City of Fairburn
Work Session
Agenda

December 8, 2025
6:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem Alex Heath	The Honorable Linda J. Davis
The Honorable Fannie Mae Houser	The Honorable Hattie Portis-Jones
The Honorable Samuel Perry	The Honorable Ulysses J. Smallwood
Mr. Tony Phillips	City Administrator
Mr. Rory Starkey	City Attorney
Ms. Brenda B. James	City Clerk

I. Meeting Called to Order: The Honorable Mayor Avery

II. Roll Call: City Clerk

III. Agenda Items:

1. Overview of Revenue Bond Financing for the Development Authority of Fairburn Revitalization Project Initiative **(Economic Development)**

IV. Adjournment:

When an Executive Session is required, one will be called for the following Issues:
(1) Personnel (2) Real Estate or **(3) Litigation**

CITY OF FAIRBURN
WORK SESSION AGENDA ITEM

SUBJECT: Overview of Revenue Bond Financing for the Development Authority of Fairburn Revitalization Project Initiative

ITEM TYPE: Presentation

SUBMITTED: 12/03/2025 **WORK SESSION:** 12/08/2025 **COUNCIL MEETING:** N/A

DEPARTMENT: Economic Development

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

The City of Fairburn and the Development Authority of Fairburn (DAF) are advancing a transformational redevelopment strategy centered on the Downtown Revitalization and Property Development Initiative. To implement this multi-year effort at scale, the Authority will utilize Revenue Bond Financing through the issuance of the Development Authority of Fairburn Taxable Revenue Bond (Revitalization Project).

This financing structure provides the capital needed to invest within the downtown district as catalysts for downtown vibrancy, commerce, and long-term economic growth.

HISTORY:
N/A

FACTS AND ISSUES:
N/A

FUNDING SOURCE:
N/A

RECOMMENDED ACTION:
N/A

ATTACHMENTS:
1. term sheet 120325 to prior-REVISED

TERM SHEET
THE FAIRBURN DOWNTOWN DEVELOPMENT AUHORITY
REVENUE BONDS
(REVITALIZATION PROJECT),
SERIES 2025

December 3, 2025

The Authority:

The Fairburn Downtown Development Authority (the "Authority") is a public corporation duly created and validly existing under and pursuant to the provisions of the Development Authorities Law codified in the Official Code of Georgia Annotated, Title 36, Chapter 62 (the "Act") and an activating resolution of the Mayor and Council of the City of Fairburn, Georgia (the "City"), and

The Authority has been created to develop and promote for the public good and general welfare, trade, commerce, industry and employment opportunities in the City, and to promote the general welfare of the State of Georgia through the acquisition, construction, installation, modification, renovation or rehabilitation of lands, interest in land, buildings, structures, facilities or other improvements; and

The Act authorizes the Authority to issue revenue bonds and use the proceeds thereof for the purpose of paying all or any part of the cost of any "project," in furtherance of the public purpose for which it was created; and

The City has the power to levy and collect and ad valorem property tax upon all the taxable property within the limits of the City to provide financial assistance to the Authority, for the purpose of developing trade, commerce, industry, and employment opportunities, provided, however, that the tax levied for these purposes shall not exceed three mills per dollar upon the assessed value of such property; and

The Authority and City wish to revitalize properties within the project area (the "Project"). The Project area is within the boundary limits of the city. Proceeds of the financing will be used to revitalize properties as is needed. (The Project Area Map follows as Appendix I.)

The Series 2025 Bonds and Project:

The Authority will issue, sell, and deliver its revenue bond to be known as "The Fairburn Downtown Development Authority, Revenue Bond (Revitalization Project), Series 2025", in the principal amount of $7,500,000 (the "Bonds"), to finance ~~the~~ property acquisition and rehabilitation, pay capitalized interest and pay related costs of issuance. The Bonds shall be issued as a single draw-down instrument (See Bond Resolution Section 2.1.2).

Security:

The Authority and the City will enter into an Intergovernmental Contract (the "Contract"), under the terms of which the City (1) will agree to make payments to the Authority in amounts sufficient to enable the Authority to pay the principal and interest on the Bond when due, and (2) will agree to levy an annual ad valorem tax on all taxable

property located within the corporate limits of the City, at such rates within the three (3) mill limit or such greater millage limit hereafter authorized under applicable law, as may be necessary to produce in each year revenues that are sufficient to fulfill the City's obligations under the Contract. (See Appendix II.)

The 3 mill limit is not encumbered by any other financings at this time.

(See Appendix III for the financing schedules).

Principal Amount: The amount financed is $7,500,000.

Financing Term: A 13-year amortization period. The Bonds will be retired early upon the disposition of revitalized project sites.

Redemption: The Authority and City wish to have the Bonds callable at any time or the shortest period allowed by the lender.

Final Maturity: July 1, 2038.

Closing Date: The City and Authority will approve the financing December 8th and 10th, respectively, and wish to close January 21, 2026.

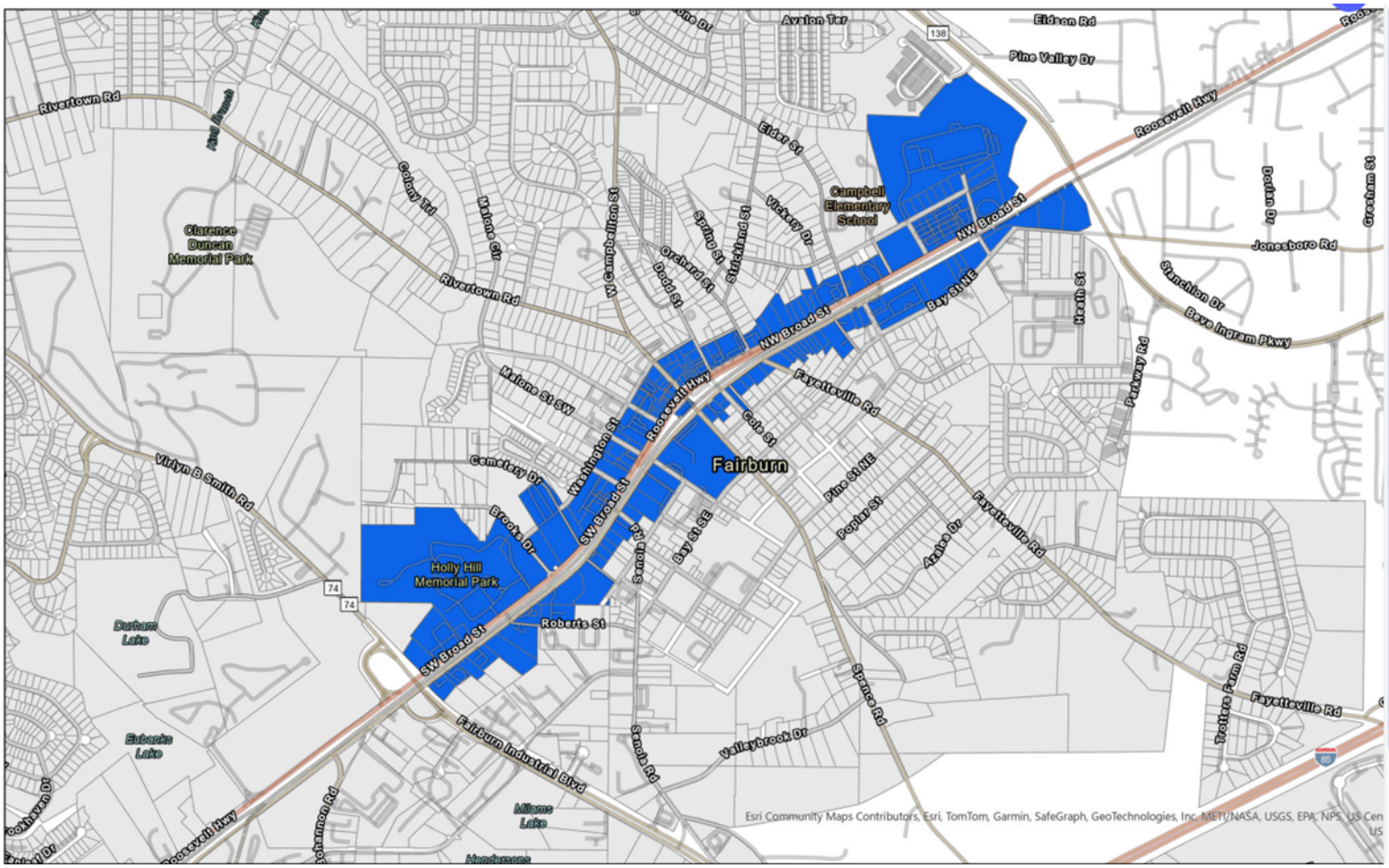
Purpose: Revitalization of various project area properties.

Tax Status: Interest on the Series 2025 Bonds is not exempt from federal and State of Georgia taxes.

Continuing Disclosure: The Authority and City do not anticipate executing a continuing disclosure agreement. The City does plan to provide annual audited financial statements to the lender.

Professionals involved in the Offering: Dam McRae with Seyfarth is serving in the capacity as Bond Counsel. He may be contacted at (404) 888-1883 or dmcrae@seyfarth.com

Bill Johnston with Stephens Inc. is serving in the capacity as Municipal Advisor. He may be contacted at (404) 461-5155 or bill.johnston@stephens.com



Appendix I

Project Area Map

Appendix II

Fairburn, Georgia
Assessed Property Valuation Analysis

Fiscal Year		Net M&O Digest*	$ Increase	% Increase	Estimated Digest	Value of 3 Mills	Series 2025 Estimated Debt Service	Estimated Millage	Millage Available for Other Projects
2015		$ 513,295,252	-	-					
2016		537,441,743	24,146,491.00	4.70%					
2017		548,930,982	11,489,239.00	2.14%					
2018		708,941,976	160,010,994.00	29.15%					
2019		819,452,150	110,510,174.00	15.59%					
2020		894,685,835	75,233,685.00	9.18%					
2021		1,095,117,791	200,431,956.00	22.40%					
2022		1,174,257,218	79,139,427.00	7.23%					
2023		1,180,089,718	5,832,500.00	0.50%					
2024		1,225,411,109	45,321,391.00	3.84%					
	Yr.		Average	10.53%					
2025				3.00%	$1,262,173,442	$3,786,520	$ -	-	$ 3,786,520
2026	1			3.00%	1,300,038,646	3,900,116	-	-	3,900,116
2027	2			3.00%	1,339,039,805	4,017,119	-	-	4,017,119
2028	3			3.00%	1,379,210,999	4,137,633	971,250	0.70	3,166,383
2029	4			3.00%	1,420,587,329	4,261,762	969,818	0.68	3,291,944
2030	5			3.00%	1,463,204,949	4,389,615	966,480	0.66	3,423,135
2031	6			3.00%	1,507,101,097	4,521,303	966,238	0.64	3,555,066
2032	7			3.00%	1,552,314,130	4,656,942	968,773	0.62	3,688,170
2033	8			3.00%	1,598,883,554	4,796,651	968,768	0.61	3,827,883
2034	9			3.00%	1,646,850,061	4,940,550	966,223	0.59	3,974,328
2035	10			3.00%	1,696,255,563	5,088,767	966,138	0.57	4,122,629
2035	11			3.00%	1,747,143,230	5,241,430	968,195	0.55	4,273,235
2035	12			3.00%	1,799,557,526	5,398,673	967,078	0.54	4,431,595
2035	13			3.00%	1,853,544,252	5,560,633	967,785	0.52	4,592,848
	*	Source: GA Dept. of Revenue					$10,646,743		

Appendix III

Project Summary

Dated 01/21/2026 | Delivered 01/21/2026

Sources Of Funds

Par Amount of Bonds	$7,500,000.00
Total Sources	**$7,500,000.00**

Uses Of Funds

Estimated Costs of Issuance	185,000.00
Deposit to Capitalized Interest (CIF) Fund	687,916.67
Deposit to Project Construction Fund	6,625,000.00
Rounding Amount	2,083.33
Total Uses	**$7,500,000.00**

Bond Statistics

Average Life	8.052 Years
Average Coupon	6.3500000%
Net Interest Cost (NIC)	6.3500000%
Bond Yield for Arbitrage Purposes	6.3507922%
True Interest Cost (TIC)	6.3507922%

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
07/01/2026	-	-	211,666.67	211,666.67	(211,666.67)	-
07/01/2027	-	-	476,250.00	476,250.00	(476,250.00)	-
07/01/2028	495,000.00	6.350%	476,250.00	971,250.00	-	971,250.00
07/01/2029	525,000.00	6.350%	444,817.50	969,817.50	-	969,817.50
07/01/2030	555,000.00	6.350%	411,480.00	966,480.00	-	966,480.00
07/01/2031	590,000.00	6.350%	376,237.50	966,237.50	-	966,237.50
07/01/2032	630,000.00	6.350%	338,772.50	968,772.50	-	968,772.50
07/01/2033	670,000.00	6.350%	298,767.50	968,767.50	-	968,767.50
07/01/2034	710,000.00	6.350%	256,222.50	966,222.50	-	966,222.50
07/01/2035	755,000.00	6.350%	211,137.50	966,137.50	-	966,137.50
07/01/2036	805,000.00	6.350%	163,195.00	968,195.00	-	968,195.00
07/01/2037	855,000.00	6.350%	112,077.50	967,077.50	-	967,077.50
07/01/2038	910,000.00	6.350%	57,785.00	967,785.00	-	967,785.00
Total	**$7,500,000.00**	**-**	**$3,834,659.17**	**$11,334,659.17**	**(687,916.67)**	**$10,646,742.50**