



# Mayor & Council Work Session

May 19, 2026 at 3:30 P.M



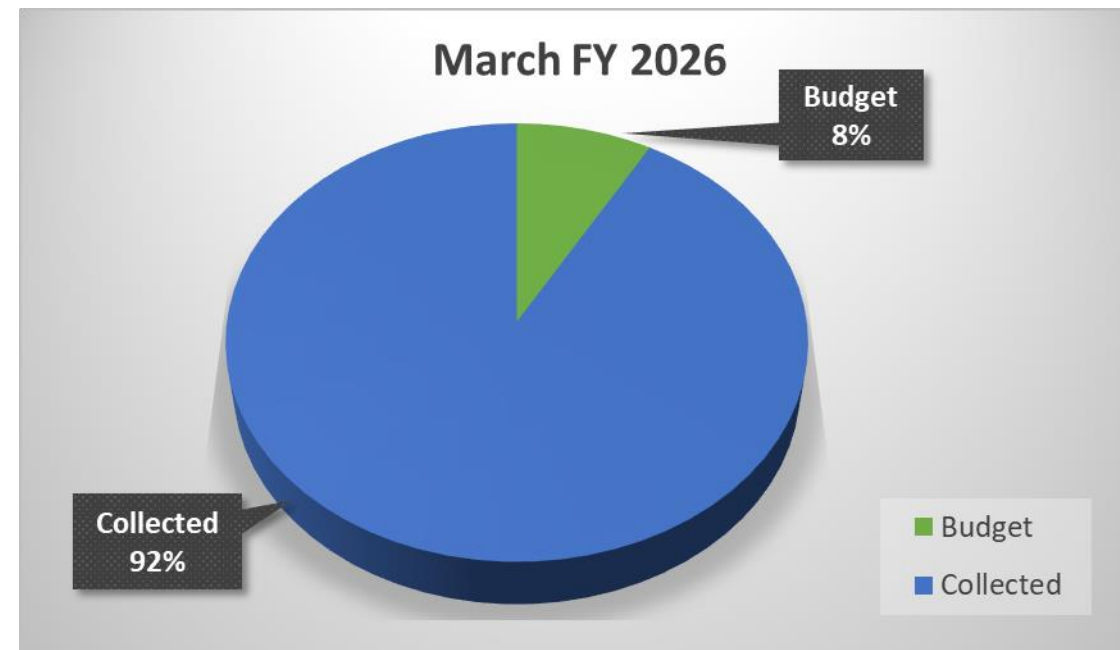
# Agenda

1. Quarterly Financial Report
2. Data Centers
3. Old Register TAD Bank Proposals
4. Human Resources Items
5. Retail Recruiter

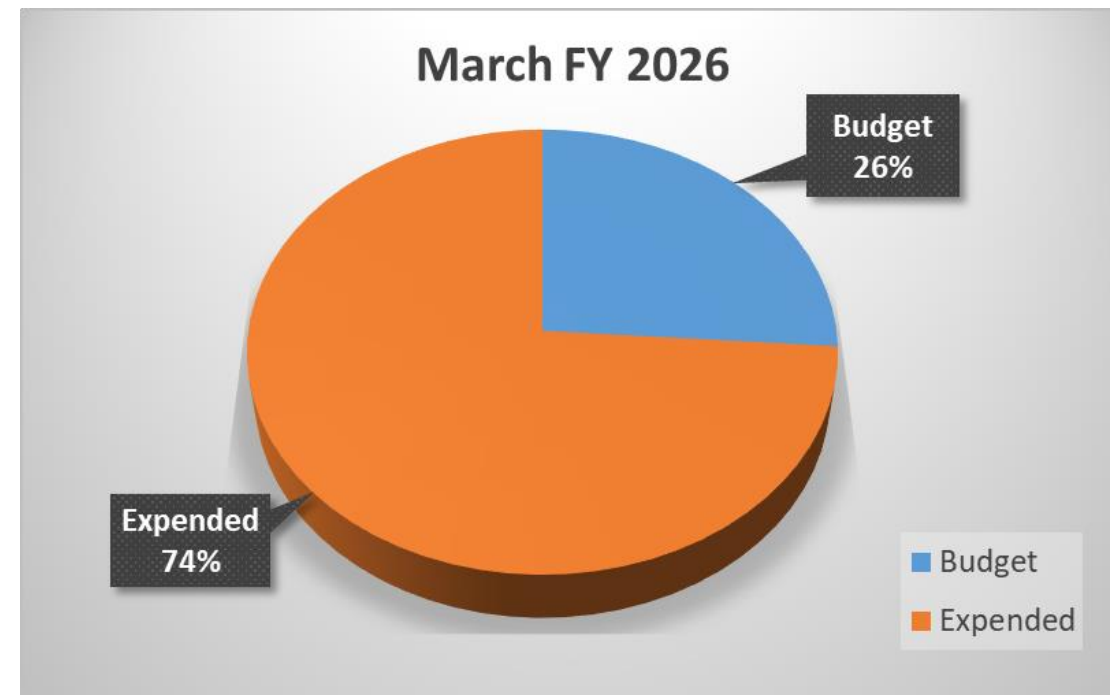
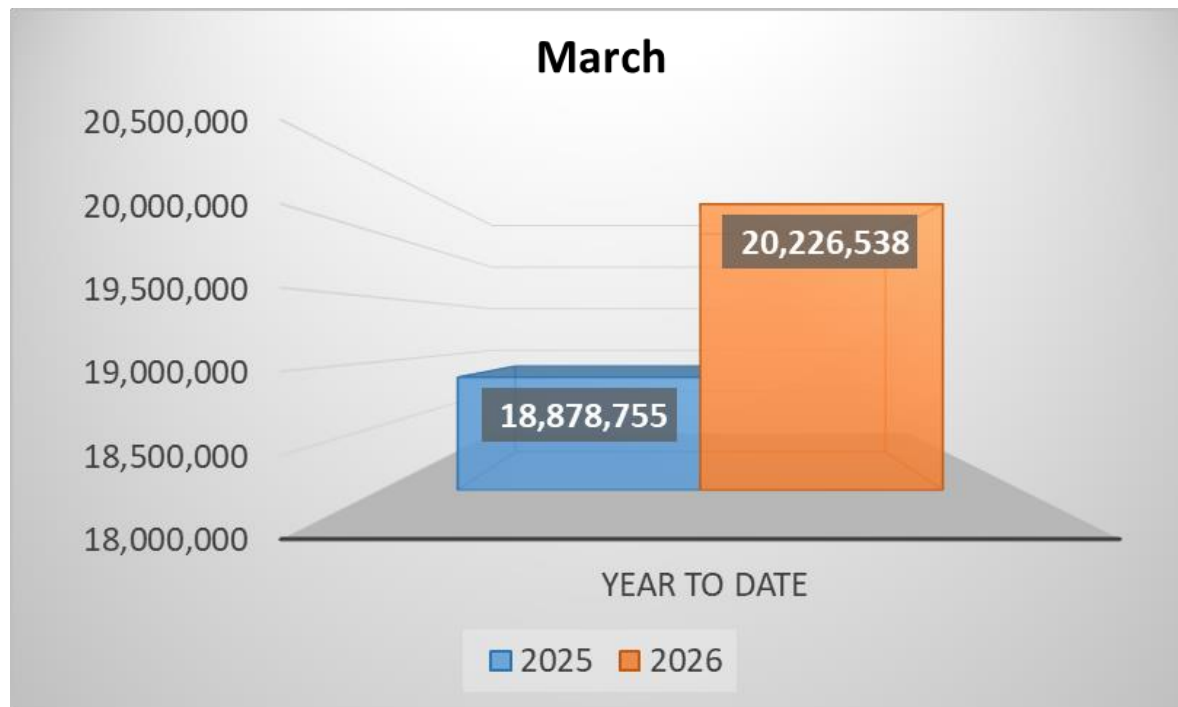
# FY2026 Third Quarter Financial Update



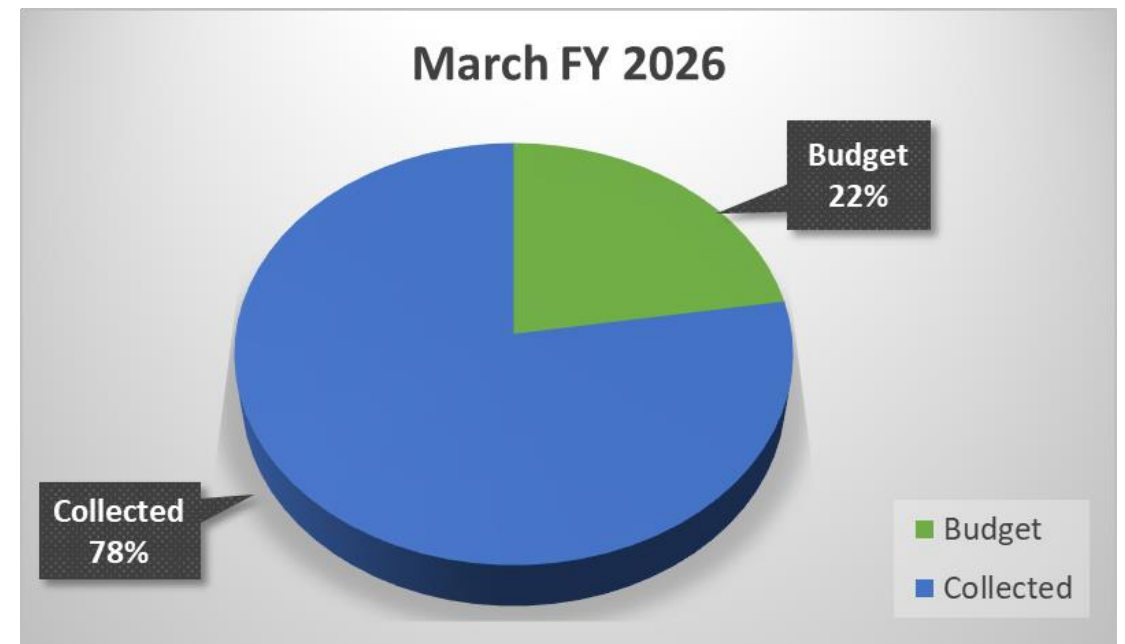
# General Fund - Revenues



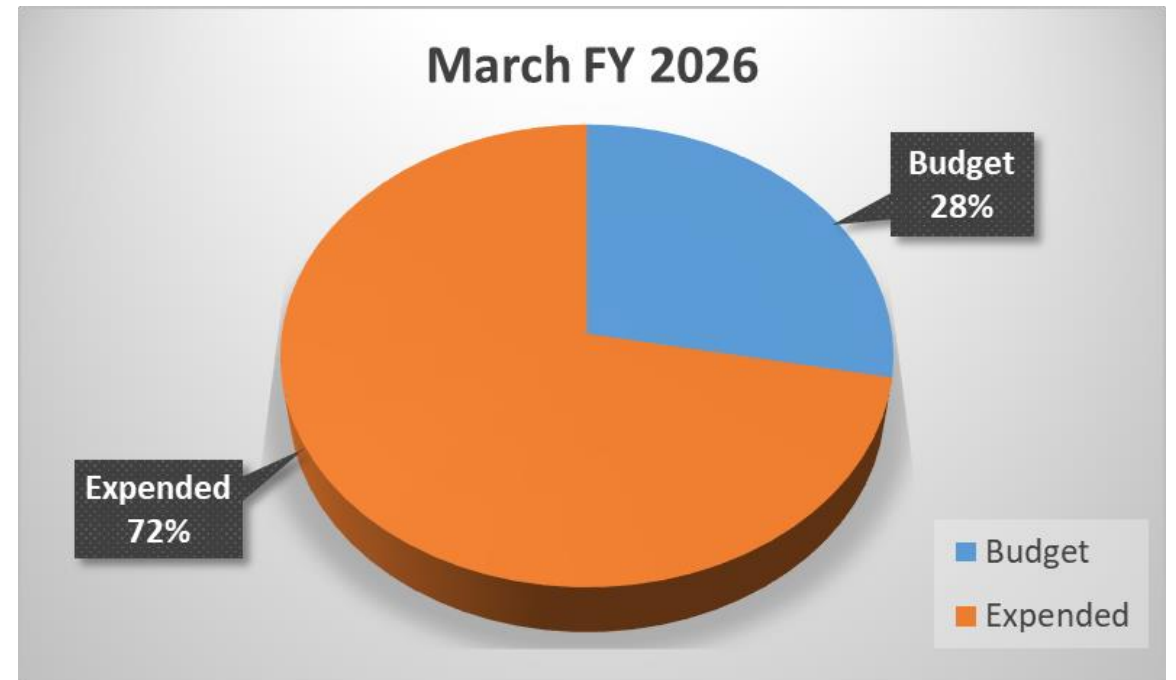
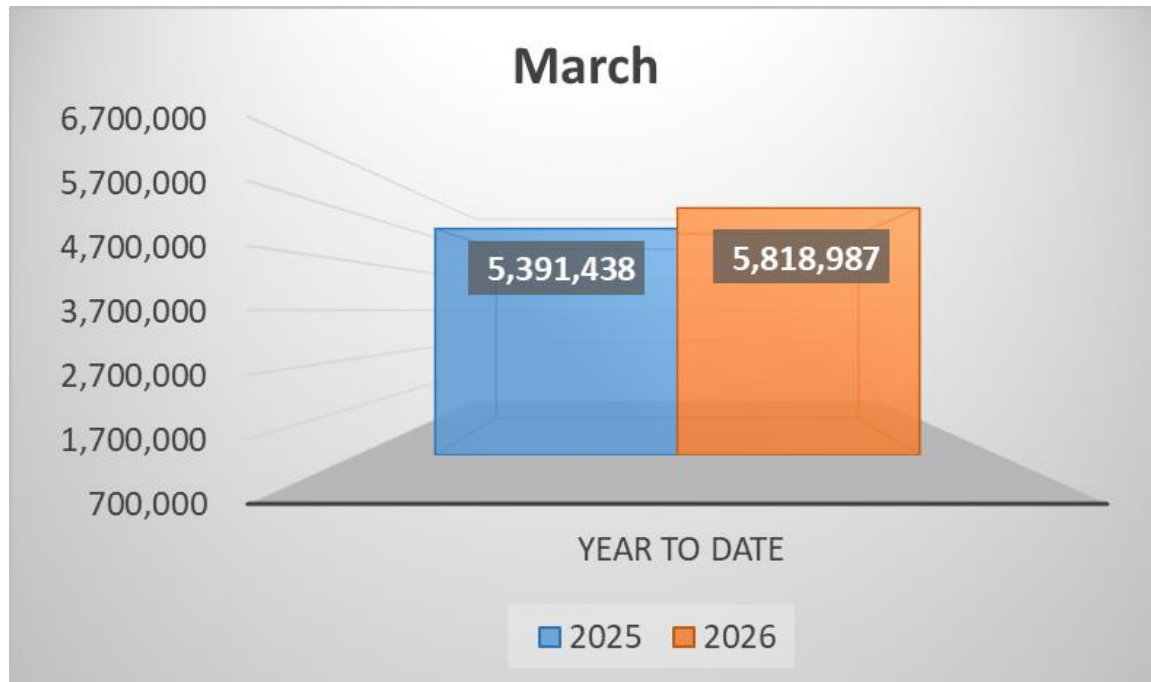
# General Fund - Expenditures



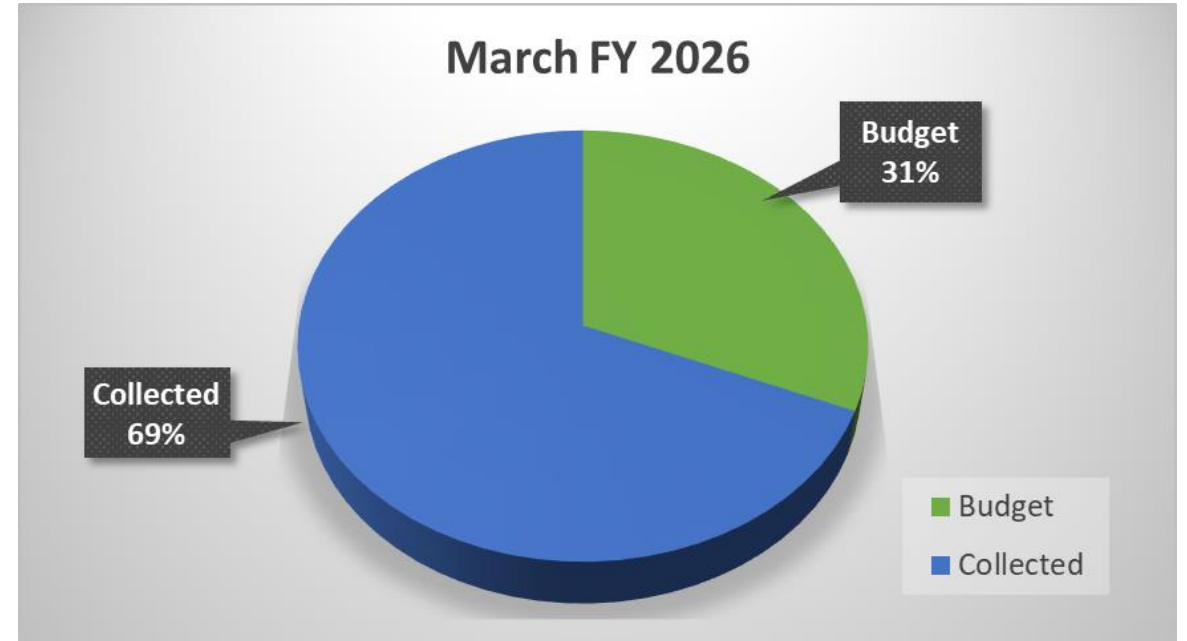
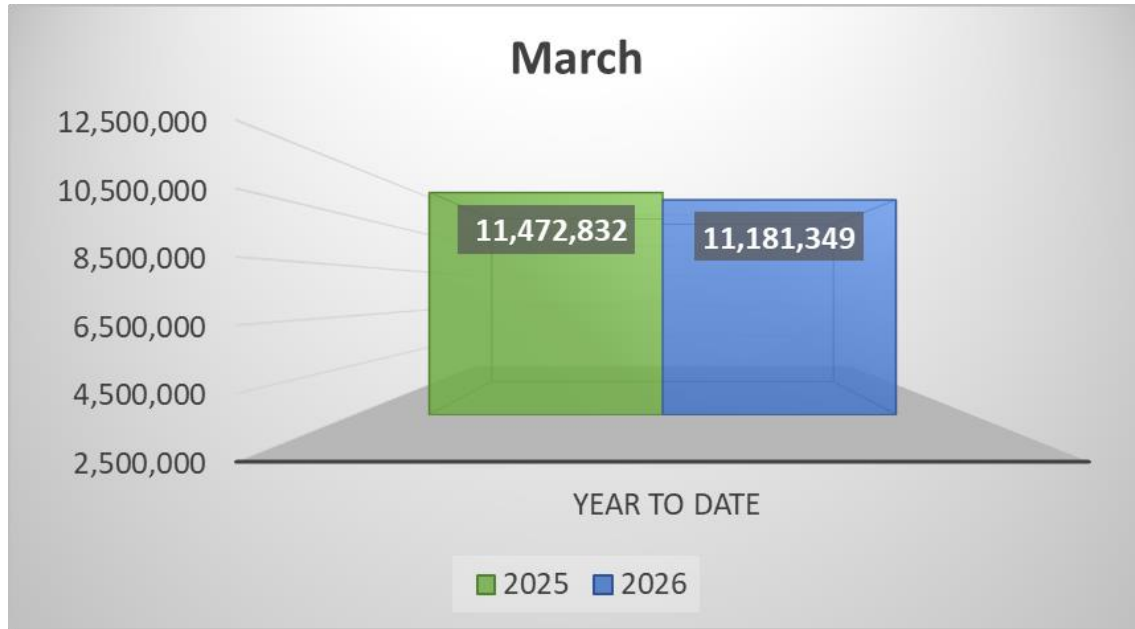
# Statesboro Fire Service Fund - Revenues



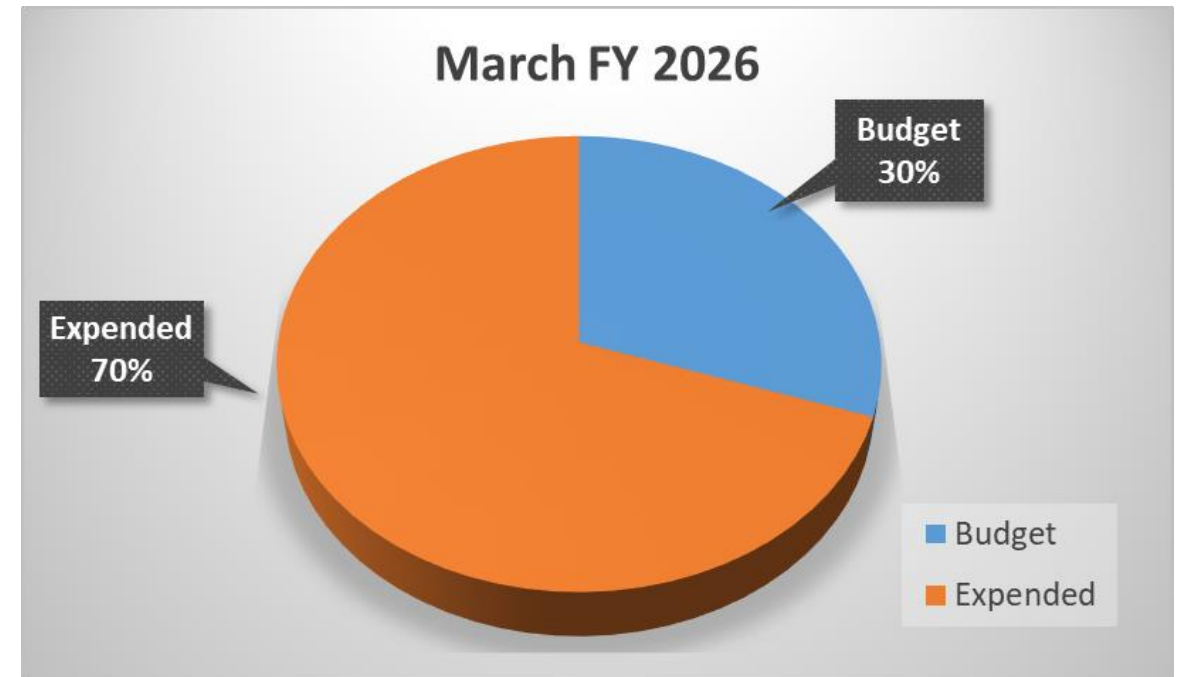
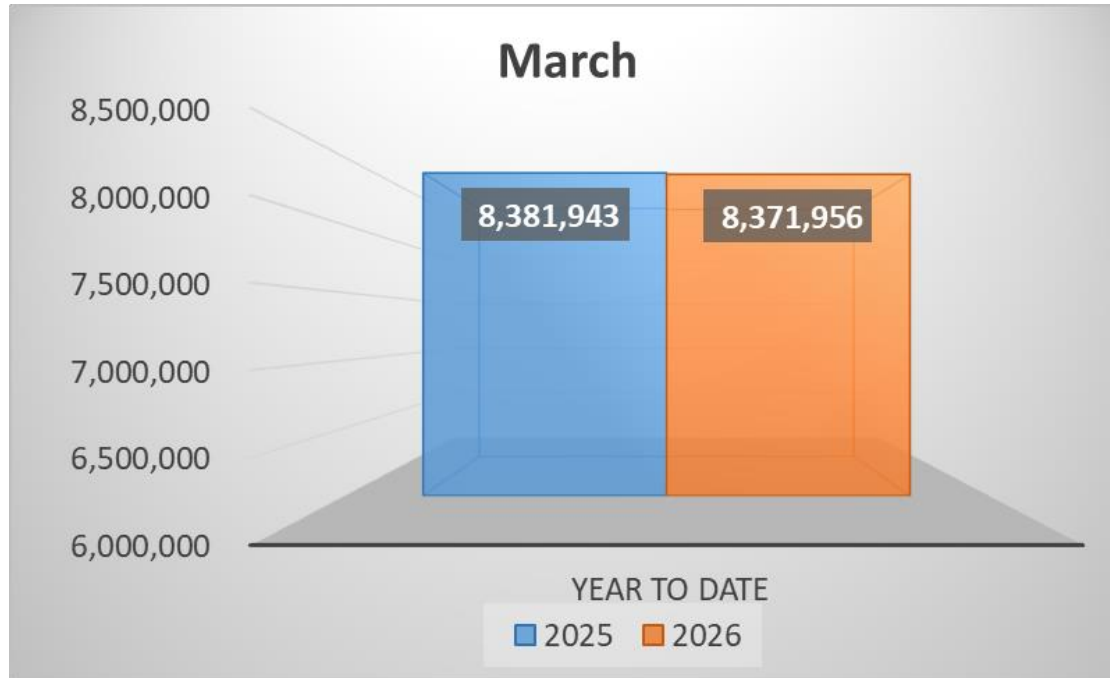
# Statesboro Fire Service Fund – Expenditures



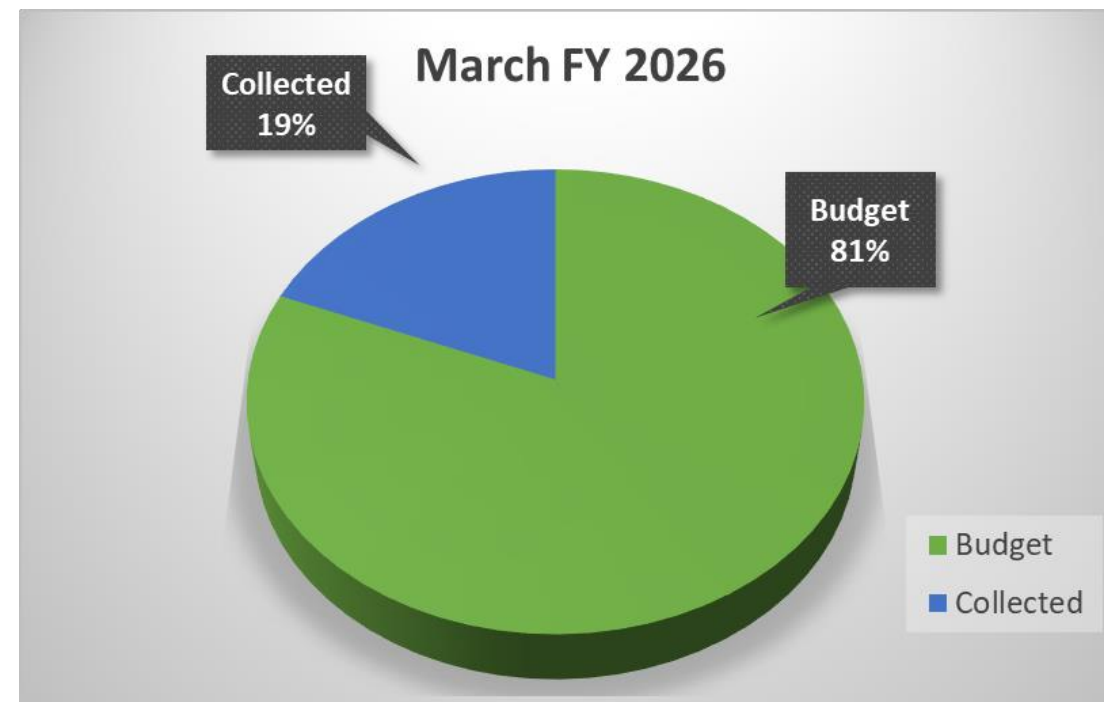
# Water and Sewer Fund – Revenues



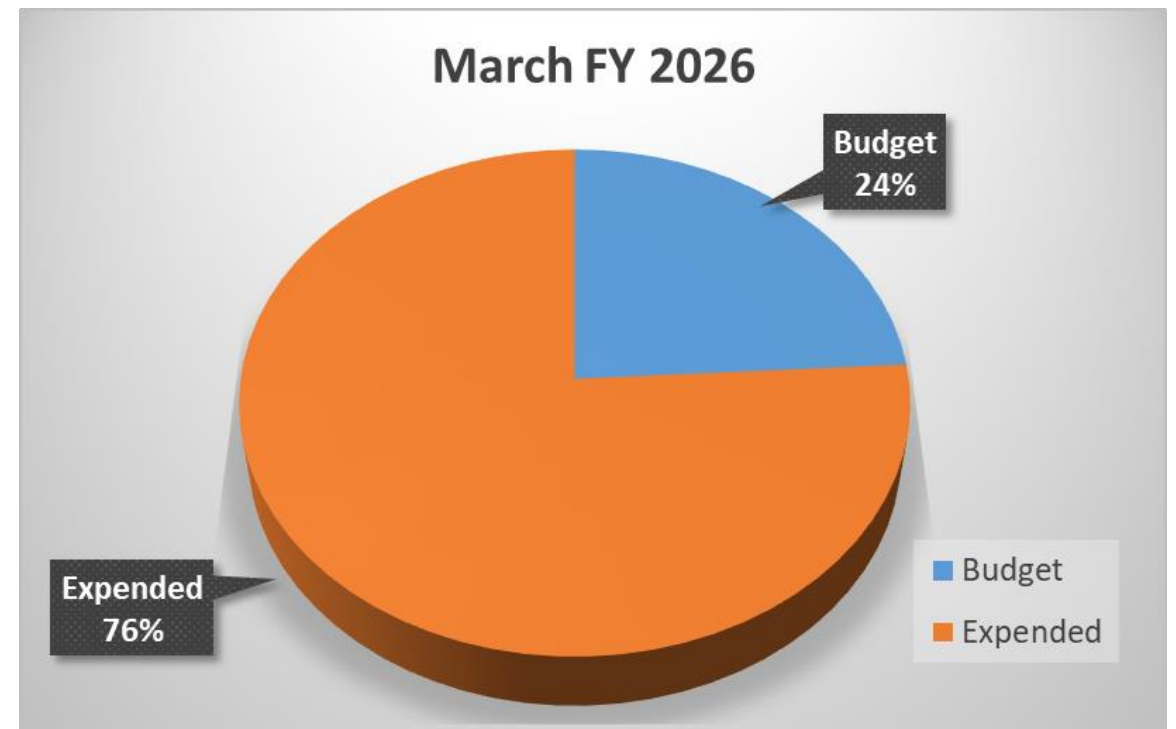
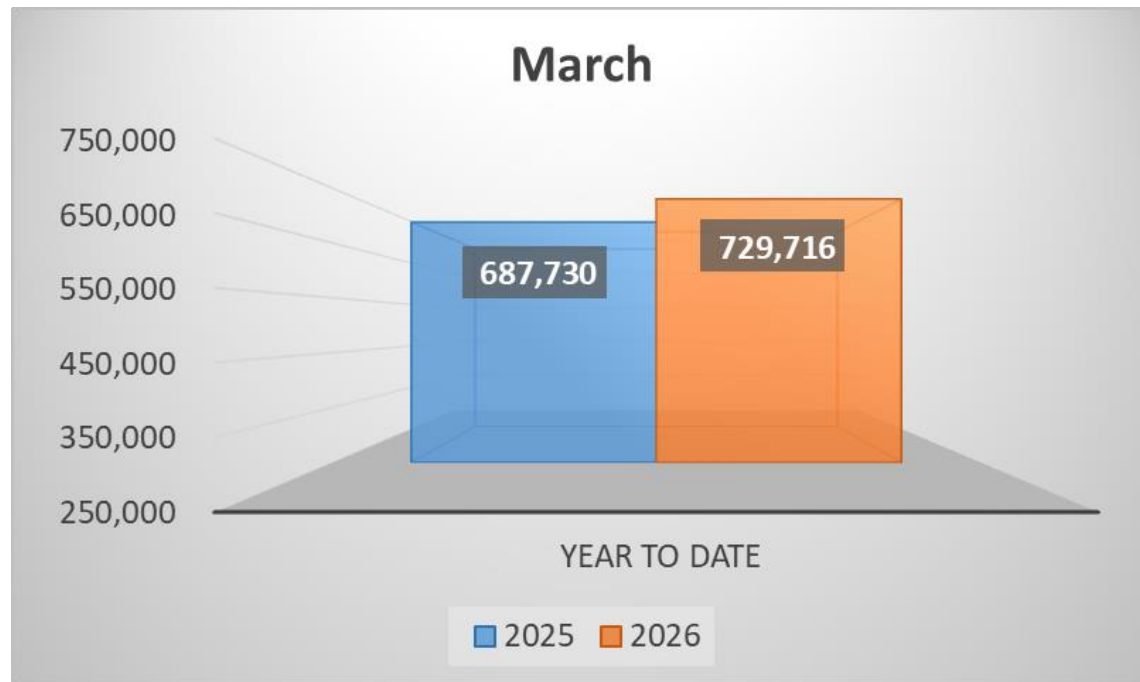
# Water and Sewer Fund – Expenditures



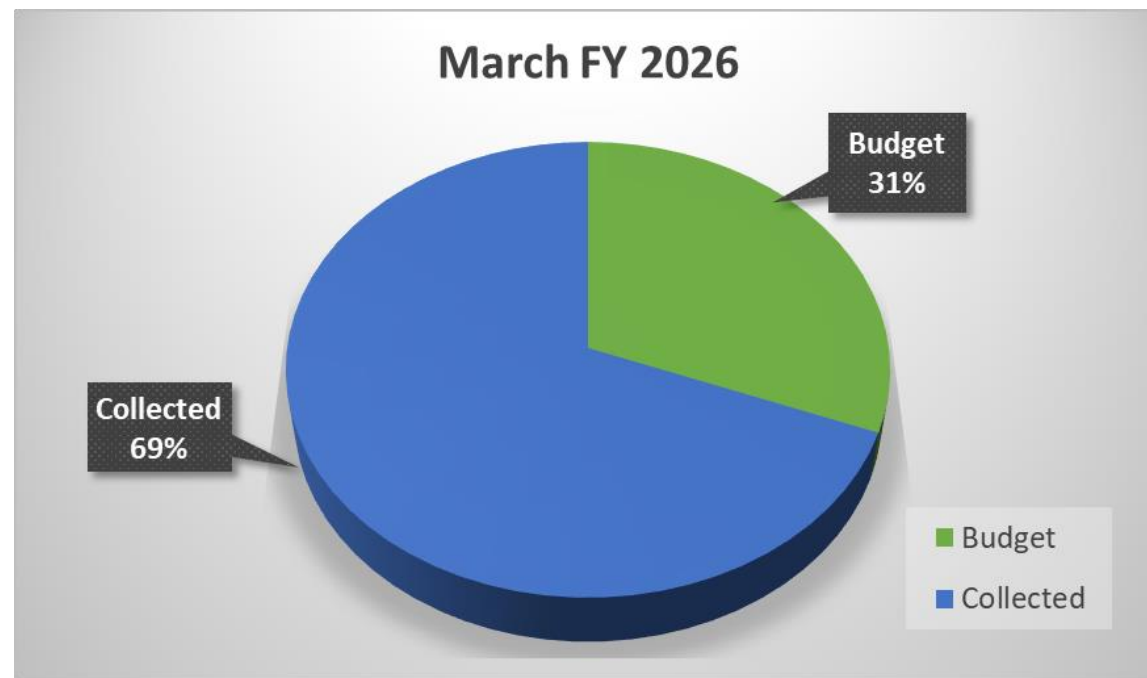
# Stormwater Fund – Revenues



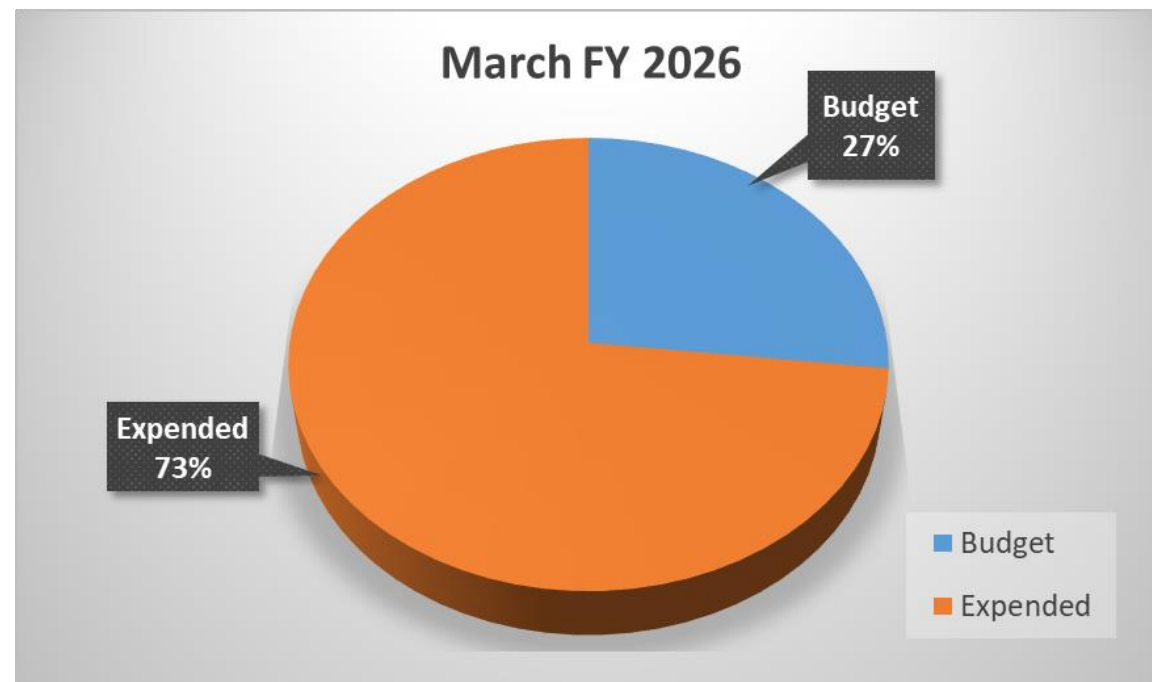
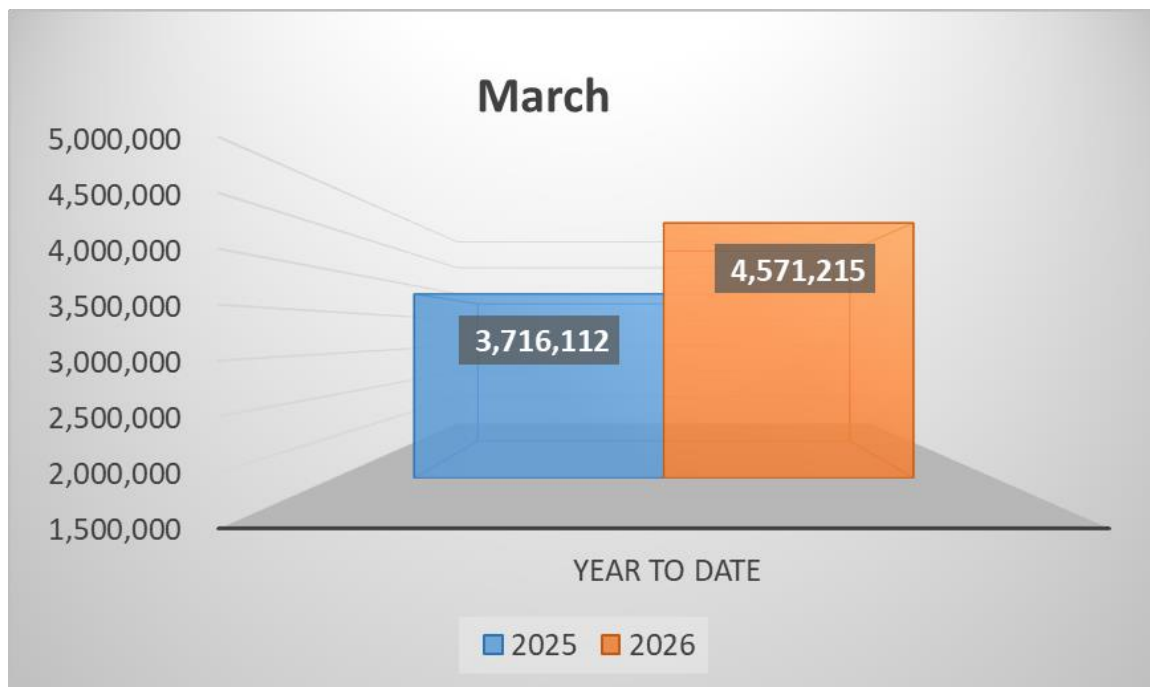
# Stormwater Fund – Expenditures



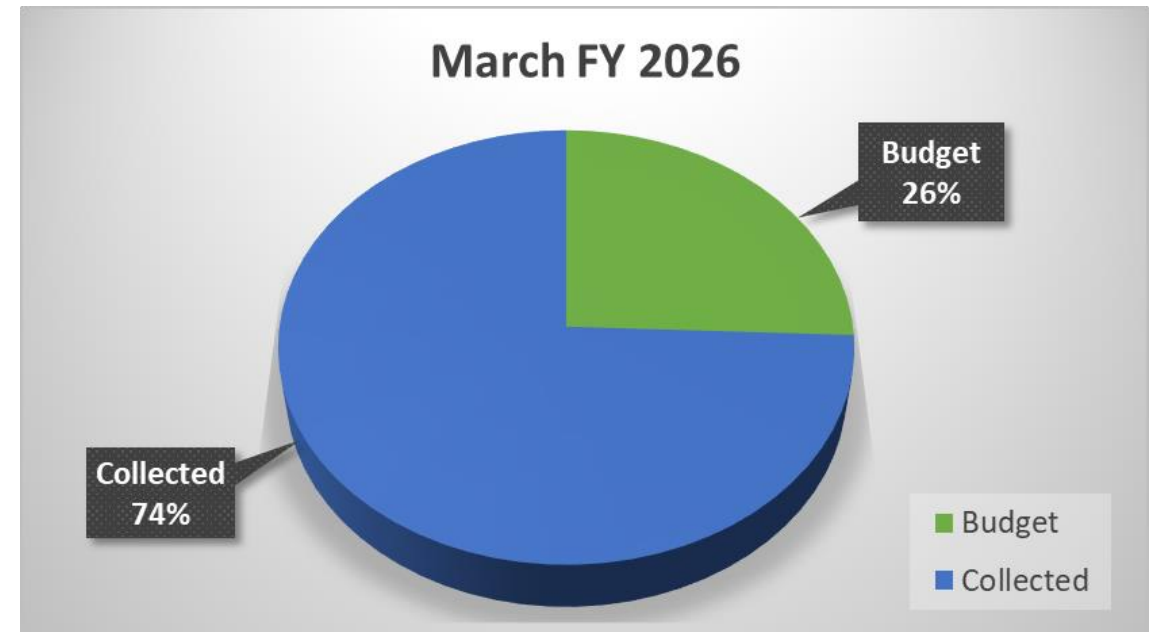
# Natural Gas Fund – Revenues



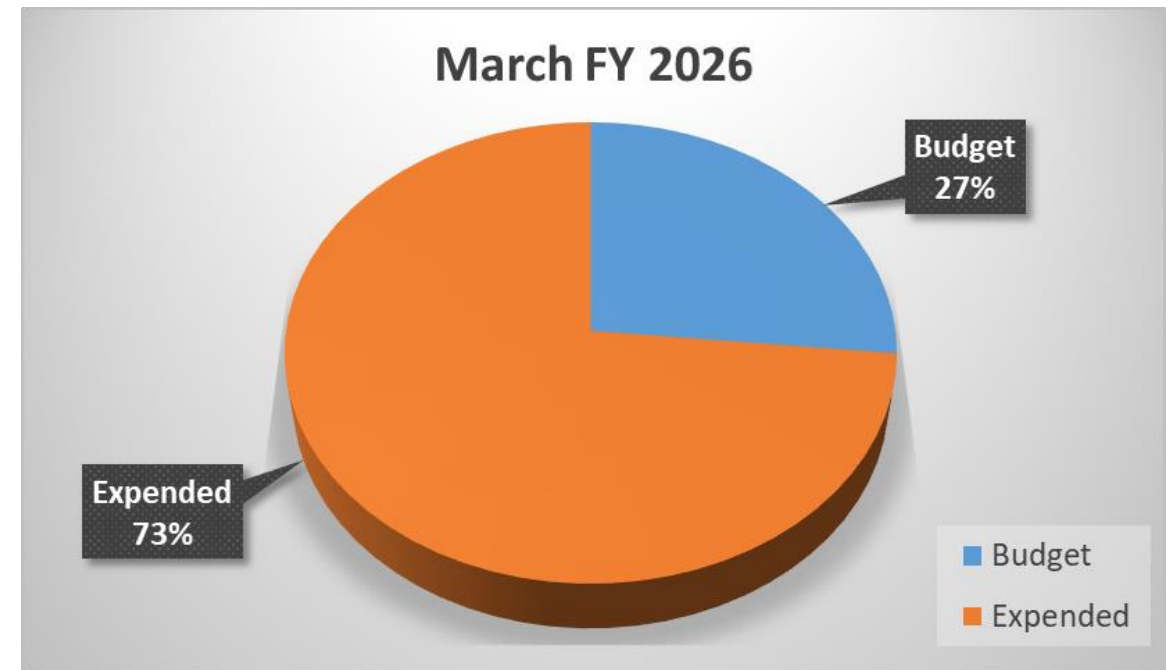
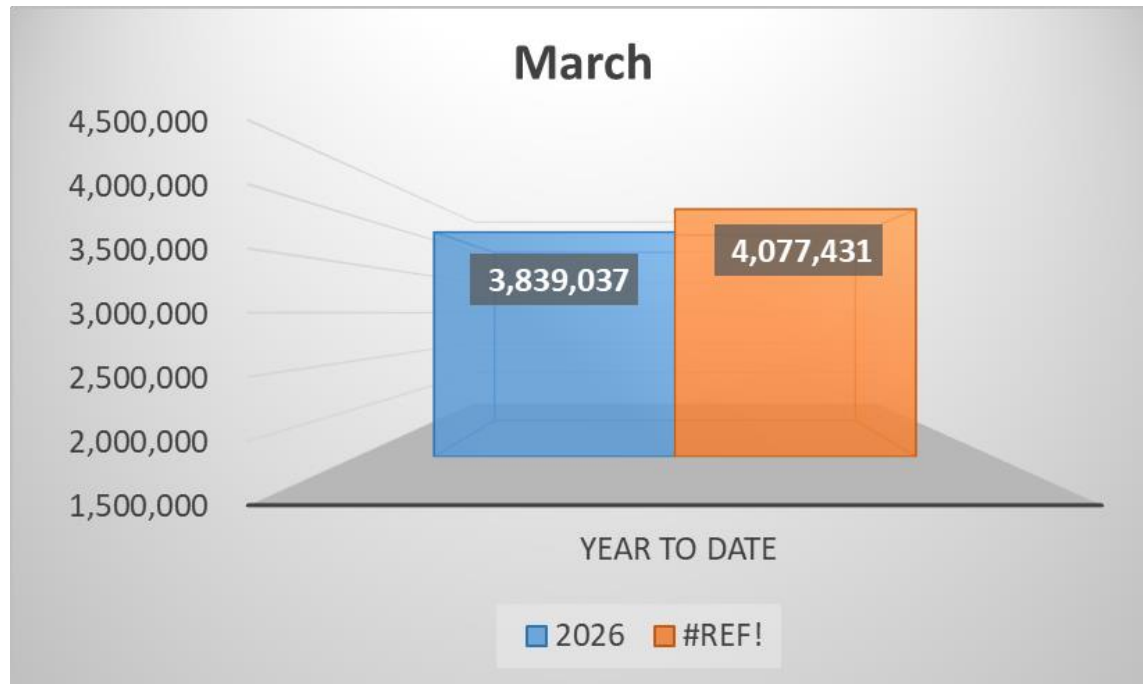
# Natural Gas Fund – Expenditures



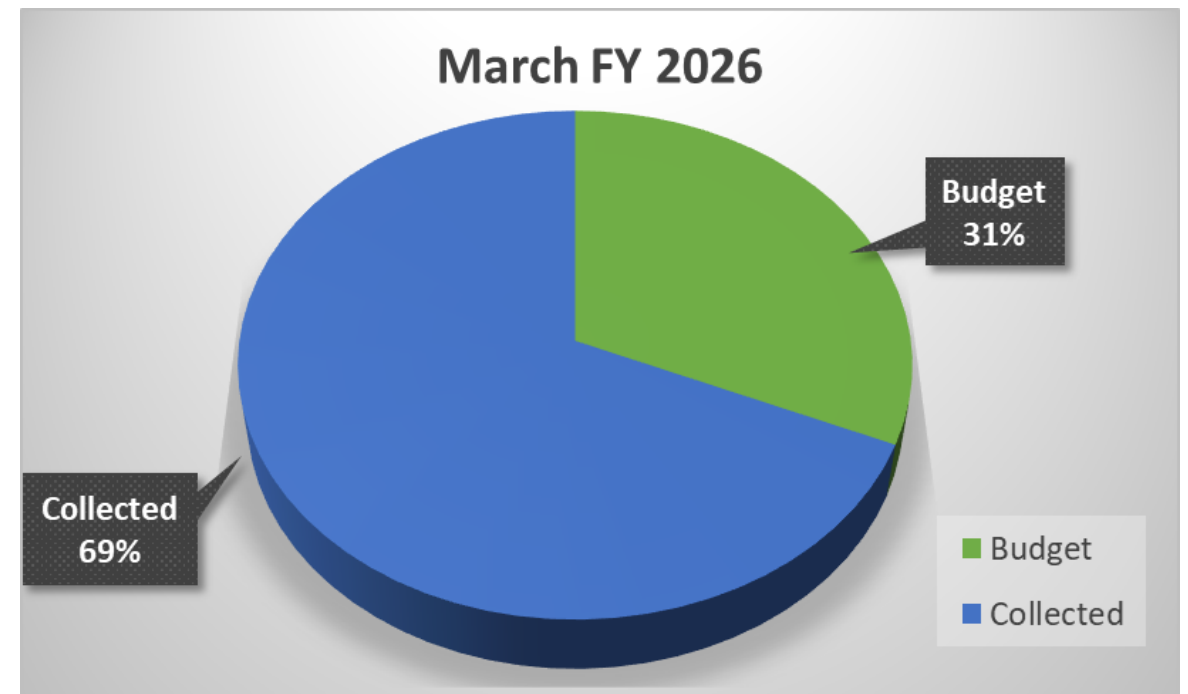
# Solid Waste Collection Fund – Revenues



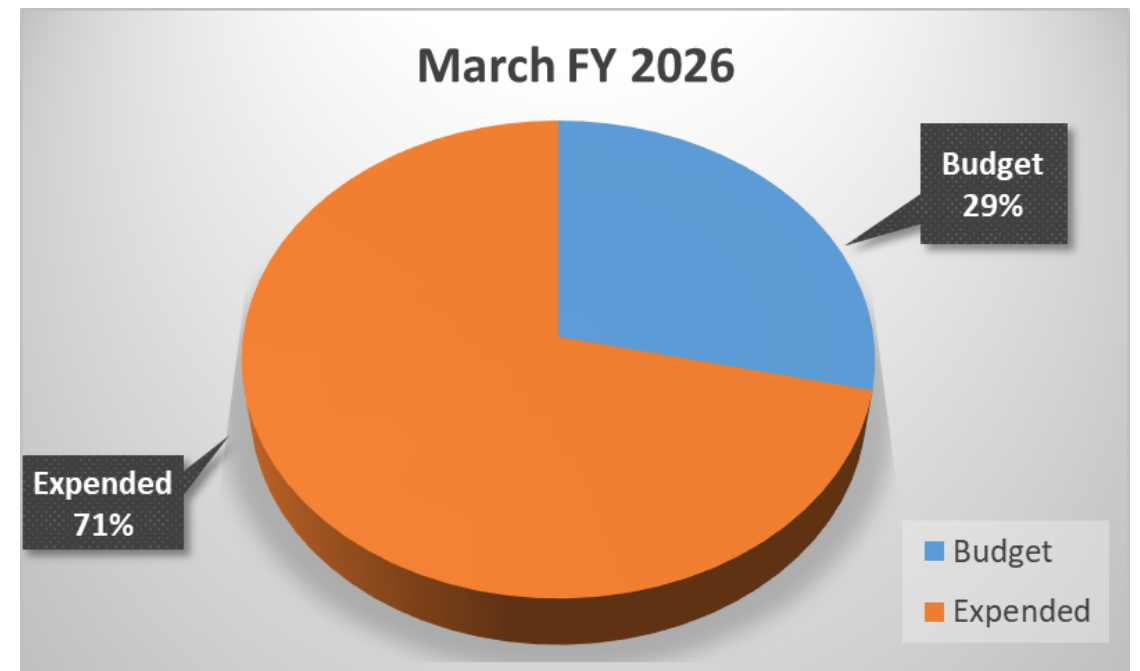
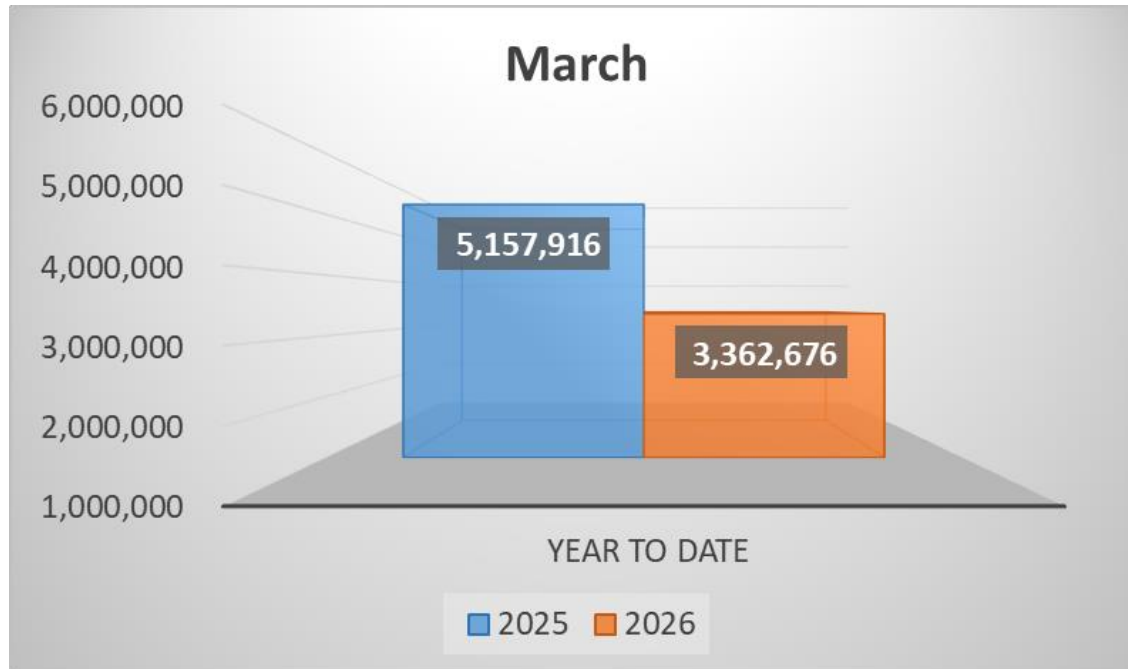
# Solid Waste Collection Fund – Expenditures



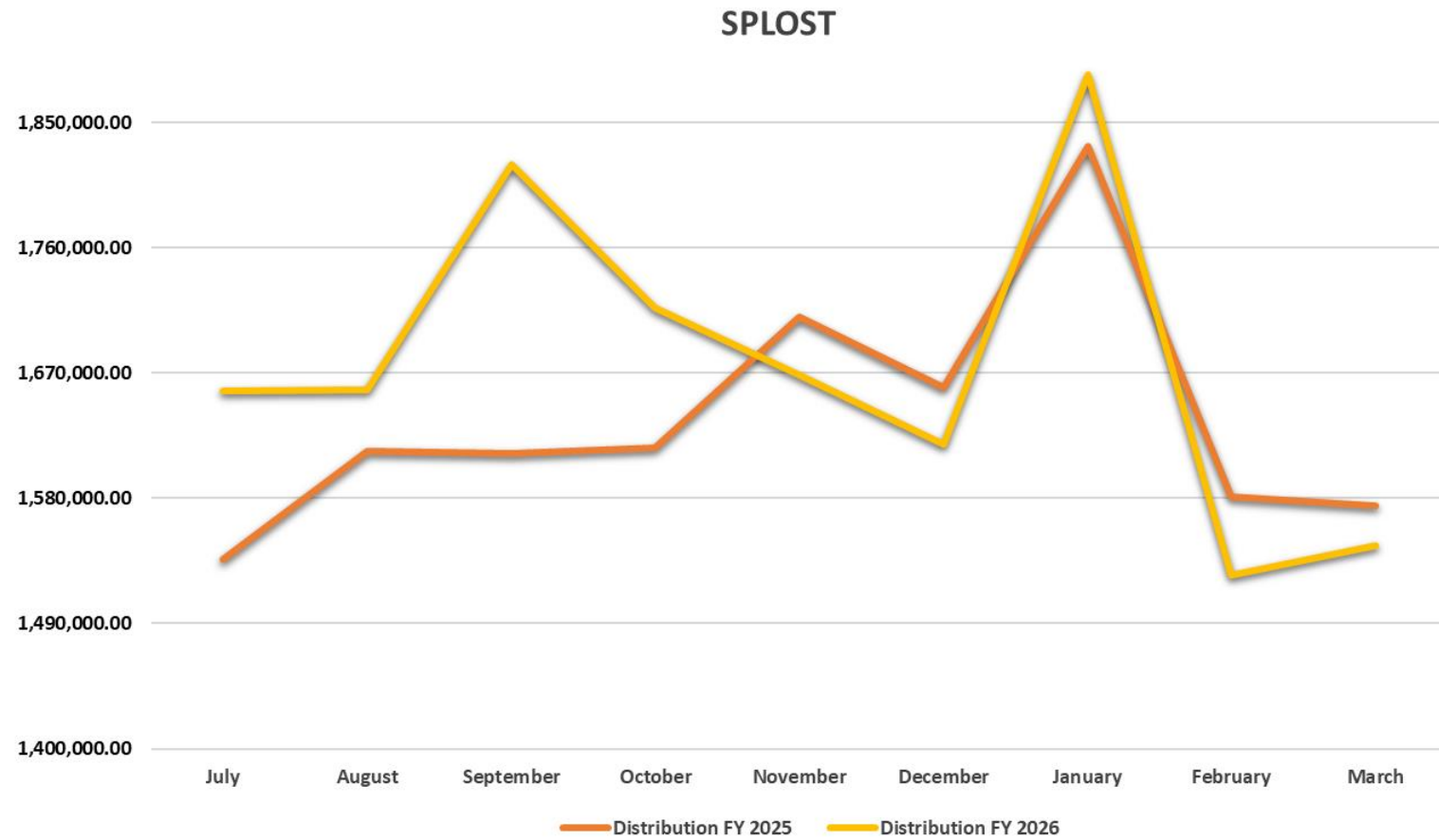
# Solid Waste Disposal Fund – Revenues



# Solid Waste Disposal Fund – Expenditures

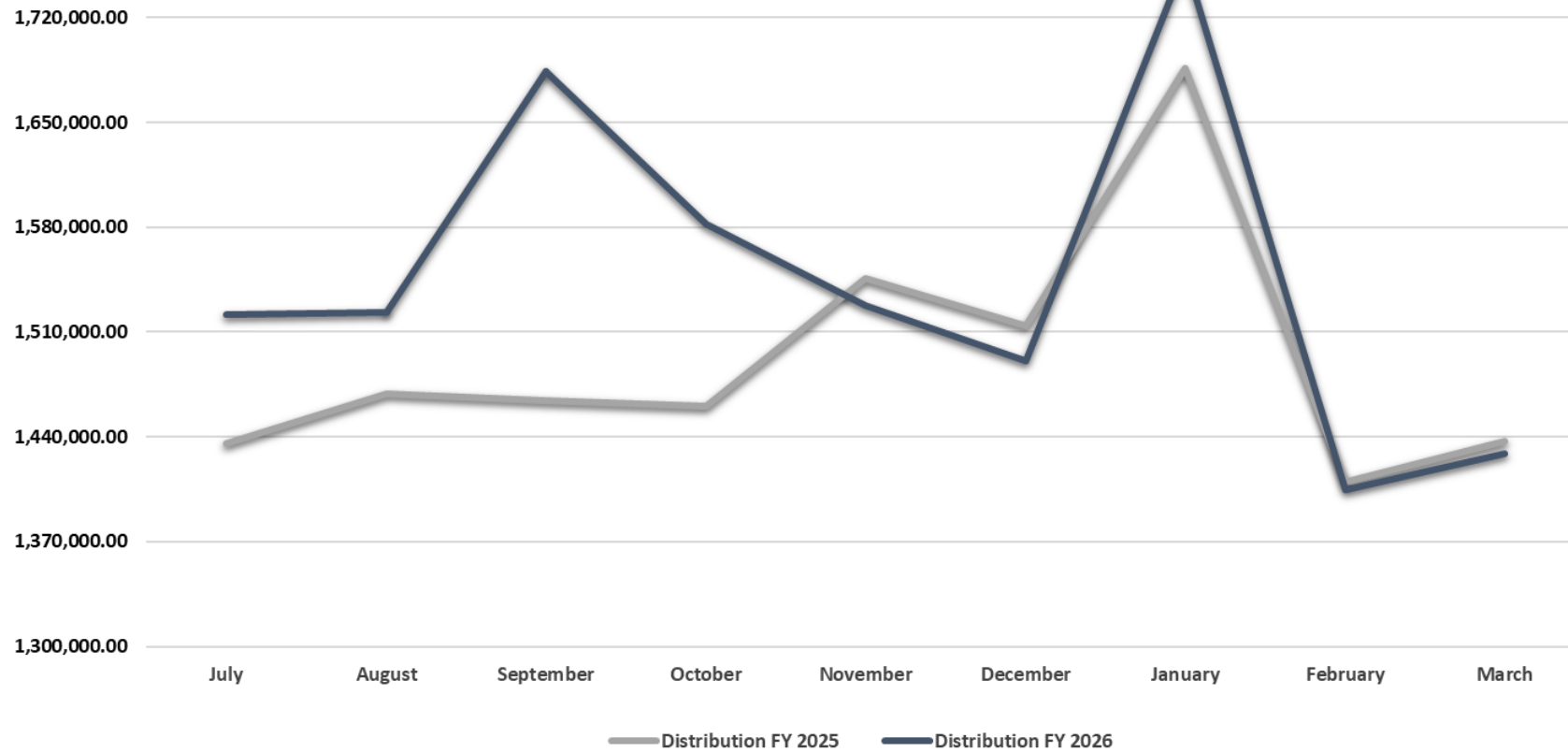


# SPLOST



# TSPLOST

TSPLOST



# Hotel and Motel Revenue

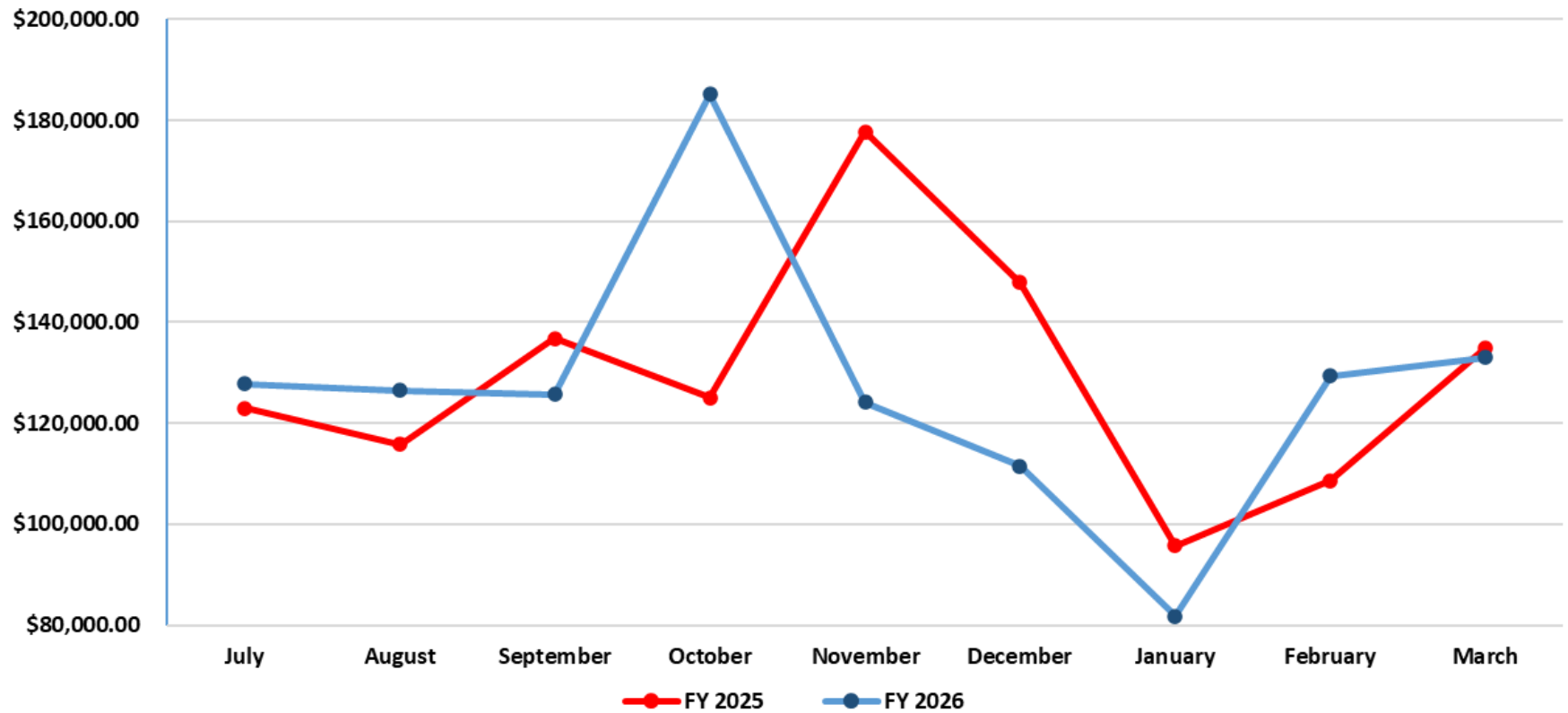
Revenue Collected:

July 2024 – March 2025 =  
\$1,165,603

July 2025 – March 2026 =  
\$1,145,017



### Hotel and Motel Revenue



# Questions?



# Technological Facilities & Data Centers



# Recommendation for Addition of Section 2.4.14 to Statesboro UDC

- Staff recommends the implementation of a Technological Facilities & Data Center Ordinance.
- This ordinance was developed after review of multiple municipal Data Center Ordinances, discussions with stakeholders, and review of existing model ordinances.



# Ordinance Sections

1. Purpose
2. Definitions
3. Permitted Districts & Lot Requirements
4. Utility Use & Allowances
5. Sound Generation
6. Screening & Aesthetics
7. Community Investment & Infrastructure



# Definitions

- Edge Data Center - A facility that does not **exceed 50 acres**. May be located in existing structures.
- Hyperscale Data Center – A large-scale facility, with a maximum acreage of **200 acres**, and maximum structure size of **500,000** square feet.
- Sensitive Receptors – Existing nearby uses such as residents, schools, etc.



# Permitted Districts & Lot Requirements

- Allows placement in most commercial zoning districts to include:
  - HOC
  - LI
  - MX\*
  - O\*



Photo Credit: QTS Data Centers



# Permitted Districts & Lot Requirements (Continued)

- Edge Facility
  - Setbacks
    - 75 feet from Sensitive Receptors
    - 60 feet from all other property lines
  - Buffer
    - 50 feet minimum
- Hyperscale Facility
  - Setbacks
    - 300 feet from Sensitive Receptors
    - 250 feet from other property lines
  - Buffer
    - 200 feet



Photo Credit: Data Center Dynamics



# Utility Use

- Requires connection to municipal sewer and water.
- Requires the use of closed loop systems.
- Requires a water management plan with projected monthly and peak water consumption.

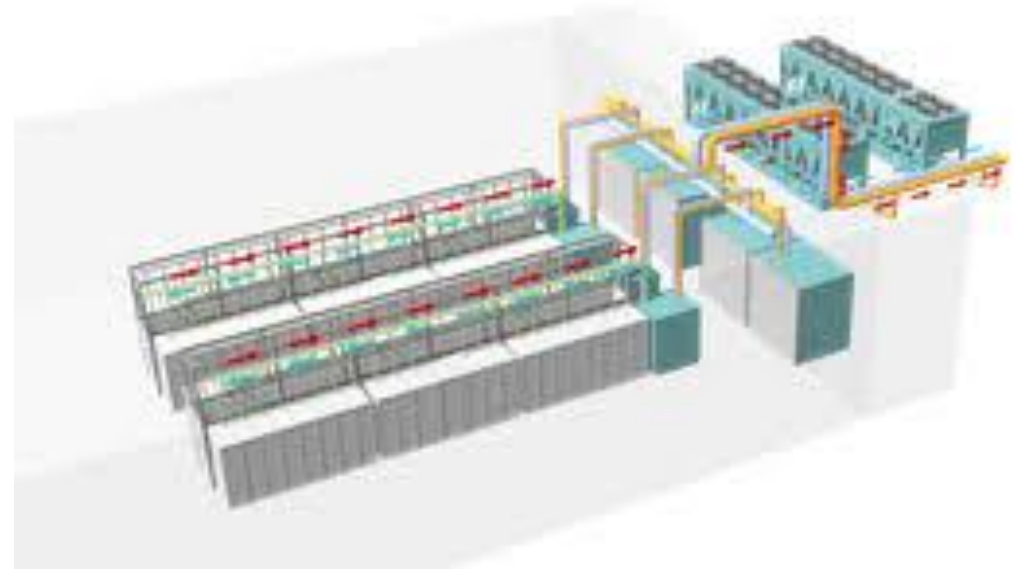


Photo Credit: QTS Data Centers



# Sound Generation

- Requires a noise study
  - Noise study must establish the ambient sound condition at the property line.
- Establishes generator testing times.



Photo Credit: WB Power Solutions



# Environmental Requirements

- Allows the UDC Administrator to require building to the Georgia Stormwater Management Manual.
- Allows for alternative penetration measures in lieu of permeable pavers via administrative Variance.
- 35% tree canopy is required, but counts towards buffers and wetlands.



Photo Credit: The Walton Tribune



# Screening & Aesthetics

- Requires visual screening with approved trees and an opaque fence at sensitive receptors.
- Requires enclosure of mechanical equipment or obscuring by architectural features (parapet walls, louvers).
- Building facades must show consistency with similarly zoned property.
- Establishes maximum building height of 65 feet.



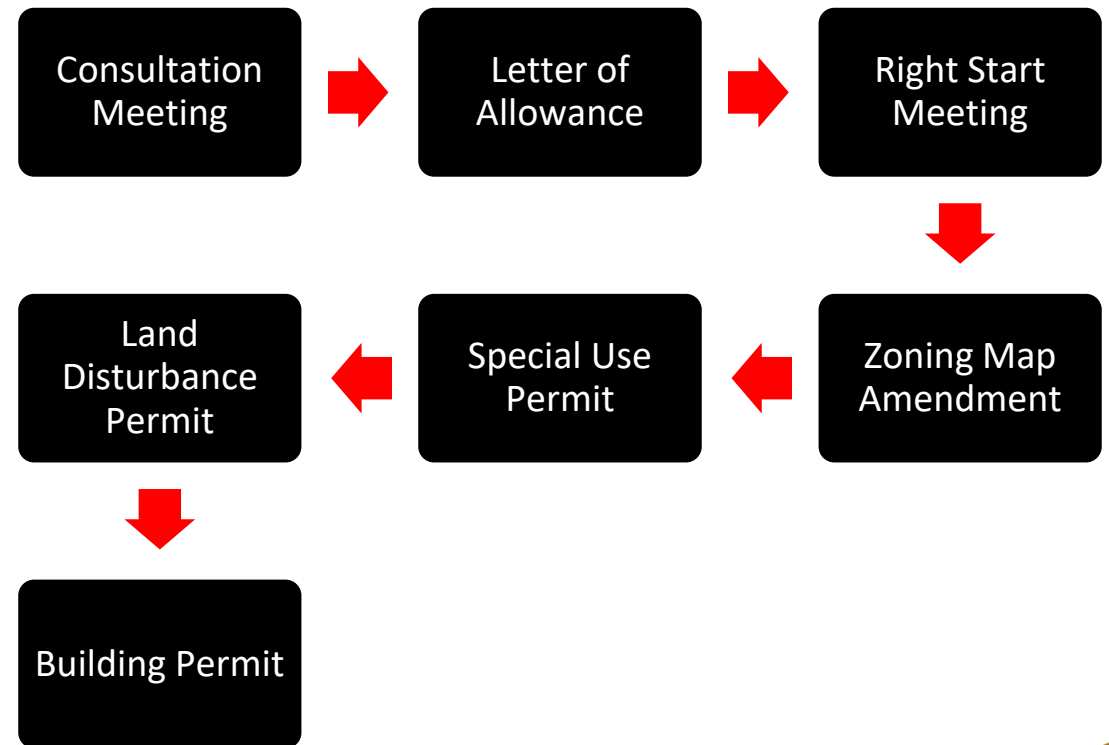
# Community Investment & Decommissioning

- Applicant must provide a report showing positive economic impact of projects.
- Applicant must submit a decommissioning plan ensuring the removal of IT infrastructure in the event of closure.
- Establishes timelines for Special Use Permits
  - Permit expires in 24 months if no Land Disturbance or Building Permit is issued.
  - Zoning changes require a new special use permit.
  - Cessation of use causes permit to expire in 12 months.



# Permitting Process

- The process has a number of specific points that are meant to ensure a less problematic project.



# Timeline

- 21 April – Work Session
- May 5 – Planning Commission
- May 19 – First Reading
- June 2 – Second Reading



# Questions?



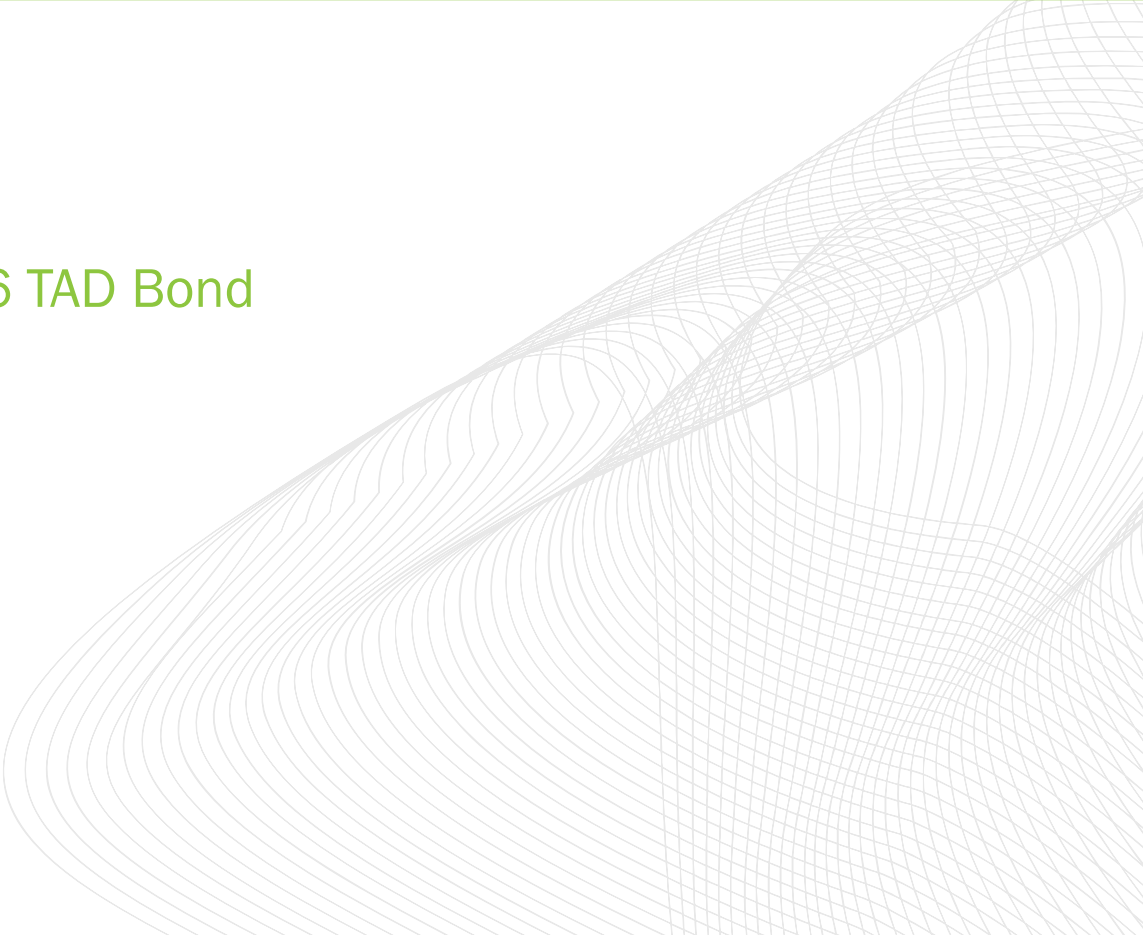


# City of Statesboro, Georgia

RFP Results Presentation – Series 2026 TAD Bond



May 19, 2026



# Background / Overview

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- In 2019, the City of Statesboro issued a Tax Allocation District Revenue Bond in the amount of \$4,750,000 to fund certain public infrastructure improvements in the Old Register Tax Allocation District (the “TAD”).
- In 2023, due to market conditions, general banking environment and lack of TAD revenues to support debt service, it was determined that negotiating an “extension” with the current bondholder, Truist, was the best option for the City.
- With the final maturity of the 2023 TAD Bond approaching in August 2026, the bond would have to be refinanced.
- On April 21, 2026, Davenport presented a Plan of Finance at the City Council’s Work Session that highlighted the following:
  - Historic & Projected Digest Growth;
  - Projected Revenues & the potential impact of FLOST;
  - Key Considerations / Observations that could influence the financing; and,
  - Potential Financing Options.
- City Council approved the intent resolution authorizing Staff & Davenport to proceed with the Plan of Finance as presented.

# Request for Proposals Solicitation



- On April 23, 2026, Davenport distributed a Request for Proposals on behalf of the City for the Tax Allocation District Refunding Revenue Bond (Old Register TAD Projects), Series 2026 (the “Series 2026 Bond”).
  
- The proceeds of the Series 2026 Bond will be used to refinance the Tax Allocation District Refunding Revenue Bond (Old Register TAD Projects), Series 2023 (the “Series 2023 Bond”).
  
- The Request for Proposals included two different financing options:
  - Option 1: 20-Year Bullet
  
  - Option 2: 20-Year Term – minor amortizing annual payments with bullet at final maturity
  
- On May 11, 2026, Davenport received 2 proposals from the Queensborough Bank and Truist. Davenport is recommending a proposal from Queensborough Bank which is detailed on the subsequent page.

# Summary of Recommended Proposal



Queensborough Bank	
Issuance Amount:	\$4,750,000
Term	20 Years
Rate:	4.60% (Fixed until Final Maturity)
Prepayment:	<p><b>Bond Refinancing:</b>                      Closing to April 1, 2029: Non-Callable                      April 1, 2029 to April 1, 2030: 102%                      April 1, 2030 to April 1, 2031: 101%                      April 1, 2031 and thereafter: 100%</p> <p><b>Extraordinary Clause:</b>                      Principal may be paid off at anytime with surplus funds from TAD Revenues.</p>
Bank Fees:	\$0
Closing Date:	June 16, 2026

*In review of the proposals offered, Davenport discussed with City staff who determined the Queensborough Bank proposal was the best option due to the proposal offering the only interest rate that was fixed until maturity, desired amortization structure and favorable prepayment provisions and extraordinary prepayment clause.*

*The interest rate proposed was 0.40% better than the estimated planning rate of 5.00%. Additionally, it is only 0.10% higher than the fire station loan completed at the end of last year.*

# Final Debt Service



Final Debt Service			
Fiscal Year	Principal	Interest	Total
2027	\$40,000	\$172,979	\$212,979
2028	40,000	216,660	256,660
2029	100,000	214,820	314,820
2030	100,000	210,220	310,220
2031	100,000	205,620	305,620
2032	150,000	201,020	351,020
2033	160,000	194,120	354,120
2034	165,000	186,760	351,760
2035	175,000	179,170	354,170
2036	180,000	171,120	351,120
2037	190,000	162,840	352,840
2038	195,000	154,100	349,100
2039	205,000	145,130	350,130
2040	215,000	135,700	350,700
2041	225,000	125,810	350,810
2042	235,000	115,460	350,460
2043	245,000	104,650	349,650
2044	260,000	93,380	353,380
2045	270,000	81,420	351,420
2046	1,500,000	69,000	1,569,000
<b>Total</b>	<b>\$4,750,000</b>	<b>\$3,139,979</b>	<b>\$7,889,979</b>

Sources	
Par Amount	\$4,750,000
City Out-of-Pocket Costs	169,993
<b>Total Sources</b>	<b>\$4,919,993</b>

Uses	
Principal Redemption	\$4,750,000
Accrued Interest	94,993
Cost of Issuance	75,000
<b>Total Uses</b>	<b>\$4,919,993</b>

*The City will pay the accrued interest on the Series 2023 Bond to the payoff date and costs of issuance out-of-pocket.*

# Projected Cash Flows



Projected Cash Flows				TAD Revenues*	Surplus
Fiscal Year	Principal	Interest	Total		
2027	\$40,000	\$172,979	\$212,979	\$338,083	\$125,104
2028	40,000	216,660	256,660	341,464	84,804
2029	100,000	214,820	314,820	344,879	30,059
2030	100,000	210,220	310,220	348,328	38,108
2031	100,000	205,620	305,620	351,811	46,191
2032	150,000	201,020	351,020	355,329	4,309
2033	160,000	194,120	354,120	358,882	4,762
2034	165,000	186,760	351,760	362,471	10,711
2035	175,000	179,170	354,170	366,096	11,926
2036	180,000	171,120	351,120	369,757	18,637
2037	190,000	162,840	352,840	373,454	20,614
2038	195,000	154,100	349,100	377,189	28,089
2039	205,000	145,130	350,130	380,961	30,831
2040	215,000	135,700	350,700	384,770	34,070
2041	225,000	125,810	350,810	388,618	37,808
2042	235,000	115,460	350,460	392,504	42,044
2043	245,000	104,650	349,650	396,429	46,779
2044	260,000	93,380	353,380	400,394	47,014
2045	270,000	81,420	351,420	404,397	52,977
2046	1,500,000	69,000	1,569,000	408,441	339,441
<b>Total</b>	<b>\$4,750,000</b>	<b>\$3,139,979</b>	<b>\$7,889,979</b>		<b>\$1,054,278</b>

Based upon Queensborough Bank's prepayment provision, the City has the ability to contribute surplus revenues towards the payoff of the bullet.

Note: Exclusive of any potential millage increase relative to fire fee and conservatively assumes FLOST impact in 2027 instead of 2028.

\*Note: Conservatively assumes 40% millage rate reduction, no future development and a 1% annual growth rate starting in FY 2028.

# Recommendation & Rationale



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- Davenport recommends that the City accept the 4.60% bid from Queensborough Bank to finance the Series 2026 Bond. This recommendation is based upon the following:
  - Queensborough Bank’s interest rate was the only proposal that was fixed until maturity;
  - Provided desired amortization structure that worked within the City's projected cash flows;
  - Favorable prepayment flexibility with penalty prior to April 1, 2031, but no penalty thereafter;
  - Favorable extraordinary prepayment clause, allowing principal to be paid off at anytime with surplus funds from TAD Revenues; and,
  - No closing costs.

# Timetable / Next Steps



Date	Action
April 23 	RFP is distributed to local, regional and national banking institutions
May 11 	RFP Responses due back to Davenport. Negotiate with lender(s).
May 19 (5:30 pm)	<b>Regular City Council Meeting</b> – Davenport to present RFP results / recommendation. City Council to adopt Bond Resolution and other documents, as necessary. City Council to adopt Assurance Resolution
Late May / Early June	Bond Validation
June 16	Close on Series 2026 Bond and Payoff Series 2023 Bond

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# Benefits Update

# Agenda

- Plan Year
- Employee Premiums
- Deductible and Out-Of-Pocket Maximums
- Retiree Health Insurance



# Plan Year

- On January 1, 2026, the City of Statesboro began a short plan year so benefits plan years are aligned with fiscal years.
- Effective July 1, 2026, the benefits plan year will be aligned with the fiscal year.



# Employee Premiums – Health Insurance

	FY 2026 Biweekly	FY 2027 Biweekly
<b><u>Gold</u></b>		
Employee	\$59.22	\$68.10
Employee & Spouse	\$121.80	\$140.07
Employee & Children	\$109.37	\$125.78
Family	\$175.76	\$202.12
<b><u>Platinum</u></b>		
Employee	\$100.39	\$115.45
Employee & Spouse	\$147.79	\$169.96
Employee & Children	\$132.66	\$152.56
Family	\$213.41	\$245.42



# Deductibles and Out-of-Pocket Maximums

	In-Network Single/Family	Out-of-Pocket Single/Family
Gold	\$2,000/\$6,000	\$6,500/\$13,000
Platinum	\$1,000/\$3,000	\$5,000/\$10,000

**\*\*\*Amounts paid towards deductibles and out-of-pocket maximums will be grandfathered to the July 1, 2026 through June 30, 2027 plan year.**



# Retiree Health Insurance - Statistics

- 20 active retiree participants
- Since January 1, 2022, the City has paid \$1,434,903 in health claims for retirees.
- Average cost per retiree - \$1,849.10
- Average cost per employee - \$1,073.61



# Retiree Rates - Other Organizations

Coverage	Liberty County	Savannah	Pooler
Employee	\$0.00	\$327.55	\$68.72
Employee & Spouse	\$528.67	\$655.10	\$456.18
Employee & Children	\$307.67	\$393.57	\$388.96
Family	\$697.67	\$786.30	\$638.64



# Retiree Health Insurance

	Current Rate	Recommended Rate
<b><u>Gold</u></b>		
Employee	\$0.00	\$147.56
Employee & Spouse	\$80.70	\$303.49
Employee & Children	\$50.95	\$272.51
Family	\$228.48	\$437.94
<b><u>Platinum</u></b>		
Employee	\$0.00	\$250.14
Employee & Spouse	\$102.70	\$368.24
Employee & Children	\$69.94	\$330.54
Family	\$244.89	\$531.75



# Considerations

- Does the Elected Body support increasing retiree health insurance premiums as recommended?
- Should retiree health coverage for younger spouses of retirees end when the retiree reaches age 65?



# Questions?



# Business Recruiter





Mayor and Council authorized the creation in 2020; however COVID slowed implementation.



In 2022, the City entered into an agreement with Georgia Southern University to place the position and responsibility in the Business Innovation Group (BIG).



The position is on its way to achieving our goal of recruiting new businesses to our community.

- HomeGoods
- Academy Sports



The City was selected by Georgia Power as its first Retail Ready Cities by their Economic Development Team.



Thank you to Dominique Halaby for his support, direction, and leadership in getting the Business Recruiter launched. Thank you to Georgia Southern University.



## Time to transition

- Business and Industry recruitment requires knowledge of your community.
- Knowledge of trends and data.
- Requires connections.
- During the past 4 years, the Business Recruiter has worked closely with the Development Authority of Bulloch County.
- Development Authority has created a new 5 year strategic plan, which broadens its mission and role in business recruitment.



## Recommendation:

Business Recruiter will be located at the Development Authority of Bulloch County, pending approval of the intergovernmental agreement between the City and Developmental Authority.



Agreement with the Development Authority is on the regular agenda for City Council's approval, and will be considered by the Development Authority on June 9, 2026 meeting agenda.



Questions?