goods Merchant Wholesalers	4249



Industry Cluster	Detailed	NAICS
Retailers	Automobile Dealers	4411
Retailers	Automotive Parts, Accessories, and Tire Retailers	4413
Retailers	Building Material and Supplies Dealers	4441
Retailers	Grocery and Convenience Retailers	4451
Retailers	Electronics and Appliance Retailers	4492
Retailers	Department Stores	4551
Retailers	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers	4552
Retailers	Health and Personal Care Retailers	4561
Retailers	Gasoline Stations	4571
Retailers	Clothing and Clothing Accessories Retailers	4581
Retailers	Used Merchandise Retailers	4595
Logistics and Transportation	Rail transportation	4821
Logistics and Transportation	Other Transit and Ground Passenger Transportation	4859
Logistics and Transportation	Air Traffic Control	4881
Logistics and Transportation	Freight Transportation Arrangement	4885
Logistics and Transportation	Couriers and Express Delivery Services	4921
Logistics and Transportation	General Warehousing and Storage	4931
Digital Production	Motion Picture and Video Industries	5121
Finance and Insurance	Depository Credit Intermediation	5221
Finance and Insurance	Other Financial Investment Activities	5239
Finance and Insurance	Agencies, Brokerages, and Other Insurance Related Activities	5242
Real Estate and Leasing	Lessors of Real Estate	5311
Real Estate and Leasing	Offices of Real Estate Agents and Brokers	5312
Computer System Services	Computer Systems Design and Related Services	5415
Investigation and Security Services	Investigation and Security Services	5616
Education	Elementary and Secondary Schools	6111
Education	Educational Support Services	6117
Medical Offices	Offices of Physicians	6211
Medical Offices	Offices of Dentists	6212
Medical Offices	Offices of Other Health Practitioners	6213
Child and Elderly Care	Home Health Care Services	6216
Child and Elderly Care	Nursing Care Facilities (Skilled Nursing Facilities)	6231
Child and Elderly Care	Child Care Services	6244



Industry Cluster	Detailed	NAICS
Accommodations	Traveler Accommodation	7211
Eating and Drinking Places	Drinking Places (Alcoholic Beverages)	7224
Eating and Drinking Places	Restaurants and Other Eating Places	7225
Personal Services	Personal Care Services	8121
Personal Services	Death Care Services	8122
Personal Services	Drycleaning and Laundry Services	8123
Personal Services	Other Personal Services	8129
Religious and Civic Services	Religious Organizations	8131
Religious and Civic Services	Grantmaking and Giving Services	8132
Religious and Civic Services	Civic and Social Organizations	8134
Religious and Civic Services	Business, Professional, Labor, Political, and Similar Organizations	8139
Local Public Administration	Elementary and Secondary Schools (Local Government)	9036
Local Public Administration	Local Government, Excluding Education and Hospitals	9039



Industry Cluster	Detailed	NAICS
Building and Infrastructure Construction	Residential Building Construction	2361
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Nondurable Goods Wholesalers	Grocery and Related Product Merchant Wholesalers	4244
Nondurable Goods Wholesalers	Chemical and Allied Products Merchant Wholesalers	4246
Nondurable Goods Wholesalers	Miscellaneous Nondurable Goods Merchant Wholesalers	4249



Quick Guide: Georgia Workforce Development Programs

Georgia Quick Start

- Description: Internationally acclaimed provider of workforce training solutions for businesses creating and saving jobs in Georgia.
- Scope: Customized training for various industries, including manufacturing, distribution, headquarters operations, and more.
- Approach: Utilizes the Quick Start Process involving detailed discussions, job analysis, and tailored workforce training.
- Contact: Rodger Brown, Executive Director, Marketing and Strategic Media - rbrown@georgiaquickstart.org | [Georgia Quick Start](#)

Intellectual Capital Partnership Program (ICAPP)

- Description: Economic development program of the University System of Georgia.
- Focus: Utilizes resources of Georgia's public colleges and universities to enhance the state's economic development.
- Target: Addresses skills gaps through customized, accelerated education and knowledge for workers in high demand and short supply.
- Contact: Mark F. Lytle, Vice Chancellor for Economic Development - Mark.Lytle@usg.edu

Workforce Investment Act (WIA)

- Description: Business-led boards developing strategic plans using federal workforce development resources.
- Structure: Divided into twenty workforce areas, each with a local board making decisions on supported training.



- Objective: Meet business needs for skilled workers and individual needs for training, education, and employment.
- Contact: Georgia Dept. of Economic Development, Workforce Division - workforce@georgia.gov

Tax Credit for Adult Basic Skills Education

- Description: Encourages businesses to provide or sponsor basic skills education programs for employees.
- Credit Calculation: One-third of education costs per full-time equivalent student or \$150 per student, whichever is less for each employee that successfully completed an approved adult basic skills program.
- Eligibility: Employees attending 4 hours/week for 44 weeks. Focus on enhancing reading, writing, or mathematical skills.
- Administration: Managed by the Georgia Technical College System of Georgia.
- Contact: Rachelle Taylor, Administrative Assistant - rtaylor@tcsg.edu | [Georgia Education Tax Credit Procedures Guide \(tcsg.edu\)](#)



Quick Guide: Georgia Department of Economic Development Programs

Description: The state supports entrepreneurs and the growth of small businesses with assistance from many agencies and through the Georgia Department of Economic Development (GDEcD).

Scope: Resources for small businesses, including direct services to small companies, business-to-business opportunities, local community support, and business and community association connections.

Direct Services to Small Companies

- Tax credits for jobs, investment, research and development and tax exemptions.
- One-on-one interaction for resources, connections, incentives and regional expertise. See regional map on following page for contact information.
- Connecting technology-oriented businesses and start-ups with direct access to university and technical college applied research, commercialization, resources, incubation, technology connections, matching grant funds and potential investor networks www.georgia.org/center-of-innovation
- Export assistance provides knowledge and connections to get Georgia products to the world www.georgia.org/international/trade/exporter-services
- Web-based small business resource directory www.georgia.org/smallbusiness

Business-to-Business Opportunities

- Georgia Suppliers: Matches Georgia suppliers with other in-state companies.
- Mentorship Program: Facilitates a mentorship program linking small Georgia companies with larger businesses and global corporations. [Georgia Mentor-Protege Connection](#) or [Georgia MPC](#)



- Entertainment Industry Directory: Maintains a comprehensive directory of businesses in Georgia’s entertainment industry for filmmakers and production companies. [Georgia Film](#)

Local Community Support

- Resource Equipping: Provides resources and tools to all Georgia communities, fostering local business growth and sustaining an entrepreneurial environment.
- Best Practices: Shares best practices to support growing businesses and encourage entrepreneurial efforts.
- Professional Development: Offers professional development and community strategic planning. [Entrepreneurial Communities](#)

Business and Community Association Connections

- Outreach: Builds relationships and partnerships through broader outreach to businesses and leadership.
- Resource Leveraging: Leverages resources and opportunities to increase jobs and investment.

Contact: Mary Ellen McClanahan, Director, Community & External Alliances
memccclanahan@georgia.org



Quick Guide: Environmental Finance Authority (GEFA)

GEFA assists local governments in constructing and rehabilitating water, sewer, and solid-waste facilities for public and commercial development. Finances land acquisition for permanent conservation status.

Georgia Fund Program

The Georgia Fund Program is the best suited for economic development projects because of its flexibility and turnaround time.

- Eligible Applicants: Cities, counties, water, and sewer authorities.
- Eligible Projects: Water and sewer capital improvements projects (excluding stormwater).
- Loan Conditions: Interest rates fluctuate, visit GEFA for the most up to date information; 1% closing fee; max. 20 years term. Simple interest loan with no prepayment penalties.
- Funds Available: Varies yearly, averages \$50 million; max. loan from Georgia Fund per year is \$3 million.
- Deadline: Applications accepted anytime; first-come, first-served basis.
- Contact: Arlene Durrah, Georgia Fund Program Manager arlene@gefaga.gov

Clean Water State Revolving Fund (SRF)

- Eligible Applicants: Cities, counties, water, and sewer authorities.
- Eligible Projects: Various wastewater and sewer projects; land conservation projects.
- Loan Conditions: Interest rates fluctuate, visit GEFA for the most up to date information; 1% closing fee; max. 20 years term. Simple interest loan with no prepayment penalties. Because funds are federal, the projects must include facility planning, environmental review, public participation, project



inspection, and minority/women's business participation.

- Funds Available: Multiple projects funded; max. loan per year is \$25 million.
- Deadline: Applications accepted anytime; pre-application period usually November 1 – December 31.
- Contact: Jason Bodwell, Senior Program Manager jason@gefa.ga.gov

Solid Waste Facilities Loan Program

- Eligible Applicants: Georgia local governments with recycling and solid-waste facilities.
- Eligible Projects: Collection, treatment, recycling, composting, or disposal of solid waste.
- Loan Conditions: Interest rate based on most recent general obligation bond sale; max. 20 years term; 1% closing fee.
- Funds Available: Max. \$3 million per loan; priority for recycling and waste management.
- Contact: Arlene Durrah, Georgia Fund Program Manager arlene@gefa.ga.gov

Drinking Water State Revolving Fund (DWSRF)

- Eligible Applicants: Cities, counties, water, and sewer authorities.
- Eligible Projects: Ensure public health and compliance for water systems.
- Loan Conditions: Interest rates fluctuate, visit GEFA for the most up to date information; 1% closing fee; max. 20 years term. Simple interest loan with no prepayment penalties. Because funds are federal, the projects must include facility planning, environmental review, public participation, project inspection, and minority/women's business participation.
- Funds Available: Multiple projects funded; max. loan per year is \$25 million.
- Deadline: Applications accepted anytime; pre-application period usually November 1 – December 31.
- Contact: Jason Bodwell, Senior Program Manager jason@gefa.ga.gov



Environmental Emergency Loan Program

- Eligible Applicants: Cities, counties, water, and sewer authorities.
- Eligible Projects: Water or sewer capital improvement for emergencies threatening health or safety.
- Loan Conditions: 2.0% interest rate; max. 10 years term; 1% closing fee.
- Funds Available: Max. \$300,000 per year per community.
- Deadline: Applications accepted anytime; first-come, first-served basis.
- Contact: Arlene Durrah, Georgia Fund Program Manager arlene@gefa.ga.gov



Quick Guide: City & Local Economic Development Tools

Downtown Development Authorities (DDAs) in Georgia

- Enactment: O.C.G.A. §36-42-1 et seq (1981)
- Purpose: Develop and promote trade, commerce, industry, and employment opportunities; revitalize central business districts.
- Creation Steps:
 - Pass a resolution declaring the need for a DDA.
 - Designate downtown area boundaries.
 - Appoint seven directors; file resolution copies with authorities.
- Board Composition: Seven directors; at least four with an economic interest in redevelopment; staggered six-year terms.
- Powers:
 - Sue and be sued.
 - Adopt a corporate seal.
 - Make/execute contracts; buy/sell/lease property.
 - Finance projects; issue revenue bonds.
 - Borrow money (with city council permission).
 - Apply for government grants.
 - Receive city tax monies.
 - Employ an executive director.
 - Prepare plans for downtown.
 - Serve as an urban redevelopment agency.

Tax Allocation District (TAD) / Urban Redevelopment Powers Act

- Enactment: O.C.G.A. §36-44-1 et seq
- Purpose: Revitalize blighted areas; use future taxes for infrastructure.
- Implementation:
 - Local legislation authorization.



- Local referendumCreation of redevelopment agency.
- Revenue Set Aside: Up to 10% of local tax base.
- Funds Use: Broad range for development activities.
 - Renovate, construct, preserve, restore expand or demolish buildings for business, commercial, industrial, government, education, public or private housing, social activity, governmental services
 - Historic properties
 - Green spaces
 - Mass transit and pedestrian facilities
 - Telecommunications infrastructure
 - Water and sewer lines; streets; sidewalks; parking facilities; public parks; building construction; building rehabilitation, housing, and land assembly

Land Bank Authorities

- Enactment: O.C.G.A. 48-4-60 et seq (1996)
- Purpose: Acquire tax-delinquent properties; manage, sell, or dispose.
- Creation: Intergovernmental cooperative agreement between cities and county.
- Property Acquisition: Direct purchase or bid at tax sale.
- Composition: Four members; two appointed by mayor, two by county commission.
- Tax Forgiveness: Considered upon sale; focus on low-income housing benefits.



Community Improvement District (CID)

- Enactment: Georgia Constitution Article IX, Section 7
- Purpose: Self-imposed tax for district improvements; leverages state and federal funds.
- Creation Steps: Local act, city/county consent, written consent from property owners.
- Assessment Limit: Cannot exceed 2.5% of assessed property value.
- Debt: Permitted; not an obligation of the State.
- Funds:
 - Street/road construction and maintenance
 - Parks and recreation facilities
 - Storm water and sewage collection and disposal systems
 - Water development, storage, treatment, purification and distribution facilities; public transportation
 - Terminal and dock facilities; and parking facilities
- “Such other services and facilities as may be provided for by general law”

Business Improvement District (BID)

- Enactment: O.C.G.A. §36-43-1 et seq
- Purpose: Taxing property owners for expanded services in designated districts. BIDs are special districts in which property owners agree to be taxed at a higher rate than the rest of the community in order to pay for expanded services that are not already being provided to the city as a whole.
- Creation Steps:
 - Petition with area plan, agreement of 51% taxpayers.
 - Plan must include boundaries, services, millage (1 to 3 mil max), budget, time frame.



- Sunset: 10-year sunset, renewable.
- Funds Use:
 - Advertising
 - Promotion
 - Sanitation
 - Security
 - Business recruitment and retention



Quick Guide: Georgia Department of Community Affairs Programs

Community Development Block Grant (CDBG) Program

- Description: Economic development component focused on expanding opportunities for low- and moderate-income individuals. Funds viable projects that create or retain jobs for low- and moderate-income persons that would not take place without CDBG funds.
- Scope: Eligible applicants include units of general-purpose local government (excluding certain cities and counties).
- Approach: Projects may include real property acquisition, public facilities construction, site improvements, and private business loans. Loans usually below-market rates, with favorable terms. Job creation is a significant competitive factor.
- Contact: Brock Smith, Manager, Office of Economic Development, Community Development and Finance Division, Georgia Department of Community Affairs. Brock.smith@dca.ga.gov

Employment Incentive Program (EIP)

- Description: Capitalized with State CDBG funds for private businesses to carry out economic development projects that focus on employment opportunities for low- and moderate-income individuals.
- Scope: Three eligible activities: public infrastructure, loans to sub-recipient businesses, and assistance to local development entities.
- Approach: Maximum grant or loan amount: \$500,000. Each dollar in EIP funds must leverage a minimum of one private dollar.
- Contact: Gabriel Morris (EIP Public Infrastructure) gabriel.morris@dca.ga.gov, Staci Tillman (EIP Loans-to-business projects) staci.tillman@dca.ga.gov



Regional Economic Business Assistance (REBA) Program

- Description: Specialized economic development tool for significant projects. Targets non-rural counties, supporting local, regional, or statewide initiatives.
- Scope: General-purpose local governments, local-government authorities, regional development centers, and state agencies.
- Approach: Funds can be used for public land acquisition, site development, infrastructure improvements, and publicly owned assets. Assistance amounts vary based on recommendation from Georgia Department of Economic Development.
- Contact: Inna Horuzhik, Incentives Program Manager
inna.horuzhik@dca.ga.gov

Downtown Development Revolving Loan Fund (DDRLF)

- Description: Provides below-market-rate financing for capital projects in historic downtown areas to support efforts to revitalize and enhance downtown areas.
- Scope: Targets municipalities and counties with a population less than 100,000 and development authorities. Applicants should demonstrate a clearly identified project.
- Approach: Maximum grant or loan amount: \$250,000, typically ten-year repayment period. Funds can be used for real estate acquisition, development, rehabilitation, and purchase of equipment.
- Contact: Kim Carter, EFDP OneGeorgia Program Manager
kim.carter@dca.ga.gov



Redevelopment Fund (RDF)

- Description: Provides flexible grants and loans for challenging economic and community development projects. Focus on eliminating slum and blight, supporting public/private partnerships.
- Scope: General-purpose local government (excluding certain cities)
- Approach: Maximum grant or loan amount: \$500,000. Loans underwritten with standard commercial procedures, collateralized, interest rates determined case-by-case.
- Contact: Staci Tillman, Economic Development Program Manager
staci.tillman@dca.ga.gov

Local Revolving Loan Funds (RLF)

- Description: Aims to create job opportunities for low- and moderate-income persons. Capitalized with CDBG Employment Incentive Program (EIP) grants for new or expanding businesses.
- Scope: For-profit businesses, local development authorities.
- Approach: Local RLF committee reviews applications based on locally adopted policies. Competitive applications emphasize job creation, financial commitments, debt servicing ability, personal guarantees, and collateral.
- Contact: Michael Casper, Compliance Manager michael.casper@dca.ga.gov



Equity Fund

- Description: The Equity Fund is a flexible financing tool providing financial assistance, including grants and loans, to eligible rural communities for economic development. It aims to enhance citizens' health, welfare, safety, and economic security by developing and retaining employment opportunities and improving infrastructure.
- Scope: Eligible recipients include general-purpose local governments, local government authorities, and joint or multi-county development authorities in rural counties with high poverty rates. Sub-recipients may be for-profit or non-profit entities. Grants/Loans range from \$500,000 to \$1,000,000 per project, depending on regional impact, support from neighboring counties, and local investment.
- Approach: Grant funds require local investment, demonstrating potential return on investment. Business growth loans have a 3% interest rate, 5-7 years for machinery and equipment, and 20 years for real estate. Speculative building loans are interest-free for five years, requiring a marketing plan and local investment.
- Contact: Kim Carter, EFDP OneGeorgia Program Manager
kimcarter@dca.ga.gov

Entrepreneur and Small Business Loan Guarantee Fund (ESB)

- Description: The ESB Loan Guarantee Program provides loan guarantees to accredited Georgia financial lenders to encourage gap financing for small business growth in economically stressed counties.
- Scope: Eligible lenders include state or federally chartered banks in Georgia. Businesses must be for-profit, located in eligible rural counties, and meet specific criteria.
- Approach: ESB guarantees up to 50% of private bank loans (\$35,000 to



\$250,000) with a 10% equity injection by the borrower.

- Contact: Coleen Gelot, Economic Development Consultant coleen.gelot@dca.ga.gov inspection, and minority/women's business participation.
- Funds Available: Multiple projects funded; max. loan per year is \$25 million.
- Deadline: Applications accepted anytime; pre-application period usually November 1 – December 31.
- Contact: Jason Bodwell, Senior Program Manager jason@gefa.ga.gov

Economic Development, Growth, & Enterprise (EDGE) Program (OneGeorgia)

- Description: The EDGE Fund is a specialized economic development tool providing “deal-closer” funds for competitive projects in rural counties with high poverty. It aims to attract significant economic development projects to Georgia, creating jobs and generating private investment.
- Scope: Targeted for competitive projects in rural counties. Eligible applicants include general-purpose local governments, local government authorities, and joint or multi-county development authorities. Projects should retain or create jobs in Georgia.
- Approach: Funds are not limited in amount and require recommendations from the Georgia Department of Economic Development. Eligible activities include public land acquisition, site development, infrastructure improvements, and more.
- Contact: OneGeorgia Authority: Dawn Sturbaum, Senior Incentives Program Manager dawn.sturbaum@dca.ga.gov, Inna Horuzhik, Incentives Program Manager inna.horuzhik@dca.ga.gov



State Small Business Credit Initiative (SSBCI)

- Description: SSBCI, created under the Small Business Jobs Act of 2010, allocates funds to Georgia for state-administered programs to increase credit availability for small businesses
- Scope: Designed as a delegated lending model, each program aims to provide capital to small businesses, particularly in underserved markets.
- Approach: Georgia Loan Participation Program (GA LPP), Georgia Small Business Credit Guarantee Program (SBCG), Georgia Funding for CDFIs, Georgia Capital Access Program (GCAP) ranging from \$100,000 to \$500,00+ in funding.
- Contact: Holly Hunt, Program Manager Community Development and Finance Division holly.hunt@dca.ga.gov

Georgia Downtown Renaissance Fund

- Description: The Georgia Downtown Renaissance Fund supports local governments, authorities, and nonprofit organizations in revitalizing downtown districts through financing and technical assistance.
- Scope: Eligible lenders include state or federally chartered banks in Georgia. Businesses must be for-profit, located in eligible rural counties, and meet specific criteria.
- Approach: ESB guarantees up to 50% of private bank loans (\$35,000 to \$250,000) with a 10% equity injection by the borrower.
- Contact: Joanie Perry, Division Director Community Finance Division perry@dca.ga.gov, Brian Williamson, Deputy Commissioner brian.williamson@dca.ga.gov



Tourism Development Act

- Description: The Georgia Tourism Development Act (GTDA) offers state sales and use tax incentives for tourism projects to create jobs. The incentive allows recovery of a percentage of the project's development costs over a ten-year period.
- Scope: Approved companies and development authorities can apply for the GTDA sales and use tax refund for projects with a minimum investment of over \$1 million. Eligible construction of a new tourism attraction or expansion should have the ability to attract at least 25% of more of its visitors from out-of-state after the third year of operation.
- Approach: The Act defines tourism attractions as: a) cultural or historical sites; b) recreation or entertainment facilities; c) a convention hotel and conference center; d) an automobile race track with other tourism amenities; e) a golf course facility with other tourism amenities; f) marinas and water parks with lodging and restaurant facilities; or g) a Georgia crafts and products center.
- Contact: Sally Mrus, Support Services Community Development Finance Division sally.mrus@dca.ga.gov



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Finance Director Monthly Report

ITEM TYPE: Presentation

SUBMITTED: 08/21/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: Finance

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

Financial presentation for Mayor and Council.

HISTORY:

The presentation is the monthly financial presentation to the Mayor and Council for FY2023 - FY2024 through July 31, 2024.

FACTS AND ISSUES:

The presentation is the monthly financial presentation to the Mayor and Council for FY2023 - FY2024 through July 31, 2024.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Monthly Financial Report to Council 7.31.2024

CITY OF FAIRBURN

FINANCIALS FOR MONTH

ENDED July 31, 2024

CITY OF FAIRBURN GENERAL FUND

FINANCIAL HIGHLIGHT

YEAR TO DATE (YTD)
JULY 31, 2024

1. The City of Fairburn's General Fund (GF) 10th month of FY2024 operations totals as of July 31st with \$4.3M in net cash flow.
2. To date the General Fund has generated \$22.8M in Revenue with \$18.5M in General Fund Expenditures.
3. As of July 31, 2024, the City has collected 76% of its YTD revenues.
4. As of July 31, 2024, the City has expensed 57% of its budget.
5. Property and Local Option Sales Tax Revenue represents the City's General Fund primary source of operating resources.
 - Real Property Tax represents 45% of GF Revenue Tax Revenue
 - L.O.S.T represents 19% of GF Revenue Tax Revenue

CITY OF FAIRBURN GENERAL FUND

Statement of Revenues & Expenditures

FOR MONTH ENDING
JULY 31, 2024

ACCOUNT DESCRIPTION	2024 BUDGET	YTD REVENUE
Real Property Tax	\$12,706,294	\$10,861,145
Motor Vehicle Tax	\$740,000	\$663,348
Franchise Tax	\$1,550,080	\$1,277,399
Local Option Sales Tax	\$5,425,000	\$4,602,341
Business & Occupation Tax	\$980,000	\$1,085,315
Other Taxes	\$2,514,070	\$2,365,884
Licenses & Permits	\$602,100	\$282,821
Charges for Services	\$179,080	\$206,778
Fines & Forfeitures	\$800,000	\$488,151
Other Revenues	\$4,608,000	\$1,025,293
TOTAL REVENUES	\$30,104,624	\$22,858,472

CITY OF FAIRBURN GENERAL FUND

Summary of Revenues

FOR MONTH ENDING
JULY 31, 2024

Account Description	2024 Budget	July 2024 Total	YTD Revenue	% of YTD Revenue
Real Property Tax	\$12,706,294	\$80,203	\$10,861,145	85%
Motor Vehicle Tax	\$740,000	\$79,451	\$663,348	90%
Franchise Tax	\$1,550,080	\$5,129	\$1,277,399	82%
Local Option Sales Tax	\$5,425,000	\$462,825	\$4,602,341	84%
Business & Occupation Tax	\$980,000	\$3,420	\$1,085,315	111%
Other Taxes	\$2,514,070	\$66,911	\$2,365,884	94%
Licenses & Permits	\$602,100	\$30,625	\$282,821	47%
Charges for Services	\$179,080	\$38,907	\$206,778	115%
Fines & Forfeitures	\$800,000	\$55,795	\$488,151	61%
Other Revenues	\$4,608,000	\$108,966	\$1,025,293	22%
TOTAL REVENUES	\$30,104,624	\$932,231	\$22,858,472	76%

CITY OF FAIRBURN GENERAL FUND

Statement of Revenues & Expenditures

FOR MONTH ENDING
JULY 31, 2024

ACCOUNT DESCRIPTION	2024 BUDGET	YTD EXPENDITURES	% OF BUDGET
Mayor & Council	\$387,170	\$274,620	71%
City Clerk	\$401,350	\$222,052	55%
City Administrator	\$2,746,222	\$2,094,086	82%
Finance	\$1,468,877	\$860,459	61%
Technology	\$1,039,947	\$777,292	75%
Human Resources	\$681,972	\$427,923	63%
Building Operations	\$1,591,603	\$927,371	72%
Court Services	\$774,777	\$510,204	64%
Police	\$5,940,367	\$4,541,762	77%
Fire	\$5,795,853	\$3,726,223	65%
Public Works Administration	\$581,334	\$433,332	75%
General Services	\$2,206,148	\$1,295,137	67%
Maintenance & Shop	\$238,406	\$159,603	67%
Recreation Programs	\$1,385,013	\$868,226	63%
Inspection & Enforcement	\$887,274	\$438,502	49%
Planning & Zoning	\$676,056	\$289,565	45%
Economic Development	\$420,762	\$328,741	81%
Main Street	\$327,387	\$317,278	98%
Non-Departmental	\$4,662,466	\$0	0%
TOTAL EXPENDITURES	\$32,172,984	\$18,492,376	57%

PROPERTY TAX REVENUE

Tax year billing amounts

▼ 2023 - \$12,567,979

▼ 2022 - \$12,410,555

▼ 2021 - \$9,512,984

▼ 2020 - \$8,622,031

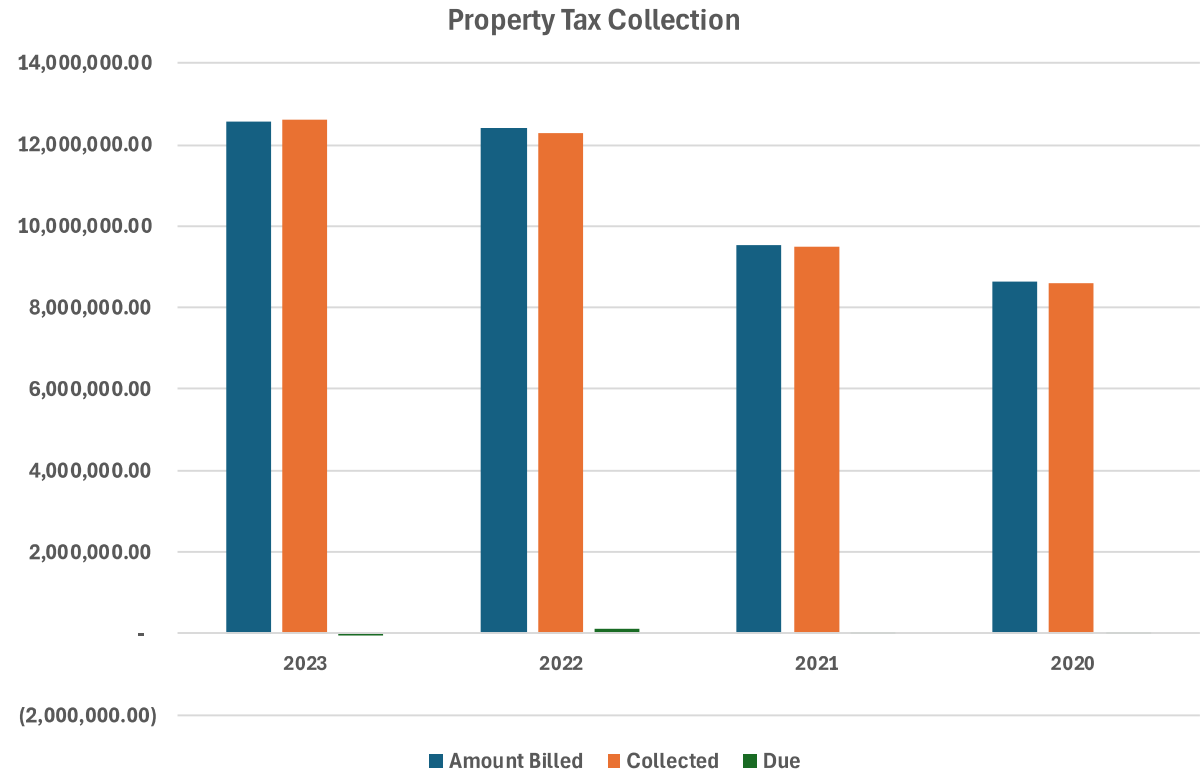
Tax year collection amounts and rate %

▼ 2023 - \$12,599,115 (100.25%)

▼ 2022 - \$12,291,567 (99.04%)

▼ 2021 - \$9,468,160 (99.54%)

▼ 2020 - \$8,590,469 (99.65%)



CITY OF FAIRBURN ENTERPRISE FUND

FINANCIAL HIGHLIGHT

YEAR TO DATE
(YTD) JULY 31, 2024

1. The City of Fairburn's Enterprise Fund (EF) 10th month of FY2024 operations totals as of July 31, 2024 \$2.8M in net cash flow.
2. To date the Enterprise Fund has generated \$18.5M in Revenue with \$15.8M in Enterprise Fund Expenditures.
3. As of July 31, 2024, the City has collected 68% of its YTD budgeted revenues.
4. To date the City has expensed 58% of its budget.

CITY OF FAIRBURN ENTERPRISE FUND

Statement of Revenues

FOR MONTH ENDING
JULY 31, 2024

ACCOUNT DESCRIPTION	2024 BUDGET	YTD REVENUE
Charges for Services	\$23,245,846	\$6,409,437
Investment Income	\$6,000	\$281,359
Miscellaneous Revenue	\$15,000	\$7,949,383
Other Financing Sources	\$3,966,652	\$1,115,306
TOTAL REVENUES	\$27,233,498	\$15,751,485

CITY OF FAIRBURN ENTERPRISE FUND

Summary of Revenues

FOR MONTH ENDING
JULY 31, 2024

Account description	FY2024 Budget	JULY 2024 Total	YTD Revenue	% of YTD Revenue
Charges for Services	\$23,245,846	\$2,420,366	\$18,488,176	80%
Investment Income	\$6,000	\$1,888	\$10,014	167%
Miscellaneous Revenue	\$15,000	\$0	\$1,874	13%
Other Financing Sources	\$3,966,652	\$0	\$26,700	67%
TOTAL REVENUES	\$27,233,498	\$2,422,254	\$18,526,764	68%

CITY OF FAIRBURN ENTERPRISE FUND

Statement of Expenditures

FOR MONTH ENDING
JULY 31, 2024

Account description	2024 budget	YTD Expenditures	% of Budget
Water & Sewer	\$11,044,714	\$6,409,437	58%
Stormwater	\$724,462	\$281,359	39%
Electric	\$13,830,810	\$7,945,383	57%
Sanitation	\$1,633,512	\$1,115,306	68%
TOTAL EXPENDITURES	\$27,233,498	\$15,751,485	58%

QUESTIONS?



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: City Administrator's Monthly Report

ITEM TYPE: Presentation

SUBMITTED: 08/19/2024 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/26/2024

DEPARTMENT: City Administrator's Office

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

City Administrator presentation to Mayor and Council.

HISTORY:

This presentation is the monthly administrative report for July 2024 to Mayor and Council.

FACTS AND ISSUES:

This presentation is a report on the administrative operations of the City of Fairburn.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. CA Monthly Report JULY 2024



CITY ADMINISTRATOR'S MONTHLY REPORT

JULY 2024

FAIRBURN, GA

AUTHORED BY: TONY M. PHILLIPS

Greetings Honorable Mayor & City Council Members,

Each month I have the privilege to present a summary of the City's monthly administrative activities. The following are the departmental monthly reports for July 2024. Continuous improvement has been firmly established as a core principle for our staff as we seek to consistently improve city operations across all departments and functions. As public servants we work daily to advance and improve service delivery for our residents.

The most valued asset the city of Fairburn has is its staff. Team Fairburn is made up of dedicated women and men who are professional, experienced, and prioritize serving our residents. We have employed a highly qualified staff. Utilizing intentional, targeted recruitment and valuable training opportunities has led to success in identifying, hiring, and retaining staff members who have elevated our service to citizens. The city continues to maintain a stable and growing financial foundation. Which, combined with conservative fiscal management, validates the city's positive economic outlook. Fairburn is a great city to raise a family, retire, recreate, or build a business/career. We have a list of positive features as a city, including but not limited to, proximity to the world's busiest airport, access to major interstate and state highways, a notable status as one of the leading transportation and logistics centers in this region of the country, and a consistently low crime rate.

Transparency is at the foundation of our municipal services and operations. The city also focuses on engagement with our neighborhoods, communities, and local businesses to better understand their needs. Our ongoing goal is to continue to build a safe, inclusive, innovative, and economically vibrant city.

This report summarizes activities for July 2024. Fairburn, under the leadership of the Honorable Mayor Mario Avery, continues its "Fairburn Forward" initiative highlighted by our three R's (Refresh, Rebrand, Renew). Please note the following highlights from July followed by the detailed departmental monthly reports.

- Safety Training Center Master Plan is in progress.
- Emergency generator for City Administration Building is in progress
- New Mass Notification system is configured, and public enrollment is ongoing
- Completed Round Two of the Small Business Development Grant Program, with 32 eligible candidates for funding.
- Launched community survey for LCI Gateway Connectivity Study
- Ribbon Cutting Ceremony & Grand Opening for McCoy Realty Group, in the downtown Historic Commercial District.
- Fairburn Fire Department conducted Heat Stroke & Heat Exhaustion class & fan giveaway with Sensational Seniors
- 12 Fallen Trees Removed from Various Streets
- The Human Resources & Wellness Teams launched preventative oral healthcare. City employees were provided the option to have "on site" preventive and restorative dental care, which included options for exams, cleanings, X-rays, oral cancer screenings, and teeth whitening.

- Human Resources, along with the Wellness Team in partnership with GMA hosted Ready to Talk Retirement”.
- Bridge Summer Camp – concluded, July 31st (53 campers weekly)
- Sensational Seniors
 - Heat Stroke Vs Heat Exhaustion Program – Free Fan Give-a-way – July 22nd
 - Field Trip – Tubman Museum in Macon, GA – July 23rd
 - Movie @ the Market – Fairburn Park & Ride – July 12th
- Back to School Splash – July 27th
- Market & a Movie, Friday, July 26th – Fairburn Park & Ride -
- Park Master Plan – Final version presentation July 10th / Public Input Meeting June 5th
- The City of Fairburn in partnership with Dashboard has finalized the activities and artist for the Hispanic Heritage month Alleyway events
- Planning staff held the kickoff meeting for the Impact Fee Study
- The initial draft of the Housing Market Study and Grocery Store Matrix has been completed
- Utilities management attended Georgia Northwestern Lineman school to conduct interviews with graduates.
- The Notice to Proceed (NTP) with Construction for the Gullatt Road, Cleckler Road, and McLarin Road Full-Depth Reclamation Project was issued to Blount Construction Company, Inc. on July 8th, 2024. The project shall be fully complete within One Hundred and Eighty (180) consecutive calendar days.
- The Preconstruction Meeting for the GDOT Right Turn Lane Extension at the SR 74 NB off ramp onto US 29/SR 14/Roosevelt Hwy SB was conducted on July 19th, 2024.



Tony M. Phillips, CPM®

City Administrator

Phone: 770-964-2244

Email: tphillips@fairburn.com

314 N.W. Broad Street

Fairburn, GA 30213

<https://www.fairburn.com/>





CITY CLERK

CITY CLERK BRENDA JAMES

JULY 2024

Department Highlights/Accomplishments:

Received 195 open records request for July- Researched and processed

Collected \$2291.57 payments for Open Records

Processed Mayor and Council Credit Card Reconciliations

Processed GMA and other registrations for Mayor and Council

Prepared City Council Meeting Agenda Packets for July 2024

Emailed weekly open request reports to City Attorney, Mayor and City Administrator

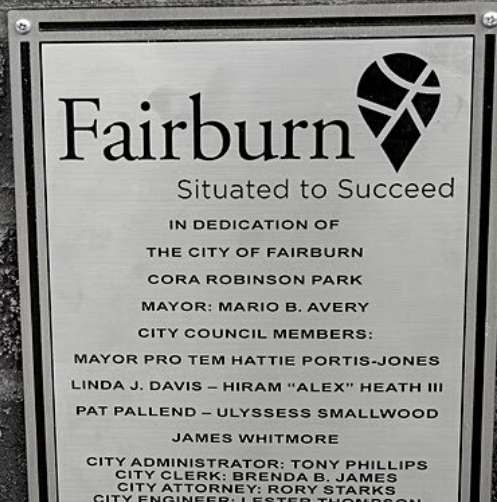
Prepared City Council Minutes

Signed all Business & Alcohol Licenses

Process Per Diem Checks for Council

Process Payment of Invoices

Attend Leadership Meetings



Building Operations

DIRECTOR: DANA SMITH

July 2024

Department Highlights/Accomplishments:

- Old Campbell Courthouse post fire Asbestos abatement and debris removal is completed. Preliminary engineering reports are complete, and final claim assessment has been received and being evaluated.
- Installed Ice Machine in City Hall breakroom.
- Replaced Doors and Water heater at Fairburn Annex.
- Repaired Plumbing at Georgia Military College Classroom, Fire Station # 21,
- Built little library for Parks & Recreation.
- Repaired look for Utilities office.
- Install window treatments at General Services building.
- Repaired leak at Police HQ.
- Replaced ceiling tile at Fire Station # 21.
- Repaired windowpane at Faith Youth Center.
- Installed Furniture at City Hall and City Administration Building.
- Repaired elevators at Fairburn City Center.

Department Updates:

- Project Status:
 - Safety Training Center Master Plan is still in progress.
 - Temporary Fire Station Water Vault installation is complete and next phase is scheduled to begin next month.
 - Emergency generator for City Administration Building is in progress and scheduled to be completed next month.
 - New Mass Notification system is configured, and public enrollment is ongoing.
 - Solicitation for RFQ for CMAR for Public Safety Complex is closed and evaluations are in progress, scheduled to be completed next month.

Upcoming Events/Actions/Meetings:

- Complete Schematic Design of Public Safety Complex.
- Award RFP for CMAR for Public Safety Complex.
- Publish RFPs for special construction services.
- Continue next Phase of Network renovations.
- Continue Public enrollment of new Mass Notifications System.

Safety & Risk Management

- Managed and Processed insurance claims.
- Continued OSHA 10 Training
- Managed First Aid & AED Services
- Created and distributed Safety Newsletter – PPE Safety
- Toured of Newnan Fire Department Training Facility.



COURTS

DIRECTOR: LISA BROWNLEE-MACK

JULY 2024

Department Highlights/Accomplishments:

- Completed all scheduled court sessions
- Processed Monthly State Funds Report
- Process Record Restrictions Requests
- Responded to Open Records Requests

Upcoming Events/Actions/Meetings:

- ICJE Municipal Court Clerk's Training
- GABBTA Training
- Annual Amnesty Month
- Continue to review, revise Court forms, fines and SOP.



ECONOMIC DEVELOPMENT

DIRECTOR: SYLVIA ABERNATHY

JULY 2024

Department Highlights/Accomplishments:

- Nourish + Bloom Grocery Smart Fridge Pilot presentation to Mayor and City Council, introduction of grocery essentials as a healthy food option to enhance accessibility. Hosted one in a series of four community events to showcase autonomous technology, funding options, and potential sites.
- Completed Round Two of the Small Business Development Grant Program, totaling 32 eligible candidates for funding in Capital Improvements, Rental Assistance, Relocation, Payroll Assistance, and Small Business Incubator.
- Completed Economic Development Strategic Plan Update initial draft, with consultants' presentation to Mayor and Council projected for the August meeting.
- Launched community survey for LCI Gateway Connectivity Study.
- Ribbon Cutting Ceremony and Grand Opening for McCoy Realty Group, one of the newest businesses within the downtown Historic Commercial District.

Department Updates:

- Meeting with Procurement to initiate RFP for Freight Depot. Ongoing meetings with potential restaurants and businesses. Tentative RFP release August 23rd.
- Weekly meeting with Booth Management Consulting regarding Small Business Development Grant recipients; administrative and budgetary review, eligibility issues, and status updates.
- Biweekly meetings conducted for the LCI Project Management Team, established project advisory group of business and community stakeholders.
- Blueprint 2.0 Fairburn Community Site Review meeting with Aerotropolis Atlanta, working with development team to update plans for final report projected in September.

Project Status:

- **Citizens Park**
 - Facilitated special-called meeting with Development Authority and Homeowners Association to discuss options for completing Phase I of the Citizens Park Project development.
 - Development authority counsel working with DA/DDA to facilitate amended MOU agreement.
 - HOA working with City of Fairburn Code enforcement toward compliance of detention pond and conversion to retention pond structure.
 - DA/DDA to review project in August.
- **LCI Gateway Tactical Study Meeting**

- Ongoing meetings with ARC, Sizemore, Fairburn’s development team, and administration to discuss project timeline, core team/Steering Committee, engagement sites, and engagement opportunities.
- Presentation to Mayor and City Council. - August 26
- Web page completed and launched.
- Community Meeting Scheduled for August 20th.

•Economic Development Strategic Plan Update

- Draft report for presentation to Mayor and City Council. – July/August
- Draft sent to Department Directors for internal review. July

Upcoming Events/Actions/Meetings:

- DA/DDA Meeting
 - August 28th at 6:00 pm
- Fairburn Third Friday Concert Series
 - August 16th – Music Under the Stars
 - September 20th – Hispanic Cultural Festival

FULTON NEIGHBOR

Main Office: 470.990.4415

Fairburn Discusses Implementing Smart Fridges in the Community

SHARE THIS     

Fairburn Discusses Implementing Smart Fridges in the Community

By Alex Amos aamos@mdjonline.com Jul 31, 2024  0  1 min to read



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00:00

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The city of Fairburn invited residents to attend a public information meeting at city hall on July 30 to discuss the potential installment of six new smart fridges throughout the city with the help of Nourish + Bloom Market, the first African-American-owned autonomous market in the world.

During the meeting, Jilea Hemmings, the co-owner and co-founder of the Nourish + Bloom Market, explained that the company intends to address the issue of food insecurity in Fairburn by providing an alternative supply of locally sourced and fresh food to common areas around the city.

According to Hemmings, the fridges will be completely autonomous, allowing patrons to shop with the ease of tap pay options including EBT. Each fridge will contain up to 30 products based on local consumer needs, which will be

This Week's e-Edition



The Fulton Neighbor

Fulton County Court
Calendars



FINANCE

DIRECTOR: BRYAN STEPHENS

JULY 2024

Department Updates:

2024 Daily Operations

- Business Licenses
- New Licenses: 3
- Renewals: 15
- Outstanding/Pending Unpaid: 279
-
- New services
- Electric: 66
- Water: 65
- Garbage: 40

Personal Property Tax

- Collected: \$2,970,721
- Outstanding: \$105,813

Real Property Tax

- Collected: \$9,272,263
- Outstanding: \$199,265
-

Public Utility

- Collected: \$341,671
- Outstanding: \$538

Project Status:

- All of Finance and other department leaders met with Edmunds GovTech to plan for software demonstration based on the city's needs
- Met with department leaders to discuss FY24-25 budget request to prepare for annual budget hearings
- Finance Director met with City Administrators to discuss options concerning tax revenue

Upcoming Events/Actions/Meetings:

- a. Annual Budget hearings with Mayor and Council
- b. Financing for Public Safety Complex and Water supply
- c. Business License Ordinance Update



FIRE

CHIEF CORNELIUS ROBINSON

JULY 2024

Department Highlights/Accomplishments:

- Heat Stroke & Heat Exhaustion class & fan giveaway with Sensational Seniors
- In house CPR class for Fairburn Fire with Union City attendees
- CPR Class with St. John AME
- Fire Marshall & Fire Inspector attended the Safety Symposium
- Fire Marshall & Fire Inspector attended the Georgia Inspector Association Meeting & Training
- Quint 22
- 3 New Hires
- 11 Plan Reviews
- 3 Fire Investigations
- 23 Inspections
- 373 Emergency Calls

Department Updates:

- Temp Station in progress
- Tiller Truck
- New Employees
- Delivery of Medic 21
- Station 23 in progress



General Services

DIRECTOR: GALE HIGGS

JULY 2024

Department Highlights/Accomplishments:

- Fayetteville Wall Construction Complete

Department Updates:

- 12 Fallen Trees Removed from Various Streets
- 30 Wheel Stops Installed on E Broad St
- Park & Ride Landscape Refreshed
- Several Buckling Sidewalks Repaired in Village Green
- Sod Install on Virlyn B Smith
- Pothole Repairs in Multiple Areas
- Sewer / Gutter / Drain Cleanouts Throughout City
- Sign Replacements in Multiple Areas

Project Status: Pending

- Casablanca, Armandos, Washington St Property Striping
- Team Equipment Training
- Landscape Bids for Temp Fire Station

Upcoming Events/Actions/Meetings:

- Third Friday Event

HUMAN RESOURCES

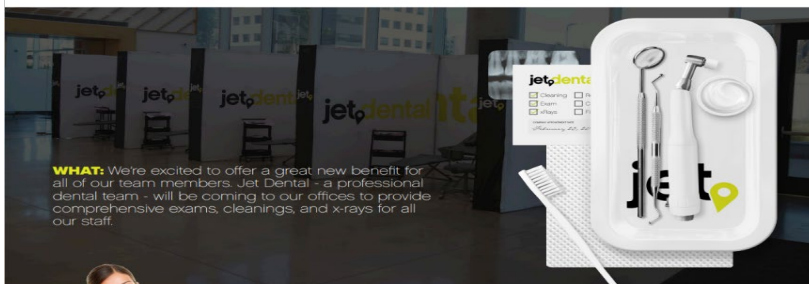


HUMAN RESOURCES

DIRECTOR: TALISHA CHAMPAGNE

JULY 2024

Department Highlights/Accomplishments:



WHAT: We're excited to offer a great new benefit for all of our team members. Jet Dental - a professional dental team - will be coming to our offices to provide comprehensive exams, cleanings, and x-rays for all our staff.



WHEN: July 30th, 2024
WHERE: Conference Room 1 & 2
WHO: Eligible for employees
COST: We bill your Dental Insurance
HOW: Sign-up is easy!
Call, email, or scan the QR code below



• Dental Exam Sign Up
(\$150 without insurance)

JetDental.com | 801.430.9262 | hello@jetdental.com

The Human Resources and Wellness Team launched preventive oral health screenings through the City's Wellness Program Preventive Care **"Screen Smart, Live Well"** Campaign. Through this initiative employees had the option to get preventive oral health screenings. On-site preventive and restorative care dental service which included:

- Dental Exam
- Dental Cleaning
- Dental X-rays
- Oral Cancer screening
- Periodontal Treatment & Root Planning
- Teeth Whitening

Department Updates:

- City's Hiring & Turnover stats for July 2024:
 - New Hires – Six (6) employees
 - Separations – Two (2) employees
- Upcoming Hiring stats for August 2024:
 - New Hires – Four (4)

HR Events:

On behalf of Human Resources and the Wellness Team, the following events/department recognitions were held in July 2024:

- Human Resources, along with the Wellness Team Human Resources hosted **Ready to Talk Retirement** on **Thursday, July 11, 2024**, from **12:00noon – 1:00pm**. This session was facilitated by Georgia Municipal Association (GMA).

Upcoming HR Events/Actions/Meetings

- Human Resources will host **Employee Appreciation Day** on September 13, 2024.
- Human Resources will celebrate Human Resources Professionals Day on Thursday, September 26, 2024.
- Human Resources, along with the Employee Engagement Team will host the 4th Quarter Employee Birthday Social from 12:30pm to 1:00pm on Friday, September 27, 2024.



Information Technology

MANAGER: CHARLES JOHNSON

JULY 2024

Department Highlights:

- **IT Manager**
- TelcoWiz Collaborated with TelcoWiz support
- Completed Fresh Desk IT tickets
- Completed NinjaOne implementation for RMM, IT ticketing, and SentinelOne
- Provided Barracuda Email Protection Monitoring
- Performed COF IT equipment orders
- Provided SharePoint and OneDrive support
- Provided Ricoh printer support
- Assisted with PayCom time, attendance, and support issues
- Ordered and provided Verizon devices and support
- Worked on Encompass separation duties
- Collaborated with PD on Axon/Fusus solution
- Assisted with COF PD IAPro/BlueTeam Implementation
- Held Dell discussions for new servers and server software
- Provided Dell IT equipment and device orders
- Held initial conversation with Lenovo for backup IT equipment orders
- Held initial conversation with IT asset management and Backup and Disaster recovery vendors.

Department Highlights:

• Systems Administrator

- Worked on Cisco Meraki Network Refresh
- Reviewed communications rack installation at 3 sites
- Performed Server Maintenance
- Completed Fresh Desk Ticket Monitoring
- Performed Baracuda Email protection scanning
- Performed Meraki Network Dashboard monitoring
- Performed VPN installation on client machines
- Performed Testing on Guest WiFi
- Completed Ninja one software implemented (all in one)
- Continued with Paycom to resolve issues
- Relocation of the modem at garage
- Replaced modem at Utilities
- Improved IT excel spreadsheet
- Held discussions with Dell Server build out for the COF
- Assigned New IP assignment for paymentus
- Sentinel one onboarding in process (network security)
- Initiated Network refresh for City Hall

IT SUPPORT TECHNICIAN

- Set up users in KnowBe4 and assist them
- New employee email setup
- Sent Dell equipment back that's under warranty
- Set up New Verizon Devices
- Reset passwords in Microsoft O365
- Run and install updates as needed
- Edit local group policy
- Training on new IT software
- Install Cisco VPN
- Earned Network + Certification (Passed the Test)
- Troubleshoot printer issues
- Help set up Adobe with users
- Set up New Communications Consultant Devices
- Troubleshooting Printers
- Resetting Passwords in MXAdmin for Zultys
- Continuing to work on IT Tickets in freshdesk



PARKS & RECREATION

DIRECTOR: CHAPIN SCOTT

JULY 2024

Department Highlights/Accomplishments:

- Bridge Summer Camp – concluded, July 31st (53 campers weekly)
- Sensational Seniors –
- Heat Stroke Vs Heat Exhaustion Program – Free Fan Give-a-way – July 22nd
- Field Trip – Tubman Museum in Macon, GA – July 23rd
- Movie @ the Market – Fairburn Park & Ride – July 12th
- Back to School Splash – July 27th
- Weekly Youth programs: Youth Football, Cheerleading and Baseball
- Weekly Senior programs – Walking Club, Chair Aerobics, Line Dancing, Chair One, Chair Yoga, Bowling League, Bingo

Department Updates:

- Back to School Pool Hours – Saturdays & Sundays 1PM – 6PM
- Youth Sports
- Youth Football – Full
- Youth Cheerleading – Registration now open
- Fairburn Youth Council – Grades 8th – 11th
- Programming continuous
- Fairburn Fall Festival & Parade – October 5th
- Fairburn Market Friday's
 - Friday, August 2nd – Frankie Arnold Stage & Courtyard
 - Back to School Jam at the Market
- Duncan Park Pool & Splash Pad – 9,980 patrons to date

Project Status:

- Park Master Plan –
- Final version presentation August 12th City Council Meeting
- Duncan Park Pool & Splash Pad – Pool Pump Replacement (complete)
- Replacement needed for Splash Pad Pump (complete)
- 2024 Master Event Calendar – complete
- New basketball goals at the Youth Center – expected installation date TBD.
- Gymnasium lights repaired.
- Football lights repaired.
- Baseball lights – in process

Dates/Location/ Entertainment

- Friday, June 7th – Frankie Arnold Stage & Courtyard
 - Market & Jazz
- Friday, June 28th – Fairburn Park & Ride
 - Market & a Movie
- Friday, July 26th – Fairburn Park & Ride
 - Market & a Movie
- Friday, August 2nd – Frankie Arnold Stage & Courtyard
 - Back to School Jam at the Market
- Duncan Park Pool & Splash Pad
 - Opening Day – Saturday, May 25th

Project Status:

- Park Master Plan –
 - Final version presentation July 10th / Public Input Meeting June 5th
- Duncan Park Pool & Splash Pad – Pool Pump Replacement (complete)
 - Replacement needed for Splash Pad Pump (complete)
- 2024 Master Event Calendar – complete
- New basketball goals at the Youth Center – expected installation date TBD.
- Gymnasium lights repaired.
- Football lights repaired.
- Installation of (2) additional cameras at Duncan Park – in process
- Baseball Field 5 – Panel replacement – complete

Upcoming Events/Actions/Meetings:

- Parks Master Plan Public Input – June 5th
- Jazz at the Market – June 7th
- Hat Project – June 20th
- Cupcake Decorating – June 27th

- Installation of (2) additional cameras at Duncan Park – in process
- Baseball Field 5 – Panel replacement – complete

Upcoming Events/Actions/Meetings:

- Blood Drive – Thursday, August 1st
- Back to School Market – Friday, August 2nd
- Fairburn Flames Kick-Off – Saturday, August 17th
- Fairburn Fall Festival & Parade - Saturday, October 5th



FALL FESTIVAL & PARADE

Featuring
**FOOD
 VENDORS
 AMUSEMENT RIDES
 GAME TRUCKS
 FAMILY ACTIVITIES
 AND MORE!**

*High School Bands
 College Bands*

Fairburn
 Situated to Succeed

**DOWNTOWN
 FAIRBURN**

Live Performances
ARTIST REVEAL!!

*Saturday
 Oct.
 5th
 9am - 4pm*

**DJ
 JELLY**

**PASTOR
 TROY**

**LIL
 SCRAPPY**

**BOW
 WOW**

**J
 HOLIDAY**

CHERELLE



YOU DON'T WANT TO MISS THIS!



POLICE

CHIEF ANTHONY BAZYDLO

JULY 2024

Department Highlights/Accomplishments:

- Completed IA Pro / BlueTeam training and implementation. This software replaced outdated paper files with centralized digital files for high liability areas such as pursuits, response to resistance, and motor vehicle accidents.
- Training / Traffic unit started 7/17
- Trenton Wilson completed basic police academy training 7/26
- Attended Georgia Piedmont Technical College job fair and University of West Georgia job fairs to recruit new officers
- Several department members attended Georgia Association of Chiefs of Police summer training conference

Department Updates:

- Cellebrite implementation in progress. This is software that allows us to view information stored in cell phones.
- Blue Line Solutions – school zone speed detection cameras
- Working on developing a Real Time Crime Center (FY 25)

Upcoming Events/Actions/Meetings:

- Organizing a 501c3 for donations to support PD initiatives like Blue Light Christmas, National Night Out
- Senior Citizen Police Academy

Community Policing

- 7/18 Fairburn Health Care Center – education on fraud
- 7/18 Fairburn Youth Center – bullying
- 7/18 Fairburn Library – Summer Reading event
- 7/29 Fairburn Health Care Center – education on elder abuse
- 7/29 Fairburn Youth Center – law enforcement careers



Fairburn Police Department

Anthony Bazydlo

Chief of Police

Executive Summary July 2024



- **Uniform Patrol Division**
 - Total Calls Answered: 637
 - Self-Initiated 1,910
 - Misdemeanor Arrests 49
 - Felony Arrests 21
 - Arrest – Released 40
 - Wanted Persons 29
 - Citations 435
 - Parking Violations 19
 - Warnings 1,236
 - Incident Reports 318
 - Accident Reports 83
- **Special Ops**
 - Total Calls Answered: 9
 - Self-Initiated 159
 - Misdemeanor Arrests 2
 - Felony Arrests 0
 - Arrest – Released 6
 - Citations 39
 - Parking Violations 0
 - Warnings 100
 - Incident Reports 26
 - Accident Reports 2
- **Traffic Unit**
 - Total Calls Answered: 2
 - Self-Initiated 29
 - Misdemeanor Arrests 1
 - Felony Arrests 1
 - Arrest – Released 1
 - Citations 21
 - Warnings 15
 - Incident Reports 3
 - Accident Reports 2
- **Criminal Inv. Division – July**
 - Cases Assigned 50
 - Ex-Cleared 0
 - Cleared by Arrest 3
 - Unfounded 4
 - Inactivated 3
- **CID – Cases Prior to July**
 - Carry Over 151
 - Ex-Cleared 3
 - Cleared by Arrest 5
 - Unfounded 2
 - Inactivated 15
- **Internal Affairs**
 - 4 vacancies
 - 1 extended military leave, 1 parental leave

Police	
July 2021	
• Citations	661
• Warnings	1,242
• Arrests	22
• A/R	47
July 2022	
• Citations	720
• Warnings	974
• Arrests	33
• A/R	70
July 2023	
• Citations	359
• Warnings	800
• Arrests	39
• A/R	21
July 2024	
• Citations	435
• Parking Violation	19
• Warnings	1,236
• Misd. Arrests	49
• Felony Arrests	21
• A/R	40



Fairburn Police Department

Anthony Bazydlo

Chief of Police



July 2024 Crime Report Total Part 1 Crime Incidents

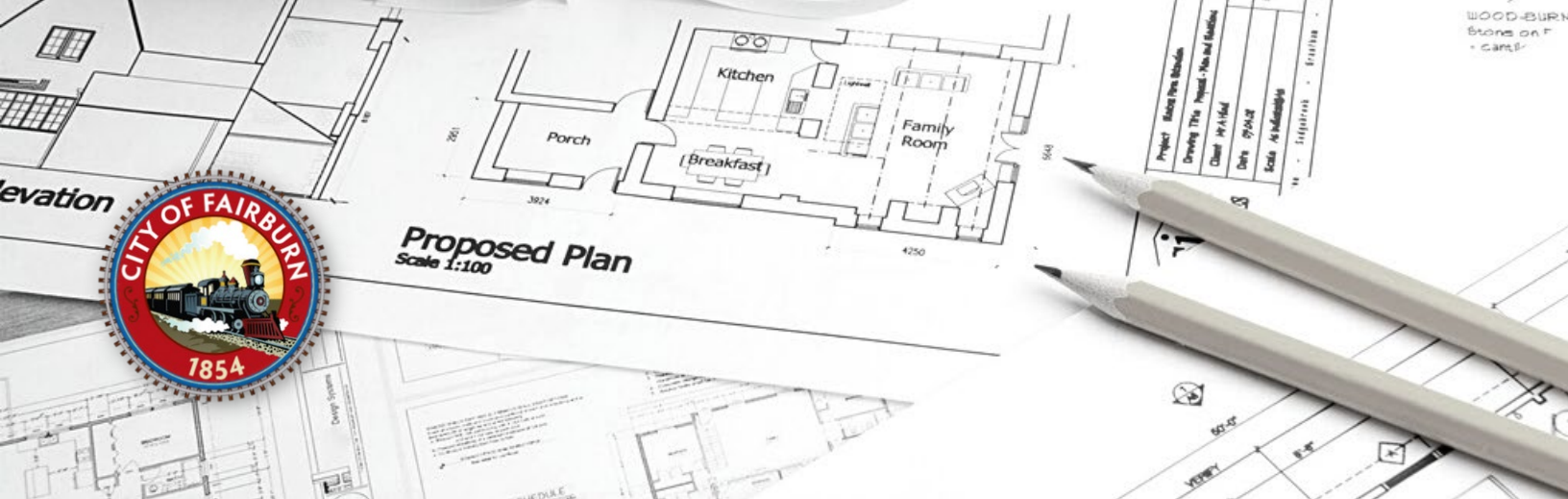
○ 2024 YTD	202
○ 2023	503
○ 2022	351
○ 2021	325
○ 2020	413
○ 2019	590
○ 2018	709
○ 2017	827

Part 1 crimes are murder, manslaughter, sex offenses, robbery, aggravated assault, burglary, motor vehicle theft, theft, and arson.

Month / Year	Increase / Decrease	Total Part 1 Crimes
January 2024	- 52%	21
February 2024	- 61%	14
March 2024	- 4%	40
April 2024	- 8%	31
May 2024	- 19%	33
June 2024	- 41%	37
July 2024	- 49%	26
January 2023	57%	44
February 2023	80%	36
March 2023	55%	42
April 2023	54%	34
May 2023	20%	41
June 2023	85%	63
July 2023	155%	51
August 2023	32%	45
September 2023	20%	30
October 2023	5.7%	37
November 2023	17.6%	40
December 2023	5%	40
January 2022	7.6%	28
February 2022	- 20%	20
March 2022	- 12.9%	27
April 2022	4.7%	22
May 2022	30.7%	34
June 2022	17.2%	34

July 2022	- 37.5%	20
August 2022	41.6%	34
September 2022	- 3.8%	25
October 2022	40%	35
November 2022	6.2%	34
December 2022	35%	38
January 2021	- 56.9%	26
February 2021	- 7.4%	25
March 2021	- 19.4%	31
April 2021	- 22.2%	21
May 2021	4%	26
June 2021	- 9.6%	29
July 2021	- 14.2%	32
August 2021	- 35.2%	24
September 2021	- 30.5%	26
October 2021	- 39%	25
November 2021	28%	32
December 2021	- 26.3%	28
January 2020	48%	58
February 2020	- 37%	27
March 2020	- 29%	36
April 2020	- 48%	27
May 2020	- 34%	25
June 2020	- 41%	31
July 2020	- 38%	35
August 2020	- 20%	34
September 2020	- 23%	36
October 2020	-19%	41
November 2020	- 39%	25
December 2020	- 11%	38
January 2019	- 54%	39
February 2019	16%	43
March 2019	- 30%	51
April 2019	- 20%	52
May 2019	7%	70
June 2019	- 5%	53
July 2019	- 16%	57
August 2019	0%	43
September 2019	- 22%	47
October 2019	21%	51
November 2019	- 12%	41
December 2019	- 33%	43

January 2018	36%	86
February 2018	- 27%	37
March 2018	73%	73
April 2018	10%	65
May 2018	- 16%	65
June 2018	- 3%	56
July 2018	15%	68
August 2018	- 32%	43
September 2018	- 15%	61
October 2018	- 61%	42
November 2018	- 50%	47
December 2018	- 13%	65
January 2017		63
February 2017		51
March 2017		42
April 2017		59
May 2017		78
June 2017		58
July 2017		59
August 2017		64
September 2017		72
October 2017		110
November 2017		95
December 2017		75



PLANNING & ZONING

DIRECTOR: DENISE BROOKINS

JULY 2024

Department Highlights/Accomplishments:

- The City of Fairburn in partnership with Dashboard has finalized the activities and artist for the Hispanic Heritage month Alleyway events
- Planning staff held the kickoff meeting for the Impact Fee Study
- The initial draft of the Housing Market Study and Grocery Store Matrix has been completed
- Code Enforcement held a meeting with Macon Bibb County to discuss updates to the blight ordinance and general policies.

Upcoming Meetings:

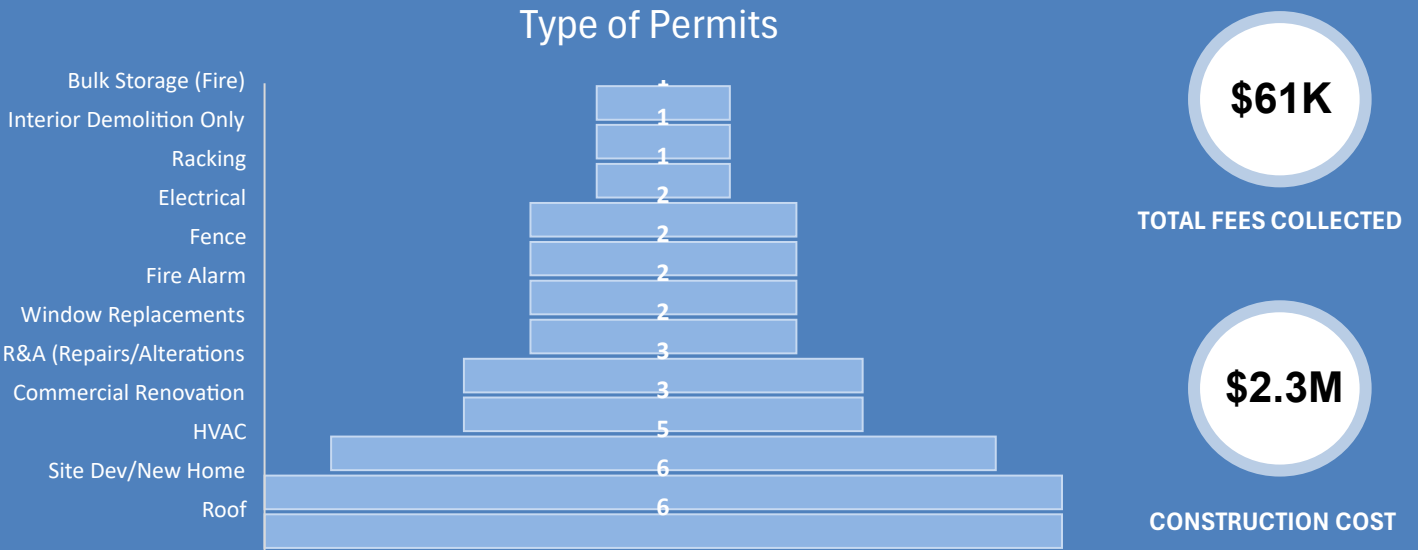
- There is Planning and Zoning Commission meeting scheduled for August and September.

Zoning Project List

Project Name	Proposed Use	Type of Request	Location	Next Step
Milo Fisher (Landmark/Poplar Commons)	Single Family Home Development	Rezoning and Variance	Milo Fisher	Public Hearing – October
GFL	Landfill	Text Amendment, Use Permit	Roosevelt Hwy	Applicant request to table the item
Herndon Road Truck	Truck Parking	Rezoning	Herndon Road	Public Meeting – September
Vida Fairburn Development,	Mixed Use (Multifamily and Commercial)	Concept Plan and Variance	O Senoia Rd	Under Staff Review
Meadow Glenn Village	Mixed Use (Multifamily and Commercial)	Rezoning and Variance	Meadow Glen Parkway and Hwy 74	Public Meeting – September
Data Center Bohannon	Data Center	Concept/Rezoning (DRI)	Bohannon Road	Under Staff Review
Data Center T-5	Data Center	Use Permit	Gullatt Road	Under Staff Review
KBD Advisory Group	Mixed Use (Multifamily and Commercial)	Rezoning	Milam Rd	Under Staff Review

Planning, Compliance, and Building Fast Facts

BUILDING AND PERMITS



PLANNING AND LAND USE

GENERAL INQUIRIES

85

SIGN PERMITS

6

BUSINESS LICENSES REVIEWED

5

The signage relocations due to the GDOT I-85/Senoia Road Project has come to a head with two applicants submitting variance requests. A text amendment may be needed to address this type of situation to prevent any unnecessary hardships for property owners

COMPLIANCE AND ENFORCEMENT

TOTAL CLOSED CASES

215

OPEN CASES

35

TOTAL INSPECTIONS

433



POWER

MANAGER: TOM BANKS

Department Highlights/Accomplishments:

- Prepared the budget with the Director/Reviewed applications/Repaired outage on FO862. (July 1st)
- Reviewed interview questions/Meeting with the Director/Budget review/ (July 3rd)
- July 4th holiday
- July 5th holiday
- Finalized budget for Clear Gov submittal/Meeting with D.O.T./Completed re-class forms for Human Resources/City Council meeting/ (July 8th)
- Circuit W-1222 circuit catastrophic cable failure repair/Meeting about Budget with staff/ (July 9th)
- Ferndale temporary installed/ Lineman leadership class/Oil changes performed on fleet vehicles/ (July 10th)
- Tree caused outage on Elder Street/Installed service at Ferndale/Inventoried shop, re-stocked/ (July 11th)
- Received transformers from TLS/Changed out three phase transformers at Landmark stadium/ (July 12th)
- Meeting with the Director/Meeting with staff/ Preparing for concert/Received transformers/(July 15th)
- Justification letter for Lineman to Human Resources/Meeting at 314 NW Broad for generator sizing/Contractor meeting for Circuit W-1222 repair at Oakley (July 15th)

- Attended Georgia Northwestern Lineman school to conduct interviews with graduates.
(July 16th)
- On site meeting for Oakley W-1222 circuit repair with ECG Engineering/Interviews for Electric Superintendent position/ (July 17th)
- Emergency repair ,broken pole ,Washington and Smith streets/Budget meeting with Finance and Administration/ (July 18th)
- Worked on Budget reductions/Meeting with Coweta Fayette for Milam Lighting/Leadership meeting with Administration/(July 19th)
- Removed overhead service at 86 Campbelton Street/Fleet maintenance/Teams meeting DRI Union City/Budget revisions/Meeting with the Director/City Council work session/(July 22nd)
- Received stock shipment/Completed 4 of 8 lights on Vickers Road lighting project/Budget reduction review with the Director/Ordered materials/Confirmed purchase order numbers with vendors for August 16th deadline/(July 22nd)
- Safety meeting with ECG/Apprentice Lineman interviews/Replaced 3 phase line at 5 Washington Street/ECG engineering meeting Rivertown road underground project/(July 24th)
- Mass outage from tree and broken pole Circuit F0872 Rivertown Road(AM)/Budget reduction review with the Director and utility management staff/(July 25th)
- Meeting with the Director and Human Resources/Recorded damage Rivertown Road/Picked up 2" HDPE conduit from Lawrenceville for Evergreen Subdivision/Fleet maintenance (July 26th)
- Contractor started electric infrastructure in Evergreen subdivision/Emergency repair continues for circuit W-1222/Installed temporary service at tire shop on Malone/ (July 29th)
- Emergency circuit repair continues Highway 74/Massive outage from storm/Received Gresco shipment/Budget review for tree contract/(July 30th)
- Mass outage from storm/Received Gresco order/Storm clean-up/Restocked trucks/(July 31st)



PUBLIC WORKS

DIRECTOR: LESTER THOMPSON

JULY 2024

Department Highlights/Accomplishments:

The Bid Opening Date for IFB# 24-012 Pedestrian Improvements on Various City Roads was July 1st, 2024.

The Quarterly Report for April 1, 2024 - June 30, 2024, for the Community Development Block Grant (CDBG), Golightly Rain Garden & Greenspace Project was submitted to the Fulton County Community Development Department on July 1st, 2024.

The Right-of-Way Donations for Parcels 2 & 6 (6905 Development Company/Georgia Renaissance Festival) of the Duncan Park Road Project was approved at the July 8th, 2024, City Council Meeting.

The Contract Award recommendation for IFB# 24-012, Pedestrian Improvements on Various City Roads Project was approved at the July 8th, 2024, City Council Meeting.

A Task Order with Atlas Technical Consultants to conduct the Construction Engineering & Inspection (CEI) Services on the Gullatt Road, Cleckler Road, and McLarin Road Full-Depth Reclamation (FDR) Project for an amount not to exceed \$108,000 was approved at the July 8th, 2024, City Council Meeting.

The Notice to Proceed (NTP) with Construction for the Gullatt Road, Cleckler Road, and McLarin Road Full-Depth Reclamation Project was issued to Blount Construction Company, Inc. on July 8th, 2024. The project shall be fully complete within One Hundred and Eighty (180) consecutive calendar days.

The Notice of Award for IFB# 24-012, Pedestrian Improvements on Various City Roads Project for an amount of \$696,062.00 was issued to Construction 57, Incorporated on July 9th, 2024. This will allow the Notice to Proceed (NTP) with Construction to be issued in the first week in August.

Reimbursement Request #1 for the Golightly Rain Garden & Greenspace Project for \$101,761.25 was submitted to Fulton County on July 9th, 2024.

The City of Fairburn's Local Issuing Authority (LIA) 4th Quarter Report for April 1, 2024, through June 30, 2024, and LIA Semi- Annual Report for January 1, 2024, through June 30, 2024, was submitted to the Georgia Soil & Water Conservation Commission (GSWCC) and the Fulton County Soil and Water Conservation District on July 30th, 2024.

Participated in the I-85 @SR 74/Senoia Road Interchange Project Monthly Status Update Project Team Meeting on July 16th, 2024.

Participated in the Fairburn Connectivity LCI PMT Meeting on July 16th, 2024.

The Preconstruction Meeting for the GDOT Right Turn Lane Extension at the SR 74 NB off ramp onto US 29/SR 14/Roosevelt Hwy SB was conducted on July 19th, 2024.

Participated in the South Fulton CID Board Meeting on July 26th, 2024.

Conducted the Preconstruction Meeting for IFB# 24-012, Pedestrian Improvements on Various City Roads Project on July 30th, 2024.

Department Updates:

Permit Type	Number Issued
Right-of-Way Encroachment Permits	2
Timber Harvesting Permits	0
Clearing & Grading Permits	0
Land Disturbance Permits (LDPs)	0

Project Status:

Community Development Projects Plans Under Review			
Santa Maria Tapas and Seafood Restaurant	Renaissance Parkway and Senoia Road (between Sherwin-Williams and T-Mobile/IHOP)	Site Development Plans	Comments on Revision 1 provided on 07/12/2024.
GMC Fairburn Campus Parking Lot	320 NW Broad Street	Site Development Plans	Revision 1 submitted for review on 07/09/2024. Comments on Revision 1 provided on 07/18/2024.
Strack Shop	105 Laser Industrial Court	Site Development Plans	Comments provided on 05/13/2024.
Strack Office Rebuild, Lot 1, 3 Story Building	Laser Industrial Court	Site Development Plans	Revision 2 submitted for review on 07/15/2024. Conditional Approval provided on 07/26/2024.
Meribel Townhomes	John River Road	Site Development Plans	Revision 2 comments provided on 04/15/2024.
Meribel Townhomes	John River Road	Clearing & Grading Plans	Comments provided on 07/09/2024. Revision 1 submitted for review on 07/22/2024. Conditional Approval provided on 07/31/2024.
Chick-fil-A	Renaissance Parkway	Site Development Plans	Comments on Revision 2 provided 05/28/2024.
Cury Bend Development 114 Single-Family Detached Residential 126 Townhomes	Johnson Road/Seneca Road	Site Development Plans	Comments on Revision 2 provided 04/12/2024.

Shugart Farm 2A – Collinsworth Connector; Roadway Project	Johnson Road, near 7190 Johnson Road	Site Development Plans	Revision 1 plans approved on 04/16/2024.
Vickers Point Subdivision	Vickers Road (at the intersection of Beverly Ingram Parkway/ SR 138)	Site Development Plans	Comments on Revision 3 provided on 08/09/2023. 
South Park Building C	Whitewater Place; 7760 Spence Road	Site Development Plans	Revised plans approved 05/11/2023.

Community Development Projects Under Construction		
Project Name	Permit Type	Permit Issuance Date
Strack Dev. 54" Pipe Ext.	Land Disturbance Permit	04/24/2024
Living Word Church	Land Disturbance Permit	04/12/2024
Buckingham Fairburn Warehouse (Google) 1000 Logistics Center Drive	Land Disturbance Permit	04/02/2024
Fire Station #23 5650 Milam Road	Land Disturbance Permit	01/05/2024
Nestle Purina Petcare, Roadway and Drainage Improvements 5001 Fayetteville Road	Land Disturbance Permit	12/05/2023

Trillium Reserve Subdivision Fayetteville Road (between Edelweiss Drive and Trotters Farm Road)	Land Disturbance Permit	10/31/2023
Bohannon Road Training Center	Land Disturbance Permit	10/19/2023.
Evergreen Subdivision Elder Street (near Vickers Road & Strickland Street)	Land Disturbance Permit	06/13/2023
Copart, Inc. – Fairburn 6737 Roosevelt Highway	Land Disturbance Permit	06/12/2023
Mini Storage Depot at Fairburn 156 Jonesboro Road (near Heath Street & Beverly Engram Parkway)	Land Disturbance Permit	05/31/2023 Plan revision R-4 approved on 02/05/2024.
Oakmont Bohannon 621 Bohannon Road	Land Disturbance Permit	05/24/2023
Renaissance Parkway Phase II ~ Sanitary & Stormwater Construction Renaissance Pkwy (between the proposed	Land Disturbance Permit	02/22/2023

Popeye's & the Fairburn Park & Ride Lot)		
Ren Park Apartments 7000 Renaissance Parkway	Land Disturbance Permit	11/10/2022 As-Builts submitted for review on 07/11/2024. Comments provided on 07/12/2024. Revised As-Builts submitted for review on 07/18/2024. Comments on Revision 1 provided on 07/29/2024.
Package Depot Plaza 7895 Senoia Road	Land Disturbance Permit	04/12/2022 Comments on the revised as-builts provided on 04/16/2024.
Fern Dale Subdivision Virlyn B. Smith Road (east of the Georgia Renaissance Festival, across from Victoria Estates) 171 Lots	Land Disturbance Permit	03/31/2021 Phase 1 (69 Lots): Home construction initiated 03/04/2024. Phase 2 Preconstruction Meeting conducted 04/23/2024.
Legend Creek Subdivision Off White Mill Road, near Rivertown Road	Land Disturbance Permit	The original LDP was issued on 10/15/2020. The revised Site Development Plans (R-9) were approved 03/16/2023. The permit has expired due to more than six months of inactivity.

Public Works/Capital Improvement Projects Under Design

Project Name	Design Firm	Current Phase	Let Date
Park Road Extension/Duncan Park Secondary Access Road	Southeastern Engineering, Inc.	Preliminary Engineering /ROW Acquisition	January 8 th , 2025 (anticipated)
I-85 @ SR 74/Senoia Road Interchange Project (PI#0007841) *	TranSystems Corporation	Right-of-Way Acquisition/ Final Design	Management Let Date: August 16 th , 2024
Oakley Industrial Boulevard Roadway Extension	Southeastern Engineering, Inc.	Preliminary Engineering	October 30 th , 2024 (anticipated)

Public Works/Capital Improvement Projects Under Construction

Project Name	Design Firm	Contractor	Notice to Proceed Date (NTP)/Completion Date
Roadway Improvements on Various City Roads	In-House	Magnum Paving	The NTP date was June 12 th , 2024. The project shall be fully complete within One Hundred

			and Twenty (120) days.
CDBG, Golightly Rain Garden & Greenspace Project	Pond & Company	Complete Site, LLC	The NTP date was June 10 th , 2024. The project shall be fully complete within One Hundred and Twenty (120) days.
Gullatt Road, Cleckler Road, and McLarin Road Full-Depth Reclamation Project	Southeastern Engineering, Inc.	Blount Construction Company, Inc.	The NTP date was July 8th, 2024. The project shall be fully complete within One Hundred and Eighty (180) days.



REVENUE ADMINISTRATION

DIRECTOR: ALVIN COLBERT

JULY 2024

Meetings and Other Activities:

- Participated in discovery telephone meeting with Edmunds GovTech.
- Participated in S&P Global Ratings conference call .
- Attended Utility Department budget review meetings.
- Attended FY2025 Budget Discussion Meeting, for the Utilities Department.
- Attended multiple meetings with Utilities Department Managers to revise FY2025 budget requests.
- Attended Utilities Department meeting with the Assistant City Administrator.
- Attended Department Leadership meeting.
- Attended follow-up meetings with the Utility Department Managers to develop a plan for compliance with FY2024 year end purchasing guidelines.
- Continued in-office operations discussions, including review of the importance of the division's collective (and staff individually), to the success of the Utility and more broadly the City of Fairburn and its citizens..
- Attended meeting with Human Resources to discuss current and future staffing needs for Revenue Administration.

Training:

- Continued accelerated cross-training of Utility Revenue Clerks to mitigate the impact of the long-term absence of the Utility Coordinator.

Revenue Transactions:

- New customer utilities accounts - 96
- There were 6,240 total monetary transactions (Dollar Value - \$1,899,174.42)
- 2,354 in-office transactions
- 351 in-office credit card transactions
- 1,684 in-office check transactions
- 328 in-office cash transactions
- \$13,881.00 in credit card fees collected (City savings)
- 1 credit card chargebacks/returns

Special Accomplishments and Recognition:

- The Revenue Management staff continues to perform well although still understaffed.
- In July 2024 (including New Service Applications)
- Amikhael May posted 1678 total transactions
- Erica Allen Posted 833 total transactions
- Ms. Chante Gilliam-Drew posted 306 transactions while continuing all required duties as the temporary replacement for the Utility Coordinator.
- The Revenue Administration staff remains understaffed but committed to providing the very best service possible to the City of Fairburn and its citizens.



WATER & SEWAGE

MANAGER: JOHN MARTIN

JULY 2024

Department Highlights/Accomplishments:

- Department Leadership Meeting-Conference Room #115-City Administration Building (July 2 & 19)
- Microsoft TEAMS Meeting: POREX Meeting (Fairburn) (July 1)
- Development Review Meeting-Conference Room #1-City Administration Building (July 11)
- Microsoft TEAMS Meeting: District Region Drought Conditions (July 1)
- In-Person-Fairburn GDOT-SigOps Meeting-Admin. Bldg (July 8)
- Utility Maintenance Worker I Interviews-Fishbowl (July 10)
- Microsoft TEAMS Meeting: S & P Global Ratings and Fairburn, GA (July 10)
- Microsoft TEAMS Meeting: Water Line Upgrades w/ISE (July 3)
- Microsoft TEAMS Meeting: City of Fairburn Utility with Fulton County Schools (July 11)
- FY25 Budget Discussion: Utilities Director's Office (July 11)
- Meeting on Utilities Website Improvements: Utilities (Manager's Office) (July 12)
- Microsoft TEAMS Meeting: ATL11 DRI 4235-Pre-Review/Methodology Meeting-Union City (July 22)

- Water Problem Discussion w/COF & POREX-POREX Conference Room (July 24)
- National Night Out Update: Training Room Administration Building (July 30)
- Fairburn EasyLink Update: Utilities Building (July 30)
- Microsoft TEAMS Meeting: Fire Sprinkler Systems Discussion with Utilities & Fairburn Fire Department (July 30)

WATER, SEWER, & STORMWATER

FOG (Fats, Oils, & Grease):

- Identifying all commercial & EXEMPT FOG customers- (On going)
- (12) FOG permits issued (July 2024)
- July 2024 FOG collections amount: \$812.50

Department Updates:

- Backflow/Cross Connection Program-Software training (*On going progress*)
- Budget Preparation FY25 completed
- Meter Readers transferred to Water and Sewer

Project Status:

- Lift Station Project-(*SCADA system training*) (*Completed*)
- Installation of water meters and ERTs for Automated Metering Instructure (AMI)-*On Going*
-

Upcoming Events/Actions/Meetings:

- Review meter details for new developments and renovations- (*In progress-completed*)

MONTHLY STATS (JULY 2024)

METER MAINTENANCE	2			2
PUMP STATION	4	2		6
VERIFY INFO	5	19		24
HYDRANT FLUSH	3	5		8
METER INSTALL	10	6		16
INSTALL ERT		2		2
SEWER BACK UP				
CHECK FOR LEAKS	7	20		27
TURN WATER OFF		1		1
LOCATE METER		3		3
CHANGE BOX	1	1		2
REPAIR MAIN				
ACTIVATE METER		3		3
V. MAINTENANCE				
PUMP OUT WATER BOX				
CHECK METER	1	2		3
SEWER JET				
STORM DRAIN	2			2
RE READ METER				
LOW PRESSURE		1		1
LANDSCAPE	6	1		7
REPLACE LID		4		4
SINKHOLE	2			2
TOTAL	43	70		113