

*In the opinion of Hunton Andrews Kurth LLP, Bond Counsel, under current law and subject to the conditions described herein under the caption “TAX MATTERS,” interest on the Series 2021 Bonds, (a) will not be included in gross income for federal income tax purposes, (b) will not be an item of tax preference for purposes of the federal alternative minimum income tax, and (c) will be exempt from income taxation by the State of Georgia. A holder may be subject to other federal tax consequences as described herein under the caption “TAX MATTERS.” See the proposed form of the approving opinion of Bond Counsel in “APPENDIX D - PROPOSED FORM OF OPINION OF BOND COUNSEL” attached hereto.*

**\$4,110,000**  
**RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY**  
**Revenue Refunding Bonds**  
**(Riverdale Town Center Improvements Project)**  
**Series 2021**

**Dated: Date of Issuance and Delivery**

**Due: May 1, as shown on the inside cover**

The Riverdale Downtown Development Authority (the “Authority”) will issue its Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021 (the “Series 2021 Bonds”) as fully registered, book-entry only bonds in denominations of \$5,000 each and any integral multiple thereof. Interest on the Series 2021 Bonds will be payable semiannually on May 1 and November 1 of each year, commencing May 1, 2021. The Series 2021 Bonds will bear interest from their date of delivery at the rates per annum and will mature on May 1 of the years and in the respective principal amounts set forth on the inside cover hereof. Principal on the Series 2021 Bonds will be payable at the principal corporate trust office of U.S. Bank, National Association, Atlanta, Georgia as Paying Agent, upon the presentation and surrender of said Series 2021 Bonds. See “THE SERIES 2021 BONDS” herein.

**The Series 2021 Bonds will be subject to optional redemption and scheduled mandatory redemption prior to maturity as described herein. See “THE SERIES 2021 BONDS - Redemption” herein.**

Upon delivery, the ownership of the Series 2021 Bonds will be registered in the registry books of the Authority kept by U.S. Bank, National Association, Atlanta, Georgia, as the initial Bond Registrar in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), New York, New York under a book-entry only system. Purchasers of the Series 2021 Bonds (the “Beneficial Owners”) will not receive certificates representing their interest in the Series 2021 Bonds. See “THE SERIES 2021 BONDS-Book-Entry Only System” herein.

The Series 2021 Bonds will be issued for the purpose of refunding all or a portion of the Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A, currently outstanding in the aggregate principal amount of \$4,490,000 (the “Prior Bonds”) and for paying certain costs of issuing the Series 2021 Bonds. The Prior Bonds were issued by the Development Authority of Clayton County (the “County Authority”) for the purpose of financing (1) a part or all of the costs of a capital project located in the City of Riverdale, Georgia (the “City”) to be owned by or on behalf of the City, consisting of (i) the construction of an approximately 150 space parking garage located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay capitalized interest with respect to the Prior Bonds, and (3) costs related to the issuance of the Prior Bonds.

The Series 2021 Bonds are payable from and secured by moneys received by the Authority from the City pursuant to an Intergovernmental Contract dated as of March 1, 2021 (the “Contract”), between the Authority and the City.

**THE SERIES 2021 BONDS ARE LIMITED OBLIGATIONS OF THE AUTHORITY AND SHALL NOT CONSTITUTE A DEBT OR A GENERAL OBLIGATION OF THE AUTHORITY, NOR CONSTITUTE AN INDEBTEDNESS OR GENERAL OBLIGATION OF THE STATE OF GEORGIA, THE CITY OF RIVERDALE, GEORGIA, OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION WHATSOEVER, BUT THE SERIES 2021 BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES PLEDGED THEREFOR AS PROVIDED IN THE BOND RESOLUTION AND THE ISSUANCE OF THIS SERIES 2021 BONDS SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE STATE OF GEORGIA OR THE CITY OF RIVERDALE, GEORGIA TO LEVY OR PLEDGE ANY FORM OF TAXATION WHATSOEVER FOR THE PAYMENT HEREOF. THE AUTHORITY HAS NO TAXING POWER. NO OWNER OF THE SERIES 2021 BONDS SHALL HAVE THE RIGHT TO ENFORCE THE PAYMENT HEREOF AGAINST ANY PROPERTY OF THE STATE OF GEORGIA, OR THE CITY OF RIVERDALE, GEORGIA, NOR SHALL THIS SERIES 2021 BONDS CONSTITUTE A CHARGE, LIEN, OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY SUCH PROPERTY, PROVIDED, HOWEVER, THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTITUTION AND LAWS OF THE STATE OF GEORGIA, THE OBLIGATION OF THE CITY OF RIVERDALE, GEORGIA TO MAKE THE PAYMENTS IT HAS CONTRACTED TO MAKE BY THE PROVISIONS OF THE CONTRACT SHALL CONSTITUTE A GENERAL OBLIGATION AND A PLEDGE OF THE FULL FAITH AND CREDIT OF THE CITY OF RIVERDALE, GEORGIA, AND THE OBLIGATION WHICH THE CITY OF RIVERDALE, GEORGIA HAS UNDERTAKEN TO MAKE SUCH PAYMENTS FROM TAXES TO BE LEVIED FOR THAT PURPOSE IS A MANDATORY OBLIGATION TO LEVY AND COLLECT SUCH TAXES FROM YEAR TO YEAR IN AN AMOUNT SUFFICIENT TO FULFILL AND FULLY COMPLY WITH THE TERMS OF SUCH OBLIGATION. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THE SERIES 2021 BONDS AGAINST ANY OFFICER, DIRECTOR OR MEMBER OF THE AUTHORITY. THE AUTHORITY HAS NO TAXING POWER.**

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

The Series 2021 Bonds are offered when, as, and if issued by the Authority and accepted by the Underwriter, subject to prior sale and to withdrawal or modification of the offer without notice, and subject to the approving opinion of Hunton Andrews Kurth LLP, Atlanta, Georgia, Bond Counsel and Disclosure Counsel to the City. Certain legal matters will be passed on for the Authority by its counsel, L F Barnes Law, LLC, Atlanta, Georgia, for the City by its counsel, L F Barnes Law, LLC, Atlanta, Georgia. The Series 2021 Bonds in definitive form are expected to be delivered through the facilities of DTC in New York, New York on or about March 4, 2021.

**Stephens Inc.**

**MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES,  
YIELDS, PRICES AND CUSIPS**

<b>Maturity (May 1)</b>	<b>Principal Amount</b>	<b>Interest Rate</b>	<b>Yield</b>	<b>Initial CUSIP No.*</b>
2021	\$140,000	4.00%	0.160%	768642AA8
2022	150,000	4.00	0.180	768642AB6
2023	155,000	4.00	0.270	768642AC4
2024	160,000	4.00	0.380	768642AD2
2025	170,000	4.00	0.470	768642AE0
2026	175,000	4.00	0.590	768642AF7
2027	180,000	4.00	0.710	768642AG5
2028	190,000	4.00	0.880	768642AH3
2029	195,000	4.00	1.040	768642AJ9
2030	200,000	4.00	1.190	768642AK6
2031	210,000	3.00	1.290	768642AL4

\$1,390,000 3.00% Series 2021 Term Bond due May 1, 2037, Priced at 112.378% to yield approximately 1.670%, Initial CUSIP No. 768642AM2\*

\$795,000 3.00% Series 2021 Term Bond due May 1, 2040, Priced at 111.191% to yield approximately 1.790%, Initial CUSIP No. 768642AN0\*

\* The Authority is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Official Statement.

**OFFICIALS OF THE CITY OF RIVERDALE**

**MAYOR AND CITY COUNCIL OF THE CITY OF RIVERDALE**

Dr. Evelyn Wynn-Dixon, Mayor  
Cynthia Stamps-Jones  
Frank Cobbs Jr.  
Wanda Wallace  
Kenneth Ruffin

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**CITY MANAGER**

E. Scott Wood

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**CITY ATTORNEY**

L F Barnes Law, LLC  
Atlanta, Georgia

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**DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES**

Donald G. Turner, CPA, CGMA

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**AUTHORITY'S COUNSEL**

L F Barnes Law, LLC  
Atlanta, Georgia

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**BOND COUNSEL AND DISCLOSURE COUNSEL**

Hunton Andrews Kurth LLP  
Atlanta, Georgia

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**UNDERWRITER**

Stephens Inc.  
Atlanta, Georgia

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor will there be any sale of the Series 2021 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale. No dealer, broker, salesman, or other person has been authorized by the Authority, the City, or the Underwriter to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representations should not be relied upon as having been authorized by the Authority, the City, or the Underwriter.

The information and expression of opinion provided in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create the implication that there has been no change in the matters described herein since the date hereof. The information contained in this Official Statement, including the appendices, has been obtained from representatives of the Authority, the City, public documents, records, and other sources considered to be reliable. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

THE SERIES 2021 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. NEITHER THE STATES IN WHICH FILINGS FOR THE SERIES 2021 BONDS HAVE BEEN MADE (IF ANY), NOR OTHER STATES IN WHICH THE SERIES 2021 BONDS ARE EXEMPT FROM FILINGS, NOR ANY AGENCIES OF ANY SUCH STATES HAVE PASSED UPON THE MERITS OF THE SERIES 2021 BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE AUTHORITY, THE CITY, AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS EITHER IN BOUND PRINTED FORM (“ORIGINAL BOUND FORMAT”) OR IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: [WWW.MUNIOS.COM](http://WWW.MUNIOS.COM) AND [WWW.EMMA.MSRB.ORG](http://WWW.EMMA.MSRB.ORG). THIS OFFICIAL STATEMENT MAY BE RELIED UPON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT OR AS PRINTED IN ITS ENTIRETY DIRECTLY FROM SUCH WEBSITES.

CERTAIN STATEMENTS INCLUDED OR INCORPORATED BY REFERENCE IN THIS OFFICIAL STATEMENT CONSTITUTE “FORWARD-LOOKING STATEMENTS.”

SUCH STATEMENTS GENERALLY ARE IDENTIFIABLE BY THE TERMINOLOGY USED, SUCH AS “PLAN,” “EXPECT,” “ESTIMATE,” “BUDGET” OR SIMILAR WORDS. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS THAT MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS.

**In connection with this offering, the Underwriter may over-allot or effect transactions which stabilize or maintain the market prices of the Series 2021 Bonds at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.**

THIS OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE AUTHORITY AND THE CITY FOR PURPOSES OF RULE 15c2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15c2-12(B)(1).

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## SUMMARY STATEMENT

**The following Summary Statement is not a definitive and complete summary of this Official Statement and is qualified in its entirety by reference to the more complete and detailed information and financial statements contained elsewhere in this Official Statement, including the Appendices hereto (collectively, the “Official Statement”) and the documents summarized or described herein. A full review should be made of this entire Official Statement. The offering of the Series 2021 Bonds to potential investors is made only by means of this entire Official Statement, including all Appendices hereto. No person is authorized to detach this Summary Statement from the Official Statement or to otherwise use it without the entire Official Statement.**

Capitalized terms used, but not defined, in this Summary Statement will have the meanings ascribed thereto elsewhere in this Official Statement (including in Appendix B - Form of the Resolution).

**The Authority** The Authority is a downtown development authority and public body corporate and politic of the State of Georgia, duly created and existing pursuant to the Downtown Development Authorities Law, Section 36-42-1 *et seq.*, as amended, Official Code of Georgia Annotated (the “Act”) and an activating resolution adopted by the Mayor and Council of the City of Riverdale, Georgia (the “City”), on July 24, 2006, for the purpose of promoting trade, commerce, industry and employment opportunities within the City. See “THE AUTHORITY” herein.

**Series 2021 Bonds** The \$4,110,000 aggregate principal amount of Riverdale Downtown Development Authority Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021 (the “Series 2021 Bonds”), will be issued as fully registered, book-entry only bonds in denominations of \$5,000 each and any integral multiple thereof. Upon initial delivery, the ownership of the Series 2021 Bonds will be registered in the registration books of the Authority maintained by U.S. Bank National Association, Atlanta, Georgia, as Bond Registrar, in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), New York, New York, under a book-entry only system. Purchasers of the Series 2021 Bonds (the “Beneficial Owners”) will not receive certificates representing their interest in the Series 2021 Bonds. The principal of the Series 2021 Bonds will be payable at maturity or prior redemption at the principal corporate trust office of U.S. Bank National Association, Atlanta, Georgia, as Paying Agent, upon presentation and surrender of said bonds. The interest on the Series 2021 Bonds will be paid by check or draft mailed by first class mail to the respective owners of said bonds at their addresses as they appear on the bond register kept by U.S. Bank, National Association, Atlanta, Georgia, as Bond Registrar. Notwithstanding the foregoing, the principal of and interest on the Series 2021 Bonds due to any person holding Series 2021 Bonds in an aggregate principal amount of \$1,000,000 or more will be paid upon the written request of any such



holder delivered to the Paying Agent at least fifteen (15) days prior to an Interest Payment Date (hereinafter defined), by wire transfer of immediately available funds to an account designated by such holder. See “THE SERIES 2021 BONDS” herein.

**Dated Date of Series 2021 Bonds** The Series 2021 Bonds will be dated and bear interest from their date of delivery.

**Payment of Series 2021 Bonds** Interest on the Series 2021 Bonds will be payable, commencing May 1, 2021 and semiannually thereafter on each May 1 and November 1 (each, an “Interest Payment Date”).

**Maturity Dates of Series 2021 Bonds** The Series 2021 Bonds will mature on May 1 in the years and in the respective principal amounts set forth on the inside cover page hereof.

**Redemption of Series 2021 Bonds** The Series 2021 Bonds will be subject to optional redemption and scheduled mandatory redemption prior to maturity as described herein. See “THE SERIES 2021 BONDS - Redemption” herein preliminary, subject to change.

**Security** **THE SERIES 2021 BONDS ARE LIMITED OBLIGATIONS OF THE AUTHORITY AND SHALL NOT CONSTITUTE A DEBT OR A GENERAL OBLIGATION OF THE AUTHORITY, NOR CONSTITUTE AN INDEBTEDNESS OR GENERAL OBLIGATION OF THE STATE OF GEORGIA, THE CITY OF RIVERDALE, GEORGIA, OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION WHATSOEVER, BUT THE SERIES 2021 BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES PLEDGED THEREFOR AS PROVIDED IN THE BOND RESOLUTION AND THE ISSUANCE OF THIS SERIES 2021 BONDS SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE STATE OF GEORGIA OR THE CITY OF RIVERDALE, GEORGIA TO LEVY OR PLEDGE ANY FORM OF TAXATION WHATSOEVER FOR THE PAYMENT HEREOF. THE AUTHORITY HAS NO TAXING POWER. NO OWNER OF THE SERIES 2021 BONDS SHALL HAVE THE RIGHT TO ENFORCE THE PAYMENT HEREOF AGAINST ANY PROPERTY OF THE STATE OF GEORGIA, OR THE CITY OF RIVERDALE, GEORGIA, NOR SHALL THIS SERIES 2021 BONDS CONSTITUTE A CHARGE, LIEN, OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY SUCH PROPERTY, PROVIDED, HOWEVER, THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTITUTION AND LAWS OF THE STATE OF GEORGIA, THE OBLIGATION OF THE CITY OF RIVERDALE, GEORGIA TO MAKE THE PAYMENTS IT HAS CONTRACTED TO MAKE BY THE PROVISIONS OF THE**

**CONTRACT SHALL CONSTITUTE A GENERAL OBLIGATION AND A PLEDGE OF THE FULL FAITH AND CREDIT OF THE CITY OF RIVERDALE, GEORGIA, AND THE OBLIGATION WHICH THE CITY OF RIVERDALE, GEORGIA HAS UNDERTAKEN TO MAKE SUCH PAYMENTS FROM TAXES TO BE LEVIED FOR THAT PURPOSE IS A MANDATORY OBLIGATION TO LEVY AND COLLECT SUCH TAXES FROM YEAR TO YEAR IN AN AMOUNT SUFFICIENT TO FULFILL AND FULLY COMPLY WITH THE TERMS OF SUCH OBLIGATION. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THE SERIES 2021 BONDS AGAINST ANY OFFICER, DIRECTOR OR MEMBER OF THE AUTHORITY. THE AUTHORITY HAS NO TAXING POWER.**

**Purpose of Series 2021 Bonds**

The Series 2021 Bonds will be issued for the purpose of refunding all, or a portion, of the Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A, currently outstanding in the aggregate principal amount of \$4,490,000 (the “Prior Bonds”) and for paying certain costs of issuing the Series 2021 Bonds. The Prior Bonds were issued by the Development Authority of Clayton County (the “County Authority”) for the purpose of financing (1) a part or all of the costs of a capital project located in the City of Riverdale, Georgia (the “City”) to be owned by or on behalf of the City, consisting of (i) the construction of an approximately 150 space parking garage located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay capitalized interest with respect to the Prior Bonds, and (3) costs related to the issuance of the Prior Bonds.

**Authorization**

The Series 2021 Bonds are authorized under, and will be issued pursuant to, the Act and a Parameters Bond Resolution adopted by the Authority on January 25, 2021 (the “Authority Resolution”), and a Pricing Resolution expected to be adopted by the Authority on or about February 22, 2021 (the “Pricing Resolution”), together with the Authority Resolution (the “Resolution”).

**Professionals Involved in the Issuance of the Series 2021 Bonds**

The Underwriter for the Series 2021 Bonds is Stephens Inc., Atlanta, Georgia. Hunton Andrews Kurth LLP, Atlanta, Georgia, is serving as Bond Counsel and Disclosure Counsel. Certain legal matters will be passed upon for the Authority and the City by its counsel, L F Barnes Law, LLC, Atlanta, Georgia. U.S. Bank, National Association, Atlanta, Georgia, will serve as the Paying Agent, Bond Registrar and Custodian of the Sinking Fund for the Series 2021 Bonds. The financial statements of the City for the fiscal year ended June 30, 2020 included as Appendix F hereto have been audited by Mauldin & Jenkins, LLC, Atlanta, Georgia.

**Continuing Disclosure Undertaking**

No financial or operating data concerning the Authority is material to an evaluation of the Series 2021 Bonds or to any decision to purchase, hold or sell the Series 2021 Bonds, and the Authority will not provide any such information. Pursuant to a Continuing Disclosure Agreement, dated as of March 1, 2021 (the “Continuing Disclosure Agreement”), between the City and Digital Assurance Certification, L.L.C., the City has agreed to provide the Municipal Securities Rulemaking Board the audited financial statements of the City and certain operating data of the City on January 31 of each year. The City has also agreed to provide prompt notice to the Municipal Securities Rulemaking Board of the occurrence of certain material events with respect to the Series 2021 Bonds. The Continuing Disclosure Agreement will allow the Underwriter to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

**General**

This Official Statement speaks only as of its date and the information contained herein is subject to change following the date hereof. Copies of the Official Statement and the Official Statement will be filed with the Municipal Securities Rulemaking Board, 1300 I Street, N.W., Suite 1000, Washington, DC 20005. Copies of the Contract, the Resolution, and other relevant documents and information are available upon request and upon payment to the City of a charge for copying, mailing and handling, from the City of Riverdale, 971 Wilson Road, Riverdale, Georgia 30296, Attention: Director of Finance and Administrative Services, Telephone: (770) 909-5551. During the period of the offering of the Series 2021 Bonds, copies of such documents are available, upon request and upon payment to the Underwriter of a charge for copying, mailing and handling, from Stephens Inc., 3344 Peachtree Road, Suite 1650, Atlanta, Georgia 30326, Attn: Mr. Bill Johnston, Telephone: (404) 461-5155.

**The information contained in this Official Statement, including the appendices, has been obtained from representatives of the Authority, the City, public documents, records, and other sources considered to be reliable. The summaries of and references to various constitutional provisions, statutes, the Resolution, the Contract, the Continuing Disclosure Agreement and other documents included in this Official Statement, are intended as summaries only, do not purport to be complete, comprehensive or definitive and are qualified in their entirety by reference to such constitutional provisions, statutes and documents, and references herein to the Series 2021 Bonds are qualified in their entirety by reference to the form thereof and the provisions relating thereto included in the Resolution.**

**THIS SUMMARY STATEMENT CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY AND IS NOT A COMPLETE, COMPREHENSIVE OR DEFINITIVE SUMMARY OF THE SERIES 2021 BONDS. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT, INCLUDING THE APPENDICES HERETO, TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.**

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**OFFICIAL STATEMENT  
OF THE  
RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY**

**Relating to Its**

**\$4,110,000  
Revenue Refunding Bonds  
(Riverdale Town Center Improvements Project)  
Series 2021**

**INTRODUCTION**

*This introduction is not a summary of this Official Statement and is qualified in its entirety by reference to the more complete and detailed information contained in the entire Official Statement, including the cover page and the Appendices hereto and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of the Series 2021 Bonds to potential investors is made only by means of the entire Official Statement, including the Appendices hereto. Certain capitalized terms used, but not otherwise defined, herein are defined in Appendix B hereto.*

The purpose of this Official Statement, which includes the cover page and the Appendices hereto, is to furnish certain information in connection with the initial issuance and sale by the Riverdale Downtown Development Authority (the “Authority”) of its \$4,110,000 aggregate principal amount of Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021 (the “Series 2021 Bonds”).

The Authority was duly created and is validly existing pursuant to the Downtown Development Authorities Law, Section 36-42-1 *et seq.*, as amended, Official Code of Georgia Annotated (the “Act”). The Series 2021 Bonds are authorized and will be issued pursuant to the Act, the Revenue Bond Law of the State of Georgia (O.C.G.A. Section 36-82-60, *et seq.*) (the “Revenue Bond Law”), a parameters bond resolution adopted by the Authority on January 25, 2021 (the “Authority Resolution”), and a Pricing Resolution expected to be adopted by the Authority on or about February 22, 2021 (the “Pricing Resolution”, together with the Authority Resolution, the “Resolution”). The issuance of the Series 2021 Bonds and the security therefor have been validated and confirmed by order and judgment of the Superior Court of Clayton County, Georgia; see “VALIDATION” herein. The Series 2021 Bonds will be issued for the purpose of refunding all, or a portion, of the Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A, currently outstanding in the aggregate principal amount of \$4,490,000 (the “Prior Bonds”) and for paying certain costs of issuing the Series 2021 Bonds. The Prior Bonds were issued by the Development Authority of Clayton County (the “County Authority”) for the purpose of financing (1) a part or all of the costs of a capital project located in the City of Riverdale, Georgia (the “City”) to be owned by or on behalf of the City, consisting of (i) the construction of an approximately 150 space parking garage located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay capitalized interest with respect to the Prior Bonds,

and (3) costs related to the issuance of the Prior Bonds. See “PLAN OF REFUNDING” and “ESTIMATED SOURCES AND USES OF FUNDS” herein.

The Series 2021 Bonds are payable from and secured by the moneys received by the Authority from the City pursuant to the Intergovernmental Contract, dated as of March 1, 2021 (the “Contract”), between the Authority and the City. Pursuant to the Contract, the City has agreed to pay the Authority moneys in amounts sufficient to pay the principal of and interest on the Series 2021 Bonds. The payments to be received by the Authority pursuant to the Contract have been pledged pursuant to the provisions of the Resolution for the benefit of the registered owners of the Series 2021 Bonds issued under the Resolution. The Contract provides that said obligation with respect to payment of the Series 2021 Bonds constitutes a general obligation of the City and shall be absolute and unconditional and such payments shall not be subject to diminution by set-off, counterclaim, abatement or otherwise.

The City has agreed in the Contract to (i) make payments to the Authority in amounts sufficient to enable the Authority to pay, when due, the principal of and interest on the Series 2021 Bonds, and (ii) assess, levy and collect a tax on all taxable property within the City as may be necessary, together with funds received and allocated from any other source, to produce in each year revenues which are sufficient to fulfill the City’s obligations under the Contract. The City’s obligation to make such payments under the Contract constitute a general obligation of the City for which its full faith and credit are pledged.

This Official Statement and the Appendices hereto contain brief descriptions of, among other matters, the Authority, the City, the Series 2021 Bonds, the Project, the Resolution, the Contract, the Continuing Disclosure Agreement, and the security and sources of payment for the Series 2021 Bonds. Such descriptions and information do not purport to be comprehensive or definitive. The summaries of various constitutional provisions, statutes, the Contract, the Resolution, the Continuing Disclosure Agreement, and other documents are intended as summaries only, do not purport to be complete, comprehensive or definitive and are qualified in their entirety by reference to such documents, and references herein to the Series 2021 Bonds are qualified in their entirety to the form thereof included in the Resolution and the terms thereof set forth in the Resolution. Certain information concerning the City is included in Appendix A hereto. The forms of the Resolution and the Contract are included in Appendix B and Appendix C hereto, respectively. The proposed form of Bond Counsel opinion is included as Appendix D hereto. The Proposed Form of Continuing Disclosure Agreement is included in Appendix E hereto. The audited financial statements of the City for its fiscal year ended June 30, 2020 are included in Appendix F hereto. Copies of the Contract, the Resolution, and other relevant documents and information are available upon request and upon payment to the City of a charge for copying, mailing and handling, from the City of Riverdale, 971 Wilson Road, Riverdale, Georgia 30296, Attention: Director of Finance and Administrative Services, Telephone: (770) 909-5511. During the period of the offering of the Series 2021 Bonds, copies of such documents are available, upon request and upon payment to the Underwriter of a charge for copying, mailing and handling, from Stephens Inc., 3344 Peachtree Road, Suite 1650, Atlanta, Georgia 30326, Attn: Mr. Bill Johnston, Telephone: (404) 461-5155.

## THE AUTHORITY

### Introduction

The Authority was duly created under and pursuant to provisions of the Act and an activating resolution of the Mayor and Council of the City, adopted on July 24, 2006, and is now existing and operating as a public body corporate and politic.

The Authority was created for the purposes of, *inter alia*, developing and promoting trade, commerce, industry and employment opportunities for the public good and the general welfare within the City. The Act empowers the Authority to issue its revenue bonds in accordance with the applicable provisions of the Revenue Bond Law for any of its corporate purposes in furtherance of the public purpose for which it was created.

The powers of the Authority are vested in seven (7) members who must be residents of Clayton County and are appointed by the Mayor and Council of the City of Riverdale, Georgia.

The names of the present appointed members of the Authority and the dates of the beginning and ending of their respective terms of office are, as follows:

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Evelyn Wynn Dixon	Member	December 14, 2022
John Walton	Member	December 14, 2022
Sherese Hopkins	Member	December 14, 2024
Frank Cobbs, Jr.	Member	December 14, 2024
Wanda Wallace	Member	December 14, 2026
Kenneth Ruffin	Member	December 14, 2026
Charles Henry	Member	December 14, 2026

Neither the State of Georgia nor any political subdivision thereof, including the City, shall in any event be liable for the payment of the principal of or interest on the Bonds or for the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever undertaken by the Authority, and none of the Series 2021 Bonds nor any of the Authority's agreements or obligations shall be construed to constitute an indebtedness of the County, the State of Georgia or any political subdivision thereof, including the City, within the meaning of any constitutional or statutory provision whatsoever. THE AUTHORITY HAS NO TAXING POWER.

The Series 2021 Bonds are limited obligations of the Authority payable solely from the revenues, receipts and security pledged therefor. No recourse shall be held against any member or officer, as such, of the Authority for the payment upon any such Series 2021 Bonds.

## THE SERIES 2021 BONDS

### Description

The Series 2021 Bonds will be dated as of their date of delivery, and will mature on May 1 of the years and in the respective principal amounts shown on the inside cover of this Official Statement, subject to prior redemption as provided herein. The Series 2021 Bonds will bear interest at the rates shown on the inside cover of this Official Statement, payable commencing May 1, 2021 and semi-annually thereafter on each May 1 and November 1 (each, an “Interest Payment Date”) until paid at maturity or prior redemption.

U.S. Bank National Association, Atlanta, Georgia, will be the initial Paying Agent and Bond Registrar for the Series 2021 Bonds and will be the Custodian of the Sinking Fund.

The Series 2021 Bonds will be issued as fully registered bonds without coupons in the denominations of \$5,000 each and any integral multiple thereof (the “Authorized Denominations”). The principal of the Series 2021 Bonds will be payable at the principal corporate trust office of the Paying Agent to the registered owner of each Series 2021 Bond upon presentation and surrender of the Series 2021 Bonds being paid or redeemed. The interest on the Series 2021 Bonds will be paid by check or draft mailed by first class mail to the respective owners of said bonds at their addresses as they appear on the bond register kept by the Bond Registrar. At the option of the Owner of any Series 2021 Bonds and upon presentation of the Series 2021 Bonds to the Paying Agent, if such Owner is the registered owner of not less than \$1,000,000 in aggregate principal amount outstanding of Series 2021 Bonds issued under and secured by the Resolution, payment will be made by wire transfer in immediately available funds in accordance with wire transfer instructions filed with the Paying Agent prior to the close of business on the Record Date. Provided, however, see “Book-Entry Only System” hereinafter.

### Redemption

#### *Optional Redemption.*

The Series 2021 Bonds maturing prior to May 1, 2032 will not be subject to optional redemption prior to maturity.

The Series 2021 Bonds maturing on or after May 1, 2032 will be subject to redemption prior to their respective maturities at the option of the Authority, upon the written direction of the City, in whole or in part on any date on or after May 1, 2031, in any order of maturity and by lot within a maturity, at the redemption price of 100% of the Outstanding principal amount thereof, plus accrued interest to the date fixed for redemption, from moneys deposited into the Debt Service Fund by the City.



***Scheduled Mandatory Redemption.***

The Series 2021 Bonds due on May 1 in the years 2037 and 2040 are subject to mandatory redemption prior to maturity by application of payments from the Sinking Fund, at a redemption price equal to 100% of the principal amount therefor plus accrued interest to the date of such redemption, in the following principal amounts and on the dates set forth below:

\$1,390,000 Series 2021 Term Bond

<u>(May 1)</u>	<u>Principal Amount</u>
2032	\$215,000
2033	220,000
2034	230,000
2035	235,000
2036	245,000
2037*	245,000

\* Maturity.

\$795,000 Series 2021 Term Bond

<u>(May 1)</u>	<u>Principal Amount</u>
2038	\$255,000
2039	265,000
2040*	275,000

\* Maturity.

***Notice of Redemption.***

Notice of any redemption of Series 2021 Bonds shall be given at least one time not more than sixty (60) and not less than thirty (30) days prior to the date fixed for redemption to the Registered Owners of the Series 2021 Bonds being called for redemption by first class mail at the address shown on the register of the Bond Registrar pertaining to the Series 2021 Bonds. The failure of the Authority to give any such notice or the failure of the holder of any Series 2021 Bond to receive any such notice as so given shall not affect the validity of the proceedings for the redemption of any Series 2021 Bond as to which proper notice of redemption has been given as provided herein. All future interest on the Series 2021 Bonds or portions thereof so called for redemption shall cease to accrue from and after the date fixed for redemption unless default shall be made in payment of the redemption price with respect to the Series 2021 Bonds or portions thereof so called for redemption.

***Partial Redemption.***

If less than all of the Series 2021 Bonds are called for redemption, the maturities of Series 2021 Bonds to be redeemed shall be selected by the Chair of the Authority in such manner as he

or she may determine by written notice to be in the best interest of the Authority. If less than all the Series 2021 Bonds of a particular maturity are called for redemption, the Series 2021 Bonds to be redeemed shall be selected by the Bond Registrar by lot in such manner as the Bond Registrar in its discretion may determine. In either case, (i) a portion of any Series 2021 Bond to be redeemed shall be in the principal amount of \$5,000 or some integral multiple thereof; and (ii) in selecting Series 2021 Bonds for redemption, each Series 2021 Bond shall be considered as representing that number of Series 2021 Bonds that is obtained by dividing the principal amount of such Series 2021 Bond by \$5,000.

### **Book-Entry Only System**

The Series 2021 Bonds will be available only in book-entry form in authorized denominations of \$5,000 each and any integral multiple thereof. Purchasers of the Series 2021 Bonds will not receive certificates representing their interests in the Series 2021 Bonds purchased. The Authority has entered into a letter of representations (the “Book-Entry Agreement”) with the Depository Trust Company (“DTC”) providing for such book-entry system.

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

Purchases of the Series 2021 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2021 Bonds on DTC’s records. The ownership interest of each actual purchaser of each Series 2021 Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial

Owner entered into the transaction. Transfers of ownership interests in the Series 2021 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive bond certificates representing their ownership interests in the Series 2021 Bonds, except in the event that use of the book-entry system for the Series 2021 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2021 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2021 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2021 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2021 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Beneficial Owners of Series 2021 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2021 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Resolution. For example, Beneficial Owners of the Series 2021 Bonds may wish to ascertain that the nominee holding the Series 2021 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Bond Registrar and Paying Agent and request that copies of notices be provided directly to them.

Redemption notices shall be sent by the Bond Registrar and Paying Agent to DTC. If less than all of the Series 2021 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2021 Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2021 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2021 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2021 Bonds will be made to Cede & Co., or to such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Bond Registrar and Paying on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer

form or registered in “street name”, and will be the responsibility of such Participant and not of DTC, the Bond Registrar and Paying Agent, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Bond Registrar and Paying Agent, for the Series 2021 Bonds. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2021 Bonds at any time by giving reasonable notice to the Authority or its agent. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2021 Bond certificates are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2021 Bond certificates will be printed and delivered to DTC.

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

## **PLAN OF REFUNDING**

The Development Authority of Clayton County (the “County Authority”) previously issued its Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A, currently outstanding the aggregate principal amount of \$4,490,000 (the “Prior Bonds”) in order to provide financing (1) a part or all of the costs of a capital project located in the City to be owned by or on behalf of the City, consisting of (i) the construction of an approximately 150 space parking garage located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay capitalized interest with respect to the Prior Bonds, and (3) costs related to the issuance of the Prior Bonds. The Prior Bonds were designated as “recovery zone economic development bonds” under the provisions of the American Recovery and Reinvestment Act of 2009.

The Series 2021 Bonds will be issued under the Authority’s Bond Resolution for the purpose of refunding all, or a portion of, the Prior Bonds and for paying certain costs of issuing the Series 2021 Bonds. The Series 2021 Bonds are the only Bonds Outstanding under the Bond Resolution.

To effect the refunding of the Prior Bonds, on the date of issuance of the Series 2021 Bonds, the Authority will transfer a portion of the proceeds of the Series 2021 Bonds to Synovus Bank as custodian for the debt service fund for the Prior Bonds with instructions to redeem the Prior Bonds on the earliest practicable date. Such moneys will be applied to pay the principal of and accrued interest on the Prior Bonds on March 5, 2021.

**ESTIMATED SOURCES AND USES OF FUNDS**

The approximate amounts of the sources and uses of funds in connection with the issuance of the Series 2021 Bonds are estimated below.

	Series 2021 Bonds
<b>Estimated Sources of Funds:</b>	
Par Amount	\$4,110,000.00
Plus Original Issue Premium	558,447.10
Transfers from Prior Issue Debt Service Funds	50,164.92
<b>Total</b>	<b>\$4,718,612.02</b>
<b>Estimated Application of Funds:</b>	
Deposit to Debt Service Fund of Prior Bonds	\$4,571,170.06
Costs of Issuance <sup>(1)</sup>	147,441.96
<b>Total</b>	<b>\$4,718,612.02</b>

<sup>(1)</sup> Includes the reasonable and necessary expenses incurred by the Authority and the City with respect to the Contract, the Resolution, and any transaction or event contemplated thereby, including the legal, accounting, financial, advertising, recording, validation and printing expenses and all other expenses incurred in connection with the issuance of the Series 2021 Bonds, including the underwriter’s discount. See “UNDERWRITING” herein.

**SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2021 BONDS**

**The Contract**

The Series 2021 Bonds are payable from and secured by the moneys received by the Authority from the City pursuant to the Intergovernmental Contract, dated as of March 1, 2021 (the “Contract”), between the Authority and the City. Pursuant to the Contract, the City has agreed to pay the Authority moneys in amounts sufficient to pay the principal of and interest on the Series 2021 Bonds. The payments to be received by the Authority pursuant to the Contract have been pledged pursuant to the provisions of the Resolution for the benefit of the registered owners of the Series 2021 Bonds. The Contract provides that said obligation with respect to payment of the Series 2021 Bonds is a general obligation of the City for which its full faith and credit are pledged and shall be absolute and unconditional, and such payments shall not be subject to diminution by set-off, counterclaim, abatement or otherwise. The City has agreed in the Contract to (i) make payments to the Authority in amounts sufficient to enable the Authority to pay, when due, the principal of and interest on the Series 2021 Bonds, and (ii) assess, levy and collect a tax on all taxable property within the City as may be necessary, together with funds received and allocated from any other source, to produce in each year revenues which are sufficient to fulfill the City’s obligations under the Contract.

The Resolution provides that the foregoing payments by the City shall be paid directly to the Custodian and deposited into the Debt Service Fund established pursuant to the Resolution. Subject to the terms and conditions set forth in the Contract and the Resolution, moneys in the

Debt Service Fund shall be used solely for the payment of the principal of any interest on the Series 2021 Bonds, whether at maturity, by redemption, upon acceleration, or otherwise.

### **Limited Obligations**

The Series 2021 Bonds shall not constitute a debt or a loan or pledge of the faith and credit of the State of Georgia (the “State”) or any political subdivision thereof, including the City, the County, and the Authority, but shall be payable solely from the Revenues as provided in the Resolution. Except as provided in the Contract, the issuance of the Series 2021 Bonds shall not obligate the State or any political subdivision thereof, including the City and the County, to levy or pledge any form of taxation whatever for the payment thereof other than as specified in the Resolution and as described herein.

**THE SERIES 2021 BONDS ARE LIMITED OBLIGATIONS OF THE AUTHORITY AND SHALL NOT CONSTITUTE A DEBT OR A GENERAL OBLIGATION OF THE AUTHORITY, NOR CONSTITUTE AN INDEBTEDNESS OR GENERAL OBLIGATION OF THE STATE OF GEORGIA, THE CITY OF RIVERDALE, GEORGIA, OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION WHATSOEVER, BUT THE SERIES 2021 BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES PLEDGED THEREFOR AS PROVIDED IN THE BOND RESOLUTION AND THE ISSUANCE OF THIS SERIES 2021 BONDS SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE STATE OF GEORGIA OR THE CITY OF RIVERDALE, GEORGIA TO LEVY OR PLEDGE ANY FORM OF TAXATION WHATEVER FOR THE PAYMENT HEREOF. THE AUTHORITY HAS NO TAXING POWER. NO OWNER OF THE SERIES 2021 BONDS SHALL HAVE THE RIGHT TO ENFORCE THE PAYMENT HEREOF AGAINST ANY PROPERTY OF THE STATE OF GEORGIA, OR THE CITY OF RIVERDALE, GEORGIA, NOR SHALL THIS SERIES 2021 BONDS CONSTITUTE A CHARGE, LIEN, OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY SUCH PROPERTY, PROVIDED, HOWEVER, THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTITUTION AND LAWS OF THE STATE OF GEORGIA, THE OBLIGATION OF THE CITY OF RIVERDALE, GEORGIA TO MAKE THE PAYMENTS IT HAS CONTRACTED TO MAKE BY THE PROVISIONS OF THE CONTRACT SHALL CONSTITUTE A GENERAL OBLIGATION AND A PLEDGE OF THE FULL FAITH AND CREDIT OF THE CITY OF RIVERDALE, GEORGIA, AND THE OBLIGATION WHICH THE CITY OF RIVERDALE, GEORGIA HAS UNDERTAKEN TO MAKE SUCH PAYMENTS FROM TAXES TO BE LEVIED FOR THAT PURPOSE IS A MANDATORY OBLIGATION TO LEVY AND COLLECT SUCH TAXES FROM YEAR TO YEAR IN AN AMOUNT SUFFICIENT TO FULFILL AND FULLY COMPLY WITH THE TERMS OF SUCH OBLIGATION. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THE SERIES 2021 BONDS AGAINST ANY OFFICER, DIRECTOR OR MEMBER OF THE AUTHORITY. THE AUTHORITY HAS NO TAXING POWER.**

## **Coronavirus (COVID-19)**

The Novel Coronavirus 2019 (“COVID-19”), a respiratory disease first reported in Wuhan, China in December 2019, has become a global pandemic and, along with various governmental measures taken to protect public health in light of the pandemic, has had an adverse impact on global financial markets and economies, including financial markets and economic conditions in the United States. The impact of the COVID-19 pandemic on the U.S. economy is expected to be broad based and to negatively impact national, state and local economies. The United States, the State and the City have all imposed certain health and public safety restrictions in response to COVID-19. The City cannot predict the duration of these restrictions or whether additional or new actions may be taken by government authorities including the State, City and/or the City, to contain or otherwise address the impact of COVID-19 or similar outbreak. As a result, the City cannot predict whether, or to what extent, the COVID-19 crisis may impact tax revenues received by the City from which it makes payments under the Contract. For information on the City’s COVID-19 response, please see the City’s website at <https://www.riverdalega.gov/>.

As of the date of this Official Statement, the City had received approximately \$800,000 from the federal government to assist the City with the financial impact of its response to the COVID-19 pandemic as part of the Coronavirus Aid, Relief and Economic Security Act (the “CARES Act”) approved by the United States Congress and signed by the U.S. President on March 27, 2020. Such amounts will be used to offset the loss of tax revenue and additional expenses incurred by the City in its response to COVID-19. It is expected that the CARES Act funds will be accounted for in the City’s fiscal year 2021 financial statements.

## ANNUAL DEBT SERVICE REQUIREMENTS

The following table sets forth, for each fiscal year ending June 30, the amounts required for payment of principal of and interest on the Series 2021 Bonds.

<b>Fiscal Year Ending June 30</b>	<b>Series 2021 Bonds</b>		<b>Total Debt Service</b>
	<b>Principal</b>	<b>Interest</b>	
2021	\$ 140,000	\$ 22,237.92	\$ 162,237.92
2022	150,000	134,850.00	284,850.00
2023	155,000	128,850.00	283,850.00
2024	160,000	122,650.00	282,650.00
2025	170,000	116,250.00	286,250.00
2026	175,000	109,450.00	284,450.00
2027	180,000	102,450.00	282,450.00
2028	190,000	95,250.00	285,250.00
2029	195,000	87,650.00	282,650.00
2030	200,000	79,850.00	279,850.00
2031	210,000	71,850.00	281,850.00
2032	215,000	65,550.00	280,550.00
2033	220,000	59,100.00	279,100.00
2034	230,000	52,500.00	282,500.00
2035	235,000	45,600.00	280,600.00
2036	245,000	38,550.00	283,550.00
2037	245,000	31,200.00	276,200.00
2038	255,000	23,850.00	278,850.00
2039	265,000	16,200.00	281,200.00
2040	275,000	8,250.00	283,250.00
<b>Totals</b>	<b>\$4,110,000</b>	<b>\$1,412,137.92</b>	<b>\$5,522,137.92</b>

## CONTINUING DISCLOSURE AGREEMENT

No financial or operating data concerning the Authority is material to an evaluation of the Series 2021 Bonds or to any decision to purchase, hold or sell the Series 2021 Bonds, and the Authority will not provide any such information. Pursuant to a Continuing Disclosure Agreement (the “Continuing Disclosure Agreement”) between the City and Digital Assurance Certification, L.L.C., the City has agreed to provide or cause to be provided to the Municipal Securities Rulemaking Board (the “MSRB”) with the audited financial statements of the City and certain operating data of the City on January 31 of each year, commencing January 31, 2022. If January 31<sup>st</sup> falls on a day that is not a Business Day, the Annual Filing will be due on the first Business Day thereafter. The City has also agreed to provide or cause to be provided prompt notice to the MSRB of the occurrence of certain material events with respect to the Series 2021 Bonds. Such annual filings and material event notices will be filed with the centralized information repository developed and operated by the MSRB through the Electronic Municipal Market Access system (“EMMA”), in an electronic format prescribed by the MSRB. The Continuing Disclosure Agreement will allow the Underwriter to comply with Rule 15c2-12 promulgated by the Securities



and Exchange Commission under the Securities Exchange Act of 1934 (the “Rule”). Such undertakings of the City shall only apply so long as the Series 2021 Bonds remain outstanding; provided, however, that the undertaking shall terminate upon the termination of the continuing disclosure requirements of the Rule by legislative, judicial or administrative action. See “APPENDIX F - THE CONTINUING DISCLOSURE AGREEMENT.” The City has, in each of the last five years (the “Compliance Period”), complied, in all material respects, with its prior continuing disclosure undertakings pursuant to the Rule.

## **TAX MATTERS**

### **Opinion of Bond Counsel**

In the opinion of Bond Counsel, under current law, interest on Series 2021 Bonds, (a) will not be included in gross income for federal income tax purposes, (b) will not be an item of tax preference for purposes of the federal alternative minimum income tax, and (c) will be exempt from income taxation by the State of Georgia. Except as described hereafter in “Original Issue Premium,” no other opinion is expressed by Bond Counsel regarding the tax consequences of the ownership of or the receipt or accrual of interest on Series 2021 Bonds.

Bond Counsel's opinion will be given in reliance upon certifications by representatives of the Authority, the City and other parties as to certain facts relevant to both the opinion and requirements of the Internal Revenue Code of 1986, as amended (the “Code”), and is subject to the condition that there is compliance subsequent to the issuance of the Series 2021 Bonds with all requirements of the Code that must be satisfied in order for interest thereon to remain excludable from gross income for federal income tax purposes. The Authority and the City have covenanted to comply with the current provisions of the Code regarding, among other matters, the use, expenditure and investment of the proceeds of the Series 2021 Bonds and the timely payment to the United States of any arbitrage rebate amounts with respect to the Series 2021 Bonds. Failure by the Authority or the City to comply with such covenants, among other things, could cause interest on the Series 2021 Bonds to be included in gross income for federal income tax purposes retroactively to their date of issue.

Customary practice in the giving of legal opinions includes not detailing in the opinion all the assumptions, exclusions, conditions and limitations which are a part of the conclusions therein. See *Statement on the Role of Customary Practice in the Preparation and Understanding of Third-Party Legal Opinions* in *The Business Lawyer*, Volume 63, Page 1277 (2008) and *Legal Opinion Principles* in *The Business Lawyer*, Volume 53, Page 831 (1998). Purchasers of Series 2021 Bonds should seek advice or counsel concerning such matters as they deem prudent in connection with their purchase of Series 2021 Bonds, including with respect to the Bond Counsel opinion.

Bond Counsel's opinion represents a legal judgment based in part upon the representations and covenants referenced therein and a review of current law, but is not a guarantee of result or binding on the Internal Revenue Service (the “IRS”) or the courts. Bond Counsel assumes no duty to update or supplement the opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention after the date of its opinion or to reflect any changes in law or the interpretation thereof that may thereafter occur or become effective.

No other opinion is expressed by Bond Counsel regarding the tax consequences of the ownership or receipt or accrual of interest on the Bonds.

### **Original Issue Premium**

Series 2021 Bonds purchased, whether upon issuance or otherwise, for an amount (excluding any amount attributable to accrued interest) in excess of their principal amount will be treated for federal income tax purposes as having amortizable bond premium. A holder's basis in such a Series 2021 Bond must be reduced by the amount of premium which accrues while such Series 2021 Bond is held by the holder. No deduction for such amount will be allowed, but it generally will offset interest on the Series 2021 Bonds while so held. Purchasers of such Series 2021 Bonds should consult their own tax advisors as to the calculation, accrual and treatment of amortizable bond premium and the state and local tax consequences of holding such Series 2021 Bonds.

### **Other Tax Matters**

In addition to the matters addressed above, prospective purchasers of Series 2021 Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers, including without limitation financial institutions, property and casualty insurance companies, S corporations, foreign corporations subject to the branch profits tax, recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Prospective purchasers of Series 2021 Bonds should consult their own tax advisors as to the applicability and impact of such consequences.

The IRS has a program to audit state and local government obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Series 2021 Bonds, under current IRS procedures, the IRS will treat the City as the taxpayer and the owners of the Series 2021 Bonds will have only limited rights, if any, to participate.

There are many events which could affect the value and liquidity or marketability of the Series 2021 Bonds after their issuance, including but not limited to public knowledge of an audit of the Series 2021 Bonds by the IRS, a general change in interest rates for comparable securities, a change in federal or state income tax rates or treatment, legislative or regulatory proposals affecting state and local government securities and changes in judicial interpretation of existing law. In addition, certain tax considerations relevant to owners of Series 2021 Bonds who purchase Series 2021 Bonds after their issuance may be different from those relevant to purchasers upon issuance. Neither the opinion of Bond Counsel nor this Official Statement purports to address the likelihood or effect of any such potential events or such other tax considerations, and purchasers of Series 2021 Bonds should seek advice from their own tax advisors concerning such matters as they deem prudent in connection with their purchase of Series 2021 Bonds.

Prospective purchasers of the Series 2021 Bonds should consult their own tax advisors as to the status of interest on the Series 2021 Bonds, including accrued OID, under the tax laws of any state other than Georgia.

## **LITIGATION**

There is no litigation now pending or, to the knowledge of the Authority or the City, threatened against the Authority or the City which restrains or enjoins the issuance or delivery of the Series 2021 Bonds, the provision of the security for the payment of the Series 2021 Bonds, or the use of the proceeds of the Series 2021 Bonds or which questions or contests the validity of the Series 2021 Bonds or the proceedings and authority under which they are to be issued. Neither the creation, organization, or existence of the Authority or the City, nor the title of the present members or other officials of the Authority or the City to their respective offices, is being contested or questioned. There is no litigation pending or, to the knowledge of the Authority, threatened which in any manner questions the right of the Authority to adopt the Authority Resolution or the Resolution, to enter into the Contract, or to secure the Series 2021 Bonds in the manner provided in the Resolution. No litigation and no proceedings are pending against the City or its officials, or to their knowledge are threatened against them, which would affect the sale of the Series 2021 Bonds, the security therefor, or the ability of the City to enter into and perform its obligations under the Contract.

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

## **VALIDATION**

The Authority is expected to receive an order and final judgment by the Superior Court of Clayton County on March 3, 2021, confirming and validating the Series 2021 Bonds and the security therefor. Under State law, the judgement of validation is final and conclusive with respect to the validity of the Series 2021 Bonds and the security therefor and is not subject to collateral attack from other parties.

## **RATINGS**

The Series 2021 Bonds have been assigned a rating of “AA-” from Standard & Poor’s Financial Services LLC, a division of The McGraw-Hill Companies (the “Rating Agency”). The rating reflects only the view of the Rating Agency, and an explanation of the significance of such rating may be obtained from the Rating Agency. There is no assurance that such rating will remain unchanged for any given period of time or that it will not be revised downward or withdrawn entirely by the Rating Agency, if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the liquidity and market price of the Series 2021 Bonds. The City undertakes no responsibility to oppose any such revision or withdrawal.

## **UNDERWRITING**

The Series 2021 Bonds will be purchased by Stephens Inc. (the “Underwriter”) from the Authority, pursuant to a Bond Purchase Agreement by and among the Underwriter, the Authority, and the City (the “Bond Purchase Agreement”), at a purchase price of \$4,624,475.07 (par amount of \$4,110,000, plus original issue premium of \$558,447.10, and less an Underwriter’s discount of \$43,972.03). The Underwriter’s discount is 1.0699% of the par amount of the Series 2021 Bonds. The Bond Purchase Agreement provides that the obligations of the Underwriter to accept delivery of the Series 2021 Bonds are subject to various conditions, but the Underwriter will be obligated to purchase all of the Series 2021 Bonds, if any are purchased. The Underwriter intends to offer the Series 2021 Bonds to the public at the offering prices set forth on the inside cover to this Official Statement. After the initial public offering, the public offering price and other terms with respect to the offering and sale of the Series 2021 Bonds may be varied from time to time by the Underwriter without any requirement of prior notice.

## **CERTAIN LEGAL MATTERS**

Certain legal matters incident to the authorization and issuance of the Series 2021 Bonds are subject to the approval of Hunton Andrews Kurth LLP, Atlanta, Georgia, as Bond Counsel, whose approving opinion will be delivered with the Series 2021 Bonds. It is anticipated that the approving opinion of Bond Counsel will be in substantially the form attached hereto as Appendix D. Certain other legal matters will be passed upon for the Authority and the City by L F Barnes Law, LLC, Atlanta, Georgia and by Hunton Andrews Kurth LLP, Atlanta, Georgia, as Disclosure Counsel to the City.

All of the legal opinions to be delivered concurrently with the delivery of the Series 2021 Bonds express the professional judgment of the attorneys rendering the opinions regarding the legal issues expressly addressed therein. By rendering a legal opinion, the attorneys providing such opinion do not become insurers or guarantors of the result indicated by that expression of professional judgment, of the transaction about which the opinion is rendered, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

## **INDEPENDENT AUDITORS**

The financial statements of the City as of June 30, 2020 and for the year then ended, attached hereto as Appendix F, have been audited by Mauldin & Jenkins, Atlanta, Georgia, independent certified public accountants. Such financial statements speak only as of June 30, 2020 and have been included as a matter of public record. Mauldin & Jenkins (1) has not been engaged to perform and has not performed since the date of its report on such financial statements any procedures with respect to such financial statements and (2) has not performed any procedures relating to this Official Statement. The consent of Mauldin & Jenkins for the use of the financial statements herein has not been sought. See “APPENDIX F – CITY OF RIVERDALE, GEORGIA COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2020.”

## MISCELLANEOUS

Information relating to the City, including certain financial statements, was provided by the City and information relating to the Authority was provided by the Authority.

Any statement made in this Official Statement involving matters of opinion or estimates, whether or not expressly stated, are set forth as such and are not representations of fact, and no representation is made that any of the expectations stated herein will be realized. Neither this Official Statement nor any statement which may have been made orally or in writing is to be construed as a contract with the holders of the Series 2021 Bonds.

The execution and delivery of this Official Statement have been duly authorized by the Authority and the City.

**RIVERDALE DOWNTOWN DEVELOPMENT  
AUTHORITY**

By: /s/ Wanda Wallace  
Chair

**CITY OF RIVERDALE, GEORGIA**

By: /s/ Dr. Evelyn Wynn-Dixon  
Mayor

## **APPENDIX A**

### **CERTAIN INFORMATION CONCERNING THE CITY OF RIVERDALE, GEORGIA**

*The economic and statistical data contained in APPENDIX A are as of the dates and for the periods indicated, some of which were prior to the COVID-19 outbreak. Such economic and statistical data have not been updated to reflect any potential impacts of the COVID-19 outbreak on the City's economic and financial condition.*

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## **APPENDIX A**

### **CERTAIN INFORMATION CONCERNING THE CITY OF RIVERDALE, GEORGIA**

*All of the information in this Official Statement under the caption “APPENDIX A — CERTAIN INFORMATION CONCERNING THE CITY OF RIVERDALE, GEORGIA,” has been provided by the City, unless another source is expressly stated herein. None of the information under this caption has been independently verified by the Underwriter. None of the information under this caption specified as from a source other than the City has been independently verified by the City.*

### **INTRODUCTION**

The City of Riverdale (the “City”), originally incorporated in 1908 celebrated its centennial in 2008, is located in Clayton County, Georgia (the “County”) and lies within the Metropolitan Atlanta area approximately ten miles south of the City of Atlanta and approximately five miles south of Atlanta’s Hartsfield-Jackson International Airport. The City is the second largest of six cities in the County. The City is a municipal corporation created by and chartered in 1956 through, the laws of the State of Georgia (Ga. Laws 1956, page 2205, as amended (the “Charter”). On January 3, 1996 the City of Riverdale received its status as a Certified City by the State of Georgia Department of Community Affairs and it has been recognized by the International City/County Management Association as a Council-Manager form of government since 1970.

The City provides a full range of services, including police and fire protection; the construction and maintenance of highways, streets, and other infrastructure; sanitation; planning and zoning; and recreational activities and cultural events.

### **CITY ADMINISTRATION AND OFFICIALS**

A Mayor and City Council, composed of four members, govern and direct the legislative affairs of the City. The Mayor is elected at large, without regard to specific residency within a specific City district. Each member of Council is required to reside within the ward from which he/she seeks election and is elected by citizens of the City who are eligible to vote and reside in that ward.

The Mayor and City Council appoint a City Manager who has oversight over eight departments. In a manner consistent with the principles and practices of a Council-Manager form of government, the legislative policies and daily operations of the City are executed and/or administered by an appointed City Manager. The City Manager is vested with the authority and responsibility to provide for the effective and efficient delivery of municipal services and to attend to the management of municipal affairs within legislative and legal parameters established by federal, state and local laws and regulations.

The Mayor, Mayor Pro-Tem and members of Council, their terms and principal occupations are listed below:

<b>Name</b>	<b>Expiration of Term</b>	<b>Principal Occupation</b>
Dr. Evelyn-Wynn Dixon, Mayor	12/31/2023	Retired
Cynthia Stamps-Jones, Councilmember – Ward 1	12/31/2021	Unemployed
Frank Cobbs Jr., Councilmember - Ward 2	12/31/2023	Retired
Wanda Wallace, Councilmember - Ward 3 and Mayor Pro Tem	12/31/2021	Medical Care Provider
Kenneth Ruffin, Councilmember - Ward 4	12/31/2023	Computer Engineer

### **City Officials**

**E. Scott Wood, City Manager.** E. Scott Wood was appointed as the Riverdale City Manager in July 2014 to direct the day-to-day activities of the local government. Mr. Wood has worked in local government for over 38 years. Mr. Wood earned a Master’s Degree in Public Administration from the Georgia Southern University in Statesboro, Georgia and a Bachelor of Arts degree in Political Science from Mercer University in Macon, Georgia.

**Donald G. Turner, CPA, Director of Finance & Administrative Services.** Donald G. Turner was appointed Director of Finance & Administrative Services in October 2013. Mr. Turner manages all core financial functions for the City of Riverdale, including all accounting, budgeting, auditing and is responsible for producing the consolidated annual financial report (CAFR) for the City. Mr. Turner has over 15 years’ experience in governmental finance. Prior to coming to the City, Mr. Turner served as a financial analyst for the Clayton County Board of Commissioners. Mr. Turner holds a Bachelor of Arts degree from The University of South Florida in Business Administration.

**Nicole C.E. Dozier, Community Development Director.** Nicole C.E. Dozier has served as the Director of Community Development of the City of Riverdale since August 2019. In this role, Mrs. Dozier is responsible for administering and managing the planning, zoning, permitting and economic development activities for the City. Mrs. Dozier has a bachelor’s degree in Environmental Studies/ Law from Rutgers University and Master’s degree in Urban Planning from the University At Buffalo. She has 20 years of demonstrated work history in Planning and Zoning.

## DEMOGRAPHIC INFORMATION

### Demographic and Economic Statistics

The following table shows the demographic and economic statistics for the City in each of the last five fiscal years:

#### Demographic And Economic Statistics Last Five Fiscal Years

Fiscal Year	Population	Per Capita Personal Income	Median Age	Unemployment Rate	School Enrollment
2016	15,812	\$24,550	33.00	8.5%	4,580
2017	15,258	23,220	33.00	5.3	4,594
2018	15,258	24,531	33.00	3.7	4,594
2019	15,594	24,989	34.50	3.5	4,661
2020	15,594	21,946	34.50	6.7	4,625

*Source: City of Riverdale, Georgia 2020 Comprehensive Annual Financial Report.*

## POPULATION

Set forth below is the City's and County's population estimates for the last five years:

Year	City of Riverdale <sup>(1)</sup>	Clayton County <sup>(2)</sup>
2016	15,812	274,070
2017	15,258	280,830
2018	15,258	285,030
2019	15,594	290,250
2020	15,594	*

*Sources:*

<sup>(1)</sup> *City of Riverdale, Georgia 2020 Comprehensive Annual Financial Report.*

<sup>(2)</sup> *Clayton County, Georgia 2019 Comprehensive Annual Financial Report.*

\* *Not available.*

## LARGEST PRINCIPAL EMPLOYERS

Set forth below are the ten largest principal employers located in the City and their approximate number of employees for the last three fiscal years:

### Ten Largest Principal Employers Last Three Fiscal Years

Business	2020			2019			2018		
	Number of Employees	Rank	Percentage of Total City Employment	Number of Employees	Rank	Percentage of Total City Employment	Number of Employees	Rank	Percentage of Total City Employment
Wal-Mart	310	1	5.15%	336	1	4.85%	336	1	4.85%
National Alliance of Postal	300	2	4.98	300	2	4.33	-	-	-
City of Riverdale	138	3	2.29	146	3	2.11	146	2	2.11
Home Depot	135	4	2.24	114	7	1.65	99	7	1.43
Kroger	124	5	2.06	131	4	1.89	131	3	1.89
Riverdale Senior High School	116	6	1.93	121	6	1.75	124	4	1.79
Dwarf House Group LLC	96	7	1.59	108	8	1.56	-	-	-
Church Street Elementary	89	8	1.48	91	10	1.31	90	8	1.30
Automobile Acceptance Corp	80	9	1.33	101	9	1.46	101	6	1.46
Riverdale Center for Nursing & Healing	74	10	1.23	-	-	-	-	-	-
Sunbridge Retirement Care Association	-	-	-	122	5	1.76	-	-	-
Riverdale Center	-	-	-	-	-	-	122	5	1.76
Food Depot	-	-	-	-	-	-	72	9	1.04
Super H Mart	-	-	-	-	-	-	70	10	1.01

*Source: City of Riverdale, Georgia 2018, 2019 and 2020 Comprehensive Annual Financial Reports.*

## LABOR STATISTICS

Set forth below are the labor statistics for the County, the State and the United States for the past five years:

	2015	2016	2017	2018	2019
County Labor Force	125,877	130,556	134,864	136,452	137,796
County Unemployment Rate	7.7%	6.6%	5.8%	4.9%	4.2%
City Unemployment Rate	9.4%	8.5%	5.3%	3.7%	3.5%
State Unemployment Rate	6.0%	5.4%	4.7%	3.9%	3.4%
United States Unemployment Rate	5.3%	4.9%	4.4%	3.9%	3.7%

*Source: Georgia Department of Labor, Workforce Statistics & Economic Research, Local Area Unemployment Statistics Unit.*

## BANKING DEPOSITS

Set forth below is information concerning banking deposits in the City for the past five years:

Year	Total Deposits as of June 30 (\$000's)
2016	\$228,962
2017	290,083
2018	314,161
2019	327,295
2020	402,360

*Source: Federal Deposit Insurance Corporation.*

## INDUSTRY MIX

The following table shows the yearly average industry mix for Clayton County for second quarter of 2020. The table is intended to provide information regarding the types of industries employing residents of the County and the compensation paid to those employees. The table does not provide information with respect to all industries and firms. It is based upon and includes only those industries and firms that participate in the State Unemployment Insurance Program.

Industry	Average Number of Establishments	Average Monthly Employment	Average Weekly Wages
Goods-Producing	337	7,970	\$1,196
Service-Providing	3,566	78,606	1,067
Unclassified (Industry not assigned)	280	153	705
Total - Private Sector	4,183	86,729	1,078
Total - Government (federal, state and local)	146	13,760	970
All Industries	4,329	100,489	1,063

*Source: Georgia Department of Labor.*

## BUILDING PERMITS

The following table shows the building permits issued by the City for the years 2016-2020.

	2016	2017	2018	2019	2020
Permits Issued	227	238	330	395	272

*Source: City of Riverdale, Georgia.*

## **CITY AMENITIES**

Construction of the Riverdale Town Center which was funded, in part with the Refunded Bonds, was completed in fiscal year 2011. The Town Center includes the Riverdale Centre for Arts, Business and Leisure Services. The state of the art multi-purpose civic facility, located in the heart of Riverdale Town Center has over 40,000 square feet of space most of which is available for lease/rent for private or public functions. The Riverdale Town Center features an art room, a dance/aerobics studio, a game room, a multi-purpose room, a board room, a large gymnasium with a stage, a suspended indoor walking track, an exercise room, a warming kitchen and formal meetings room that extend to an outdoor patio. A parking garage supporting the Riverdale Town Center was completed and placed in service in fiscal year 2014. Each year, the Riverdale Town Center hosts concerts, classes and athletic events. During the last half of fiscal year 2020, most of the scheduled events were cancelled due to the pandemic.

The City completed construction of phase one of its Riverdale Regional Park in September 2012. The park includes football and baseball fields, concession and restroom buildings, walking trails and a playground. Baseball and football league games are held in the park in most years. During the last half of fiscal year 2020, these games were cancelled due to the pandemic. Phase two of the Riverdale Regional Park began in fiscal year 2017 with the construction of a skateboard park next to the baseball field. Planning for the completion of phase two is ongoing.

The primary source of medical care in the County and for the City is Southern Regional Medical Center, a 331-bed medical/surgical facility located just outside the City limits. Public schools in the City are operated by the Clayton County Board of Education. The schools in the City include two elementary schools, one middle school and one high school. The Clayton County Library System maintains a 12,000 square foot library facility in the City.

## **CITY SERVICES AND FACILITIES**

As of June 30, 2020, the City employed approximately 138 people on a full-time basis, which figure includes elected officials and department heads. Services provided include police, fire, court, community development, highways and streets, sanitation, public improvements, planning and zoning and general administrative services.

General government buildings owned by the City include, City Hall, a Community Center, a Public Works Building, a Public Safety Building, and a second fire station Building. Water, sewer and wastewater treatment services for the City are provided through intergovernmental agreements with the Clayton County Water Authority (“CCWA”). Storm water management for the City is handled by the CCWA. The City acquired 17.3 acres of land in February 2008 which was used to facilitate the development of a multipurpose regional park with walking trails, athletic fields and picnic areas. Riverdale Regional Park was completed in 2012.

Two special purpose local option sales tax (“SPLOST”) funded projects were in progress in fiscal year 2020. The fire station 2 rebuilding project began in fiscal year 2017 and was substantially completed in fiscal year 2019 with a grand opening in 2020. A second SPLOST funded project will be the expansion and remodeling of the Public Safety Building adding new offices which is expected to commence in fiscal year 2021.

## CITY DEBT STRUCTURE

### SUMMARY OF CITY PAYMENT OBLIGATIONS BY CATEGORY

Set forth below is information concerning the debt, and other long-term payment obligations of the City, including those obligations subject to annual appropriation as of June 30, 2020 and as of the date of issuance of the Series 2021 Bonds. The City has no authorized but unissued debt. The information set forth below should be read in conjunction with the City's audited financial statements included as **Appendix "B"** hereto. As of June 30, 2020, the City had \$13,278,900 in outstanding debt consisting of the following:

<b>Outstanding Debt</b>	
	<b>Balance</b>
Governmental Activities -	
Certificates of Participation	\$ 6,232,000
Contracts Payable, net of unamortized discount	4,435,773
Capital leases	657,037
Accrued compensated absences	467,710
Post-retirement benefit obligations	1,486,380
Total	\$13,278,900

In 2020, the City's total debt decreased by a net amount of \$1,103,971 over the prior fiscal year.

### DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

Property owners in the City are responsible for both the City's debt obligations and any debt obligations of other taxing entities in the proportion to which the jurisdiction of the City overlaps such entities. Set forth below is the total direct and overlapping general obligation debt and overlapping property tax supported or guaranteed revenue debt of the City as of June 30, 2020. Although the City has attempted to obtain accurate information as to the overlapping debt, it does not guarantee its completeness or accuracy, as there is no central reporting entity that has this information available, and the amounts are based on information supplied by others.

Presented below is the outstanding direct debt, notes payable, and capital leases for the City and overlapping debt within Clayton County. Also shown below is such information on a per capita basis based on the 2020 population estimate of 15,594.

<b>Direct Debt:</b>		
Certificates of Participation	\$6,232,000	
Capital Leases	657,037	
Notes Payable	<u>4,435,773</u>	
Total Direct Debt		<u>\$11,324,810</u>
<b>Overlapping Debt:</b>		
Clayton County, Georgia	<u>\$26,740,000</u>	
Total Overlapping Debt		<u>\$26,740,000</u>
Total Direct and Overlapping Debt		<u><u>\$38,064,810</u></u>
<b>Debt Applicable to City of Riverdale Per Capita</b>		
<b>(% applicable to City):</b>		
Direct Debt (100%)	\$11,324,810	
Overlapping Debt (4.80%)	<u>1,282,800</u>	
Total Debt applicable to Riverdale		<u>\$12,607,611.00</u>
Total Debt per Capita		<u><u>\$808.49</u></u>

*\*Based on 2020 population numbers.*

**Outstanding Debt  
Last Five Fiscal Years**

<b>Fiscal Year</b>	<b>Certificates of Participation</b>	<b>Contracts/Notes Payable</b>	<b>Capital Leases</b>	<b>Total</b>	<b>Per Capita</b>
2016	\$6,698,909	\$5,071,336	\$1,734,461	\$13,504,706	\$845
2017	6,541,970	4,916,355	1,477,016	12,935,341	796
2018	6,647,000	4,761,273	1,211,788	12,620,061	776
2019	6,442,000	4,601,083	938,543	11,981,626	768
2020	6,232,000	4,435,773	657,037	11,324,810	726

*Source: City of Riverdale, Georgia 2020 Comprehensive Annual Financial Report.*



## **STATUS OF THE CITY'S ECONOMY**

The City, like other municipalities, has been impacted by the effects of the worldwide pandemic. Many existing businesses have closed their doors temporarily or in some cases, permanently.

- The 2020 unemployment rate for the City is currently 6.70 percent, which is higher than the State rate of 3.70% and equal to the national rate of 6.70%.
- Building permits, both commercial and residential, decreased from 395 in fiscal year 2019 to 272 in fiscal year 2020.
- The occupancy rate of the City's central business district has remained fairly steady with 1,018 business licenses issued in 2020 vs 1,001 in 2019.
- Total revenues decreased in fiscal year 2020 due primarily to decreased sales tax collections, charges for services and court revenues resulting from the economic effects of the COVID-19 crisis. However, this was offset by lowered spending during the year and use of excess Solid Waste Fund reserves resulting in an increased General Fund Balance.

## **LIMITATIONS ON CITY DEBT**

Article IX, § V, Paragraph 1(a) of the Constitution of the State of Georgia provides that the City may not incur long-term debt (other than refunding debt) payable out of general property taxes without the approval of a majority of the qualified voters of the City voting at an election called to approve the debt. In addition, under the Constitution of the State of Georgia, the City may not incur long-term debt payable out of general property taxes in excess of 10 percent of the assessed value of all taxable property within the City. The Series 2021 Bonds are not considered debt of the City for purposes of the foregoing constitutional limitations. Therefore, no vote was held with respect to the Series 2021 Bonds and the Series 2021 Bonds do not count against the City's constitutional debt limitation.

Short-term obligations (those payable within the same calendar year in which they are incurred), lease and installment purchase obligations subject to annual appropriation, and intergovernmental obligations are not subject to the legal limitations described above. As computed in the table below, based upon assessed values as of January 1, 2019 the City could incur, as of June 30, 2020 (upon necessary voter approval), approximately \$30,947,306 of long-term obligations payable out of general property taxes.

### Computation of Legal Debt Margin (Unaudited)

Assessed Value of Taxable Property as of June 30, 2020	\$309,473,063
Debt Limit (10% of Assessed Value)	<u>\$30,947,306</u>
Amount of Outstanding Applicable to Debt Limit	<u>-</u>
Legal Debt Margin	<u><u>\$30,947,306</u></u>

*Note: The City has no general obligation debt that is subject to the debt limitation.*

*Source: City of Riverdale, Georgia 2020 Comprehensive Annual Financial Report.*

### AD VALOREM TAXATION GENERALLY

An important source of revenue to fund the operations of the City is ad valorem property taxes. Ad valorem property taxes are levied annually in mills (one tenth of one percent) upon each dollar of assessed property value.

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

Assessed valuation, which represents the value upon which ad valorem property taxes are levied, is calculated as a percentage of fair market value. Georgia law requires taxable tangible property to be assessed, with certain exceptions, at 40 percent of its fair market value and to be taxed on a levy made by each respective tax jurisdiction according to 40 percent of the property's fair market value. Georgia law requires certain agricultural real property to be assessed for ad valorem property tax purposes at 75 percent of the value of which other real property is assessed, requires certain historical property to be valued at a lower fair market value for ad valorem property tax purposes and requires certain agricultural, timber, and environmentally sensitive real property and certain single-family real property located in transitional developing areas to be valued at their current uses.

### ASSESSED VALUATION

The following table reflects the assessed value of the taxable property in the City in each of the last five fiscal years:

<b>Tax/Fiscal Year</b>	<b>Real and Personal Property</b>	<b>Motor Vehicle</b>	<b>Public Utility</b>	<b>Less: Tax Exempt Real Property</b>	<b>Total Net Assessed Value<sup>(1)</sup></b>
2015	\$240,508,749	\$12,532,610	\$6,797,008	\$(3,451,528)	\$256,386,839
2016	239,696,422	8,966,110	6,978,420	(178,340)	255,462,612
2017	258,344,312	6,155,210	7,228,896	(4,613,595)	267,114,823
2018	293,885,938	4,466,150	7,331,754	(6,430,039)	299,253,803
2019	304,846,629	3,453,700	7,827,402	(6,654,668)	309,473,063

<sup>(1)</sup> Assessed Value is Calculated at 40% of Estimated Actual Value.

Source: City of Riverdale, Georgia 2020 Comprehensive Annual Financial Report.

### MILLAGE RATES

Set forth below is information concerning the rate of levy or property taxes per \$1,000 of assessed value, or millage rates, of the City, the County (incorporated), the School District and the State of Georgia for the past five fiscal years:

<b>Tax/Fiscal Years</b>	<b>City</b>	<b>Clayton County</b>	<b>School District</b>	<b>State of Georgia</b>	<b>Total</b>
2016	11.48	16.596	19.095	0.000	47.171
2017	11.48	16.596	19.095	0.000	47.171
2018	11.48	15.596	20.000	0.000	47.076
2019	11.48	15.596	20.000	0.000	47.076
2020	11.48	15.089	20.000	0.000	46.569

Source: City of Riverdale, Georgia 2020 Comprehensive Annual Financial Report and City of Riverdale Finance Department.

### PRINCIPAL PROPERTY TAXPAYERS

Set forth below are the principal property taxpayers of the City as of June 30, 2020. A determination of the largest taxpayers within the City can be made only by manually reviewing individual tax records. Therefore, it is possible that owners of several small parcels may have an aggregate assessment in excess of those set forth in the table below. Furthermore, the taxpayers shown in the table below may own additional parcels within the City. No independent investigation has been made of, and consequently no representation can be made as to, the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers.

**Principal (Top Ten) Property Taxpayers  
Current Year and Two Years Ago  
(amounts expressed in thousands)**

Taxpayer	2020			2018		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
DRI Legacy II LLC	\$ 7,760	1	2.51%			
Brooks Crossing Atlanta	5,600	2	1.81	\$ 3,213	6	1.258%
Tramlaw LP	5,249	3	1.70	4,819	2	1.886
FREP IV-Merchants Square LLC	4,005	4	1.29			
Wrens Crossing LLC	3,214	5	1.04			
HD Development of Maryland Inc.	3,210	6	1.04	3,318	5	1.299
CCP Ascent LLC	3,199	7	1.03			
Wal Mart Supercenter	3,042	8	0.98	3,710	3	1.452
Riverdale Clayton LLC	2,998	9	0.97	1,731	10	0.678
Riverdale Healthcare Realty	2,654	10	0.86			
LD Village on The River LLC				5,421	1	2.122
Suso 3 Riverdale LP				3,650	4	1.429
Riverdale Market Owners LLC				2,261	7	0.885
Home Depot Inc.				1,797	8	0.703
Storesmart Riverdale Rd LLC				1,734	9	0.679
Totals	<u>\$40,931</u>		<u>13.23%</u>	<u>\$31,654</u>		<u>12.391%</u>

*Sources: City of Riverdale, Georgia 2018 and 2020 Comprehensive Annual Financial Reports.*

## TAX REVENUES BY SOURCE

Set forth below are the total tax collections by the City for the last five fiscal years.

### Governmental Activities Tax Revenues by Source Last Five Fiscal Years (accrual basis of accounting)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Occupational Tax	Insurance Premium Tax	Alcoholic Beverage Tax	Other Tax	Total
2016	\$2,805,912	\$4,438,045	\$750,792	-	\$877,847	\$374,693	\$760,551	\$10,007,840
2017	2,946,412	4,698,804	745,578	-	950,817	390,699	867,925	10,600,235
2018	3,177,879	5,115,637	708,860	-	1,011,802	380,817	866,109	11,261,104
2019	3,624,198	4,463,314	730,295	-	1,091,681	385,671	897,238	11,192,397
2020	3,890,442	4,444,882	746,699	-	1,169,962	403,13	881,346	11,133,331

## CHARGES FOR SERVICES

Governmental operations of the City are funded partially from charges for services which include emergency services, community center activities, solid waste sanitation and recycling services, public safety and courts, highways and streets, and community development.

## FIVE YEAR OPERATING HISTORY

Set forth on the page which follows is a historical, comparative summary of the revenues, expenditures, and changes in fund balance of the City's General Fund for the past five fiscal years. Information in the following table has been extracted from the City's Comprehensive Annual Financial Reports. For more complete information, reference is made to the audited financial statements, copies of which are available from the City upon request.

**STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE FISCAL YEARS ENDED JUNE 30**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Revenues</b>					
Property taxes	\$ 2,742,398	\$ 2,948,097	\$ 3,198,729	\$ 3,713,548	\$ 3,616,708
Sales taxes	4,438,045	4,698,804	5,115,637	4,463,314	4,217,998
Other taxes	1,993,351	2,186,786	2,229,373	2,345,930	2,425,255
Charges for services	421,842	367,283	348,166	326,415	212,702
Licenses and permits	355,437	315,016	274,595	342,188	252,565
Intergovernmental	99,989	13,780	2,358,133	321,629	102,685
Franchise fees	750,792	745,578	708,860	730,295	746,699
Fines and forfeitures	1,712,090	1,456,665	1,532,715	1,399,508	1,009,944
Interest revenue <sup>(1)</sup>	--	109,726	3,723	58,159	118,816
Other revenues	26,373	137,700	58,521	68,017	163,977
Total revenues	<u>12,540,317</u>	<u>12,979,435</u>	<u>15,828,452</u>	<u>13,769,003</u>	<u>12,921,349</u>
<b>Expenditures</b>					
Current:					
General government	3,974,450	3,861,040	4,529,139	4,878,132	4,807,860
Judicial	675,375	691,382	663,074	662,948	569,045
Public safety	4,453,150	4,488,553	4,713,714	4,898,747	4,507,627
Public works	483,854	379,189	323,631	302,928	493,817
Parks and recreation	888,114	900,019	814,416	958,159	1,131,079
Economic development	589,479	620,416	515,790	632,857	716,180
Capital Outlay	--	--	--	--	--
Debt Service:					
Principal	54,958	361,684	398,464	430,299	442,193
Interest	16,627	563,760	483,872	458,339	441,874
Issuance costs	--	--	150,627	--	--
Total expenditures	<u>11,136,007</u>	<u>11,866,043</u>	<u>12,592,727</u>	<u>13,222,409</u>	<u>13,109,675</u>
Excess (deficiency) of revenues over expenditures	1,404,310	1,113,392	3,235,725	546,594	(188,326)
<b>Other financing sources (uses)</b>					
Proceeds from sale of assets	19,449	43,125	8,404	20,375	31,965
Certificates of participation	--	--	5,805,000	--	--
Payment of refunded bond escrow agent	--	--	(5,654,372)	--	--
Transfers in	49,543	598	--	190,790	382,328
Transfers out	(1,091,540)	(289,088)	(270,000)	--	--
Other Sources	--	--	--	--	--
Total other financing sources (uses)	<u>(1,022,548)</u>	<u>(245,365)</u>	<u>(110,968)</u>	<u>211,165</u>	<u>414,284</u>
Net change in fund balances	381,762	868,027	3,124,757	757,759	225,958
<b>Fund balances, beginning of year</b>	3,066,362	3,296,219	4,164,246	7,289,003	8,046,762
<b>Fund balances, end of year</b>	<b>\$ 3,448,124</b>	<b>\$ 4,164,246</b>	<b>\$ 7,289,003</b>	<b>\$ 8,046,762</b>	<b>\$ 8,272,720</b>

<sup>(1)</sup> "Interest Revenue" category referred to as "Investment Income" in 2016 CAFR.

Source: *City of Riverdale, Georgia 2016, 2017, 2018, 2019 and 2020 Comprehensive Annual Financial Reports.*

## BUDGETARY PROCESS

The annual budget serves as the foundation for the City's financial planning and control. All funds and departments of the City are required to submit requests for appropriation to the City Manager in February of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents a proposed budget to the Council for review prior to June 15. The Council is required to hold public hearings on the proposed budget and to adopt a final budget by no later than June 30, the close of the City's fiscal year. Department supervisors may make transfers of appropriations within a department. Transfers of appropriations between departments or an increase in any salary category require the special approval of the governing council. Budget to actual comparisons are provided in this report for the general fund and each special revenue fund for which an appropriated annual budget has been adopted.

Annual appropriated budgets for the General, Special Revenue and Debt Service Funds are adopted on a basis consistent with generally accepted accounting principles except that encumbrances are treated as budgeted expenditures in the year the commitment to purchase is incurred. Budgets are prepared for the Capital Project fund on a project basis, which usually covers two or more fiscal years. Budgets are adopted in the proprietary funds strictly for management purposes.

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

(i) Any increase in appropriation in any Fund for a department of the City, whether accomplished through a change in anticipated revenues in any fund or through a transfer of appropriations among departments shall require the approval of the Council; and

(ii) Transfers of appropriations in any Fund among the various accounts within a department shall, up to certain limits, require only the approval of the Chief Administrative Officer, except that transfers of appropriations within a department that increase or decrease the salary appropriation shall require the approval of the Council.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### General Fund

***Historic General Fund Performance*** - The City's General Fund balance has historically varied in range. From 2011 to 2020, the City's portion of the general real property tax levy increased significantly from \$2,230,527 in 2011 to \$3,552,751 in 2020. The increase in real property taxes levied was made possible by strong economic growth in the City. Given its proximity to Atlanta, the City has seen a significant increase in new commercial developments as well as residential growth in the past 10 years. Since 2015 the City has continued to add to the fund balance. The increase in fund balance has primarily been made possible by strong growth in the property tax digest and local option sales tax collections. The increases in property taxes along

with the sales taxes have allowed the City to maintain a strong fund balance. Since 2014, the City's fund balance has increased by approximately \$4.9 million

As of June 30, 2020, the City's General Fund balance was \$8.27 million or 64.0% of revenues and its unassigned General Fund balance was \$7.67 million or 59.4% of revenues. These levels have increased consistently over the last seven years. The increase in fund balance of approximately \$226,000 over the previous year was mainly due to the residual equity transfer of \$382,328 from the Solid Waste Fund and a State Cares Act Grant of \$655,600.

As of June 30, 2014, the City's General Fund balance was \$3.3 million or 28.17% of revenues and the City's unassigned General Fund balance was \$2.8 million. During fiscal year 2014, the Fund Balance increased \$885,763. This increase in fund balance was due mainly to a residual equity transfer of \$1,017,487 from the Solid Waste Fund. Fine & forfeiture revenues decreased by approximately \$432,797, other taxes decreased by about \$110 thousand and charges for services decreased by \$350,261. These decreases were offset by increases in property taxes and sales taxes of \$251,290 and \$908,412, respectively. Other taxes collected by the City consist of motor vehicle taxes, public utility franchise taxes, alcoholic beverage taxes, and hotel/motel taxes.

As of June 30, 2015, the City's General Fund balance was \$3.07 million or 25.78% of revenues and the City's unassigned General Fund balance was \$2.7 million or 22.44%. During fiscal year 2015, the fund balance of the City's general fund decreased by \$258,101. Revenues increased by approximately \$95 thousand while expenditures increased by about \$964 thousand. The city transferred \$600,000 from reserves of the Solid Waste Fund and \$400,000 to close out the, no longer needed, Capital Budget Reserve Fund.

As of June 30, 2016, the City's General Fund balance was \$3.45 million or 27.50% of revenues and the City's unassigned General Fund balance was \$3.07 million. During fiscal year 2016, the fund balance of the City's General Fund increased by \$381,762. The revenues increased by \$644,513 or 5.4 percent. The increase in revenues was primarily the result of an increase in sales tax collections. The City also reduced expenditures by approximately \$600,000 by utilizing a citywide department reorganization and combining several departments. This reorganization allowed the City to permanently eliminate 8 full time and 3 part time positions. Most of the eliminated positions were higher paid management positions.

As of June 30, 2017, the City's General Fund balance was \$4.16 million or 32.08% of revenues and the City's unassigned General Fund balance was \$3.7 million. During fiscal year 2007, the fund balance of the City's General Fund continued its upward trend resulting in an increase of \$868,027. The revenues increased by \$439,118 or 3.5%. This increase in revenues was the result of increase collections of Property taxes, sales taxes, and other taxes. These increases were offset somewhat by a decrease in fines and forfeitures. Expenditures increased by \$730,036 due to increased general fund debt service expenditures. These expenditures were previously accounted for in the, since closed, SPLOST 2009 Fund and Recovery Bond Fund. In past years transfers were made from the General Fund to make these debt service payments and those funds were closed in order to simplify the City's accounts. The revenue increases were significant enough to allow the City to continue its positive trend of increasing and maintaining a strong fund balance.



As of June 30, 2018, the City's General Fund balance was \$7,289,003; \$6,838,518 of that amount was unassigned. As a measure of the General Fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 54.31% of the total general fund expenditures, while total fund balance represents 57.88% of that same amount.

During FY2018 the fund balance of the City's General Fund increased by \$3,124,757. The revenues increased by \$2,849,017. Of this amount, \$2,358,111 was from a onetime State grant which was intended to replace sales tax revenue lost from an unfavorable FAA ruling. The balance of the increase (\$490,906) was due to an additional increase in our tax digest and increased sales tax collections. Expenditures increased by \$726,684 or 6.12% primarily due vacant public safety positions being filled. Without the State grant, the City's General Fund Balance increased \$766,646 indicating that the City's commitment to maintaining a strong fund balance continues.

As of June 30, 2019, the City's General Fund balance was \$8,046,762; of that amount \$7,367,902 was unassigned. Unassigned fund balance represents 55.72% of the total general fund expenditures while total fund balance represents 60.86% of that same amount.

During FY2019 the City's general fund balance increased by \$757,759. The revenues decreased by \$2,059,449 primarily due to the onetime state grant of \$2.3 million received in 2018. Without the grant, revenues decreased approximately \$299,000. This decrease was due to approximately \$650,000 in lost sales tax revenue from an FAA ruling disallowing the collection of sales taxes on jet fuel. The sales tax decrease was partially offset by an increase in the property tax digest. Expenditures increased by approximately \$630,000 primarily due capital expenditures related to an information technology infrastructure upgrade and vehicle upgrades in several departments. The result of these changes was revenues exceeding expenditures by \$546,594.

As of June 30, 2020, the City's General Fund balance was \$8,272,720; of that amount \$7,672,099 was unassigned. Unassigned fund balance represents 58.52% of the total general fund expenditures while total fund balance represents 63.1% of that same amount.

During FY2020 the City's general fund balance increased by \$225,958. The revenues decreased by \$847,654 or 6.16% and the expenditures decreased by \$112,734 or .85% resulting in an excess of expenditures over revenues of \$188,326. During the year the City transferred \$655,600 in public safety wages from the General Fund to the Grants Fund as approved expenditures for a federal Cares Act Grant to be received from the State in FY2021. The City also transferred \$382,328 from the Solid Waste Fund to the General Fund.

For FY2021, the City's unaudited 2021 projected total receipts, \$13,574,125, shows a 5.0% increase over FY2020. The increase in projected revenues is due to expected increases in motor vehicle A/V and insurance premium taxes along with expected increases in fines and forfeitures due to the reopening of municipal court in FY 2021.

Projected FY2021 expenses have increased from FY2020, \$13,109,675 to \$14,669,905 or 11.9% due to the \$655,600 transferred to the grants Fund in the prior year and Public Safety improvements, which include the hiring a full complement of Peace Officers and all the accoutrements associated with. The City of Riverdale is a CALEA Internationally Accredited

Police Force. Within FY2021 the City expects to achieve a functional EMT complement completely staffed with full time personnel.

The table below and those on the following pages, show historical General Fund data. Set forth therein is an historical, comparative summary of the revenues, expenditures, and changes in fund balance of the City's General Fund for the past five fiscal years. Information in the following table has been extracted from audited financial statements of the City for the years ended June 30, 2014 to 2020. Although taken from audited financial statements, no representation is made that the information is comparable from year to year, or that the information as shown taken by itself presents fairly the financial condition of the City for the fiscal years shown. For more complete information, reference is made to the audited financial statements for fiscal years 2014 to 2020, copies of which are available from the City upon request.

**STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE FISCAL YEARS ENDED JUNE 30**  
(amounts expressed in thousands)

	2014	2015	2016	2017	2018	2019	2020
<b>REVENUES:</b>							
Property Taxes	\$ 2,898	\$ 2,725	\$ 2,742	\$ 2,948	\$ 3,199	\$ 3,714	\$ 3,617
Sales taxes	3,721	3,901	4,438	4,699	5,116	4,463	4,272
Other taxes	1,768	1,956	1,993	2,188	2,229	2,3446	2,425
Charges for services	354	396	422	367	348	326	213
Licenses and permits	348	302	355	315	275	342	253
Intergovernmental	114	102	100	14	2,358	322	103
Franchise fees	695	736	751	746	709	730	747
Fines, forfeits and penalties	1,818	1,759	1,712	1,457	1,533	1,400	1,010
Investment income	-	-	-	110	4	58	119
Other	83	19	26	134	59	68	164
<b>Total Revenues</b>	<b>\$11,801</b>	<b>\$11,899</b>	<b>\$12,540</b>	<b>\$12,979</b>	<b>\$15,828</b>	<b>\$13,769</b>	<b>\$12,921</b>
<b>EXPENDITURES:</b>							
Current:							
General government	3,255	4,554	3,974	3,861	4,529	4,878	4,808
Judicial	689	655	675	691	663	663	569
Public Safety	5,030	4,549	4,453	4,489	4,714	4,899	4,508
Public works	138	219	484	379	324	303	494
Parks and recreation	1,037	1,068	888	900	814	958	1,131
Economic development	633	700	589	620	516	633	716
Capital Outlay	-	-	-	-	-	-	-
Debt service:							
Principal	-	-	55	362	398	430	442
Interest	3	3	17	564	484	458	442
<b>Total expenditures</b>	<b>\$10,784</b>	<b>\$11,749</b>	<b>\$11,136</b>	<b>\$11,866</b>	<b>\$ 151</b>	<b>\$13,222</b>	<b>\$13,110</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER)</b>	<b>1,016</b>	<b>147</b>	<b>1,404</b>	<b>1,113</b>	<b>3,236</b>	<b>547</b>	<b>(188)</b>
Other Financing Uses	(131)	(405)	(1,023)	(245)	(111)	211	414
<b>FUND BALANCE, Beginning of year</b>	<b>\$ 2,439</b>	<b>\$ 3,324</b>	<b>\$ 3,066</b>	<b>\$ 3,296</b>	<b>\$ 4,164</b>	<b>\$ 7,289</b>	<b>\$ 8,047</b>
<b>FUND BALANCE, End of Year</b>	<b>\$ 3,324</b>	<b>\$ 3,066</b>	<b>\$ 3,448</b>	<b>\$ 4,164</b>	<b>\$ 7,289</b>	<b>\$ 8,047</b>	<b>\$ 8,273</b>
<b>FUND BALANCE as a % of revenues</b>	<b>28.17%</b>	<b>25.77%</b>	<b>27.50%</b>	<b>32.08%</b>	<b>46.05%</b>	<b>58.44%</b>	<b>64.03%</b>

**2021 Projections (Cash Basis)** - The table below shows projected cash basis receipts and expenditures for the year ending June 30, 2021 as compared to actual cash basis receipts and expenditures for the years ending June 30, 2019 and June 30, 2020. This projection is based upon certain assumptions and estimates of the City regarding future events, transactions, and circumstances. Realization of the results projected below will depend upon implementation by management of the City of policies and procedures consistent with the assumptions. There can be no assurance that actual events will correspond with such assumptions, that uncontrollable factors will not affect such assumptions, or that the projected results will be achieved. Accordingly, the actual results achieved could materially vary from those projected below.

**General Fund Cash Flow Analysis**  
**Results for the Year Ended June 30, 2019 and June 30, 2020 Audited**  
**Projections for the Year Ending June 30, 2021 Unaudited**

	<b>2019 Budgeted</b>	<b>2019 Actual</b>	<b>2020 Budgeted</b>	<b>2020 Actual</b>	<b>2021 Budgeted</b>	<b>2021 Unaudited Projected</b>
<b>Receipts</b>						
Property Taxes	2,980,000	3,713,548	3,470,000	3,616,708	3,425,000	3,554,700
Sales and Use Taxes	4,950,000	4,463,314	4,615,000	4,271,998	4,153,500	4,000,000
Other Taxes	2,058,900	2,345,930	2,268,100	2,425,255	2,860,125	2,700,000
Licenses and Permits	350,700	342,188	333,000	252,565	309,000	250,000
Intergovernmental Revenue	-	321,629	-	102,685	-	75,000
Charges For Services	376,300	326,415	475,500	212,702	345,500	175,000
Franchise Fees	676,500	730,295	871,000	746,699	726,000	726,000
Fines and Forfeitures	1,635,000	1,388,508	1,820,000	1,009,944	1,690,000	1,300,000
Miscellaneous Revenues	50,000	68,017	50,000	163,977	50,000	97,000
Interest Revenues	2,500	58,159	5,000	118,816	15,000	125,000
Other Financing Sources	417,324	211,165	671,068	414,284	1,095,780	895,780
<b>Total Receipts:</b>	<u>13,497,224</u>	<u>13,969,168</u>	<u>14,578,668</u>	<u>13,335,633</u>	<u>14,669,905</u>	<u>13,898,480</u>
<b>Expenditures</b>						
Personnel Expenses	8,370,173	7,770,659	8,369,307	7,444,766	8,789,282	7,805,610
Other Services and Charges	3,335,520	4,006,011	4,471,232	4,236,345	4,509,650	4,509,650
Capital & Miscellaneous Expenses	730,928	557,100	791,107	544,497	417,292	417,292
Debt Service	1,060,603	888,639	947,022	884,067	953,681	885,000
<b>Total Expenditures:</b>	<u>13,497,224</u>	<u>13,222,409</u>	<u>14,578,668</u>	<u>13,109,675</u>	<u>14,669,905</u>	<u>13,617,552</u>
<b>Receipts over (Under) Expenditures</b>	<u>-</u>	<u>746,759</u>	<u>-</u>	<u>225,958</u>	<u>-</u>	<u>280,928</u>

General Note: Figures may not foot due to rounding.

<sup>1</sup> Amounts for the year ending June 30, 2021 are actual cash basis results for the 12 months ended June 30, 2021 but have not been audited or audited or the year ending June 30, 2021

**APPENDIX B**

**FORM OF THE RESOLUTION**

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## **BOND RESOLUTION**

A RESOLUTION OF THE RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY (THE "ISSUER") TO PROVIDE FOR THE ISSUANCE OF ITS RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY REVENUE REFUNDING BONDS (RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT), SERIES 2021 (THE "SERIES 2021 BONDS") IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$4,690,000 PURSUANT TO, AND IN CONFORMITY WITH, THE CONSTITUTION AND STATUTES OF THE STATE OF GEORGIA PAYABLE SOLELY FROM THE FUNDS HEREIN PROVIDED FOR THE PURPOSE OF (A) REFUNDING ALL OR A PORTION OF THE OUTSTANDING DEVELOPMENT AUTHORITY OF CLAYTON COUNTY TAXABLE REVENUE BONDS (RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT), SERIES 2010A BONDS (THE "PRIOR BONDS"); (B) TO PROVIDE FOR THE CREATION OF A SINKING FUND TO PAY THE PRINCIPAL OF, PREMIUM ON (IF ANY) AND INTEREST ON, THE SERIES 2021 BONDS; TO PROVIDE FOR THE REMEDIES OF THE OWNERS OF THE SERIES 2021 BONDS; (C) TO DESIGNATE AN AUTHENTICATION AGENT, A BOND REGISTRAR, A SINKING FUND CUSTODIAN, A PAYING AGENT AND CERTAIN OTHER CUSTODIANS; (D) TO AUTHORIZE AN INTERGOVERNMENTAL CONTRACT TO BE DATED THE FIRST DAY OF THE MONTH OF ITS EXECUTION AND DELIVERY, BETWEEN THE ISSUER AND THE CITY; (F) AND FOR OTHER PURPOSES.

Adopted on

January 25, 2021

This document was prepared by:

Hunton Andrews Kurth LLP  
600 Peachtree Street, Suite 4100  
Atlanta, Georgia 30308  
Telephone: (404) 888-4000

**RESOLUTION**

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(The Table of Contents for this Resolution is for convenience of reference only and is not intended to define, limit or describe the scope or intent of any provisions of this Resolution.)

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- EXHIBIT A - FORM OF SERIES 2021 BONDS
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A RESOLUTION OF THE RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY (THE "ISSUER") TO PROVIDE FOR THE ISSUANCE OF ITS RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY REVENUE REFUNDING BONDS (RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT), SERIES 2021 (THE "SERIES 2021 BONDS") IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$4,690,000 PURSUANT TO, AND IN CONFORMITY WITH, THE CONSTITUTION AND STATUTES OF THE STATE OF GEORGIA PAYABLE SOLELY FROM THE FUNDS HEREIN PROVIDED FOR THE PURPOSE OF (A) REFUNDING ALL OR A PORTION OF THE OUTSTANDING DEVELOPMENT AUTHORITY OF CLAYTON COUNTY TAXABLE REVENUE BONDS (RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT), SERIES 2010A BONDS (THE "PRIOR BONDS"); (B) TO PROVIDE FOR THE CREATION OF A SINKING FUND TO PAY THE PRINCIPAL OF, PREMIUM ON (IF ANY) AND INTEREST ON, THE SERIES 2021 BONDS; TO PROVIDE FOR THE REMEDIES OF THE OWNERS OF THE SERIES 2021 BONDS; (C) TO DESIGNATE AN AUTHENTICATION AGENT, A BOND REGISTRAR, A SINKING FUND CUSTODIAN, A PAYING AGENT AND CERTAIN OTHER CUSTODIANS; (D) TO AUTHORIZE AN INTERGOVERNMENTAL CONTRACT TO BE DATED THE FIRST DAY OF THE MONTH OF ITS EXECUTION AND DELIVERY, BETWEEN THE ISSUER AND THE CITY; (F) AND FOR OTHER PURPOSES.

**WHEREAS**, the Riverdale Downtown Development Authority (the "**Issuer**") has been created pursuant to the provisions of Article IX, Section VI, Paragraph III of the 1983 Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. § 36-42-1, *et seq.*, as amended (the "**Act**"), and an activating resolution of the Mayor and Council of the City of Riverdale, Georgia (the "**City**") duly adopted on July 24, 2006, and is now existing and operating as a public body corporate and politic; and

**WHEREAS**, the Issuer was created for the purpose, *inter alia*, of revitalizing and redeveloping the central business district of the City and developing and promoting trade, commerce, industry and employment opportunities for the public good and the general welfare within the City, and the Act (O.C.G.A. § 36-42-10) empowers the Issuer to issue its revenue bonds in accordance with the applicable provisions of the Revenue Bond Law of the State of Georgia, O.C.G.A. § 36-82-60, *et seq.*, as amended, for the purpose of refinancing "any bonds" issued for the purpose of acquiring, constructing and installing or refunding and refinancing any "project" (as defined in the Act) in furtherance of the public purpose for which it was created; and

**WHEREAS**, the Act (O.C.G.A. § 36-42-3(6)) defines "projects" to include the acquisition, construction, installation, modification, renovation or rehabilitation of land, interests in land, buildings, structures, facilities or other improvements located or to be located within the downtown development area, all for the essential public purpose of the development of trade, commerce, industry and employment opportunities in the downtown development area; and

**WHEREAS**, the Revenue Bond Law (O.C.G.A. Section 36-82-61(4) and 62(a)(1)) empowers the Issuer and the City to acquire any "undertaking" as defined by such law to include "public parking areas and public parking buildings"; and

**WHEREAS**, the Development Authority of Clayton County (the “**County Authority**”) previously issued its Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A (the “**Series 2010A Bonds**”) in the original aggregate principal amount of \$5,300,000 (“**Prior Bonds**”) to finance (1) a part or all of the costs of a capital project located in the City of Riverdale, Georgia (the “**City**”) to be owned by or on behalf of the City, consisting of (i) the construction of a parking garage with not less than 150 parking spaces to be located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay capitalized interest on May 1, 2011 with respect to the Prior Bonds (hereinafter defined), and (3) costs related to the issuance of the Prior Bonds (collectively, the “**Series 2010 Project**”); and

**WHEREAS**, the City and the Issuer have determined that in order to realize debt service savings from lower prevailing interest rates that it is desirable to provide for the refinancing by the Issuer of all or a portion of the outstanding principal amount of the County Authority’s Prior Bonds (the “**Refunded Bonds**”); and

**WHEREAS**, the City and the Issuer have also determined that the most feasible method of raising funds to pay for the costs of refunding the Refunded Bonds is for the Issuer to issue its “Riverdale Downtown Development Authority Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021” (the “**Series 2021 Bonds**”) in an aggregate principal amount of not to exceed \$4,690,000; and

**WHEREAS**, pursuant to Article IX, Section III, Paragraphs 1(a) and (b) of the Constitution of the State of Georgia of 1983 and the Act, any political subdivision of the State of Georgia, including the City, may contract for any period not exceeding fifty (50) years with any public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided such contracts deal with activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

**WHEREAS**, in connection with and as consideration for the issuance of the Series 2021 Bonds, the refunding of the Refunded Bonds and the refinancing of the Series 2010 Project (the “**Refunded Project**”), the Issuer and the City have agreed to pay the costs of the Refunded Project pursuant to the terms of an Intergovernmental Contract, to be dated the first day of the month of its execution and delivery (the “**Contract**”); and

**WHEREAS**, pursuant to the terms of the Contract the City has agreed to pay a sum sufficient to pay (i) amounts equal to the scheduled principal, interest and premium, if any, on the Series 2021 Bonds when due and (ii) certain other expenses of the Issuer, including reasonable fees and expenses of custodians, registrars and the rebate analysts, if any, from its general funds, and to the extent required, to exercise its power of taxation within the limits of its Charter provisions; and

**WHEREAS**, to secure its obligation to pay principal of, premium, if any, and interest on the Series 2021 Bonds and any Additional Parity Bonds (as defined herein) (collectively, the “**Bonds**”), the Issuer agreed and does hereby agree to assign and pledge all of its right, title and interest in the Contract and all revenues, payments, receipts, and moneys to be received and held thereunder to and for the benefit of the owners of the Bonds and their successors or assigns; and

**WHEREAS**, the Issuer, with the consent and direction of the City, desires to authorize the preparation, use and distribution of a preliminary official statement with respect to the Series 2021 Bonds (the “**Preliminary Official Statement**”) and its use by the hereinafter defined Underwriter in connection with the marketing and sale of the Series 2021 Bonds and to delegate to the Chair of the Issuer and the Mayor and Director of Finance and Administrative Services of the City the authority to (a) deem final the Preliminary Official Statement for the purposes of paragraph (b)(1) of the Securities and Exchange Commission Rule 15c2-12 (“**Rule 15c2-12**”) and (b) to approve the preparation and delivery to the Underwriter of a final official statement with respect to the Series 2021 Bonds (the “**Final Official Statement**”); and

**WHEREAS**, the City has determined that it shall be the obligated party purposes of compliance with Rule 15c2-12 and the Issuer desires to acknowledge the execution and delivery of a Continuing Disclosure Agreement (the “**Continuing Disclosure Agreement**”) to be entered into between the City and Digital Assurance Certification, L.L.C., as dissemination agent, with respect to the Series 2021 Bonds, to assist the Underwriter with the requirements of paragraph (b)(5) of Rule 15c2-12 and pursuant to which the City will agree to provide notices of certain events and financial information and operating data to the Electronic Municipal Market Access (“**EMMA**”) System; and

**WHEREAS**, prior to the actual issuance and delivery of the Series 2021 Bonds, the Issuer and the City will negotiate the purchase and sale of the Series 2021 Bonds with the Underwriter and the Issuer will adopt a resolution supplementing this resolution (the “**Pricing Resolution**”) that will set forth, among other things, the aggregate principal amount of the Series 2021 Bonds actually issued, the interest rate or rates that the Series 2021 Bonds will bear, the principal amount to mature in each year and the maturities of the Series 2021 Bonds that will be designated as term bonds and subject to mandatory redemption (if any); and

**WHEREAS**, the Issuer desires to provide for the sale of the Series 2021 Bonds to the Stephens, Inc. (the “**Underwriter**”) and, as such, it is necessary to approve the execution and delivery of a Bond Purchase Agreement to be entered into between the Issuer, the City and the Underwriter with respect to the Series 2021 Bonds (the “**Bond Purchase Agreement**”); and

**NOW, THEREFORE, BE IT RESOLVED BY THE RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY**, legally constituted and acting as a body corporate and politic of the State of Georgia, in a public meeting lawfully called and assembled, that the issuance of the Series 2021 Bonds and all other actions of the Issuer contemplated herein are determined to be in furtherance of the purposes of the Issuer, and that the actions described in this preamble to be taken by, or on behalf of, the Issuer are approved and shall be taken, and that:

## ARTICLE I

### DEFINITIONS AND FINDINGS

**Section 101. Definitions of Certain Terms.** In addition to the words and terms elsewhere defined in this Resolution (including the preamble hereto), the following words and terms used in this Resolution shall have the following meanings:

“**Act**” means Article IX, Section VI, Paragraph III of the 1983 Constitution of the State of Georgia and the Downtown Development Authorities Law of the State of Georgia (O.C.G.A. § 36-42-1, *et seq.*), as amended.

“**Additional Parity Bonds**” means any Riverdale Downtown Development Authority Taxable Revenue Bonds which might hereafter be issued pursuant to the terms of a supplemental bond ordinance and Section 408 of this Resolution and ranking on a parity with the Series 2021 Bonds and other Bonds previously issued and outstanding as to the lien on the moneys derived from the Contract.

“**Authenticating Agent**” means the financial institution at the time serving as authenticating agent pursuant to Section 603 of this Resolution.

“**Bond Purchase Agreement**” shall mean the Bond Purchase Agreement among the Underwriter, the Issuer and the City in connection with the sale of the Series 2021 Bonds.

“**Bond Registrar**” means the financial institution at the time serving as bond registrar pursuant to Section 603 of this Resolution.

“**Bond Year**” means the period commencing on May 1 of a calendar year and ending on April 30 of the next succeeding calendar year, except that the first Bond Year will begin on the date the Series 2021 Bonds are issued and end on April 30, 2021.

“**Bonds**” means the Series 2021 Bonds, and, from and after the issuance of any Additional Parity Bonds, unless the context clearly indicates otherwise, such Additional Parity Bonds.

“**Business Day**” means any day other than a Saturday, a Sunday or any day which shall be in the City of Riverdale, Georgia, a legal holiday or a day on which banking institutions are authorized or obligated by law or administrative order to close.

“**City**” means the City of Riverdale, Georgia, a municipal corporation of the State of Georgia.

“**Code**” means the Internal Revenue Code of 1986, as amended and any applicable regulations thereunder.

“**Contract**” means the Intergovernmental Contract, to be dated the date of its execution and delivery, among the Issuer and the City, pursuant to which the City agrees to refinance the Refunded Project.

**“Costs of Issuance”** means all expenses of issuing a related series of Bonds, including but not limited to financial advisory fees, printing expenses, legal fees of bond counsel and the city attorney and counsel to the Issuer, initial fees of the Paying Agent, Bond Registrar, out-of-pocket expenses of the Issuer or the City for the purpose of issuing the Series 2021 Bonds.

**“Costs of Issuance Fund”** means the fund created in Section 406 of this Resolution.

**“Costs of Issuance Fund Custodian”** means the financial institution serving at the time in such capacity pursuant to Section 601 of this Resolution.

**“County Authority”** shall have the meaning assigned to such term in the recitals hereto.

**“Custodian of Prior Bonds”** shall mean Synovus Bank, a Georgia banking corporation acting as custodian for the Debt Service Fund for the Prior Bonds.

**“Depository Bank”** means the financial institution at the time serving in such capacity pursuant to Section 601 of this Resolution.

**“DTC”** means The Depository Trust Company, a corporation organized and existing under the laws of the State of New York, and any other securities depository appointed pursuant to this Resolution, or their successors.

**“Event of Default”** means the occurrence of an event of default as described in Article VIII.

**“Final Official Statement”** or **“Official Statement”** with respect to the Series 2021 Bonds shall have the meaning assigned to that term in the recitals hereto.

**“Government Obligations”** means direct general obligations of the United States of America or obligations which are unconditionally guaranteed by the United States of America, in either case which are not callable except at the option of the holder thereof.

**“Holder,” “Bondholder”** or **“Owner”** mean the registered owner of any Bond, including the Series 2021 Bond.

**“Issuer”** means the Riverdale Downtown Development Authority, a body corporate and political and a political subdivision of the State of Georgia, duly created and validly existing pursuant to the Act, and any public corporation, entity, body or authority to which is hereafter transferred or delegated by law the duties, power, authorities, obligations or liabilities of the Issuer, either in whole or in part.

**“Letter of Representations”** means the Blanket Letter of Representations dated January 25, 2021 from the Issuer, relating to a book-entry system to be maintained by DTC.

**“Outstanding”** means, with reference to the Bonds, all Bonds which have been executed and delivered pursuant to this Resolution except:

- (a) Bonds cancelled because of payment or redemption;



(b) Bonds for the payment or redemption of which funds or securities in which such funds are invested shall have been theretofore deposited with a duly designated Paying Agent for the Bonds (whether upon or prior to the maturity or redemption date of any such Bonds) provided that if such Bonds are to be redeemed prior to the maturity thereof notice of such redemption shall have been given or provision satisfactory to such Paying Agent shall have been made therefor, or a waiver of such notice, satisfactory in form to such Paying Agent shall have been filed with such Paying Agent; and

(c) Bonds in lieu of which other Bonds have been executed and delivered under Sections 209, 210 or 211 of this Resolution.

**“Paying Agent”** means the financial institution at the time serving as paying agent for the Bonds pursuant to Section 603 of this Resolution.

**“Payment Date”** means, as to the Bonds, May 1 and November 1 of each year, commencing May 1, 2021, except that with respect to any series of Additional Parity Bonds, the Issuer may provide in a supplemental resolution for any other payment dates as it deems appropriate.

**“Permitted Investments”** means the local government investment pool created in Chapter 83 of Title 36 of the Official Code of Georgia Annotated, as amended, or investments in the following securities, and no others:

(a) bonds or obligations of the State of Georgia, or other states, or of other counties, municipal corporations, and political subdivisions of the State of Georgia;

(b) bonds or other obligations of the United States or of subsidiary corporations of the United States government which are fully guaranteed by such government;

(c) obligations of and obligations guaranteed by agencies or instrumentalities of the United States government, including those issued by the Federal Land Bank, Federal Home Loan Bank, Federal Intermediate Credit Bank, and the Central Bank for Cooperatives, and any other agency or instrumentality now or hereafter in existence; provided, however, that all such obligations shall have a current credit rating from a nationally recognized rating service of at least one of the three highest rating categories available and have a nationally recognized market;

(d) bonds or other obligations issued by any public housing agency or municipal corporation in the United States, which such bonds or obligations are fully secured as to the payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States government, or project notes issued by any public housing agency, urban renewal agency, or municipal corporation in the United States which are fully secured as to payment of both principal and interest by a requisition, loan, or payment agreement with the United States government;

(e) certificates of deposit of national or state banks located within the State of Georgia which have deposits insured by the Federal Deposit Insurance Corporation and certificates of deposit of federal savings and loan associations and state building and loan or savings and loan associations located within the State of Georgia which have deposits insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance Corporation, including the certificates of deposit of any bank, savings and loan association, or building and loan association acting as depository, custodian, or trustee for any of the proceeds of the Bonds. The portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance Corporation, if any, shall be secured by deposit, with the Federal Reserve Bank of Atlanta, Georgia, or with any national or state bank or federal savings and loan association or state building and loan or savings and loan association located within the State of Georgia, or with a trust office within the State of Georgia, of one or more of the following securities in an aggregate principal amount equal at least to the amount of such excess: direct and general obligations of the State of Georgia or other states or of any county or municipal corporation in the State of Georgia, obligations of the United States or subsidiary corporations referred to in paragraph (b) above, obligations of the agencies and instrumentalities of the United States government referred to in paragraph (c) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or municipalities referred to in paragraph (d) above;

(f) securities of or other interests in any no load, open-end management type investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended, or any common trust fund maintained by any bank or trust company which holds such proceeds as trustee or by an affiliate thereof so long as:

(i) the portfolio of such investment company or investment trust or common trust fund is limited to the obligations referred to in paragraphs (b) and (c) above and repurchase agreements fully collateralized by any such obligations;

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

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

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

(g) interest-bearing time deposits, repurchase agreements, reverse repurchase agreements, rate guarantee agreements, or other similar banking arrangements with a bank or trust company having capital and surplus aggregating at least \$50 million or with any government bond dealer reporting to, trading with, and recognized as a primary

dealer by the Federal Reserve Bank of New York having capital aggregating at least \$50 million or with any corporation which is subject to registration with the Board of Governors of the Federal Reserve System pursuant to the requirements of the Bank Holding Company Act of 1956, provided that each such interest-bearing time deposit, repurchase agreement, reverse repurchase agreement, rate guarantee agreement, or other similar banking arrangement shall permit the moneys so placed to be available for use at the time provided with respect to the investment or reinvestment of such moneys; and

(h) any other investments authorized by the laws of the State of Georgia.

**“Preliminary Official Statement”** with respect to the Series 2021 Bonds shall have the meaning assigned to such term in the recitals hereto.

**“Pricing Resolution”** shall mean the Supplemental resolution adopted by the Issuer, upon consultation with the Director of Finance and Administrative Services of the City, setting forth the final aggregate principal amount and interest rates that the Series 2021 Bonds shall bear and which bonds will be designated as term bonds and be subject to mandatory redemption and which bonds will be subject to optional redemption and the terms of any bonds insurance policy.

**“Prior Bonds”** means the Series 2010A Bonds and the Series 2010B Bonds.

**“Record Date”** means (a) with respect to any Payment Date, the fifteenth (15th) day of the calendar month next preceding such Payment Date, and (b) with respect to any date of redemption, the fifteenth (15th) day (whether or not a Business Day) next preceding such date of redemption; provided, that with respect to any Additional Parity Bonds, the Issuer may designate any other or additional record dates as it may deem appropriate.

**“Refunded Project”** means the portion of the Series 2010 Project being refinanced with proceeds of the Series 2021 Bonds, all pursuant to the Intergovernmental Contract.

**“Resolution”** or **“Bond Resolution”** means this Resolution, including any amendments or supplements hereto.

**“Series 2010A Bonds”** means the prior Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A.

**“Series 2010 Project”** shall have the meaning assigned to such term in the recitals hereto.

**“Series 2021 Bonds”** means the Riverdale Downtown Development Authority Taxable Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021, authorized to be issued pursuant to the terms of this Resolution.

**“Sinking Fund”** means the fund created in Section 402 of this Resolution.

**“Sinking Fund Custodian”** means the financial institution at the time serving in such capacity pursuant to Section 601 of this Resolution.

**“Sinking Fund Year”** means the twelve-month period ending on April 30 of each year.

**“Underwriter”** shall mean Stephens, Inc. and its successors and affiliates.

**Section 102. Recitals.** The recitals to this Bond Resolution are incorporated as findings herein.

**Section 103. Rules of Construction.** Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the words “certificate”, “owner”, “holder”, and “person” shall include the plural, as well as the singular, number. The terms “herein”, “hereby”, “hereunder”, “hereof”, “hereinbefore”, “hereinafter” and other equivalent words refer to this Resolution and not solely to the particular portion hereof in which any such term is used.

The titles preceding each Section hereof are for convenience of reference only and are not intended to define, limit or describe the scope or intent of any provisions of this Resolution. Reference herein to an Article number or to a Section number should be construed to be in reference to the designated Article number or Section number hereof unless the context or use clearly indicates another or different meaning or intent.

Any terms defined in the Contract and not defined herein are hereby incorporated herein by reference as if fully set forth in this Article.

\* \* \*

## ARTICLE II

### FINDINGS; AUTHORIZATION, ISSUANCE DESIGNATION, FORM AND REGISTRATION OF BONDS

**Section 201. Findings.** The Issuer has determined that providing for the refunding of the Refunded Bonds and the refinancing of the Series 2010 Project assists in the revitalization and redevelopment of the central business district of the City and promotes for the public good and general welfare trade, commerce, industry, and employment opportunities. The Refunded Project is in the public interest of the City and furthers and promotes the objectives and legislative purpose of the Authority as set forth in the Act.

**Section 202. Authorization of Series 2021 Bonds.** Under the authority of the Act, for the purpose of providing for the costs of the Refunded Project and to pay Costs of Issuance related to the issuance of the Series 2021 Bonds, there are hereby authorized to be issued the “Riverdale Downtown Development Authority Taxable Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021” in an aggregate principal amount of not to exceed \$4,690,000, provided that the interest rate on the Series 2021 Bonds shall not exceed 5.00% per annum and the maximum principal and interest due in any Sinking Fund Year shall not exceed \$377,000.00. The final maturity of the Series 2021 Bonds shall be May 1, 2040. The Issuer in consultation with the Mayor and Director of Finance and Administrative Services of the City, shall adopt a Pricing Resolution as provided in Section 1011 hereof following the pricing of the Series 2021 within the parameters specified in this Section 202.

**Section 203. Issuance of Bonds.** The Series 2021 Bonds shall be issued in the form of a fully registered bond, without coupons, in the denomination of \$5,000 each and any integral multiple thereof as provided herein. The Bonds shall mature on the first day of May in the years and amounts and shall bear interest (calculated on the basis of a 360-day year consisting of twelve 30-day months). The provisions for the dates, authentication, payment, registration and mandatory redemption shall be in accordance with Article II and Article III of this Resolution and the Pricing Resolution.

The Series 2021 Bonds as originally issued and delivered shall be dated their date of initial issuance and delivery. Each Bond issued in exchange or replacement for a Bond as originally issued and delivered shall be dated the date of its authentication.

The Bonds, if tax-exempt, shall be lettered and numbered from R-1 upwards and if taxable, shall be lettered and numbered from TR-1 upwards according to the records maintained by the Bond Registrar.

A validation certificate of the Clerk of the Superior Court of Clayton County, State of Georgia, properly executed by said clerk evidencing the conduct of the proceedings required under Section 1001 hereunder shall be endorsed on each Bond and will be essential to its validity.

The Bonds shall, except as otherwise provided in this Section or in a supplemental resolution, bear interest, payable semiannually on May 1 and November 1 of each year, commencing on May 1, 2021, from the May 1 or November 1, as the case may be, next preceding the date of such Bond to which interest on the Bonds has been paid, unless the date of

such Bond is a date to which interest has been paid, in which case from the date of such Bond, or unless no interest has been paid on the Bonds, in which case from the date of original issuance and delivery. Notwithstanding the foregoing, when there is no existing default in the payment of interest on the Bonds, all Bonds authenticated by the Authenticating Agent after the close of business on the record date (as hereinafter in this Section defined) for any interest payment date (May 1 or November 1, as the case may be) and prior to such interest payment date shall be dated the date of authentication but shall bear interest from such interest payment date; provided, however, that if and to the extent that the Issuer shall default in the payment of the interest due on such interest payment date, any such Bond shall bear interest from the May 1 or November 1, as the case may be, next preceding the date of such Bond to which interest on the Bonds has been paid, unless no interest has been paid on the Bonds, in which case the date of original issuance and delivery.

The person in whose name any Bond is registered at the close of business on any record date (whether or not such date is a business day) with respect to any interest payment date shall be entitled to receive the interest payable on such interest payment date notwithstanding the cancellation of such Bond upon any transfer or exchange subsequent to such record date and prior to such interest payment date; provided, however, that if and to the extent that the Issuer shall default in the payment of interest due on such interest payment date, such interest shall be paid to the persons in whose names outstanding Bonds are registered on a subsequent record date established by notice given by first class mail by the Bond Registrar to the owners of the Bonds not less than ten (10) days preceding such subsequent record date. The terms "record date" as used in this Section with respect to any interest payment date shall mean the fifteenth day of the calendar month next preceding such interest payment date.

The principal of and the interest and redemption premium, if any, on the Bonds shall be payable in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts. The principal of the Bonds shall be payable upon the presentation and surrender of said Bonds at the principal corporate trust office in Atlanta, Georgia of the Paying Agent. The interest on the Bonds shall be paid by check or draft mailed by first class mail to the respective owners of said Bonds at their addresses as they appear on the bond register kept by the Bond Registrar.

U.S. Bank, National Association, Atlanta, Georgia, is hereby designated as the Paying Agent and Authentication Agent for the Bonds.

The Bonds shall be issued as fully registered bonds substantially in the forms which are hereinafter set forth.

**Section 204. Designation of the Bonds.** The Series 2021 Bonds authorized and issued hereunder shall be known as "Riverdale Downtown Development Authority Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021," and shall be in substantially the form set out in Exhibit "A" hereto. Changes may be made therein and legends or text may be endorsed thereon as may be necessary or appropriate to conform to, and as may be required or permitted by, this Resolution and any resolution of the Issuer supplemental hereto. The Bonds may bear such legend or contain such further provisions as may be necessary to comply with or conform to the rules and requirements of any brokerage board, securities exchange or municipal securities rules making board. All Bonds issued under this Resolution, as Additional Parity Bonds shall be equally and ratably secured hereunder with the Series 2021

Bonds. The Series 2021 Bonds issued under this Resolution are limited obligations of the Issuer as described in Section 207.

**Section 205. Execution of Bonds.** The Bonds as issued may be printed or typed. The Bonds shall be executed in the name of the Issuer by the manual or facsimile signature of the Chair or Vice Chair of the Issuer and the official seal of the Issuer, if any, shall be printed or impressed thereon and attested by the manual or facsimile signature of the Secretary of the Issuer. In case any officer who shall have signed or sealed any of the Bonds shall cease to be such officer before the Bonds so signed and sealed have been actually authenticated and delivered, such Bonds shall nevertheless be authenticated and delivered as herein provided and may be issued as though the person who signed or sealed such Bonds had not ceased to be such officer, and also any Bonds may be signed and sealed on behalf of the Issuer by such persons as at the actual time of the execution of such Bonds shall be the proper officers of the Issuer, although at the date of issuance such Bonds such persons may not have been officers of the Issuer.

**Section 206. Authentication of Bonds.** Only such Bonds as shall have endorsed thereon a certificate of authentication executed by an officer or employee of the Authenticating Agent shall be entitled to any right, benefit or security hereunder. No Bond shall be valid or obligatory for any purpose unless and until such certificate of authentication shall have been so executed by the Authenticating Agent, and such executed certificate of the Authenticating Agent upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered hereunder. Said certificate of authentication on any Bond shall be deemed to have been executed by the Authenticating Agent if signed by an authorized officer or employee of the Authenticating Agent, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds issued hereunder.

**Section 207. Security; Limited Obligation.** In order to secure the payment of the principal of, and the interest on, all Bonds issued under this Resolution according to their tenor and effect, and the performance and observance of each and every one of the covenants and conditions herein and in the Bonds contained, the Issuer has pledged, assigned and set over, and by these presents does pledge, assign and set over, all to the extent and upon the conditions herein set forth, unto the Owners and their successors and assigns forever:

- (a) all right, title and interest of the Issuer in, to and under the Contract and all revenues to be received by the Issuer therefrom (excluding any amounts for deposit in the Rebate Fund);
- (b) all amounts held in the Sinking Fund; and
- (c) any and all other property of every kind and nature from time to time which heretofore or hereafter is by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned or transferred, as and for additional security hereunder, by the Issuer or by any other person, firm or corporation with the consent of the Issuer.

THE BONDS, TOGETHER WITH INTEREST THEREON, SHALL BE LIMITED AND NOT GENERAL OBLIGATIONS OF THE ISSUER GIVING RISE TO NO PECUNIARY LIABILITY OF THE ISSUER, SHALL BE PAYABLE SOLELY FROM THE REVENUES AND RECEIPTS DERIVED BY THE SINKING FUND AND THE AUTHORITY

UNDER THE CONTRACT, AND SHALL BE A VALID CLAIM OF THE RESPECTIVE OWNERS THEREOF ONLY AGAINST SUCH FUND AND THE REVENUES AND RECEIPTS FROM THE CONTRACT WHICH HAVE BEEN PLEDGED TO SUCH FUND, WHICH REVENUES AND RECEIPTS ARE HEREBY AGAIN SPECIFICALLY PLEDGED AND ASSIGNED FOR THE EQUAL AND RATABLE PAYMENT OF THE BONDS AND SHALL BE USED FOR NO OTHER PURPOSE THAN TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, EXCEPT AS MAY BE OTHERWISE EXPRESSLY AUTHORIZED IN THIS RESOLUTION. THE BONDS AND THE INTEREST THEREON SHALL NOT CONSTITUTE A GENERAL OR MORAL OBLIGATION OF THE ISSUER NOR A DEBT, INDEBTEDNESS, OR OBLIGATION OF, OR A PLEDGE OF THE FAITH AND CREDIT OF THE CITY, THE STATE OF GEORGIA, OR ANY OTHER POLITICAL SUBDIVISION WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION WHATSOEVER. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE STATE OF GEORGIA, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS. THE ISSUER HAS NO TAXING POWER.

THE LIEN CREATED ON THE MONEYS IN THE SINKING FUND, MONEYS PAYABLE TO THE ISSUER UNDER THE CONTRACT AND ANY OTHER MONEYS OR FUNDS PLEDGED THEREFOR TO SECURE THE BONDS SHALL BE PRIOR AND SUPERIOR TO ANY LIEN THAT MAY BE HEREAFTER CREATED TO SECURE ANY OBLIGATIONS HAVING AS THEIR SECURITY A LIEN ON SUCH MONEYS, AND THE BONDS SHALL ENJOY A FIRST LIEN ON ALL OF THE MONEYS DESCRIBED ABOVE.

**Section 208. Medium and Places of Payment.** The principal of and interest and redemption premium (if any) on the Bonds shall be payable in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts. The principal of and redemption premium (if any) on the Bonds shall be payable upon the presentation and surrender of the Bonds at the principal corporate trust office of the Paying Agent. Interest payments on the Bonds shall be paid by check or draft mailed by first class mail on the date on which they are due by the Paying Agent to the owner of the Bond at the owner's address as it appears on the Record Date relating to such Payment Date on the bond register kept by the Bond Registrar. Notwithstanding the foregoing, the principal and interest on the Bonds shall be paid in accordance with Article III hereof and the form of the Bonds and additional or different provisions as to the payment of principal, redemption premium (if any) and interest on any Additional Parity Bonds may be provided by the supplemental resolution authorizing the same.

The person in whose name any Bond is registered at the close of business on any Record Date with respect to any Payment Date shall be entitled to receive the principal and interest payable on such Payment Date notwithstanding any registration of transfer or exchange subsequent to such Record Date and prior to such Payment Date; provided, however, that if and to the extent that the Issuer shall default in the payment of principal or interest due on such Payment Date, such principal or interest shall be paid to the persons in whose name the Bond is registered on a subsequent record date established by notice given by mail by the Paying Agent to the owner of the Bond not less than ten (10) days preceding such subsequent record date.



**Section 209. Registration of Transfer and Exchange of Bonds.** The Bond Registrar of the Issuer shall keep a register for registration of transfer of the Bonds. The Bond Registrar is hereby also designated as Authenticating Agent for purposes of authenticating the Bonds issued hereunder or issued in exchange or in replacement for Bonds previously issued. Such registration of transfer shall be accomplished by the procedure and with the effect provided in the following paragraph.

The Bonds may be transferred only on the bond register of the Bond Registrar with respect to the Bonds. No transfer of any Bond shall be effective for any purpose hereunder except upon presentation and surrender of such Bond at the office of the Bond Registrar with a written assignment signed by the registered owner of such Bond in person or by a duly authorized attorney in form and with guaranty of signature satisfactory to the Bond Registrar. The Issuer, its agents, the Paying Agent and the Bond Registrar may deem and treat the registered owner of any Bond as the absolute owner of such Bond for the purpose of receiving payment of the principal thereof and the interest thereon and for all purposes hereunder, notwithstanding any notice, actual or constructive, to the contrary.

Upon surrender for registration of transfer of any Bond at the principal corporate trust office of the Bond Registrar, the Issuer shall execute and the Bond Registrar shall authenticate and deliver to the transferee or transferees a new Bond of a like aggregate principal amount and of like interest rate and maturity. Every Bond presented or surrendered for registration of transfer or exchange shall be duly endorsed, or be accompanied by a written instrument of transfer in form satisfactory to the Issuer and the Bond Registrar duly executed by the Holder thereof or his attorney duly authorized in writing. The execution by the Issuer of any Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be authorized to authenticate and deliver such Bond. No charge shall be made to any Bondholder for the privilege of registration of transfer or exchange, but any Bondholder requesting any such registration of transfer or exchange shall pay any tax or other governmental charge required to be paid with respect thereto.

The inclusion of the foregoing provisions shall constitute a continuing request from the Issuer to the Clerk of the Superior Court of Clayton County, Georgia, unless the signature of such Clerk shall appear by facsimile, to execute the certificate of validation on any replacement Bond issued.

**Section 210. Mutilated, Destroyed or Lost Bonds.** In case any Bond shall become mutilated or be destroyed or lost, the Issuer may cause to be executed and delivered a new Bond of like type, date and tenor in exchange and substitution for and upon cancellation of such mutilated Bond, or in lieu of and in substitution for such Bond destroyed or lost, upon the Holder paying the reasonable expenses and charges of the Issuer in connection therewith and, in the case of a Bond destroyed or lost, the filing with the Issuer of evidence satisfactory to the Issuer that such Bond was destroyed or lost, and of his ownership thereof, and furnishing the Issuer with indemnity satisfactory to the Issuer. If any such Bond shall have matured, instead of issuing a new Bond therefor, the Issuer may pay the same.

**Section 211. Destruction of Cancelled Bonds.** The Issuer covenants and agrees that all Bonds paid, purchased or redeemed, either at or before maturity, shall be delivered to the Bond Registrar when such payment or redemption is made. All Bonds so cancelled shall be mutilated or destroyed upon their delivery to the Bond Registrar in accordance with the practice

then prevailing with the Bond Registrar and such Bonds shall thereupon be cancelled and shall not be reissued and the record of such cancellation and destruction shall be given to the Issuer and preserved in the permanent records of said Issuer.

**Section 212. Temporary Bonds.** All Bonds issued and to be issued under this Resolution may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds shall be of such denominations as may be determined by the Issuer, and may contain such references to any of the provisions of this Resolution as may be appropriate. Every temporary Bond shall be executed by the Issuer and shall be authenticated by the Authenticating Agent upon the same conditions and in substantially the same manner as the definitive Bonds. If the Issuer issues temporary Bonds, it will execute and furnish definitive Bonds without delay and thereupon the temporary Bonds may be surrendered for cancellation in exchange therefor at an office designated by the Paying Agent, and the Authenticating Agent shall authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations and of the same maturities and interest rates. Until so exchanged, the temporary Bonds shall be entitled to the same benefits under this Resolution as definitive Bonds authenticated and delivered hereunder.

**Section 213. Form of Series 2021 Bonds.** The Series 2021 Bonds, the form of assignment, the form of authentication certificate and the certificate of validation shall be in substantially in the forms set forth in Exhibit “A” hereto, with such variations, omissions and insertions as are required or permitted by this Resolution.

**Section 214. Reserved.**

**Section 215. Book Entry System.** The Series 2021 Bonds shall be initially registered in the name of Cede & Co., as nominee for DTC, as registered Owner of the Series 2021 Bonds, and held in the custody of DTC or its designee. The Issuer and the Paying Agent acknowledge that they have executed and delivered a Letter of Representations with DTC and that the terms and provisions of the Letter of Representations shall govern with respect to any inconsistency between the provisions of this Resolution and the Letter of Representations. A single Series 2021 Bond certificate will be issued and delivered to DTC. The Owners of beneficial interest in the Series 2021 Bonds (the “**Beneficial Owners**”) will not receive physical delivery of Series 2021 Bond certificates except as provided herein. For so long as DTC continues to serve as securities depository for the Series 2021 Bonds as provided herein, all transfers of beneficial ownership interest will be made by book-entry only and no investor or other party purchasing, selling or otherwise transferring beneficial ownership of Series 2021 Bonds is to receive, hold or deliver any Series 2021 Bond certificate. The Issuer, the Paying Agent, and the Bond Registrar have no responsibility or liability for transfers of beneficial ownership interest in the Bonds.

Series 2021 Bond certificates are required to be delivered to and registered in the name of the Beneficial Owner, under the following circumstances:

(a) DTC determines to discontinue providing its service with respect to the Series 2021 Bonds and no successor securities depository is designated by the Issuer within 90 days of its receipt of notice from DTC of such determination.

(b) The Issuer determines that continuation of the system of book-entry transfer through DTC (or a successor securities depository) is not in the best interest of the Issuer.

If Series 2021 Bond certificates are required to be issued to the Beneficial Owners, the Paying Agent, the Bond Registrar, and the Issuer will be fully protected in relying on a certificate of DTC or any DTC participant as to the identity of and the principal amount of Series 2021 Bonds held by such Beneficial Owners.

The Issuer and the Paying Agent will recognize DTC or its nominee as the Owner for all purposes, including notices and voting.

With respect to Series 2021 Bonds registered in the name of DTC or its nominee, the Issuer, the Bond Registrar, and the Paying Agent are entitled to treat the person in whose name any Series 2021 Bond is registered in the bond register as the absolute Owner of such Series 2021 Bond for all purposes of this Resolution, and neither the Issuer, the Paying Agent nor the Bond Registrar have any responsibility or obligation with respect to (a) the accuracy of the records of DTC, its nominee or any other person with respect to any ownership interest in the Series 2021 Bonds, (b) the delivery to any person, other than an Owner as shown on the bond register, of any notice with respect to the Series 2021 Bonds, including any notice of redemption or refunding, (c) the selection of the particular Series 2021 Bonds or portions thereof to be redeemed in the event of a partial redemption or refunding of part of the Series 2021 Bonds outstanding or (d) the payment to any person, other than an Owner as shown in the bond register, of any amount with respect to the principal of, redemption premium, if any, or interest on the Series 2021 Bonds.

Notwithstanding any other provision of this Resolution to the contrary, so long as DTC is acting as securities depository with respect to the Series 2021 Bonds, interest on the Series 2021 Bonds and all notices with respect to the Series 2021 Bonds, including any notices of redemption or refunding of all or part of the Series 2021 Bonds, shall be made and given, respectively, at the time, in the manner and in accordance with the Letter of Representations.

Whenever during the term of the Series 2021 Bonds the beneficial ownership thereof is determined by a book entry at DTC, the requirements of this Resolution of holding, delivering or transferring Series 2021 Bonds shall be deemed modified to require the appropriate person to meet the requirements of DTC as to registering or transferring the book entry to produce the same effect.

If at any time DTC ceases to hold the Series 2021 Bonds, all references herein to DTC will be of no further force or effect. If a book-entry system through DTC is discontinued and another book-entry system is not used, the Issuer and the Paying Agent will execute a supplemental resolution under Article X to the extent necessary to accommodate delivery of definitive certificates.

**Section 216. Authorization of Series 2021 Bonds.** The Series 2021 Bonds shall be executed substantially in the form and the manner set forth in Exhibit “A” and shall be deposited with the Registrar for authentication. Before the Series 2021 Bonds are delivered by the Registrar, there must be delivered to the Issuer the following:

- (a) a copy, certified by the Secretary or any Assistant Secretary of the Issuer, of this Resolution authorizing the issuance of the Series 2021 Bonds;
- (b) a certified copy of the validation proceedings in which the Series 2021 Bonds were validated and a certificate of the clerk of such court that no appeal has been taken therefrom;
- (c) a fully executed counterpart of the Contract;
- (d) a copy, certified by the municipal clerk of the activating resolution of the Mayor and Council of the City adopted on July 24, 2006 enabling the Issuer;
- (e) a copy, certified by the municipal clerk, of a resolution or ordinance of the Mayor and Council of the City authorizing the execution and delivery of the Contract and approving the issuance of the Series 2021 Bonds;
- (f) an opinion of Counsel to the Issuer to the effect that this Resolution, the Contract and other financing documents to which the Issuer is a party have been duly authorized, executed and delivered by the Issuer and are legal, valid and binding obligations enforceable against the Issuer in accordance with their respective terms;
- (g) an opinion of the City Attorney as to the due authorization and delivery of the Contract and as to the enforceability against the City in accordance with its terms;
- (h) an opinion of Bond Counsel to the effect that the interest on the Series 2021 Bonds is excluded from gross income for federal income tax purposes and that the interest on the Series 2021 Bonds will be exempt from income taxation by the State of Georgia;
- (i) an original executed counterpart of a certificate of the Issuer establishing its reasonable expectations to the effect that the Series 2021 Bonds will not be “arbitrage bonds” within the meaning of the Code; and
- (j) a copy of completed IRS Form 8038-G to be filed by or on behalf of the Issuer pursuant to Section 149(e) of the Code.

When the documents mentioned in paragraphs (a) to (j), inclusive, of this Section have been filed or deposited with the Issuer, the Issuer shall authenticate and deliver the Series 2021 Bonds as provided in Section 206 hereof, but only on payment of the purchase price of the Series 2021 Bonds.

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## ARTICLE III

### REDEMPTION OF BONDS BEFORE MATURITY

#### **Section 301.** Optional Redemption.

(a) The Series 2021 Bonds shall be subject to optional redemption as determined by the Issuer, at the direction of the City, as specified in the Pricing Resolution to be adopted following the pricing of the Series 2021 Bonds:

If less than all of the Series 2021 Bonds are called for redemption, the maturities of such Series 2021 Bonds to be redeemed shall be selected at the direction of the City in such manner as may be determined to be in the best interest of the Issuer. If less than all the Bonds of a particular maturity are called for redemption, the Series 2021 Bonds to be redeemed shall be selected by the Bond Registrar by lot in such manner as the Bond Registrar in its discretion may determine. In either case, (a) a portion of any Series 2021 Bond to be redeemed shall be in the principal amount of \$5,000 or some integral multiple thereof, and (b) in selecting Series 2021 Bonds for redemption, each Series 2021 Bond shall be considered as representing that number of Series 2021 Bonds that is obtained by dividing the principal amount of such Series 2021 Bond by \$5,000.

(b) Any optional redemption of Bonds pursuant to the provisions of this Section 301 need not be *pro rata* among series of bonds at the time outstanding. The Issuer may redeem all or any of the Bonds of any series before it redeems any of the Bonds of any other series, and it may redeem a portion of the Bonds of one series before, at the same time or after it redeems all or a portion of any other series.

#### **Section 302.** Mandatory Sinking Fund Redemption.

The Series 2021 Bonds shall be subject to mandatory sinking fund redemption as determined by the Issuer, at the direction of the City, as specified in the Pricing Resolution to be adopted following the pricing of the Series 2021 Bonds.

**Section 303. Partially Redeemed Bonds; Order of Redemption.** If any Bond shall be redeemed in part only, upon the surrender of such Bond for partial redemption, the Issuer shall execute and the Authentication Agent shall authenticate and shall deliver or cause to be delivered to or upon the written order of the Owner thereof, at the expense of the Issuer, a Bond or Bonds of the same series and maturity (but only in authorized denominations), for the unredeemed portion of such partially-redeemed Bond. No surrender shall be required for mandatory sinking fund redemptions of “term bonds” unless requested by the Holder. Redemption need not be *pro rata* among series of Bonds. The Issuer may redeem any or all of the Bonds of any series before it redeems any of the Bonds of any other series, or it may redeem a portion of the Bonds of one series before, or at the same time that, it redeems all or a portion of any other series.

**Section 304. Redemption of Parity Bonds.** In the event Additional Parity Bonds are hereafter issued, the Issuer covenants and agrees that it will not exercise its option pursuant to Section 301 hereof to redeem the Bonds, or any such issue or issues of Additional Parity Bonds, in part unless and until it has on hand in the Sinking Fund (i) the funds then required to be

deposited therein to pay the scheduled payments of principal of and interest on all the Bonds due during the year in which Bonds are to be redeemed pursuant to Section 202 hereof; provided, however, the Issuer is not restricted hereby from acquiring as a whole, by redemption or otherwise, all Outstanding Bonds from any moneys which may be available for that purpose.

**Section 305. Notice of Redemption.** Notice of any redemption of Bonds shall be given at least one time not more than sixty (60) and not less than thirty (30) days prior to the date fixed for redemption to the holders of the Bonds being called for redemption by first class mail at the address shown on the register of the Bond Registrar pertaining to the Bonds. The failure of the Issuer to give any such notice or the failure of the holder of any Bond to receive any such notice as so given shall not affect the validity of the proceedings for the redemption of any Bond as to which proper notice of redemption has been given as provided herein. All future interest on the Bonds or portions thereof so called for redemption shall cease to accrue from and after the date fixed for redemption unless default shall be made in payment of the redemption price with respect to the Bonds or portions thereof so called for redemption.

**Section 306. Purchase of Bonds in Market.** Nothing herein contained shall be construed to limit the right of the Issuer to purchase Bonds in the open market, at a price not exceeding the then applicable redemption price of the Bonds to be acquired, or at par and accrued interest for Bonds not then subject to redemption, from funds in the Sinking Fund not needed to pay principal of or interest on the Bonds on the next succeeding Payment Date. Any such Bonds so purchased shall not be reissued and shall not be cancelled.

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## ARTICLE IV

### REVENUE AND FUNDS

**Section 401. Source of Payment of Series 2021 Bonds.** The Bonds herein authorized, together with the interest thereon, and all payments required of the Issuer hereunder are not and shall never become general or moral obligations of the Issuer but are special, limited obligations payable solely and only from the City's payment of amounts due under the Contract, which amounts are collaterally assigned and pledged under the terms of the Contract and from such other sources as authorized and provided in this Resolution.

The City has agreed to pay for the refinancing of the Refunded Project pursuant to the Contract for as specified therein. The payments provided for pursuant to Section 3(a) of the Contract are to be paid directly to the Sinking Fund for the account of the Issuer. Said payments are required to be sufficient in amount to pay the principal of, premium, if any, and interest on, the Bonds, and the entire amount of revenues and receipts from said Contract are pledged to the payment of the principal of, premium, if any, and interest on, the Bonds. The Issuer hereby covenants and agrees that it will not create any lien or security interest upon said revenues, except as set forth herein.

**Section 402. Creation of the Sinking Fund.** There is hereby created by the Issuer and ordered established with the Sinking Fund Custodian a fund to be designated the "Riverdale Downtown Development Authority Sinking Fund - Series 2021" which shall be used as a sinking fund to pay the principal of, premium, if any, and interest, on the Bonds.

**Section 403. Payments into the Sinking Fund.** There shall be deposited into the Sinking Fund, as and when received, all payments by the City specified in Section 3(a) of the Contract, and all other moneys received by the Sinking Fund Custodian under and pursuant to any of the provisions of the Contract, if any, when accompanied by written directions from the Issuer or the City that such moneys are to be paid into the Sinking Fund.

The Issuer hereby covenants and agrees that, so long as any of the Bonds issued hereunder are Outstanding, it will deposit, or cause to be deposited, promptly into the Sinking Fund sufficient sums from payments received pursuant to the Contract, if any, to meet and pay the principal of, premium, if any, or interest on, the Bonds as and when the same become due and payable. Nothing herein shall be construed as requiring the Issuer to use or to provide any funds or revenues from any source other than the sources herein provided.

**Section 404. Use of Moneys in the Sinking Fund.** Moneys in the Sinking Fund shall be used solely as a fund for the payment of the principal of, premium, if any, and interest, on the Bonds, for the redemption of the Bonds at or prior to maturity, and to purchase Bonds in the open market pursuant to Section 306 of this Resolution. Except as provided in Article III hereof or any corresponding article in a resolution supplement hereto, no part of payments in the Sinking Fund shall be used to redeem, prior to maturity, a part of the Bonds Outstanding; provided, that whenever the amount in the Sinking Fund from any source whatsoever is sufficient to redeem all of the Bonds Outstanding hereunder, to pay interest to accrue thereon to such redemption date, and to pay all costs and expenses accrued and to accrue to such redemption date, the Issuer, at the direction of the City, covenants and agrees to take, and cause to be taken, the necessary steps to redeem all of said Bonds on the next succeeding redemption

date for which the required redemption notice may be given; and, provided further that any moneys in the Sinking Fund, other than payments received pursuant to the Contract, may be used to redeem a part of the Bonds Outstanding on the next succeeding redemption date for which the required notice of redemption may be given or to purchase Bonds pursuant to Section 305 of this Resolution to the extent said moneys are in excess of the amount required for payment of Bonds theretofore matured or called for redemption and past due interest in all cases where such Bonds have not been presented for payment.

**Section 405. Custody of the Sinking Fund.** The Sinking Fund shall be in the custody of the Sinking Fund Custodian but in the name of the Issuer, and the Issuer will cause the Sinking Fund Custodian to deliver to the Paying Agent sufficient funds from the Sinking Fund to pay principal of, and interest and premium, if any, on the Bonds as the same become due and payable.

**Section 406. Creation of and Disbursements from the Costs of Issuance Fund.** There is hereby created by the Issuer and ordered established with the Costs of Issuance Fund Custodian a fund to be designated the “Riverdale Downtown Development Authority Costs of Issuance - Series 2021,” which shall be used as a fund to pay Costs of Issuance of the Series 2021 Bonds. There shall be deposited into the Costs of Issuance Fund the amount specified in Section 501 hereof. All withdrawals from the Costs of Issuance Fund shall be by wire or by check as authorized by a duly authorized agent of the City, on behalf of the Issuer. Any amounts on deposit in the Costs of Issuance Fund on or after May 1, 2021 shall automatically be transferred to the Sinking Fund and applied for authorized uses of such fund.

**Section 407. Reserved.**

**Section 408. Additional Parity Bonds.** Except as provided below, the Issuer covenants and agrees that it will not hereafter issue any other certificates, bonds or obligations of any kind or nature payable from the moneys payable to the Issuer under the Contract, moneys held in the Sinking Fund or any other moneys or funds pledged to the payment of the Bonds.

The Issuer reserves the right, from time to time, to issue Additional Parity Bonds, at the direction of the City, ranking as to lien on such moneys (*pari passu* with the lien thereon of Series 2021 Bonds) in an unlimited amount, provided that all of the followings conditions are met:

(a) None of the Outstanding Bonds are in default as to the payment of principal or interest.

(b) The payments covenanted to be made pursuant to the Contract into the Sinking Fund, as the same may have been enlarged and extended in any proceedings authorizing the issuance of any Additional Parity Bonds, must be currently being made in the full amount as required and said funds must be at their proper balances immediately prior to the issuance of such Additional Parity Bonds.

(c) The Issuer shall authorize the issuance of said Additional Parity Bonds and shall provide in such proceedings, among other things, the date and the rate or rates of interest such Additional Parity Bonds shall bear, and the payment dates, maturity dates



and redemption provisions with respect to such Additional Parity Bonds and any other matters applicable thereto as the Issuer may deem advisable.

(d) Such Additional Parity Bonds and all proceedings relative thereto, and the security therefor, shall be validated as prescribed by law.

(e) The Issuer and the City shall enter into an amendment or supplement to the Contract or another contract substantially similar to the Contract expressly extending the obligation of the City to pay amounts to the Issuer sufficient to provide for payment of the amounts due on such series of Additional Parity Bonds as the same become due and payable.

(f) The Issuer shall receive an opinion of Counsel to the City to the effect that the Contract, as so amended or supplemented, or such contract as described in this Section 408 constitutes a valid and binding obligation of the City, enforceable in accordance with its terms, subject to the customary bankruptcy exceptions.

(g) The Chair or Vice Chair of the Issuer shall execute simultaneously with the issuance of Additional Parity Bonds a certificate certifying that the Issuer is in compliance with all requirements of this Section.

(h) The Issuer shall receive an opinion of Counsel to the Issuer to the effect that (i) the proceedings authorizing the issuance of Additional Parity Bonds have been duly adopted by the Issuer; (ii) the Contract, as amended or supplemented as required by this Section 408; or the separate contract, if one is entered into, has been duly authorized, executed and delivered by the Issuer and constitutes a valid and binding obligation of the Issuer, enforceable in accordance with its terms, subject to the customary bankruptcy exceptions.

(i) The Chair or Vice Chair of the Issuer shall execute an order authorizing the authentication of such Additional Parity Bonds upon such conditions as may be specified therein and directing the application of the proceeds of such Additional Parity Bonds.

(j) the requirements of Section 4(c) of the Contract shall have been satisfied.

**Section 409. Non-Presentment of Bonds.** In the event any Bonds shall not be presented for payment when the principal thereof becomes due, either at maturity or at the date fixed for redemption thereof, or otherwise, if funds sufficient to pay such Bonds shall have been made available to the Paying Agent for the benefit of the Owner or Owners thereof, all liability of the Issuer to the Owner or Owners thereof for the payment of such Bonds shall forthwith cease, determine, and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such fund or funds, without liability for interest thereon, for the benefit of the Owner or Owners of such Bonds, who shall thereafter be restricted exclusively to such fund or funds for any claim of whatever nature on his or their part under this Resolution or on, or with respect to, said Bonds.

Any moneys so deposited with and held by the Paying Agent not so applied to the payment of Bonds, if any, within five (5) years after the date on which the same shall have

become due (or such earlier date as immediately precedes the date on which such funds would be required to escheat or be payable to the State or any other governmental unit under any laws governing unclaimed funds) shall be paid by the Paying Agent to the Issuer upon receipt of a written request of the Issuer, and thereafter Owners shall be entitled to look only to the Issuer for payment, and then only to the extent of the amount so repaid, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

**Section 410. Amounts Remaining in Funds and Accounts.** Upon payment in full of the principal, premium, if any, and interest on the Bonds, any moneys remaining on deposit in any fund created hereunder shall be paid to the City.

**Section 411. Investment and Valuation of Amounts in Sinking Fund.** The Sinking Fund Custodian shall invest and reinvest the moneys held in the Sinking Fund and the accounts therein in Permitted Investments for the benefit of the Bondholders and the Issuer and at the written direction of the City. Any such investments shall be held by or under the control of the custodian of said fund or account and while so held shall be deemed a part of the fund or account in which such moneys were originally held, and, except as otherwise set forth in this Bond Resolution, the interest accruing thereon and any profit realized from such investments shall be credited to such fund or account and any loss resulting from such investments shall be charged to such fund or account. The funds custodian shall sell and reduce to cash a sufficient amount of such investments whenever the cash balance in any fund is insufficient for the purposes thereof.

Investment of moneys held in the funds created by the Bond Resolution shall be subject to the following limitations which shall be observed by the city in making such investments for the accounts held by it or in directing such investments (and such direction may be relied on by the Custodian of said fund or account for such purposes) for the funds and accounts held by the Custodian of said fund or account.

For the Sinking Fund (including any temporary trust funds and accounts established pursuant to Section 501 of this Bond Resolution), investment in securities and obligations maturing not later than the dates on which such moneys will be needed to pay principal of and interest on the Bonds.

In computing the amount in any fund or account under this Bond Resolution, or any supplement thereto, obligations purchased as an investment of moneys therein shall be valued at cost or fair market value, whichever is lower, plus accrued interest. Such valuations shall be made by the custodian of the various funds at least annually, not later than June 30<sup>th</sup> of each year or such other times the City may deem appropriate.

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## ARTICLE V

### CUSTODY AND APPLICATION OF PROCEEDS OF SERIES 2021 BONDS

**Section 501. Deposits in the Funds.** Upon the issuance and delivery of the Series 2021 Bonds, the Issuer shall deposit or cause the Underwriter to deposit from the net proceeds of the Series 2021 Bond funds, as directed by the City:

(a) the sum specified in the Pricing Resolution shall be deposited to the credit of the Debt Service Fund established for the Prior Bonds and held by the Custodian for the Prior Bonds to be applied to redeem the Prior Bonds on February 25, 2021 or such later date as specified by the City and the County Authority.

(b) the sum specified in the Pricing Resolution shall be deposited into the Costs of Issuance Fund to be used in the manner specified by the written direction of the Issuer and the City.

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## ARTICLE VI

### **DEPOSITORIES OF MONEYS AND SECURITIES FOR DEPOSIT; DESIGNATION OF AUTHENTICATING AGENT, PAYING AGENT AND BOND REGISTRAR**

**Section 601. Depositories and Custodians.** All moneys constituting proceeds of the Bonds or payments under the Contract shall, subject to the giving of security as hereinafter provided, be deposited with the pertinent custodian in the name of the Issuer and shall constitute trust funds to be applied in accordance with the terms and for the purposes as set forth in this Resolution and shall not be subject to lien or attachment by any creditor of the Issuer or the City.

No moneys belonging to any of the funds created hereunder shall be deposited or remain on deposit with any depository or custodian in an amount in excess of the amount guaranteed or insured by the Federal Deposit Insurance Corporation or other federal agency, unless such institution shall have pledged for the benefit of the Issuer and the Bondholders as collateral security for the moneys deposited, obligations of the type or types in which the depository or custodian is permitted to directly invest the moneys of the particular fund as hereinabove provided, and having a market value (exclusive of accrued interest) at least equal to the amount of such deposits.

U.S. Bank, National Association is hereby designated as the Costs of Issuance Fund Custodian and the Sinking Fund Custodian. The Issuer, at the direction of the City, may, from time to time, designate a successor custodian or depository of any of the Funds created hereunder; provided such custodian or depository complies with all of the provisions of this Article. In the event any custodian or depository shall resign or fail to perform its duties hereunder, the Issuer shall appoint a new custodian or depository for such fund.

In the event the Sinking Fund Custodian and the Paying Agent are the same bank acting in both such capacities, then the Sinking Fund Custodian shall, without any further direction on the part of the Sinking Fund Custodian or any further authorization from the Issuer, use, invest and disburse the moneys in the Sinking Fund as required by this Resolution. If the Sinking Fund Custodian and the Paying Agent are not the same bank, the Sinking Fund Custodian shall, without further authorization, transfer to the Paying Agent from moneys held in the Sinking Fund in immediately available funds, moneys in amounts as shall be required to pay the principal of, redemption premium (if any) and interest on the Series 2021 Bonds as and when the same are payable.

**Section 602. Administrative Fees and Expenses.** The Issuer shall pay, or cause the City to pay, to the custodians and depositories appointed in accordance with Section 601, and to their successors and assigns, and to the Paying Agent, Bond Registrar and Authenticating Agent and to their respective successors and assigns from time to time, as the same are due and payable their reasonable fees and reasonable expenses for serving under this Resolution. The Issuer's obligation to pay such fees and expenses shall be limited to the moneys it receives pursuant to the Contract.

**Section 603. Appointment of Authenticating Agent, Paying Agent and Bond Registrar.** U.S. Bank, National Association is hereby designated as the Authenticating Agent, Paying Agent and Bond Registrar. The Issuer may, from time to time, designate a successor Authenticating Agent, Paying Agent or Bond Registrar. In the event the Authenticating Agent,

the Paying Agent or the Bond Registrar shall resign or fail to perform its duties hereunder, the Issuer shall appoint a new Authenticating Agent, Paying Agent or Bond Registrar, as appropriate.

**Section 604. Employment of Attorneys, Agents, Etc.** The Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent and Bond Registrar may execute any of the powers hereof and perform any of their duties by or through attorneys, agents, receivers or employees, but shall not be answerable for the conduct of the same if appointed with due care, and shall be entitled to advice of counsel concerning their duties hereunder, and may in all cases pay such reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the exercise of powers hereunder. The Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent and Bond Registrar may act upon the opinion or advice of any attorney (who may be the attorney or attorneys for the Issuer) selected by the Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent and Bond Registrar, respectively, in the exercise of reasonable care. The Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent, and Bond Registrar shall not be responsible for any loss or damage resulting from any action or inaction taken or not taken, as the case may be, in good faith in reliance upon such opinion or advice.

**Section 605. Reliance on Documents.** The Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent, and Bond Registrar shall be protected in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram or other paper or document believed to be genuine and correct and to have been signed or sent by the proper person or persons.

**Section 606. Evidence of Facts.** As to the existence or nonexistence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, the Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent and Bond Registrar shall be entitled to rely upon a certificate signed by a duly authorized representative of the Issuer or the City as sufficient evidence of the facts therein contained and prior to the occurrence of an event of default, shall also be at liberty to accept a similar certificate to the effect that any particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed by it to be necessary or advisable, but shall in no case be bound to secure the same. The Sinking Fund Custodian, Costs of Issuance Fund Custodian, Authenticating Agent, Paying Agent, and Bond Registrar may accept a certificate of such officials of the Issuer who executed the Series 2021 Bonds (or their successors in office) to the effect that a resolution in the form therein set forth has been adopted by the Issuer as conclusive evidence that such resolution has been duly adopted and is in full force and effect.

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## ARTICLE VII

### PARTICULAR COVENANTS AND FINDINGS

**Section 701. Conditions of Issuer’s Obligations; Payment of Bonds.** The Issuer covenants that it will promptly pay the principal of and interest on each and every Bond at the place, on the dates and in the manner herein, and in the Bonds specified, and any premium required for the redemption of the Bonds, according to the true intent and meaning thereof. The principal, interest, redemption premium (if any) are payable solely out of moneys in the Sinking Fund, which shall be sufficient to make all payments required to be made as such payments may be enlarged and extended to provide for the payment of Additional Parity Bonds pursuant to the provisions of this Resolution.

**Section 702. Reserved.**

**Section 703. Reserved.**

**Section 704. Books and Records.** The Issuer covenants that it will keep the funds and accounts created hereunder separate from all other funds and accounts of the Issuer, or any of its departments, and of the revenues collected from the Contract and the application thereof. Such records and accounts shall be open to the inspection of all interested persons at reasonable times and upon reasonable request.

**Section 705. Prohibited Activities; Project Covenants.**

(a) The Issuer shall not use or knowingly permit the use of any proceeds to the Series 2021 Bonds or any other funds of the Issuer, directly or indirectly, to acquire any securities or obligations, and shall not use or permit the use of any amounts received by the Issuer or the Trustee in any manner, and shall not take or permit to be taken any other action or actions, that would cause any Series 2021 Bond to be an “arbitrage bond” within the meaning of Section 148 of the Code or which would otherwise cause interest on the Series 2021 Bonds to become subject to Federal income tax. The Issuer shall at all times do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the Issuer on the Series 2021 Bonds shall, for the purposes of Federal income tax, be exempt from all income taxation under any valid provision of law.

(b) The Issuer covenants to either take actions to prevent its receipt of private payments which would cause the Series 2021 Bonds to be “private activity bonds,” redeem the Series 2021 Bonds prior to receipt of such excess private payments or take remedial actions under the Code which would allow such payments to be received without adverse effect on the tax status of interest on the Series 2021 Bonds. Other than as provided in the preceding sentence, the Issuer may only make contractual arrangements with respect to the use and payment therefor of the Series 2021 Project such that the Series 2021 Bonds will not become “private activity bonds” under Section 141 of the Code provided such restrictions shall not apply if an Opinion of Bond Counsel is delivered to the Issuer and the City to the effect that interest on the Series 2021 Bonds will continue to be exempt from gross income for federal income tax purposes.

(c) Reference is made to the non-arbitrage certificate by the Issuer delivered concurrently with the issuance of the Series 2021 Bonds; the representations and covenants made therein are hereby incorporated by reference as if contained herein and shall constitute part of this Bond Ordinance.

**Section 706. No Diminishment of Lien Granted.** Except as permitted in connection with the issuance of Additional Bonds, so long as any of the Bonds shall be outstanding, the Issuer shall not hereafter create, or cause to be created, any debt, lien, pledge, assignment, encumbrance or other charge having priority to or being on a parity with the lien hereof and of the Bonds upon any revenues which are derived by the Issuer from the Contract.

Nothing herein shall be construed to be a grant to the Bondholders of a security interest in any properties now owned or hereafter acquired by the Issuer (or the revenues therefrom) which are physically remote from or functionally disassociated with the Refunded Project unless such properties are acquired and constructed from the proceeds of obligations which enjoy a lien on the revenues of the Refunded Project.

**Section 707. Maintenance of Existence.** The Issuer will undertake reasonable efforts to maintain its existence or assure the assumption of its obligations hereunder and under the Contract by any corporation or political subdivision succeeding to its powers under the Act.

**Section 708. Issuer will not Cancel Contract.** The Issuer agrees that so long as any of the Bonds shall be Outstanding, it will not consent or agree to any change, amendment, modification or termination of the Contract except as provided in Sections 1005 and 1006 hereof; that it will promptly, faithfully and satisfactorily perform all of the agreements and obligations made and undertaken by it pursuant to said Contract required to enforce Section 5.03 of said Contract; and that it will enforce Section 5.03 of said Contract in accordance with its terms.

**Section 709. Authorization of Rebate Calculations and Establishment of Series 2021 Rebate Fund.** There is hereby established with the Sinking Fund Custodian a fund which shall be designated the “Riverdale Downtown Development Authority Rebate Fund,” shall be kept separate and apart from any other moneys of the Issuer and which funds shall not be pledged to, nor constitute security for the payment of the Bonds. The Director of Finance and Administrative Services of the City, on behalf of the Issuer, is hereby authorized (a) to retain a certified public accountant or financial analyst, or any firm thereof or any financial institution experienced in making the arbitrage rebate calculations required pursuant to Section 148 of the Code, to make such calculations, (b) to establish such funds or accounts, and (c) to make or direct such investment as may be desired to assist in or facilitate compliance with Section 148 of the Code. The moneys and securities held in any rebate fund or account do not, and shall not, constitute security for the payment of the Series 2021 Bonds.

The City, on behalf of the Issuer, shall cause the Rebate Amount, hereinafter defined, to be determined and pay such Rebate Amount, if any, from any legally available source. Such amount shall be deposited in the Rebate Fund established hereunder for subsequent payment to the United States Treasury, as and when due, in accordance with the “rebate requirement” described in Section 148(f) of the Code and in this Section and retain records of all such determinations until six (6) years after the payment of the Series 2021 Bonds.

Within 30 days after the last day of the fifth Bond Year (January 31, 20\_\_\_) (the “Initial Installment Computation Date”), and at least once every five years thereafter until final payment of the Series 2021 Bonds, the City shall cause the preparation of a certificate (a “Rebate Amount Certificate”) setting forth the amount due the United States Treasury pursuant to Section 148(f) of the Code and regulations thereunder (the “Rebate Amount”). Such Rebate Amount Certificate shall be prepared or approved by (1) a person with experience in matters of governmental accounting for Federal income tax purposes, (2) a bona fide arbitrage rebate calculation reporting service, or (3) nationally recognized bond counsel. The City shall pay all costs associated with the preparation of the Rebate Amount Certificate.

Not later than 60 days after the Initial Installment Computation Date, the City shall deposit into the rebate fund or account established hereunder, for subsequent payment to the United States Treasury, at least 90% of the Rebate Amount as set forth in the Rebate Amount Certificate prepared with respect to the Initial Installment Computation Date. At least once on or before 60 days after the date that is the fifth anniversary of the Initial Installment Computation Date and on or before 60 days after every fifth anniversary date thereafter (until final payment of the Series 2021 Bonds), the City shall deposit into the rebate fund or account established hereunder, for subsequent payment to the United States Treasury, not less than the amount, if any, by which 90% of the Rebate Amount set forth in the most recent Rebate Amount Certificate exceeds the aggregate of all such payments theretofore made to the United States Treasury pursuant to this Section. On or before 60 days after final payment of the Series 2021 Bonds, the City shall deposit into the rebate fund or account established hereunder, for subsequent payment to the United States Treasury, the amount, if any, by which 100% of the Rebate Amount set forth in the Rebate Amount Certificate with respect to the date of final payment of the Series 2021 Bonds exceed the aggregate of all payments theretofore made pursuant to this Section.

The City may, without the consent of the owners of the Series 2021 Bonds, make such additions, deletions or modifications to this resolution as may be required or permitted so as to ensure compliance with Section 148 of the Code or otherwise as may be required to ensure that interest on the Series 2021 Bonds is not includable within the gross income of the holders thereof for federal income tax purposes.

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## ARTICLE VIII

### DEFAULTS AND REMEDIES

**Section 801. Events of Default.** An “Event of Default” shall mean the occurrence of any one or more of the following events:

- (a) failure to pay the principal of any Bond when the same shall become due and payable, either at maturity, by proceedings for redemption, by acceleration or otherwise; or
- (b) failure to pay any installment of interest on any Bond when the same shall become due and payable; or
- (c) the Issuer shall, for any reason, be rendered incapable of fulfilling its obligations hereunder; or
- (d) an “Event of Default” shall have occurred under the Contract; or
- (e) failure by the Issuer or the City in the due and punctual performance of any other of its agreements contained in the Bonds or the Contract, or herein, and such failure shall continue for 30 days after written notice specifying such failure and requiring the same to be remedied shall have been given to the Issuer and the City by any Bondholder.

**Section 802. No Acceleration.** The remedy of acceleration is not permitted.

**Section 803. Other Remedies.** Upon the happening and continuance of any Event of Default, then and in every such case any Bondholder may proceed, subject to the provisions of Section 805, to protect and enforce the rights of the Bondholders hereunder by a suit, action or special proceeding in equity or at law for the specific performance of any covenant or agreement contained herein or in the Contract or in aid or execution of any power herein granted, or for the enforcement of any proper legal or equitable remedy as such Bondholder shall deem most effectual to protect and enforce the rights aforesaid, insofar as such may be authorized by law.

**Section 804. Abandonment of Proceedings.** In case any proceeding taken by any Bondholder on account of any Event of Default shall have been discontinued or abandoned for any reason, or shall have been determined adversely to such Bondholder, then and in every such case the Issuer and the Bondholders shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, power and duties of the Bondholders shall continue as though no such proceedings had been taken.

**Section 805. Limitation of Actions by Bondholders.** No one or more Holders of the Bonds shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted-and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Holders of such Outstanding Bonds.

**Section 806. Non-Exclusivity of Remedies.** No remedy herein conferred upon the Bondholders is intended to be exclusive of any other remedy, or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, or by statute.

**Section 807. Delays.** No delay or omission of any Bondholder to exercise any right or power accruing upon any Event of Default occurring and continuing, as aforesaid, shall impair any Event of Default or be construed as an acquiescence therein; and every power and remedy given by this Article to the Bondholders may be exercised from time to time and as often as may be deemed expedient.

**Section 808. Insufficiency of Moneys in Sinking Fund.** If at any time the moneys in the Sinking Fund shall be insufficient to pay the principal of or the interest on the Bonds as the same become due and payable (either by their terms, pursuant to call for redemption or by acceleration of maturities under the provisions of this Article), such moneys as are at the time in said fund, together with any moneys thereafter becoming available for such purpose, whether through the exercise of the remedies in this Article provided for or otherwise, shall be applied as follows:

(a) unless the principal of all of the Bonds shall have become or shall have been declared due and payable, all such moneys shall be applied

First: to the payment of the persons entitled thereto of all installments of interest then due and payable, in the order of the maturity of the installment of such interest, and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or preference;

Second: to the payment to the persons entitled thereto of the principal of any of the Bonds which have become due and payable (other than Bonds theretofore called for redemption for the payment of which moneys are held pursuant to the provisions of this ordinance), in the order of their maturity or due dates, with interest upon such Bonds from the respective dates upon which they matured or became due, and, if the amount available shall not be sufficient to pay in full Bonds due and payable on any particular date, together with such interest, then to the payment first of such interest, ratably according to the amount of such interest due and payable on such date, and then to the payment of such principal, ratably according to the amount of such principal due and payable on such date, to the persons entitled thereto without any discrimination or preference; and

Third: to the payment of the interest on and the principal of the Bonds in accordance with the provisions of Article V hereof.

(b) If the principal of all the Bonds shall have become due and payable or shall have been declared due and payable, all such moneys shall be applied to the payment of the principal and interest then due and payable and unpaid upon the Bonds, with interest thereon, as aforesaid, without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of

interest, or of any Bond over any other Bond, ratably, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or preference.

(c) If the principal of all the Bonds shall have been declared due and payable, then, subject to the provisions of paragraph (b) of this Section if the principal of all the Bonds shall later become due and payable or be declared due and payable, the moneys remaining in and thereafter accruing to the Sinking Fund shall be applied in accordance with the provisions of paragraph (a) of this Section.

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## ARTICLE IX

### DEFEASANCE

**Section 901. Payment and Defeasance.** If (a) the Issuer shall pay or cause to be paid to the Holders of all Bonds then Outstanding the principal of and the interest to become due thereon at the times and in the manner stipulated therein and herein; (b) all fees, charges and expenses of the Paying Agent, Authenticating Agent, Bond Registrar, depositories and custodians shall have been paid or provision for such payment has been made; and (c) the Issuer shall keep, perform and observe all of its agreements in the Bonds and herein expressed as to be kept, performed and observed by it or on its part, then these presents and the rights hereby granted shall cease, determine and be discharged; provided, however, that no such discharge shall affect the Issuer's obligations under Sections 707 and 708 hereof.

Bonds shall be deemed to be paid within the meaning of this Resolution if (a) sufficient moneys shall have been irrevocably deposited with the Paying Agent to pay the same when they become due; (b) there shall have been irrevocably deposited with the Paying Agent moneys or Government Obligations, which, without any reinvestment thereof or of the interest thereon, will produce moneys sufficient to pay the same when they become due (whether upon or prior to the stated maturity or the redemption date of such Bonds); provided, however, that if such Bonds are to be redeemed prior to their stated maturities, notice of such redemption shall have been duly given as provided herein or irrevocable arrangements satisfactory to the Paying Agent shall have been made for the giving thereof. Any such deposit is subject to Section 706 hereof. In the event the Issuer shall have made a deposit of moneys or Government Obligations, the Issuer shall retain the right to substitute Government Obligations for those previously pledged provided that such Government Obligations will provide sufficient moneys in a timely fashion (without any reinvestment as described above) to make the required payments of principal and interest on such Bonds, and the Issuer shall receive at the time of such substitution an opinion of a firm of recognized bond attorneys to the effect that such substitution will not adversely affect the status of interest on the Bonds (or any of the Bonds) as being excludable from gross income for federal income tax purposes under the Code. The Issuer at its option may defease all of the Bonds, any series of the Bonds or any portion of any such series as it may elect.

**Section 902. Termination of Liability.** If the Issuer shall determine that it is desirable to terminate the rights and liens hereunder of the Holders of any Bonds (pursuant to a refunding or otherwise) and shall cause the Bonds (or such portion thereof) to be deemed to be paid within the meaning of Section 901 hereof, then such Bonds shall thereafter have no right or lien under this Resolution other than the right to receive payment from said special fund and the same shall not be considered to be Outstanding hereunder for any purpose.

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## ARTICLE X

### MISCELLANEOUS PROVISIONS

**Section 1001. Validation.** The validity of the Bonds shall be adjudicated in accordance with the Act, as amended, and to that end notice of the adoption of this Resolution and a certified copy thereof shall be immediately served on the District Attorney of the Clayton Judicial Circuit in order that proceedings for the confirmation and validation of the Bonds by the Superior Court of Clayton County may be instituted by said District Attorney.

**Section 1002. Severability.** In case any one or more of the provisions of this Resolution, or the Bonds, shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, or the Bonds, but this Resolution and the Bonds shall be construed and enforced as if such illegal or invalid provisions had not been contained therein.

If any one or more of the provisions of this ordinance or of the Bonds shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or of said Bonds, but this ordinance and said Bonds shall be construed and enforced as if such illegal or invalid provision had not been contained herein or therein. If any covenant, stipulation, obligation or agreement contained in the Bonds or in this ordinance shall for any reason be held to be in violation of law, then such covenant, stipulation, obligation or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the Issuer to the full extent that the power to incur such obligation or to make such covenant, stipulation or agreement might have been conferred on the Issuer by law.

**Section 1003. Resolution as a Contract.** The provisions of this Resolution shall constitute a contract by and between the Issuer and the owners of the Bonds, and after the issuance of the Bonds, this Resolution shall not be repealed, revoked, amended, supplemented or rescinded in any respect which will adversely affect the rights and interests of the owners of the Bonds, nor shall the Issuer, except as provided in Section 1004, pass any ordinance in any way adversely affecting the rights of such owners, so long as any of the Bonds, or the interest thereon, shall remain unpaid. Any amendment to this Resolution shall be effected as hereinafter provided in Section 1004.

The provisions of this Resolution and every sentence hereof shall be construed as including and as being applicable to any future series of Additional Parity Bonds, as well as to the Series 2021 Bonds, and any such Additional Parity Bonds shall be treated for all intents and purposes, unless otherwise specifically stated, just as if they had been issued together with the Series 2021 Bonds and pursuant to the terms of this Resolution.

Any subsequent proceedings authorizing the issuance of Additional Parity Bonds, as provided in Article IV of this Resolution, shall in no way conflict with the terms and conditions of this Resolution but shall, for all purposes, reaffirm all of the applicable covenants, agreements and provisions of this Resolution for the equal protection and benefit of all Bondholders.

**Section 1004. Modification, Alteration, Supplementation or Amendment of Resolution.** (a) The Issuer may, from time to time, modify, amend, supplement or alter this

Resolution without the consent of, or notice to any of the owners of the Bonds for any one or more of the following purposes:

(i) to cure any ambiguity or formal defect or omission in this Resolution;

(ii) to grant to or confer any additional rights, remedies, powers or authorities that may be lawfully granted to or conferred upon the owner of the Bonds;

(iii) to subject to the lien and pledge of this Resolution additional rents, revenues, receipts, properties or other collateral;

(iv) to evidence the appointment of successors to any depositories, custodians, Paying Agent(s) or Bond Registrar(s);

(v) to provide for the issuance of Additional Parity Bonds as more fully provided in Article IV;

(vi) to modify, amend or supplement this Resolution or any proceedings supplemental hereto in such manner as to permit the qualification of this Resolution under the Trust Indenture Act of 1939 or any federal statute hereinafter in effect, and similarly to add to this Resolution, or to any proceedings supplemental hereto, such other terms, conditions and provisions as may be permitted or required by said Trust Indenture Act of 1939 or any similar federal statute;

(vii) to make any modification or amendment of this Resolution required in order to make the Bonds eligible for acceptance by The Depository Trust Company or any similar holding institution or to permit the issuance of the Bonds or interests therein in book-entry form;

(viii) to modify any of the provisions of this Resolution in any respect provided that such modification shall not be effective until after the Bonds outstanding immediately prior to the effective date of such supplemental ordinance shall cease to be outstanding and further provided that any Bonds issued contemporaneously with or after the effective date of such supplemental proceedings shall contain a specific reference to the modifications contained in such subsequent proceedings; or

(ix) to make any other change which, in the opinion of counsel, is not materially adverse to the interests of the Bondholders.

(b) The Issuer may, from time to time, modify, amend, alter, or supplement this Resolution other than as provided in Section 1004(a) above provided that the Issuer shall give notice to the registered owners of the Bonds in the manner herein described and shall receive the written consent of the registered owners of a majority in aggregate principal amount of the Bonds then outstanding; provided, however, that no such supplemental proceedings shall:

- (i) extend the maturity date or due date of any mandatory sinking fund redemption with respect to any Bond outstanding hereunder;
- (ii) reduce or extend the time of payment of the principal of, redemption premium or interest on any Bond outstanding hereunder;
- (iii) reduce any premium payable upon the redemption of any Bond hereunder or advance the date upon which any Bond may first be called for redemption prior to its stated maturity date;
- (iv) give to any Bond or Bonds a preference over any other Bond or Bonds;
- (v) except as expressly permitted in this Resolution, permit the creation of any mortgage, lien or any other encumbrance on the moneys received pursuant to the Contract having a lien equal to prior to the lien created hereunder for the Bonds; or
- (vi) reduce the percentage of Bonds the registered owners of which are required to consent to any proceedings amending or supplementing the provisions hereof.

In the event that the Issuer intends to enter into or adopt any modification, alteration or amendment of this Resolution as described in this Section 1004(b), the Issuer shall mail, by registered or certified mail, to the registered Owners of the Bonds at their addresses as shown on the registration books maintained by the Bond Registrar, a notice of such intention along with a description of such amendment or modification not less than 30 days prior to the proposed effective date of such amendment or modification. The consents of the registered Owners of the Bonds need not approve the particular form of wording of the proposed amendment, modification or supplement, but it shall be sufficient if such consents approve the substance thereof. Failure of the Owner of any Bond to receive the notice required herein shall not affect the validity of any proceedings supplemental hereto if the required number of Owners of the Bonds shall provide their written consent to such amendment or modification.

**Section 1005. Amendments to Contract Not Requiring Consent of Owners.** The Issuer and the City, without the consent of or notice to the Owners, may amend the Contract for the purpose of (i) making any change required by this Resolution, (ii) substituting or adding additional property, (iii) curing ambiguities, defects or inconsistent provisions, (iv) making any change required in connection with the issuance of Additional Parity Bonds, or (v) providing for any other amendment which does not adversely affect the obligations of the City to make payments with respect to the Series 2021 Bonds as provided in Section 4(c) and 4(f) of the Contract.

**Section 1006. Amendments to Contract Requiring Consent of Owners.** (a) Except for the amendments as provided in Section 1005, neither the Issuer nor the City may amend the Contract, without the written consent of the Owners of a majority in aggregate principal amount of the Bonds at the time outstanding given and procured as in this Section provided; provided that without the written consent of the Owners of all the Bonds then outstanding, no such

amendments shall ever affect the obligations of the City to pay amounts due under the provisions of the Contract.

(b) If at any time the Issuer and the City shall propose any such amendment to the Contract, the Issuer shall cause notice of such proposed amendment to be given in the same manner as provided by Section 1004 hereof with respect to supplemental ordinances. Such notice shall briefly set forth the nature of such proposed amendment and shall state that copies of the instrument embodying the same are on file at the principal office of the Issuer for inspection by all Owners. The Issuer shall not, however, be subject to any liability to any Bondholder by reason of its failure to provide such notice, and any such failure shall not affect the validity of such amendment when consented to and approved as provided in this Section. If the Owners of not less than a majority in aggregate principal amount of the Bonds outstanding hereunder at the time of the execution of any such amendment shall have consented to and approved the execution thereof as herein provided, no Owner of any Bond shall have any right to object to any of the terms and provisions contained therein or the operation thereof or in any manner to question the propriety of the execution thereof or to enjoin or restrain the Issuer from executing the same or from taking any action pursuant to the provisions thereof. Upon the execution of any such amendment as in the Section permitted and provided, the Contract, whichever the case may be, shall be deemed to be modified and amended in accordance therewith.

**Section 1007. Payments Due on Saturdays, Sundays and Holidays.** In any case where the date of payment of the principal of or interest on the Bonds or the date fixed for redemption of any Bonds shall not be a Business Day, then payment of such principal or interest need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the date of stated maturity or the date fixed for redemption, and no interest shall accrue for the period after such date; provided, however, that the Issuer may, in connection with the issuance of any Additional Parity Bonds bearing interest at a variable rate, provide that interest shall accrue for any such period.

**Section 1008. Applicable Provisions of Law.** This Resolution shall be governed by and construed and enforced in accordance with the laws of the State of Georgia.

**Section 1009. Repeal of Conflicting Resolutions.** Any and all ordinances, or parts of ordinances or ordinances, if any, in conflict with this Resolution are hereby repealed, and this Resolution shall be in full force and effect from and after its adoption.

**Section 1010. Authorization of Intergovernmental Contract.** The execution, delivery and performance of the Contract, a copy of which is attached hereto as Exhibit "B", is hereby authorized. The Contract shall be in substantially the form presented to the Issuer at this meeting and on file with the Secretary of the Issuer, with such changes, insertions or omissions as may be approved by the Chair or Vice Chair of the Issuer and the execution and delivery by the Issuer of the Contract as hereby authorized shall be conclusive evidence of the approval of any such changes, insertions or omissions.

**Section 1011. Authorization of Bond Purchase Agreement.** The execution, delivery and performance by the Issuer and the City of a Bond Purchase Agreement providing for the sale of the Series 2021 Bonds to the Underwriter in such form approved by and in the discretion of



the Chair of the Authority and the Director of Finance and Administrative Services of the City and in a manner consistent with the terms specified in Section 202 hereof and the Pricing Resolution are hereby authorized. The execution and delivery by the Issuer and the City of the Bond Purchase Agreement as hereby authorized shall be conclusive evidence of the approval of any such changes, insertions or omissions.

**Section 1012. Preliminary Official Statement and Official Statement.** The preparation, use and distribution of the Preliminary Official Statement is hereby authorized and approved. The Chair of the Issuer and the Director of Finance and Administrative Services of the City are hereby authorized, for and on behalf of the Issuer and the City, to approve the form and content of the draft Preliminary Official Statement and to “deem final” the Preliminary Official Statement for purposes of paragraph (b)(1) of Rule 15c2-12, together with such changes, insertions, omissions and filling of blanks therein as the Chair of the Issuer and the Director of Finance and Administrative Services of the City, in his or her discretion, may approve, including such changes as may be necessary to make appropriate disclosure of forecasted revenues, expenses, debt service coverage, and related financial results, and otherwise, the execution of a certificate deeming the Preliminary Official Statement final for purposes of paragraph (b)(1) of Rule 15c2-12 to be conclusive evidence of such approval. The use of the Preliminary Official Statement by the Underwriter in connection with the initial marketing and sale of the Series 2021 Bonds is hereby authorized.

The preparation and distribution of the Final Official Statement with respect to the Series 2021 Bonds, in substantially the form of the Preliminary Official Statement, with such changes, modifications, insertions and deletions from the Preliminary Official Statement as the Chair of the Issuer and the Mayor and Director of Finance and Administrative Services of the City, in his or her respective discretion, may approve, is hereby authorized and approved. The Chair of the Issuer and the Mayor and Director of Finance and Administrative Services of the City are authorized to approve and execute the Final Official Statement on behalf of the Issuer and the City, such execution and delivery to be conclusive evidence of such approval.

**Section 1013. Continuing Disclosure Agreement.** The Issuer has determined that the City shall constitute the “obligated person” for purposes of assisting the Underwriter in complying with the requirements of paragraph (b)(5) of Rule 15c2-12 and the execution, delivery and performance of the Continuing Disclosure Agreement by the City are hereby acknowledged, in such form as approved by the officer of the City executing the same, the execution and delivery thereof to be conclusive evidence of such approval. The Mayor or Director of Finance and Administrative Services of the City are authorized to sign the Continuing Disclosure Agreement in the name of and on behalf of the City, and the Continuing Disclosure Agreement shall be attested by the Attesting Officer, if required.

**Section 1014. Adoption of Pricing Resolution.** The Issuer shall, after the Series 2021 Bonds have been priced, adopt a Pricing Resolution, which among other things will specify the interest rate or rates per annum which such bonds shall bear, the principal amount of the Series 2021 Bonds to mature in each year, the maturities of such bonds, if any which shall be designated as term bonds subject to mandatory sinking fund redemption, and the optional and extraordinary redemption provisions, if any, applicable to the Series 2021 Bonds, the terms and covenants associated with any bond insurance policy with respect to such bonds, provide for the sale of the Series 2021 Bonds, authorize, ratify, and approve the use and distribution of a Preliminary Official Statement with respect to the Series 2021 Bonds and the execution and

delivery of an Official Statement in final form with respect to the Series 2021 Bonds and the initial deposits to the funds as specified in Section 501 of this Resolution. The terms set forth in the Pricing Resolution shall conform with final terms specified to the Issuer in writing by the Chief Financial Officer of the City and conform to and be within parameters for the maximum aggregate principal amount, the maximum interest rate, the maximum principal and interest due in any Sinking Fund Year and the final maturity date provided in Section 202 hereof.

**Section 1015. No Individual Responsibility of Members and Officers of Issuer.** No stipulations, obligations or agreements of any member or of any officer of the Issuer shall be deemed to be stipulations, obligations or agreements of any such member or officer in his or her individual capacity.

**Section 1016. General Authority.** The Issuer, in consultation with the City, is hereby authorized to execute and file with the Internal Revenue Service an Information Return for Tax-Exempt Governmental Bond Issues, Form 8038-G. The Issuer, at the direction of and in consultation with the City, shall execute and deliver a tax and non-arbitrage certificate and all other documents and certificates necessary to effectuate the transactions contemplated by this Resolution. Any and all other actions heretofore taken and all documents heretofore executed in connection with the issuance of the Series 2021 Bonds are hereby ratified and approved.

**Section 1017. Manner of Evidencing Ownership of Bonds.** Any consent, request, direction, approval or other instrument required by this resolution to be signed or executed by Bondholders may be in any number of concurrent writings of similar tenor and may be signed or executed by such Bondholders in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval or other instrument, or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any purpose of this resolution and shall be conclusive in favor of the Issuer with regard to any action taken by it under such consent, request, direction, approval or request:

(a) The fact and date of the execution by any person of any such writing may be proved by the certificate of any officer in any jurisdiction, who, by the laws thereof, has power to take acknowledgments within said jurisdiction, to the effect that the person signing such writing acknowledged before him the execution thereof, or by an affidavit of a witness to such execution.

(b) The ownership of Bonds shall be proved by the registration book maintained by the Bond Registrar.

**Section 1018. Acknowledgment of Acceptance of Contract.** The Issuer accepts the terms of the Contract and agrees that it will maintain or cause the City to maintain the Refunded Project as herein provided so as to effectively carry out the purpose and intention of the Contract and has accepted the Contract for and on behalf of itself and for and on behalf of all Bondholders.

**Section 1019. Requirements and Conditions Met.** The Issuer agrees that all the terms, conditions, requirements of all acts and things required to be done, both under the Constitution of the State of Georgia and the Act, have been done as required, and the Issuer agrees to take any and all necessary steps to comply with each and every requirement and condition referred to herein.

**Section 1020. Limitation of Rights.** Except as herein expressly otherwise provided, nothing in this ordinance expressed or implied is intended or shall be construed to confer upon any person other than the Issuer and the Bondholders, any right, remedy or claim, legal or equitable, under or by reason of this ordinance, this ordinance being intended to be and being for the sole and exclusive benefit of the Issuer and the Bondholders.

**Section 1021. Incorporation of Tax and Non-Arbitrage Certificate.** Reference is made to the tax and non-arbitrage certificate or certificates of the Issuer and the City to be signed by the Chair of the Issuer and the Director of Finance and Administrative Services of the City to be delivered concurrently with the issuance of the Series 2021 Bonds. The representations and covenants made in the tax and non-arbitrage certificate or certificates are, upon the execution and delivery thereof, incorporated by reference as if contained herein.

**Section 1022. Waiver of Performance Audit and Review.** The Issuer hereby directs the Chair or Vice Chair to provide, in connection with the issuance of the Series 2021 Bonds, a report which accounts for the planned expenditure of the proceeds of the Series 2021 Bonds. The Issuer hereby approves the publication of the requisite legal notice waiving the performance audit and performance review requirements of Section 36-82-100 of the Official Code of Georgia.

**Section 1023. No Public Benefit Conferred Subject to Systematic Verification Statute.** The adoption of this Bond Resolution and the subsequent issuance of the Series 2021 Bonds and any Additional Bonds to refinance the Refunded Project or other project does not constitute a “business loan” or confer any other “public benefit” within the meaning of O.C.G.A. § 50-36-1; therefore, neither the participants in this transaction, nor their counsel, are subject to the Systematic Alien Verification provisions of such law.

**Section 1024. Date of the Documents.** The dates of documents provided herein are for convenience and are not mandatory. The Issuer hereby authorizes a change of document dates as may be convenient to the parties.

Adopted and approved this 25th day of January, 2021.

**RIVERDALE DOWNTOWN  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Chair

ATTEST

\_\_\_\_\_  
Secretary

**EXHIBIT A**

(FORM OF SERIES 2021 BOND)

UNITED STATES OF AMERICA

STATE OF GEORGIA

**RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY  
REVENUE REFUNDING BOND  
(RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT), SERIES 2021**

INTEREST RATE:

Per Annum \_\_\_\_\_%

MATURITY DATE:

May 1, 20\_\_\_\_\_

REGISTERED OWNER:

Stephens Inc.

PRINCIPAL AMOUNT:

\$ \_\_\_\_\_

Dated Date:

\_\_\_\_\_, 20\_\_

FOR VALUE RECEIVED, the Riverdale Downtown Development Authority, a body corporate and politic and a public corporation of the State of Georgia (the "Issuer"), hereby promises to pay solely from the special fund provided therefor, as hereinafter set forth, to the registered owner hereof, the Principal Amount specified above and interest on such principal sum from the date of authentication hereof, at the interest rate set forth above (calculated on the basis of a 360-day year consisting of twelve 30-day months) unless redeemed prior thereto as hereinafter provided, upon presentation and surrender hereof at the principal corporate trust office of U.S. Bank, National Association, as Paying Agent for this Series 2021 Bond, and to pay, solely from said special fund, to the registered owner hereof by check or draft mailed by first class mail to such owner at his or her address as it shall appear on the bond register kept by U.S. Bank, National Association, as Bond Registrar for this Series 2021 Bond (the "Bond Registrar"), interest on such principal sum, at the interest rate per annum specified above, payable on \_\_\_\_\_ 1, 20\_\_\_\_, and semiannually thereafter on the first day of May and the first day of November of each year, from the interest payment date next preceding the Bond Date hereof to which interest has been paid (unless the date hereof is prior to \_\_\_\_\_, 20\_\_, in which event from \_\_\_\_\_, 20\_\_) until payment of such principal sum in full. Both the principal of and interest on this Series 2021 Bond are payable in any coin-or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

The principal and interest so payable on any such May 1 or November 1 (each is a "Payment Date") or on any redemption date applicable hereto will be paid to the person in whose name this Series 2021 Bond is registered at the close of business on the fifteenth day of the calendar month preceding such Payment Date or redemption date (a "Record Date"). Any such principal and interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on the Record Date specified in the preceding sentence, and shall

be paid to the person in whose name this Series 2021 Bond is registered at the close of business on a special record date for the payment of such defaulted interest to be fixed by the Paying Agent, notice of which shall be given to Bondholder not less than 10 days prior to such special record date.

This Series 2021 Bond is being issued under the authority of the Constitution of the State of Georgia and the laws of the State of Georgia, including the Downtown Development Authorities Law (O.C.G.A. § 36-42-1, *et seq.*), as amended (the “Act”), and the Revenue Bond Law (O.C.G.A. § 36-82-60, *et seq.*), as amended, and is duly authorized by a resolution of the Issuer adopted on \_\_\_\_\_, 20\_\_\_\_ (the “Bond Resolution”). This Series 2021 Bond is one of a series of revenue bonds duly authorized by the Riverdale Downtown Development Authority and each designated “Riverdale Downtown Development Authority Taxable Revenue Refunding Bonds (Riverdale Town Center Improvements Project)”. This Series 2021 Bond was designated as “Riverdale Downtown Development Authority Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021”, is of like tenor with the other bonds of its series and other subseries except as to series designation, denominations, interest rates, and maturities.

This Series 2021 Bond is being issued by the Issuer for the refunding the outstanding Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A, pursuant to the Contract, defined herein (the “Series 2010 Project”).

This Series 2021 Bond is payable from and secured by the moneys received by the Issuer pursuant to Intergovernmental Contract, dated as of \_\_\_\_\_ 1, 20\_\_\_\_ (the “Contract”) in respect of the Series 2021 Project, between the Issuer and the City of Riverdale, Georgia (the “City”). Pursuant to the Contract, the City has agreed, *inter alia*, to pay amounts sufficient to permit the Issuer to pay, when due, the principal of and interest on this Series 2021 Bond. The payments to be received by the Issuer pursuant to the Contract have been pledged pursuant to the provisions of the Resolution for the benefit of the registered owner of any Series 2021 Bond and any Additional Parity Bonds (hereinafter defined) issued under the Resolution. The Contract provides that the obligation of the City shall be absolute and unconditional and such payments shall not be abated or reduced for any reason. The City has agreed in the Contract to levy such annual taxes on the taxable property located within its territorial limits as now existent and as the same may hereafter be extended, at such rate or rates, as might be necessary to make the payments called for by the Contract. The City has further consented and agreed that in order to make such funds available for such purpose in each fiscal year, it will, in its revenue, appropriation and budgetary measures whereby tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to satisfy the payments required to be made under the Contract, until all payments to be made under the Contract have been paid in full.

The Issuer may, upon the meeting of certain conditions as provided in the Bond Resolution, issue additional parity bonds (“Additional Parity Bonds”) payable from the moneys received pursuant to the Contract and ranking *pari passu* with this Series 2021 Bond as to said moneys and secured by the same pledge thereto and lien thereon. The Bond Resolution and the

Contract may be amended without the consent of the owner of this Series 2021 Bond or any other Bond upon certain terms and conditions.

Reference to the Bond Resolution is hereby made for a description of the funds charged with and pledged to the payment of the principal of and interest on this Series 2021 Bond or any other Series 2021 Bond, and any Additional Parity Bonds, the nature and extent of the security for the payment of this Series 2021 Bond and any Additional Parity Bonds, a statement of the rights, duties and obligations of the Issuer, and the terms and conditions under which Additional Parity Bonds may be issued, to all the provisions of which Bond Resolution the owner hereof, by the acceptance this Series 2021 Bond, assents.

The principal of and interest on this Series 2021 Bond shall be payable solely from the moneys payable to the Issuer under the Contract, moneys held in the Sinking Fund and any other moneys or funds pledged therefor. This Series 2021 Bond shall not be deemed to constitute a debt or obligation of the State of Georgia, the City, or any political subdivision of the State of Georgia within the meaning of any constitutional or statutory limitation upon indebtedness. Except as provided in the Contract, this Series 2021 Bond shall not directly, indirectly or contingently obligate the State of Georgia, the City, or any political subdivision of the State of Georgia to levy or to pledge any form of taxation whatever therefor or to make any appropriation for its payment.

The Series 2021 Bonds are subject to mandatory redemption prior to maturity as set forth in the Bond Resolution.

Should the Issuer hereafter elect to issue Additional Parity Bonds, as it is hereinafter authorized to do, it shall have the right to redeem the obligations of any such future series before the Series 2021 Bonds are paid in full, provided that within each series, if the Bonds or obligations are redeemed in part, such redemption shall be in the inverse order of maturity and by lot within a maturity in such manner as may be directed by the Issuer.

Any such redemption, either in whole or in part, shall be made following notice to the owners of the affected bonds mailed by first class mail not more than 60 and not less than 30 days prior to the redemption date in the manner and upon the terms and conditions provided in the Bond Resolution. If this Series 2021 Bond or any portion hereof shall be called for redemption, interest shall cease to accrue on this Series 2021 Bond or such portion hereof from and after the date fixed for redemption unless default shall be made in payment of the redemption price hereof upon presentation and surrender hereof; and, except as otherwise provided in the Bond Resolution, the owner of this Series 2021 Bond shall not be entitled to any rights under the Bond Resolution except the right to receive payment and this Series 2021 Bond and the portion hereof so called shall not be considered to be outstanding. Upon surrender of this Series 2021 Bond paid or redeemed in part only, the Issuer shall execute, the Authentication Agent shall authenticate and the Bond Registrar shall deliver to the owner hereof, at the expense of the Issuer, a new bond or bonds of the same type, of authorized denomination or denominations and in the aggregate principal amount equal to the unpaid or unredeemed portion of the bond.

The person in whose name this Series 2021 Bond is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or interest made to such registered owner shall be valid and effectual to satisfy and discharge the liability upon this Series 2021 Bond to the extent of the sum or sums so paid. This Series 2021 Bond may be registered as transferred by the owner hereof in person or by his attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar, all subject to the terms and conditions of the Bond Resolution.

The Series 2021 Bonds are issuable as fully registered bonds in denominations of \$5,000 and any integral multiple thereof. Subject to the limitations provided in the Resolution, Bonds may be exchanged at the principal corporate trust office of the Bond Registrar for a like principal amount of Bonds of the same maturity and interest rate and of other authorized denominations.

No commissioner, member or officer of the Issuer shall be subject to any personal liability by reason of the issuance of the Bonds, all of such liability being expressly waived and released by each owner hereof by the acceptance hereof.

This Series 2021 Bond is issued with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

It is hereby certified and recited that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Series 2021 Bond do exist, have happened and have been performed in due time, form and manner as required by law.

THIS SERIES 2021 BOND SHALL NOT CONSTITUTE A DEBT OR A GENERAL OBLIGATION OF THE ISSUER, NOR CONSTITUTE AN INDEBTEDNESS OR GENERAL OBLIGATION OF THE STATE OF GEORGIA, THE CITY OF RIVERDALE, GEORGIA, OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION WHATSOEVER, BUT THIS BOND SHALL BE PAYABLE SOLELY FROM THE REVENUES PLEDGED THEREFOR AS PROVIDED IN THE BOND RESOLUTION AND THE ISSUANCE OF THIS SERIES 2021 BOND SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE STATE OF GEORGIA OR THE CITY OF RIVERDALE, GEORGIA TO LEVY OR PLEDGE ANY FORM OF TAXATION WHATSOEVER FOR THE PAYMENT HEREOF. THE ISSUER HAS NO TAXING POWER. NO OWNER OF THIS SERIES 2021 BOND SHALL HAVE THE RIGHT TO ENFORCE THE PAYMENT HEREOF AGAINST ANY PROPERTY OF THE STATE OF GEORGIA, OR THE CITY OF RIVERDALE, GEORGIA, NOR SHALL THIS SERIES 2021 BOND CONSTITUTE A CHARGE, LIEN, OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY SUCH PROPERTY, PROVIDED, HOWEVER, THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTITUTION AND LAWS OF THE STATE OF GEORGIA, THE OBLIGATION OF THE CITY OF RIVERDALE, GEORGIA TO MAKE THE PAYMENTS IT HAS CONTRACTED TO MAKE BY THE PROVISIONS OF THE CONTRACT, AS HEREINAFTER DEFINED, SHALL CONSTITUTE A GENERAL OBLIGATION AND A PLEDGE OF THE FULL FAITH AND CREDIT OF THE CITY OF RIVERDALE, GEORGIA, AND THE OBLIGATION WHICH THE CITY OF RIVERDALE, GEORGIA HAVE UNDERTAKEN TO MAKE SUCH PAYMENTS FROM TAXES TO BE LEVIED FOR THAT PURPOSE IS A



MANDATORY OBLIGATION TO LEVY AND COLLECT SUCH TAXES FROM YEAR TO YEAR IN AN AMOUNT SUFFICIENT TO FULFILL AND FULLY COMPLY WITH THE TERMS OF SUCH OBLIGATION. NEITHER THE MEMBERS OF THE GOVERNING BODY OF THE ISSUER NOR ANY PERSON EXECUTING THIS SERIES 2021 BOND SHALL BE LIABLE PERSONALLY ON THIS SERIES 2021 BOND BY REASON OF THE ISSUANCE THEREOF. THE ISSUER HAS NO TAXING POWER.

REFERENCE IS HEREBY MADE TO THE FURTHER PROVISIONS OF THIS SERIES 2021 BOND SET FORTH ON THE REVERSE SIDE HEREOF, WHICH PROVISIONS SHALL FOR ALL PURPOSES HAVE THE SAME EFFECT AS IF SET FORTH FULLY AT THIS PLACE.

This Series 2021 Bond shall not be entitled to any benefit under the Bond Resolution and shall not become valid or obligatory for any purpose until it shall have been authenticated by execution by the Authenticating Agent, by manual signature of the certificate hereon endorsed.

IN WITNESS WHEREOF, the Issuer has caused this Series 2021 Bond to be executed by its Chair and attested by its Secretary.

**RIVERDALE DOWNTOWN  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_ [Form] \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
[Form]  
Secretary

**AUTHENTICATION CERTIFICATE**

The above bond is the Bond described in the within-mentioned Bond Resolution, and is hereby authenticated as of the date shown below.

\_\_\_\_\_ [Form] \_\_\_\_\_,  
as Authentication Agent

By: \_\_\_\_\_ [Form] \_\_\_\_\_  
Authorized Signatory

Date of Authentication: \_\_\_\_\_

**VALIDATION CERTIFICATE**

STATE OF GEORGIA

CLAYTON COUNTY

I, the undersigned Clerk of the Superior Court of Clayton County, State of Georgia, DO HEREBY CERTIFY that this Bond and the security therefor was validated and confirmed by judgment of the Superior Court of Clayton County, Georgia in a proceeding brought pursuant to O.C.G.A. § 36-82-73, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ Civil Action File Number \_\_\_\_\_, that no intervention or objection was filed opposing the validation of this Bond and the security therefor, and that no appeal of said judgment of validation has been taken.

WITNESS my signature and the official seal of the Superior Court of Clayton County, Georgia.

\_\_\_\_\_,  
[Form]  
Clerk, Superior Court,  
Clayton County, Georgia

(SEAL)

\* \* \* \* \*

**ASSIGNMENT OF FULLY REGISTERED BOND**

For value received, \_\_\_\_\_ hereby sells, transfers and assigns unto \_\_\_\_\_ the foregoing bond and hereby irrevocably constitutes and appoints \_\_\_\_\_ attorney-in-fact to transfer the same on the registration books with full power of substitution in the premises.

Dated: \_\_\_\_\_

\_\_\_\_\_

NOTE: The signature to this assignment must correspond with the name(s) on the face of the foregoing bond in every particular, without alteration or enlargement.

(END OF FORM OF SERIES 2021 BOND)

\* \* \*

**EXHIBIT B**

**FORM OF INTERGOVERNMENTAL CONTRACT**

**EXHIBIT C**

**REQUISITION FOR COST OF ISSUANCE**

Requisition No. \_\_\_\_

U.S. Bank, National Association  
Atlanta, Georgia

Re: \$ \_\_\_\_\_ Riverdale Downtown Development Authority Revenue Refunding Bonds  
(Riverdale Town Center Improvements Project), Series 2021

Pursuant to Section 406 of the bond resolution of the Riverdale Downtown Development Authority (the "Issuer") adopted on \_\_\_\_\_, 20\_\_\_\_ (the "Bond Resolution") and the Intergovernmental Contract, dated as of \_\_\_\_\_ 1, 20\_\_\_\_ (the "Contract") between the Issuer and the City of Riverdale, Georgia (the "City") you are hereby directed to disperse from the Costs of Issuance Fund referred to in the Resolution (the "Costs of Issuance Fund") the amounts set forth below in connection with the above referenced bond issue. All capitalized terms used herein and not defined herein shall have the meanings ascribed thereto in the Bond Resolution. I, as an Authorized Representative of the City, hereby submit for payment for the costs of issuance of the captioned Bonds and, in connection therewith, I HEREBY CERTIFY as follows:

- (i) That an obligation in the amount of \$ \_\_\_\_\_ has been incurred by the Issuer, and that the same is a proper charge against the funds allocated for costs of issuance for the captioned bond issue, such amounts were incurred for all or a portion of the costs of issuance of the Bonds and has not been the basis of any previous requisition for costs of issuance.
- (ii) Such obligations should be paid for costs of issuance from the net proceeds of the Bonds.
- (iii) Such obligation was incurred by the Issuer for the following:

See attached

Payment should be made to:

See attached

- (iv) All bills, statements of account, invoices or other evidence of the payment obligations to which such requisition relates are on file at the office of the Issuer.

Date: \_\_\_\_\_, \_\_\_\_\_

**CITY OF RIVERDALE, GEORGIA**

By: \_\_\_\_\_  
Authorized Representative



**SECRETARY'S CERTIFICATE**

STATE OF GEORGIA

CLAYTON COUNTY

I, the undersigned Secretary of Riverdale Downtown Development Authority (the “Issuer”) and keeper of the records, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution adopted by the Issuer in a meeting duly called and assembled on the 25th day of January, 2021, which meeting was open to the public and at which a quorum was presenting and acting throughout, the original of which Resolution has been duly recorded in the Minute Book of the Issuer which is in my custody and control.

WITNESS my official hand and seal of the Issuer, this 25th day of January, 2021.

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Secretary

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**APPENDIX C**  
**FORM OF THE CONTRACT**

**(THIS PAGE LEFT BLANK INTENTIONALLY)**

## INTERGOVERNMENTAL CONTRACT

THIS INTERGOVERNMENTAL CONTRACT (this “**Contract**”), made and entered into as of the 1st day of \_\_\_\_\_, 20\_\_\_\_, by and between the CITY OF RIVERDALE, GEORGIA, a municipal corporation of the State of Georgia (the “**City**”), and the RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY, a public body corporate and politic (the “**Issuer**”).

### WITNESSETH:

**WHEREAS**, the Issuer has been created pursuant to the provisions of Article IX, Section VI, Paragraph III of the 1983 Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. Section 36-42-1, *et seq.*, as amended (the “**Act**”) and an activating resolution of the Mayor and City Council of the City duly adopted on July 24, 2006, and is now existing and operating as a public body corporate and politic; and

**WHEREAS**, the Act empowers the Issuer to issue its revenue bonds in accordance with the applicable provisions of the Revenue Bond Law of the State of Georgia, O.C.G.A. 36-82-60, *et seq.*, as amended, for the purpose of refinancing “any bonds” issued for the purpose of acquiring, constructing and installing any “project” (as defined in the Act) in furtherance of the public purpose for which it was created or to refund or refinance such bonds and project; and

**WHEREAS**, the Act (O.C.G.A. Section 36-42-3(6)) defines “projects” to include the acquisition, construction, installation, modification, renovation, or rehabilitation of land and interests in land, buildings, structures, facilities or other improvements located or to be located within the downtown development area, all for the essential public purpose of the development of trade, commerce, industry and employment opportunities in the downtown development area; and

**WHEREAS**, the Revenue Bond Law (O.C.G.A. Section 36-82-61(4) and 62(a)(1)) empowers the Issuer and the City to acquire any “undertaking” as defined by such law to include “public parking areas and public parking buildings”; and

**WHEREAS**, Article IX, Section III, Paragraphs I(a) and (b) of the Constitution of the State of Georgia (the “**Intergovernmental Contracts Clause**”) authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding 50 years with each other or with another county, municipality or any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

**WHEREAS**, the City and the Development Authority of Clayton County (the “**County Authority**”) previously financed (1) a part or all of the costs of a capital project located in the City of Riverdale, Georgia (the “**City**”) to be owned by or on behalf of the City, consisting of (i) the construction of a parking garage with not less than 150 parking spaces to be located in the

Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay capitalized interest on May 1, 2011 with respect to the Prior Bonds (hereinafter defined), and (3) costs related to the issuance of the Prior Bonds (the “**Series 2010 Project**”); and

**WHEREAS**, the County Authority previously issued its Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A (the “**Series 2010A Bonds**”) in the original aggregate principal amount of \$5,300,000 (“**Prior Bonds**”) for the purpose of financing the cost of the Series 2010 Project and for paying certain costs of issuance associated therewith; and

**WHEREAS**, the Issuer proposes to issue its Downtown Development Authority of Riverdale Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021 (the “**Series 2021 Bonds**”) in the aggregate principal amount of \$\_\_\_\_\_ for the purpose of refunding all or a portion of the outstanding Series 2010A Bonds (the “**Refunded Bonds**”) and for paying costs of issuance associated therewith; and

**WHEREAS**, the Series 2021 Bonds will be issued pursuant to the Act, the Revenue Bond Law and a resolution of the Issuer adopted \_\_\_\_\_, 2020 (the “**Bond Resolution**”); and

**NOW, THEREFORE**, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Issuer DO HEREBY AGREE, as follows:

1.

This Contract shall become effective upon the date of issuance and delivery of the Series 2021 Bonds and shall continue in effect until the services to be provided hereunder are completed, provided that this Contract shall not expire before the principal of, premium, if any, and the interest on the Series 2021 Bonds shall have been fully paid or shall be deemed to have been fully paid pursuant to the provisions of the Bond Resolution. In no event, shall the term of this Contract extend for more than fifty (50) years. Defined terms used, but not defined herein shall have the meanings ascribed to them in the Bond Resolution.

2.

The Issuer agrees as follows:

(a) For the purpose of refunding the Refunded Bonds, thereby refinancing the costs of the Series 2010 Project, and paying the costs of issuing the Series 2021 Bonds, the Issuer will issue the Series 2021 Bonds in the aggregate principal amount of \$\_\_\_\_\_, at the interest rates and maturity as specified in Exhibit “A” hereto. The proceeds from the issuance and sale of the Series 2021 Bonds shall be applied in accordance with the Bond Resolution.

(b) The Issuer shall issue the Series 2021 Bonds, at the written request of the City, in order to cause the refunding of the Refunded Bonds, refinance the costs of the Series 2010

Project and pay the costs of issuance of the Series 2021 Bonds provided that the City executes this Contract.

(c) Any money received by the Issuer to pay debt service on the Series 2021 Bonds shall be deposited into the Sinking Fund created in Section 402 of the Bond Resolution.

(d) Except as provided in Section 4(b) hereof and Section 408 of the Bond Resolution, the Issuer shall not issue any other obligations of any kind payable from the moneys received pursuant to this Contract, nor shall the Issuer create any lien, other than as provided in the Bond Resolution, whatsoever on such moneys.

3.

The City agrees as follows:

(a) The City shall pay to the Issuer moneys in amounts sufficient to enable the Issuer to pay, when due, the principal of, redemption premium (if any) and interest on the Series 2021 Bonds and all other amounts owing under the Bond Resolution, including but not limited to the costs and expenses of the Issuer in connection with the refinancing the Series 2010 Project, counsel fees and any other costs of issuance of the Series 2021 Bonds or costs of the Issuer with respect to the refinancing of the Series 2010 Project and any arbitrage rebate payments and the fees of the paying agent, registrar, custodians and depositories. The payments required to be made pursuant to this Section 3(a) of this Contract shall be made directly to the Sinking Fund Custodian as set forth in the Bond Resolution on or before each April 15 and October 15 next preceding any Payment Date as specified in Section 403 of the Bond Resolution and on Exhibit "A-2" hereto.

(b) The City's obligation to make the payments required by Section 3(a) of this Contract shall constitute a general obligation of the City for which its full faith and credit are hereby pledged. The City hereby agrees to exercise its powers of taxation and levy ad valorem taxes on all taxable property located within the corporate limits of the City, as now existent and as the same may hereafter be extended, at such rate or rates, as may be necessary to produce in each year revenues that will be sufficient to fulfill the City's obligations under this Contract. The City's obligation to make the payments required by Section 3(a) of this Contract shall be absolute and unconditional so long as the Series 2021 Bonds remain outstanding, and such payments shall not be abated or reduced for any reason whatsoever. The City further covenants and agrees that in order to make funds available for such purpose in each fiscal year of the City, it will, in its general revenue, appropriation, and budgetary measures through which its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to satisfy any such payments that may be required to be made hereunder, whether or not any other sums are included in such measure, until all payments so required to be made hereunder shall have been made in full. Furthermore, the City shall not exercise any right of set-off or any similar right with respect to such payments, nor will it withhold any such payments because of any claimed breach of this Contract by the Issuer. The foregoing provision relating to the absolute and unconditional nature of said obligation of the City to pay is incorporated herein for the benefit of the owners of the Series 2021 Bonds and shall not affect the obligation of the Issuer to perform its obligations under this Contract or otherwise, nor shall such provision

otherwise affect any remedies available to the City on account of any claimed breach by the Issuer.

(c) The City hereby creates and grants a lien in favor of the Issuer on any and all revenues realized by the City from such tax levied pursuant to 3(b) hereof, to make the payments that are required under this Contract, which lien is superior to any that can hereafter be created, except that this lien may be extended to cover any Additional Contracts, as permitted by Sections 4(b) and 4(c) hereof. Nothing herein contained, however, shall be construed as limiting the right of the City to make the payments called for by this Contract out of any funds lawfully available to it for such purpose, from whatever source derived (including general funds).

(d) The City agrees to perform all of its obligations under the Bond Resolution, including payment to the Issuer of all payments required by Section 403, Section 404 and Section 602 of the Bond Resolution.

(e) The representations and warranties of the City set forth in the Non-Arbitrage Tax Certificate, dated the date of issuance and delivery of the Series 2021 Bonds, are hereby incorporated herein and made a part hereof by this reference thereto, as if fully set forth herein, and are true and correct as of the date hereof.

4.

The Issuer and the City agree as follows:

(a) The Issuer, to the maximum extent permitted by law, hereby makes, constitutes and appoints the City as its true, lawful and exclusive agent for the Series 2010 Project, and the City hereby accepts such agency to act and do all things on behalf of the Issuer, and to bring any actions or proceedings against any person which the Issuer might bring with respect thereto as the City shall deem proper. The Issuer hereby ratifies and confirms all actions of, and assumes and adopts all contracts entered into by, the City with respect to the Series 2010 Project prior to the date hereof.

In the Bond Resolution, the Issuer has authorized and directed the refunding of the Refunded Bonds and to make disbursements from the Cost of Issuance Fund to pay the costs of issuance of the Series 2021 Bonds. The City shall prepare and execute all such requisitions.

(b) At the request of the City, Additional Parity Bonds may be issued by the Issuer to provide funds to pay any one or more of the following: (i) the costs of completing the Series 2010 Project or additions or alterations to the Series 2010 Project, (ii) to refund the Series 2021 Bonds, and (iii) the costs of the issuance and sale of the Additional Parity Bonds and capitalized or funded interest for such period and such other costs reasonably related to the financing as shall be agreed upon by the City and the Issuer.

If the City is not in default hereunder, the Issuer shall, on request of the City, from time to time use its best efforts to issue the amount of Additional Parity Bonds specified by the City; provided, that the terms of such Additional Parity Bonds, the purchase price to be paid therefor, and the manner in which the proceeds therefrom are to be disbursed shall have been approved in



writing by the City, provided, that the sale of any Additional Parity Bonds shall be the sole responsibility of the City, and provided further that the City and the Issuer shall have entered into an amendment to this Contract to provide for additional payments in an amount at least sufficient to pay principal of, premium, if any, and interest on the Additional Parity Bonds when due and to provide for any additional terms or changes to this Contract required because of such Additional Parity Bonds, and provided further that the Issuer shall have otherwise complied with the provisions of Section 408 of the Bond Resolution with respect to the issuance of such Additional Parity Bonds.

Prior to the issuance of any Additional Parity Bonds to finance the costs of completing the Series 2010 Project or the cost of additions or alterations to the Series 2010 Project, the City shall cause to be prepared and filed with the Issuer a certificate of the City setting forth the estimated cost of the completion of the acquisition of the Series 2010 Project, including an allowance for contingencies and the amount, if any, provided or to be provided by the City from other sources toward payment of the costs of acquiring the Series 2010 Project and the manner in which such funds will be provided.

(c) So long as the Series 2021 Bonds are Outstanding, the City shall not:

(i) enter into any contract or supplemental agreement, other than this Contract, binding the City pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, pursuant to which a payment obligation is created or expanded from the City to the other party to such contract (herein “Additional Contract”) that creates a lien on the revenues to be derived from the tax to be levied hereunder by the City to fulfill its obligations hereunder, which is superior to the lien created hereunder,

(ii) enter into any other contract or agreement creating a lien on such tax revenues for any purpose other than debt service payments (including creation and maintenance of reasonable reserves therefor) superior to or on a parity with the lien created thereon to fulfill the obligations of the City hereunder, and

(iii) enter into any Additional Contract that provides for payment to be made by the City from moneys derived from the levy of a tax within the maximum millage (if any) now or hereafter authorized by law if each annual payment of all amounts payable with respect to debt service or which are otherwise fixed in amount or currently budgeted in amount under this Contract and any Additional Contract then in existence, together with each annual payment to be made under the proposed Additional Contract, in each future fiscal year of the City, would exceed the amount then capable of being produced by a levy of a tax within the maximum millage now or hereafter authorized by law on the taxable value of property located within the corporate limits of the City subject to taxation for such purposes, as shown by the latest tax digest available immediately preceding the execution of any such Additional Contract.

(d) As security for the payment of the Series 2021 Bonds, the Issuer has adopted the Bond Resolution. The City hereby assents to the assignment and pledge of the City’s payment obligation under Section 3(a) hereof which assignment and pledge is provided for in the Bond

Resolution and hereby agrees that its obligations to make all payments under this Contract shall be absolute. The Bondholders shall have all rights and remedies herein accorded to the Issuer (subject to the rights of the Bond Insurer, if any, as provided in the Bond Resolution), and any reference herein to the Issuer shall be deemed, with the necessary changes in detail, to include the Bond Insurer and the Bondholders, and each of the Bond Insurer, if any, and the Bondholders are deemed to be and are third party beneficiaries of the representations, covenants, and agreements of the City herein contained.

(e) This Contract may not be amended, changed, modified, altered, or terminated, and the observance of any term hereof may not be waived, except as provided in the Bond Resolution. This Contract may not be sold, assigned, delegated, or encumbered by the City.

(f) Should any phrase, clause, sentence or paragraph herein contained be held invalid or unconstitutional, it shall in no way affect the remaining provisions of this Contract, which provisions shall remain in full force and effect.

(g) This Contract may be executed in several counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

(h) This Contract shall be construed and enforced in accordance with the laws of the State of Georgia.

Signature page of Contract between City and Riverdale Downtown Development Authority, dated as of \_\_\_\_\_ 1, 2021

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officers, have cause this Contract to be executed in multiple counterparts under seals as of the day and year first above written.

**CITY OF RIVERDALE, GEORGIA**

(SEAL)

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Signature page of Contract between City and Riverdale Downtown Development Authority, dated as of \_\_\_\_\_ 1, 2021

**RIVERDALE DOWNTOWN  
DEVELOPMENT AUTHORITY**

**Attest:**

By: \_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

EXHIBIT "A-1"

Terms of the Series 2021 Bonds

<u>Maturity</u> (May 1)	<u>Amount</u>	<u>Interest Rate</u>
	\$ _____	%

EXHIBIT "A-2"

Contract Payments

Pursuant to Section 3(a) of the Contract the City shall make the following payments (not including fees for custodians, depositories and agents) on each April 15th and October 15<sup>th</sup> preceding each of the Payment Dates for the Series 2021 Bonds:

<u>Payment Date*</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>
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\* Contract payments are due not later than five (5) Business Days prior to Bond Payment Date.

## EXHIBIT “B”

### Description of Refunded Project

Capital project located in the City of Riverdale, Georgia (the “City”) to be owned by or on behalf of the City, consisting of (i) the construction of a parking garage with not less than 150 parking spaces to be located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) an amount sufficient to pay certain capitalized interest with respect to the Prior Bonds, and (3) costs related to the issuance of the Prior Bonds.

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**APPENDIX D**

**PROPOSED FORM OF OPINION OF BOND COUNSEL**

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Set forth below is the proposed opinion of Bond Counsel. The form of the opinion is preliminary and subject to change prior to the issuance and delivery of the Bonds.



HUNTON ANDREWS KURTH LLP  
BANK OF AMERICA PLAZA  
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600 PEACHTREE STREET, N.E.  
ATLANTA, GEORGIA 30308-2216

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FAX 404 • 888 • 4190

FILE: 068807.0000004 [83916774]

March 4, 2021

Riverdale Downtown Development Authority  
Riverdale, Georgia

City of Riverdale  
Riverdale, Georgia

\$4,110,000  
Riverdale Downtown Development Authority  
Revenue Refunding Bonds  
(Riverdale Town Center Improvements Project),  
Series 2021

Ladies and Gentlemen:

As Bond Counsel, we have examined applicable law, including, without limitation, the Downtown Development Authorities Law of Georgia (O.C.G.A. § 36-42-1, *et seq.*), as amended (the “Act”), and Resolution No. 34-07-06, adopted by the Mayor and City Council of the City of Riverdale, Georgia on July 24, 2006, providing for the activation of the Riverdale Downtown Development Authority (the “Issuer”), and certified copies of documents and proceedings relating to the organization of the Issuer and the issuance and sale by the Issuer of its \$4,110,000 Riverdale Downtown Development Authority Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021 (the “Bonds”), including, without limitation, a certified copy of the validation proceeding in the Superior Court of Clayton County, Georgia. Reference is made to the form of the Bonds for information concerning their details, including payment and redemption provisions, their purpose and the proceedings pursuant to which they are issued. Capitalized terms used but not defined herein are as defined in the Bond Resolution, as defined herein.

The Bonds are issued pursuant to a Resolution adopted by the Issuer on January 25, 2021, as supplemented by a Pricing Resolution adopted on February 22, 2021 (together “Bond Resolution”), which assigns for the benefit of the holders of the Bonds and any Additional Bonds issued pursuant to the Bond Resolution: (a) all right, title and interest of the Issuer in and to the

Riverdale Downtown Development Authority  
City of Riverdale  
March 4, 2021  
Page 2 of 5

Intergovernmental Contract, dated as of March 1, 2021 (the “Intergovernmental Contract”), by and between the Issuer and the City of Riverdale (the “City”), pursuant to which the Issuer has agreed to provide for the refinancing of the Refunded Project (as defined herein) and, in consideration therefor, the City has agreed to make payments in amounts sufficient to enable the Issuer to pay the principal of and interest on the Bonds; (b) all moneys held by the Sinking Fund Custodian in the Sinking Fund created under the Bond Resolution, and (c) any and all other property of every kind and nature from time to time which hereafter by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned or transferred, as and for additional security under the Bond Resolution by the Issuer or by any other person, firm or corporation with the consent of the Issuer.

Pursuant to the terms of the Intergovernmental Contract, the City has agreed to exercise its powers of taxation and levy ad valorem taxes on all taxable property within the territorial limits of the City at such rate or rates as may be necessary to produce in each year revenues which are sufficient to fulfill the City’s obligations under the Intergovernmental Contract. The Intergovernmental Contract provides that the City’s obligation to make payments under the Intergovernmental Contract shall constitute a general obligation of the City for which its full faith and credit are pledged and that it will exercise its powers of taxation as necessary to make payments required by the Intergovernmental Contract.

The Bonds are being issued for the purpose of (i) refunding all of the outstanding Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A the “Refunded Bonds”), and (ii) paying certain costs of issuance related to the Bonds. The Refunded Bonds were issued to finance the costs of the construction of an approximately 150 space parking garage located in the City’s Riverdale Town Center complex, making certain capital improvements to the City’s regional park, funding capitalized interest on the Refunded Bonds and paying certain costs of issuance of the Refunded Bonds (the “Refunded Project”).

In order to effect the refunding and to provide for the redemption and payment of the Refunded Bonds, a portion of the proceeds of the Bonds will be deposited with Synovus Bank, custodian for the Refunded Bonds, for deposit in the “debt service fund” established for the Refunded Bonds, in an amount required to pay the principal of, and accrued interest on the Refunded Bonds on their redemption date.

Reference is made to the opinions of L F Barnes Law, LLC, as city attorney and counsel for the Issuer, each dated today and addressed to you and to us, as to certain matters concerning the Issuer and the City, including the due authorization, execution and delivery of the Bond

Riverdale Downtown Development Authority  
City of Riverdale  
March 4, 2021  
Page 3 of 5

Resolution and the Intergovernmental Contract and related documents by the Issuer and the City and the enforceability of such documents against the City and the Issuer.

Without undertaking to verify the same by independent investigation, we have relied on certifications by representatives of the Issuer, the City and other parties as to certain facts relevant to our opinion and requirements of the Internal Revenue Code of 1986, as amended (the “Code”). The Issuer and the City have covenanted to comply with the provisions of the Code regarding, among other matters, the use, expenditure and investment of the proceeds of the Bonds and the timely payment to the United States of any arbitrage rebate amounts with respect to the Bonds, all as set forth in the proceedings and documents relating to the issuance of the Bonds (the “Covenants”).

Based on the foregoing, in accordance with customary legal opinion practice, and assuming the due authorization, execution and delivery by the parties to the agreements other than the Issuer and the City, we are of the opinion that:

(1) The Issuer is validly organized and existing under Georgia law with full power and authority under the Act to execute and deliver the Bond Resolution and the Intergovernmental Contract and to issue and sell the Bonds. The City has the corporate power to enter into the Intergovernmental Contract and perform the agreements on its part contained therein.

(2) The Bonds have been duly authorized and issued in accordance with the Constitution and laws of the State of Georgia, including the Act, and constitute valid and binding limited obligations of the Issuer payable as to both principal and interest solely from payments made by the City under the Intergovernmental Contract and other funds pledged under the Bond Resolution. The Bonds, the premium, if any, and the interest thereon do not constitute a pledge of the faith and credit of the State of Georgia or any municipality or political subdivision thereof, including, without limitation, the City.

(3) The Bond Resolution has been duly adopted, is in full force and effect, and is valid and enforceable against the Issuer in accordance with its terms. The issuance of the Bonds is permitted under the terms of the Bond Resolution and has been duly authorized. The Bond Resolution creates a valid and enforceable lien on the right, title and interest of the Issuer in and to the Intergovernmental Contract (except for the payment of certain expenses and amounts in the Rebate Fund) and the funds pledged by the Bond Resolution to secure the Bonds, on a parity with any Additional Bonds (as defined in the Bond Resolution) issued or to be issued by the Issuer under the Bond Resolution.

Riverdale Downtown Development Authority  
City of Riverdale  
March 4, 2021  
Page 4 of 5

(4) The Intergovernmental Contract has been duly authorized, executed and delivered by the Issuer and the City and constitutes a valid and binding obligation of the Issuer and the City enforceable against the Issuer and the City in accordance with its terms.

(5) The rights of the holders of the Bonds and the enforceability of such rights, including enforcement of the obligations of the Issuer under the Bond Resolution and the Intergovernmental Contract and of the City under the Intergovernmental Contract may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other laws affecting the rights of creditors generally and (b) principles of equity, whether considered at law or in equity.

(6) Under current law, interest on the Bonds (a) will not be included in gross income for Federal income tax purposes and (b) will not be an item of tax preference for purposes of the Federal alternative minimum income tax imposed on individuals. The opinion in this paragraph (6) is subject to the condition that there is compliance subsequent to the issuance of the Bonds with all requirements of the Code that must be satisfied in order that interest thereon not be included in gross income for Federal income tax purposes. Failure by the Issuer or the City to comply with the Covenants, among other things, could cause interest on the Bonds to be included in gross income for Federal income tax purposes retroactively to their date of issue. We express no opinion regarding other Federal tax consequences of the ownership of or receipt or accrual of interest on the Bonds.

(7) Under current law, interest on the Bonds is exempt from income taxation by the State of Georgia.

Our services as Bond Counsel have been limited to delivering the foregoing opinion based on our review of such proceedings and documents as we deem necessary to approve the validity of the Bonds and the tax-exempt status of the interest thereon. We express no opinion herein as to the financial resources of the Issuer or the City, the Issuer's or the City's ability to provide for the payments required on the Bonds, the City's ability to provide for payments under the Intergovernmental Contract or the accuracy or completeness of any information, including the Issuer's Preliminary Official Statement, dated February 16, 2021, and its Official Statement, dated February 22, 2021, that may have been relied upon by anyone in making the decision to purchase the Bonds.

Very truly yours,

**APPENDIX E**

**PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT**

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**CONTINUING DISCLOSURE AGREEMENT**

**by and between**

**CITY OF RIVERDALE, GEORGIA**

**and**

**DIGITAL ASSURANCE CERTIFICATION, L.L.C.**

**relating to:**

**§ \_\_\_\_\_  
RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY  
REVENUE REFUNDING BONDS  
(RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT), SERIES 2021**

**DATED AS OF MARCH 1, 2021**

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## CONTINUING DISCLOSURE AGREEMENT

This **CONTINUING DISCLOSURE AGREEMENT** (this “**Disclosure Agreement**”) is dated as of March 1, 2021 by and between the **CITY OF RIVERDALE, GEORGIA** (the “**City**”) and **DIGITAL ASSURANCE CERTIFICATION, L.L.C.** and any successor disclosure dissemination agent serving hereunder pursuant to Section 13 hereof (in such capacity, the “**Dissemination Agent**” or “**DAC**”).

### RECITALS:

**A.** Contemporaneously with the execution and delivery of this Disclosure Agreement, Riverdale Downtown Development Authority (the “**Issuer**”) will issue \$\_\_\_\_\_ in aggregate principal amount of its Revenue Refunding Bonds (Riverdale Town Center Improvements Project), Series 2021 (the “**Series 2021 Bonds**”), pursuant to an authorizing bond resolution of the Issuer adopted on January 25, 2021, as supplemented by a supplemental bond resolution of the Issuer adopted on \_\_\_\_\_, 2021 (collectively, the “**Resolution**”).

**B.** The Issuer will issue the Series 2021 Bonds pursuant to the Resolution in order to finance the refunding of all of the outstanding Development Authority of Clayton County Taxable Revenue Bonds (Riverdale Town Center Improvements Project), Series 2010A, currently outstanding in the aggregate principal amount of \$4,490,000 (the “**Prior Bonds**”) and for paying certain costs of issuing the Series 2021 Bonds. The Prior Bonds were issued by the Development Authority of Clayton County for the purpose of financing (1) a part or all of the costs of a capital project located in the City owned by or on behalf of the City, consisting of (i) the construction of an approximately 150 space parking garage located in the Riverdale Town Center, and (ii) capital improvements to the City’s Regional Park, (2) capitalized interest with respect to the Prior Bonds, and (3) costs related to the issuance of the Prior Bonds.

**C.** The City and the Issuer have entered into an Intergovernmental Contract, dated as of March 1, 2021 (the “**Contract**”), as security for the Series 2021 Bonds, pursuant to which the City has agreed to make payments in stated amounts which are sufficient to pay when due the principal and interest distributable with respect to the Series 2021 Bonds.

**D.** The Issuer and the City have authorized the preparation and distribution of the Preliminary Official Statement dated February 16, 2021 with respect to the Series 2021 Bonds (the “**Preliminary Official Statement**”) and, on or before the date of the Preliminary Official Statement, the Issuer deemed that the Preliminary Official Statement was final within the meaning of Rule 15c2-12, as amended (the “**Rule**”), of the Securities and Exchange Commission (the “**SEC**”) pursuant to the Securities Exchange Act of 1934, as amended.

**E.** Upon the initial sale of the Series 2021 Bonds to Stephens Inc. as underwriter (the “**Underwriter**”), the Issuer and the City authorized the preparation and distribution of the Official Statement dated \_\_\_\_\_, 2021 with respect to the Series 2021 Bonds (the “**Official Statement**”).

**F.** As a condition precedent to the initial purchase of the Series 2021 Bonds by the Underwriter in accordance with the Bond Purchase Agreement dated \_\_\_\_\_, 2021 (the “**Bond Purchase Agreement**”) by among the Underwriter, the Issuer and the City, and in compliance

with the Underwriter's obligations under the Rule, the City has agreed to provide for the public disclosure annual reports of financial information on an ongoing basis for so long as the Series 2021 Bonds remain outstanding as set forth herein and the City has agreed to retain the Dissemination Agent to perform certain disclosure dissemination tasks as provided for herein on its behalf.

**NOW THEREFORE**, in consideration of the purchase of the Series 2021 Bonds by the Underwriter and all subsequent Beneficial Owners of the Series 2021 Bonds, and the mutual promises and agreements made herein, the receipt and sufficiency of which consideration is hereby mutually acknowledged, the City and the Dissemination Agent do hereby certify and agree as follows:

**Section 1. Incorporation of Recitals.** The above recitals are true and correct and are incorporated into and made a part hereof.

**Section 2. Definitions.**

(a) For the purposes of this Disclosure Agreement, all capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed thereto in the Resolution and the Official Statement, as applicable.

(b) In addition to the terms defined elsewhere herein, the following terms shall have the following meanings for the purposes of this Disclosure Agreement:

**“actual knowledge”** as used herein, and for the purposes hereof, a party shall be deemed to have “actual knowledge” of the occurrence of any event only if and to the extent the individual or individuals employed by such party and directly responsible for the administration of this Disclosure Agreement on behalf of such party have actual knowledge of or receive written notice of the occurrence of such event.

**“Annual Filing”** means any annual report provided by the City, pursuant to and as described in Sections 4 and 6 of this Disclosure Agreement.

**“Annual Filing Date”** means the date by which the Annual Filing is to be filed with the MSRB, which is not later than January 31<sup>st</sup> of each year, commencing with January 31, 2022. If January 31<sup>st</sup> falls on a day that is not a Business Day, the Annual Filing will be due on the first Business Day thereafter.

**“Annual Financial Information”** means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 6(a) of this Disclosure Agreement.

**“Audited Financial Statements”** means the financial statements (if any) of the City for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted auditing standards and Government Auditing Principles issued by the Comptroller General of the United States.

**“Beneficial Owner”** shall mean any individual beneficial owner of the Series 2021 Bonds. Beneficial ownership is to be determined consistent with the definition thereof contained in Rule

13d-3 of the Securities and Exchange Act of 1934, as amended, or, in the event such provisions do not adequately address the situation at hand (in the opinion of nationally recognized bond counsel), beneficial ownership is to be determined based upon ownership for federal income tax purposes.

**“Business Day”** means a day other than: (a) Saturday or Sunday, (b) a day on which banks are authorized or required by law to close, or (c) a day on which the City is authorized or required to be closed.

**“Disclosure Representative”** means the Director of Finance and Administrative Services the City or his designee, or such other person as the City shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing Information to the Dissemination Agent.

**“Dissemination Agent”** means Digital Assurance Certification, L.L.C., acting in its capacity as initial Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the City pursuant to Section 13 hereof.

**“EMMA”** means the Electronic Municipal Market Access system, a service of the MSRB, or any successor thereto.

**“Filing”** means, as applicable, any Annual Filing or Notice Event Filing or any other notice or report made public under this Disclosure Agreement.

**“Fiscal Year”** shall mean the fiscal year of the City, which currently is the twelve month period beginning July 1 and ending on June 30 of the following year or any such other twelve month period designated by the City to be its fiscal year.

**“Information”** means the Annual Financial Information, the Audited Financial Statements (if any), the Notice Event Filings, and the Voluntary Reports.

**“MSRB”** means the Municipal Securities Rulemaking Board, established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, or any successor to its functions for the purpose of the Rule.

**“Notice Event”** shall mean an event listed in Section 5(a) and 5(b) hereof.

**“Notice Event Filing”** shall have the meaning specified in Section 5(a) hereof.

**“Obligated Person”** means the City and any person who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Series 2021 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities). The City confirms that currently it is an Obligated Person with respect to the Series 2021 Bonds.

**“Rule”** shall have the meaning assigned to such term in the recitals hereto.

**“Third Party Beneficiary”** shall have the meaning specified in Section 3(b) hereof.

“**Unaudited Financial Statements**” means the financial statements (if any) of the City which have not been certified by an independent auditor.

“**Voluntary Report**” means the information provided to the Dissemination Agent by the City pursuant to Section 8 hereof.

**Section 3. Scope of this Disclosure Agreement.**

(a) The City has agreed to enter into this Disclosure Agreement, undertake the disclosure obligations hereunder and retain the Dissemination Agent to perform the disclosure dissemination tasks set forth herein on its behalf, all at the request of the Underwriter and as a condition precedent to the Underwriter’s purchase of the Series 2021 Bonds in order to assist the Underwriter with compliance with the Rule. The disclosure obligations of the City under this Disclosure Agreement relate solely to the Series 2021 Bonds. Such disclosure obligations are not applicable to any other securities issued or to be issued by the Issuer, whether issued for the benefit of the City or otherwise, nor to any other securities issued by or on behalf of the City.

(b) Neither this Disclosure Agreement, nor the performance by the City or the Dissemination Agent of their respective obligations hereunder, shall create any third-party beneficiary rights, shall be directly enforceable by any third-party, or shall constitute a basis for a claim by any person except as expressly provided herein and except as required by law, including, without limitation, the Rule; provided, however, the Underwriter and each Beneficial Owner of the Series 2021 Bonds are hereby made third-party beneficiaries hereof (collectively and each respectively, a “**Third-Party Beneficiary**”) and shall have the right to enforce the obligations of the parties hereunder pursuant to Section 10 hereof.

(c) This Disclosure Agreement shall terminate upon (i) the defeasance, redemption or payment in full of all Series 2021 Bonds, or (ii) the delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of counsel expert in federal securities laws retained by the City to the effect that continuing disclosure is no longer required under the Rule.

**Section 4. Annual Filings.** (a) The City shall provide, annually, an electronic copy of the Annual Filing to the Dissemination Agent not later than 5 days prior to the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Filing, the Dissemination Agent shall provide the Annual Filing to the MSRB, in an electronic format as prescribed by the MSRB. The Annual Filing may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 6 hereof.

(b) If on the second (2<sup>nd</sup>) Business Day prior to the Annual Filing Date, the Dissemination Agent has not received a copy of the Annual Filing, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the City of its undertaking to provide the Annual Filing pursuant to Section 4(a) hereof. Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Filing no later than 12:00 noon on the Annual Filing Date, or (ii) instruct the Dissemination Agent in writing that the City will not be able to file the Annual Filing within the time required under this Disclosure Agreement, state the date by which the Annual Filing for such year is expected to be provided and instruct the Dissemination Agent

to immediately send a notice to the MSRB of such failure to provide the Annual Filing with an indication of the date of the posting of the Annual Filing.

(c) If the Dissemination Agent has not received an Annual Filing by 12:00 noon on the first business day following the Annual Filing Date for the Annual Filing, the City shall provide the Unaudited Financial Statements are available, provide in a timely manner an electronic copy to the Dissemination Agent for filing with the MSRB.

(d) If Audited Financial Statements of the City are prepared but not available prior to the Annual Filing Date, the City shall, when the Audited Financial Statements are available, provide in a timely manner an electronic copy to the Dissemination Agent, accompanied by a Certificate for filing with the MSRB.

(e) The Dissemination Agent shall:

- (i) upon receipt, promptly file each Annual Filing received under Section 4(a) hereof with the MSRB;
- (ii) upon receipt, promptly file each Audited Financial Statement received under Sections 4(c) and 4(d) hereof with the MSRB;
- (iii) upon receipt, promptly file the text of each disclosure to be made with the MSRB together with a completed copy of the MSRB Material Event Notice Cover Sheet in the form attached hereto as Exhibit B, describing the event by checking the box indicated on such form when filing pursuant to the pertinent section of this Disclosure Agreement; and
- (iv) provide the City evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Dissemination Agent under this Disclosure Agreement.

(f) The City may adjust the Annual Filing Date by providing written notice of such change and the new Annual Filing Date to the Dissemination Agent and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Each Annual Filing shall contain the information set forth in Section 6 hereof.

**Section 5. Reporting of Notice Events.**

(a) The City or the Dissemination Agent shall file a Notice Event Filing with EMMA in the format proscribed by MSRB in a timely manner (not more than ten (10) Business Days after it has actual knowledge) of the occurrence of any of the following Notice Events with respect to the Series 2021 Bonds:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;

- (3)     Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4)     Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5)     Substitution of credit or liquidity providers, or their failure to perform;
- (6)     Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7)     Modifications to rights of Bondholders, if material;
- (8)     Bond calls, if material, and tender offers;
- (9)     Defeasances;
- (10)    Release, substitution or sale of property securing repayment of the Bonds, if material;
- (11)    Rating changes;
- (12)    Bankruptcy, insolvency, receivership or similar event of the School (for the purposes of the event identified in this Section 5(12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the School in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the School or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the School);
- (13)    The consummation of a merger, consolidation, or acquisition involving the School or the sale of all or substantially all of the assets of the School, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14)    Appointment of a successor or additional trustee or the change of name of a trustee, if material;



(15) Incurrence of a financial obligation<sup>1</sup> of the School, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the School, any of which affect holders of the Bonds, if material; or

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the School, any of which reflect financial difficulties.

The City shall promptly notify the Dissemination Agent in writing upon having actual knowledge of the occurrence of a Notice Event. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (c) below. Such notice shall be accompanied with the text of the disclosure that the City desires to make (each a “**Notice Event Filing**”), the written authorization of the City for the Dissemination Agent to disseminate such information, and the date the City desires for the Dissemination Agent to disseminate the information.

(b) In accordance with the Rule, the City or the Dissemination Agent shall file a Notice Event Filing with EMMA, in the appropriate format required by the MSRB in a timely manner, after the occurrence of a failure of the City to provide the Annual Filing on or before the Annual Filing Date.

(c) The Dissemination Agent is under no obligation to notify the City or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within five business days of receipt of such notice, instruct the Dissemination Agent that (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Dissemination Agent is to report the occurrence pursuant to subsection (c), together with the text of the disclosure that the City desires to make, the written authorization of the City for the Dissemination Agent to disseminate such information, and the date the City desires for the Dissemination Agent to disseminate the information.

(d) (If the Dissemination Agent has been instructed by the City as prescribed in subsection (a) or (b)(ii) of this Section 5 to report the occurrence of a Notice Event, the Dissemination Agent shall promptly file a notice of such occurrence with the MSRB.

**Section 6. Content of Annual Filings.** Each Annual Filing of the City shall contain the following:

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<sup>1</sup> For purposes of the events identified in subparagraphs (b)(5)(i)(C)(15) and (16) of the Rule, the term “financial obligation” is defined to mean a (A) debt obligation; (B) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (C) a guarantee of (A) or (B). The term “financial obligation” does not include municipal securities as to which a final official statement has been otherwise provided to the MSRB consistent with the Rule. Numerous other terms contained in these subsections and/or in the definition of “financial obligation” are not defined in the Rule; SEC Release No. 34-83885 contains a discussion of the current SEC interpretation of those terms. For example, in the Release, the SEC provides guidance that the term “debt obligation” generally should be considered to include only lease arrangements that operate as vehicles to borrow money.

(a) Operating data and financial information, including, to the extent not included in the City’s Comprehensive Annual Financial Report (the “CAFR”), updates of the following information contained in Appendix A to the Official Statement:

(1) updates of information contained in Appendix A to the Official Statement relating to:

(A) the financial information with respect to the City of the type described in the statistical tables in Appendix A of this Official Statement under the headings entitled “CITY DEBT STRUCTURE –SUMMARY OF CITY PAYMENT OBLIGATIONS BY CATEGORY—DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT -- Outstanding Debt Last Five Fiscal Years – LIMITATIONS ON CITY DEBT --- Computation of Legal Debt Margin --- ASSESSED VALUATION --- MILLAGE RATES and “CITY FINANCIAL INFORMATION -- Assessed Valuation; -- Millage Rates; -- Principal Property Taxpayers” but only to the extent such items are not included in the audited Financial Statements referred to in Section 6(b) hereto.

(B) the operating data with respect to the City of the type described in the statistical tables in Appendix A of this Official Statement under the headings entitled “DEMOGRAPHIC INFORMATION – LARGEST PRINCIPAL EMPLOYERS,” but only to the extent such items are not included in the Audited Financial Statements referred to in 6(b) hereto.

(2) a description of any material litigation which would have been disclosed in the Official Statement if such litigation were pending at the time the Official Statement was prepared.

(b) If available at the time of such filing, the Audited Financial Statements of the City for the prior Fiscal Year. If the City’s Audited Financial Statements are not available by the time the Annual Filing is required to be filed pursuant to Section 4(a) hereof, the Annual Filing shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the Audited Financial Statements shall be filed in the same manner as the Annual Filing when they become available. Audited Financial Statements (if any) will be provided pursuant to Section 4(d) hereof.

(c) The City’s CAFR for the immediately preceding Fiscal Year, to the extent available.

Any or all of the items listed above may be included by specific reference from other documents, including official statements of debt issues with respect to which the City is an Obligated Person, which have been previously filed with each of the MSRB or the SEC. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City will clearly identify each such document so incorporated by reference.

**Section 7. Responsibility for Content of Reports and Notices.**

(a) The City shall be solely responsible for the content of each Filing (or any portion thereof) provided to the Dissemination Agent pursuant to this Disclosure Agreement. The Dissemination Agent shall be responsible for reviewing or verifying the accuracy or completeness of any such Filings and shall be indemnified, to the fullest extent legally permissible, under Section 9 hereof against any and all claims, damages, losses, liabilities, costs and expenses whatsoever (including, without limitation, reasonable attorney's fees and expenses) incurred or suffered by the Dissemination Agent as a result of the Dissemination Agent's making public any such Filings furnished by the City in accordance with this Disclosure Agreement.

(b) Each Filing distributed by the Dissemination Agent pursuant to Section 4 or 5 hereof shall be in a form suitable for distributing publicly and shall contain the CUSIP numbers of the Series 2021 Bonds and shall be in substantially the form set forth in Exhibit A hereto. If an item of information contained in any Filing pursuant to this Disclosure Agreement would be misleading without additional information, the City shall additionally include such additional information as a part of such Filing as may be necessary in order that the Filing will not be misleading in light of the circumstances in which made.

(c) Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Filing or Notice Event Filing, in addition to that which is required by this Disclosure Agreement. If the City chooses to include any information in any Annual Filing or Notice Event Filing in addition to the information specifically required by this Disclosure Agreement, then and in such cases, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Filing or Notice Event Filing.

(d) Any report, notice or other filing to be made public pursuant to this Disclosure Agreement may consist of a single document or as separate documents comprising a package and may incorporate by reference other clearly identified documents or specified portions thereof previously filed with the MSRB or the SEC, provided that any final official statement incorporated by reference must be available from the MSRB.

(e) Notwithstanding any provision herein to the contrary, nothing in this Disclosure Agreement shall be construed to require the City or the Dissemination Agent to interpret or provide an opinion concerning information made public pursuant to this Disclosure Agreement.

(f) Notwithstanding any provision herein to the contrary, the City shall not make public, or direct the Dissemination Agent to make public, information which is not permitted to be publicly disclosed under any applicable data confidentiality or privacy law or other legal requirement.

**Section 8. Voluntary Reports.**

(a) The City may instruct the Dissemination Agent to file information with the MSRB, from time to time pursuant to a Certification of the Disclosure Representative accompanying such information (a "**Voluntary Report**").

(b) Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information through the Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Annual Financial Statement, Voluntary Report or Notice Event Filing, in addition to that required by this Disclosure Agreement. If the City chooses to include any information in any Annual Report, Annual Financial Statement, Voluntary Report or Notice Event Filing in addition to that which is specifically required by this Disclosure Agreement, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Annual Financial Statement, Voluntary Report or Notice Event Filing.

(c) Notwithstanding the foregoing provisions of this Section 8, the City is under no obligation to provide any Voluntary Report.

**Section 9. Indemnification.**

(a) To the fullest extent permitted by law, the City shall indemnify and hold harmless the Dissemination Agent and its respective officers, directors, employees, agents and representatives (individually, an “Indemnified Party”, and collectively, the “Indemnified Parties”) from and against all liability, losses, damages, costs, expenses (including reasonable attorney’s fees), taxes, causes of action, suits, claims, demands and judgments of any nature or form, suffered or incurred by the Indemnified Party or Indemnified Parties as a result of or in connection with (i) any untrue or alleged untrue statement of a material fact included in any information and/or materials provided to the Dissemination Agent by the City for disclosure under this Disclosure Agreement, (ii) the omission or alleged omission to state a material fact in any information and/or materials provided to the Dissemination Agent by the City for disclosure under this Disclosure Agreement, (iii) the failure or the alleged failure of the City to provide any Annual Filing or any Notice Event Filing pursuant to Section 4 or 5 hereof, and/or (vi) the performance of its duties and obligations hereunder, except in each case only as caused by the willful misconduct or negligence of the Dissemination Agent in the performance of its duties hereunder.

(b) The indemnification obligations of the City under this Section shall survive the termination of this Disclosure Agreement.

(c) Notwithstanding the foregoing provisions of this Section 9 or anything to the contrary herein, the indemnity provided by the City pursuant to this Section 9 shall be effective only to the extent that the amount of liability arising from any such loss shall not exceed the proceeds available therefor obtained from insurance carried by the City with respect to such loss.

**Section 10. Defaults; Remedies.**

(a) A party shall be in default of its obligations hereunder if it fails and refuses to carry out or perform its obligations hereunder for a period of five business days following notice of default given in writing to such party by any other party hereto or by any Third Party Beneficiary hereof, unless such default is cured within such five business day notice period. An extension of such five business day cure period may be granted for good cause (in the reasonable judgment of the party granting the extension) by written notice from the party who gave the default notice.

(b) If a default occurs and continues beyond the cure period specified above, any nondefaulting party or any Third-Party Beneficiary may seek specific performance of the defaulting party's obligations hereunder as the sole and exclusive remedy available upon any such default, excepting, however, that the party seeking such specific performance may recover from the defaulting party any reasonable attorneys' fees and expenses incurred in the course of enforcing this Disclosure Agreement as a consequence of such default. Each of the parties hereby acknowledges that monetary damages will not be an adequate remedy at law for any default hereunder, and therefore agrees that the exclusive remedy of specific performance shall be available in proceedings to enforce this Disclosure Agreement.

(c) Notwithstanding any provision of this Disclosure Agreement or the Contract or the Resolution to the contrary, no default under this Disclosure Agreement shall constitute a default or event of default under the Contract or the Resolution.

**Section 11. Amendment or Modification.**

(a) This Disclosure Agreement shall not be amended or modified except as provided in this Section 11. No modification, amendment, alteration or termination of all or any part of this Disclosure Agreement shall be construed to be, or operate as, altering or amending in any way the provisions of the Resolution.

(b) Notwithstanding any other provision of this Disclosure Agreement, the City may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by either (i) an opinion of counsel expert in federal securities laws retained by the City to the effect that such amendment or waiver does not materially impair the interests of holders of the Series 2021 Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof after taking into account any amendments or interpretative releases of the SEC with respect to the Rule and any change in circumstances occurring since such time of initial issuance and sale, or (ii) the approving vote of the owners of the Series 2021 Bonds in accordance with the procedures and requirements substantially similar to those applicable to amendments to the Resolution (including, without limitation, the percentage of bondholders whose approval is required). Notwithstanding the foregoing, the Disclosure Dissemination Agent shall not be obligated to agree to any amendment expanding its duties or obligations hereunder without its consent thereto.

(c) The City shall prepare or cause to be prepared a notice of any such amendment or modification and shall direct the Dissemination Agent to make such notice public.

**Section 12. Reimbursement of Dissemination Agent's Expenses.** The Dissemination Agent shall be reimbursed by the City for all out-of-pocket expenses incurred by it in performance of its duties under this Disclosure Agreement, payable within seven (7) days upon written request. The Dissemination Agent shall have the right to resign and terminate its agency relationship and all of its obligations under this Disclosure Agreement upon non-payment of its expenses by written notice to the City.

**Section 13. Agency Relationship.**

(a) The Dissemination Agent agrees to perform such duties, but only such duties, as are specifically set forth in this Disclosure Agreement, and no implied duties or obligations of any kind shall be read into this Disclosure Agreement with respect to the Dissemination Agent. The Dissemination Agent may conclusively rely, as to the truth, accuracy and completeness of the statements set forth therein, upon all notices, reports, certificates or other materials furnished to the Dissemination Agent pursuant to this Disclosure Agreement, and in the case of notices and reports required to be furnished to the Dissemination Agent pursuant to this Disclosure Agreement, the Dissemination Agent shall have no duty whatsoever to examine the same to determine whether they conform to the requirements of this Disclosure Agreement.

(b) The Dissemination Agent shall not be liable for any error of judgment made in good faith by a responsible officer or officers of the Dissemination Agent unless it shall be proved that the Dissemination Agent engaged in negligent or willful misconduct in ascertaining the pertinent facts related thereto.

(c) The Dissemination Agent shall perform its rights and duties under this Disclosure Agreement using the same standard of care as a prudent person would exercise under the circumstances, and the Dissemination Agent shall not be liable for any action taken or failure to act in good faith under this Disclosure Agreement unless it shall be proven that the Dissemination Agent was negligent or engaged in willful misconduct.

(d) The Dissemination Agent may perform any of its duties hereunder by or through attorneys or agents selected by it with reasonable care, and shall be entitled to the advice of counsel concerning all matters arising hereunder, and may in all cases pay such reasonable compensation as it may deem proper to all such attorneys and agents, and the Dissemination Agent shall not be responsible for the acts or negligence of such attorneys, agents or counsel if selected with reasonable care.

(e) None of the provisions of this Disclosure Agreement or any notice or other document delivered in connection herewith shall require the Dissemination Agent to advance, expend or risk its own funds or otherwise incur financial liability in the performance of any of the Dissemination Agent's duties or rights under this Disclosure Agreement.

(f) The Dissemination Agent shall not be required to monitor the compliance of the City with the provisions of this Disclosure Agreement or to exercise any remedy, institute a suit or take any action of any kind without indemnification satisfactory to the Dissemination Agent.

(g) The Dissemination Agent may include in any dissemination correspondence enclosing or furnishing any Notice Event Filings made public by it under this Disclosure Agreement the following disclaimer with respect to the source of the information contained in, and the identity of the party responsible for compiling or preparing, such reports or notices: "The information set forth in the attached notice has been provided by the City of Riverdale (the "City") to Digital Assurance Certification, L.L.C. in its capacity as disclosure dissemination agent (the "Dissemination Agent") for the City, together with written dissemination directions to the Dissemination Agent. The Dissemination Agent has not prepared or verified, and is not responsible

in any way for, the content of this notice or the accuracy, timeliness or completeness thereof. Under no circumstances shall the Dissemination Agent, the City, or the Issuer have any obligation or liability to any person or entity for (a) any loss, damage, cost, liability or expense in whole or in part caused by, resulting from, or relating to any error (negligent or otherwise) or other circumstances involved in processing, collecting, compiling or interpreting the data included in this notice or (b) for any direct, indirect, special, consequential, incidental or punitive damages whatsoever arising from any investment decision or otherwise. This notice has not been reviewed or approved by any state or federal regulatory body.”

(h) The Dissemination Agent may resign at any time by giving at least ninety (90) days prior written notice thereof to the City. The Dissemination Agent may be removed for good cause at any time by written notice to the Dissemination Agent from the City, provided that such removal shall not become effective until a successor dissemination agent has been appointed by the City under this Disclosure Agreement.

(i) In the event the Dissemination Agent shall resign, be removed or become incapable of acting, or if a vacancy shall occur in the office of the Dissemination Agent for any reason, the City shall appoint a successor within seven (7) days. Notwithstanding any provision to the contrary in this Disclosure Agreement or elsewhere, the City may appoint themselves to serve as Dissemination Agent hereunder.

(j) Any company or other legal entity into which the Dissemination Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which the Dissemination Agent may be a party or any company to whom the Dissemination Agent may sell or transfer all or substantially all of its agency business shall be the successor dissemination agent hereunder without the execution or filing of any paper or the performance of any further act and shall be authorized to perform all rights and duties imposed upon the Dissemination Agent by this Disclosure Agreement, anything herein to the contrary notwithstanding.

#### **Section 14. Miscellaneous.**

(a) Each of the parties hereto represents and warrants to each other party that it has (i) duly authorized the execution and delivery of this Disclosure Agreement by the officers of such party whose signatures appear on the execution pages hereto, (ii) that it has all requisite power and authority to execute, deliver and perform this Disclosure Agreement under applicable law and any resolutions, ordinances or other actions of such party now in effect, (iii) that the execution and delivery of this Disclosure Agreement, and performance of the terms hereof, does not and will not violate any law, regulation, ruling, decision, order, indenture, decree, agreement or instrument by which such party or its property or assets is bound, and (iv) such party is not aware of any litigation or proceeding pending, or, to the best of such party’s knowledge, threatened, contesting or questioning its existence, or its power and authority to enter into this Disclosure Agreement, or its due authorization, execution and delivery of this Disclosure Agreement, or otherwise contesting or questioning the issuance of the Series 2021 Bonds.

(b) This Disclosure Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia and applicable federal law.

(c) If any provision hereof shall be held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions hereof shall survive and continue in full force and effect.

(d) Venue for any action arising out of this Disclosure Agreement shall lie exclusively in the Superior Court of Clayton County, Georgia.

(e) This Disclosure Agreement may be executed in one or more counterparts, each and all of which shall constitute one and the same instrument.

**Section 15. Severability.** In case any part of this Disclosure Agreement is held to be illegal or invalid, such illegality or invalidity shall not affect the remainder or any other section of this Disclosure Agreement. This Disclosure Agreement shall be construed or enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application of this Disclosure Agreement affect any legal and valid application.

**Section 16. CUSIP Numbers.** Whenever providing information to the Dissemination Agent, including but not limited to Annual Filing, documents incorporated by reference to the Annual Filing, Audited Financial Statements, Notice Event Filings, and Voluntary Reports filed pursuant to Section 8(a) hereof, the City shall indicate the full name of the Series 2021 Bonds and the 9-digit CUSIP numbers for the Series 2021 Bonds as to which the provided information relates.

**SIGNATURE PAGE TO  
CONTINUING DISCLOSURE AGREEMENT**

**IN WITNESS WHEREOF**, the City and the Dissemination Agent have each caused their duly authorized officers to execute this Continuing Disclosure Agreement to be effective as of the day and year so specified hereinabove.

**CITY OF RIVERDALE, GEORGIA**

By: \_\_\_\_\_  
Dr. Evelyn Wynn-Dixon, Mayor



**SIGNATURE PAGE TO  
CONTINUING DISCLOSURE AGREEMENT**

**IN WITNESS WHEREOF**, the City and the Dissemination Agent have each caused their duly authorized officers to execute this Continuing Disclosure Agreement to be effective as of the day and year so specified hereinabove.

**DIGITAL ASSURANCE CERTIFICATION,  
L.L.C.**, as Dissemination Agent

By: \_\_\_\_\_

Name:

Title:

**EXHIBIT A**

**NOTICE TO MSRB OF THE OCCURRENCE OF  
[INSERT THE NOTICE EVENT]**

**Relating to**

**§ \_\_\_\_\_  
RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY  
REVENUE REFUNDING BONDS  
(RIVERDALE TOWN CENTER IMPROVEMENTS PROJECT)  
SERIES 2021**

**ORIGINALLY ISSUED ON [\_\_\_\_\_] ]  
[\*\*CUSIP NUMBERS\*\*]**

Notice is hereby given by the City of Riverdale (the “City”), as obligated person with respect to the above-referenced Bonds issued by Riverdale Downtown Development Authority (the “Issuer”), under the Securities and Exchange Commission’s Rule 15c2-12, that **[\*\*INSERT THE NOTICE EVENT\*\*]** has occurred. **[\*\*DESCRIBE NOTICE EVENT AND MATERIAL CIRCUMSTANCES RELATED THERETO\*\*]**.

This Notice is based on the best information available to the City at the time of dissemination hereof and is not guaranteed by the City or the Issuer as to the accuracy or completeness of such information. The City will disseminate additional information concerning **[\*\*NOTICE EVENT\*\*]**, if material, as and when such information becomes available to the City. **[\*\*Any questions regarding this notice should be directed in writing only to the City. However, the City will not provide additional information or answer questions concerning [\*\*NOTICE EVENT\*\*] except in future written notices, if any, disseminated by the City in the same manner and to the same recipients as this Notice\*\*]**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DISCLAIMER: All information contained in this Notice has been obtained by the City from sources believed to be reliable as of the date hereof. Due to the possibility of human or mechanical error as well as other factors, however, such information is not guaranteed as to the accuracy, timeliness or completeness. Under no circumstances shall the City have any liability to any person or entity for (a) any loss, damage, cost, liability or expense in whole or in part caused by, resulting from or relating to this Notice, including, without limitation, any error (negligent or otherwise) or other circumstances involved in procuring, collecting, compiling, interpreting, analyzing, editing, transcribing, transmitting, communicating or delivering any information contained in this Notice or (b) any direct, indirect, special, consequential or incidental damages whatsoever related thereto.

Dated: \_\_\_\_\_

**CITY OF RIVERDALE**

By: \_\_\_\_\_  
Name:  
Title:

**EXHIBIT B**

**MATERIAL EVENT NOTICE COVER SHEET**

This cover sheet and material event notice should be sent to the Municipal Securities Rulemaking Board pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

City's and/or Other Obligated Person's Name: \_\_\_\_\_

City's Six-Digit CUSIP Number: \_\_\_\_\_ or Nine-Digit CUSIP Number(s) of the certificates to which this material event notice relates: \_\_\_\_\_

Number of pages of attached material event notice: \_\_\_\_\_

Description of Material Events Notice (Check One):

- Principal and interest payment delinquencies
- Non-payment related defaults
- Unscheduled draws on debt service reserves reflecting financial difficulties
- Unscheduled draws on credit enhancements reflecting financial difficulties
- Substitution of credit or liquidity providers, or their failure to perform
- Adverse tax opinions or events affecting the tax-exempt status of the Series 2021 Bonds
- Modifications to rights of Bondholders
- Unscheduled Bond calls
- Defeasances
- Release, substitution, or sale of property securing repayment of the Series 2021 Bonds
- Rating changes
- Bankruptcy, insolvency, receivership or similar event of the Obligated Person
- Consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of an Obligated Person
- Appointment of a successor or additional trustee or the change in the name of a trustee
- Incurrence of a financial obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Obligated Person, any of which affect security holders
- Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Obligated Person, any of which reflect financial difficulties.
- Other material event notice (specify) \_\_\_\_\_

I hereby represent that I am authorized by the City or its agent to distribute this information publicly:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Employer: [DISSEMINATION AGENT]

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Voice Telephone Number: \_\_\_\_\_

Please print the material event notice attached to this cover sheet in 10-point type or larger. The cover sheet and notice may be faxed to the MSRB at (703) 683-1930 or sent to CDINet, Municipal Securities Rulemaking Board, 1900 Duke Street, Suite 600, Alexandria, VA 22314. Contact the MSRB at (703) 797-6600 with questions regarding this form or the dissemination of this notice.

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**APPENDIX F**

**CITY OF RIVERDALE, GEORGIA COMPREHENSIVE ANNUAL FINANCIAL  
REPORT FOR FISCAL YEAR ENDED JUNE 30, 202**

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**CITY OF RIVERDALE, GEORGIA**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**FOR THE FISCAL YEAR ENDED**  
**JUNE 30, 2020**



Prepared by:  
Riverdale Finance Department

**CITY OF RIVERDALE, GEORGIA**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

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**CITY OF RIVERDALE, GEORGIA**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

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## **INTRODUCTORY SECTION**



December 22, 2020

To the Honorable Mayor, Distinguished Members of City Council and the Citizens of the City of Riverdale, Georgia:

Ladies and Gentlemen:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, I hereby issue the comprehensive annual financial report of the City of Riverdale, Georgia (the "City") for the fiscal year ended June 30, 2020.

This report consists of management's representations concerning the finances of the City of Riverdale, Georgia. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Riverdale, Georgia has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, I assert that, to the best of my knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2020, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

*Government Auditing Standards* require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements. This report is included in this comprehensive annual financial report.

### **Profile of the City**

The City of Riverdale, incorporated in 1908, is located in Clayton County, Georgia, and lies within the Metropolitan Atlanta area approximately five miles south of Atlanta-Hartsfield International Airport. The City is a municipal corporation created by and chartered through, the laws of the State of Georgia. A Mayor and City Council, composed of four members, govern and direct the legislative affairs of the City. The Mayor is elected at large, without regard to specific residency within the City. Each member of Council is required to reside within the ward from which he/she seeks election and only citizens who reside in that ward are eligible to vote on that Council seat.

In a manner consistent with the principles and practices of a Council-Manager form of government, the legislative policies and daily operations of the City are executed and/or administered by an appointed City manager. The City Manager is vested with the authority and responsibility to provide for the effective and efficient delivery of municipal services and to attend to the management of municipal affairs within legislative and legal parameters established by federal, state and local laws and legislations.

The City provides a full range of services, including police and fire protection; the construction and maintenance of highways, streets, and other infrastructures; solid waste; planning and zoning; and recreational activities and cultural events. Additional information on the individual funds which perform these services can be found in Note 1 in the notes to the financial statements.

The annual budget serves as the foundation for the City's financial planning and control. All funds and departments of the City are required to submit requests for appropriation to the City Manager in February of each fiscal year. The City Manager uses this request as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the Council for review prior to June 15. The Council is required to hold public hearings on the proposed budget and to adopt a final budget by no later than June 30, the close of the City's fiscal year. The appropriated budget is prepared by fund and department. Department directors may request transfers of appropriations within a department. These transfers require approval of the Finance Director. Transfers of appropriations between departments or an increase in any salary category require the special approval of the governing council. Budget to actual comparisons are provided in this report for the General Fund and each special revenue fund for which an appropriated annual budget has been adopted. These comparisons are presented beginning on page 17 for the General Fund and beginning on page 54 for the capital projects and special revenue funds.

On January 3, 1996, the City of Riverdale, Georgia received its status as a Certified City by the State of Georgia Department of Community Affairs and it has been recognized by the International City/County Management Association as a Council-Manager form of government since 1970.

### **Factors Affecting Financial Condition**

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

#### **Local Economy**

The City, like other municipalities, is being impacted by the effects of the worldwide pandemic. Many existing businesses have closed their doors. Hopefully, most of them will reopen as we move out of the pandemic.

Construction of the Riverdale Town Center was completed in fiscal year 2011. It includes the new Riverdale Centre for Arts, Business and Leisure Services. The state of the art multi-purpose civic facility, located in the heart of Riverdale Town Center has over 40,000 square feet of space most of which can be leased/rented for private or public functions at customary rates. The Riverdale Centre features an arts room, a dance/aerobics studio, a game room, a multi-purpose room, a board room, a large gymnasium with a stage, a suspended indoor walking track, an exercise room, a warming kitchen, and formal meeting rooms that extend to an outdoor patio. A parking garage supporting the Town Center was completed and put into service in fiscal year 2014. Each year, the Riverdale Town Centre has many exciting activities for the whole family including concerts, classes and athletic events. During the last half of fiscal year 2020, most of the scheduled events were cancelled due to the pandemic.

Phase one of the Riverdale Regional Park was completed in September 2012. The park includes football and baseball fields, concession and restroom buildings, walking trails and a playground. Baseball and football league games are held in the park in most years. During the last half of fiscal year 2020, these league games were cancelled due to the pandemic. Most days, residents can be seen walking the trails or playing on the playground. The Riverdale Regional Park has been a great addition to the City. Phase two of the park began in fiscal year 2017 with the construction of a skateboard park next to the baseball field.

Two SPOST funded projects were in progress in fiscal year 2020. The fire station 2 rebuilding project began in fiscal year 2017 when a firm was chosen to design the new building. A construction contract was awarded in fiscal year 2018 and the new station was substantially completed in fiscal year 2019. The few remaining items left to be completed were finished in early fiscal year 2020 and a grand opening was held then. The second project to begin was the expansion and remodeling of the Public Safety Building. New offices were added to the Wilson Road building allowing all departments except Public Safety to move out of the public safety building. In fiscal year 2019 a contract was awarded to design the renovation. The complete renovation of the building will begin in fiscal year 2021.

Economic development continues to be a concerted effort on the part of the governing body of the City of Riverdale. The purpose is to influence the direction of private sector investment toward opportunities that can lead to sustained economic growth for its citizens and the community at-large. Sustained economic growth provides sufficient incomes for Riverdale's local labor force, profitable business opportunities for employers, and tax revenues for maintaining the infrastructure to support this continued growth. Unlike Community Development which is a process for making a community a better place to live and work, Economic Development is purely and simply the creation of wealth in which community benefits are created. To this end, the City of Riverdale's primary economic initiatives continue to focus on the following:

- Business Retention and Expansion - enhancing existing businesses
- Business Expansion - attracting new business
- Business Start-ups - encouraging the growth of new businesses

The economic outlook for the City continues to be positive.

**Long-term Financial Planning:** The City's long-term financial status is dependent on continuing growth and diversification of the City tax base.

#### **Restricted Funds**

Governmental Funds restricted fund balance at the fiscal year end, June 30, 2020, were \$6,391,461. These funds were primarily proceeds from the Special Purpose Local Option Sales Tax and are classified as restricted fund balance on the balance sheet because their use is limited to capital projects included on the SPLOST list.

#### **Major Initiatives**

During the 2019 fiscal year, the City was awarded a HUD grant for a Home Improvement Assistance Program. This program will allow the City to award grants of up to \$20,000 to homeowners within the City limits who wish to improve their homes. First priority for these grants will be given to Public Safety employees of the City. The grants will be awarded in the first half of fiscal year 2021.

#### **Management Discussion and Analysis**

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

#### **Awards and Acknowledgments**

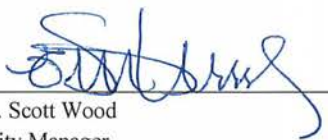
The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Riverdale for its comprehensive annual financial report for the fiscal year ended June 30, 2019. This was the twentieth consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy generally accepted accounting principles and applicable legal requirements.

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

The preparation of this report would not have been possible without the efficient and dedicated services of the Director and Staff of the Finance department. I would like to express my appreciation to all members of the departments who assisted and contributed to the preparation of this report.

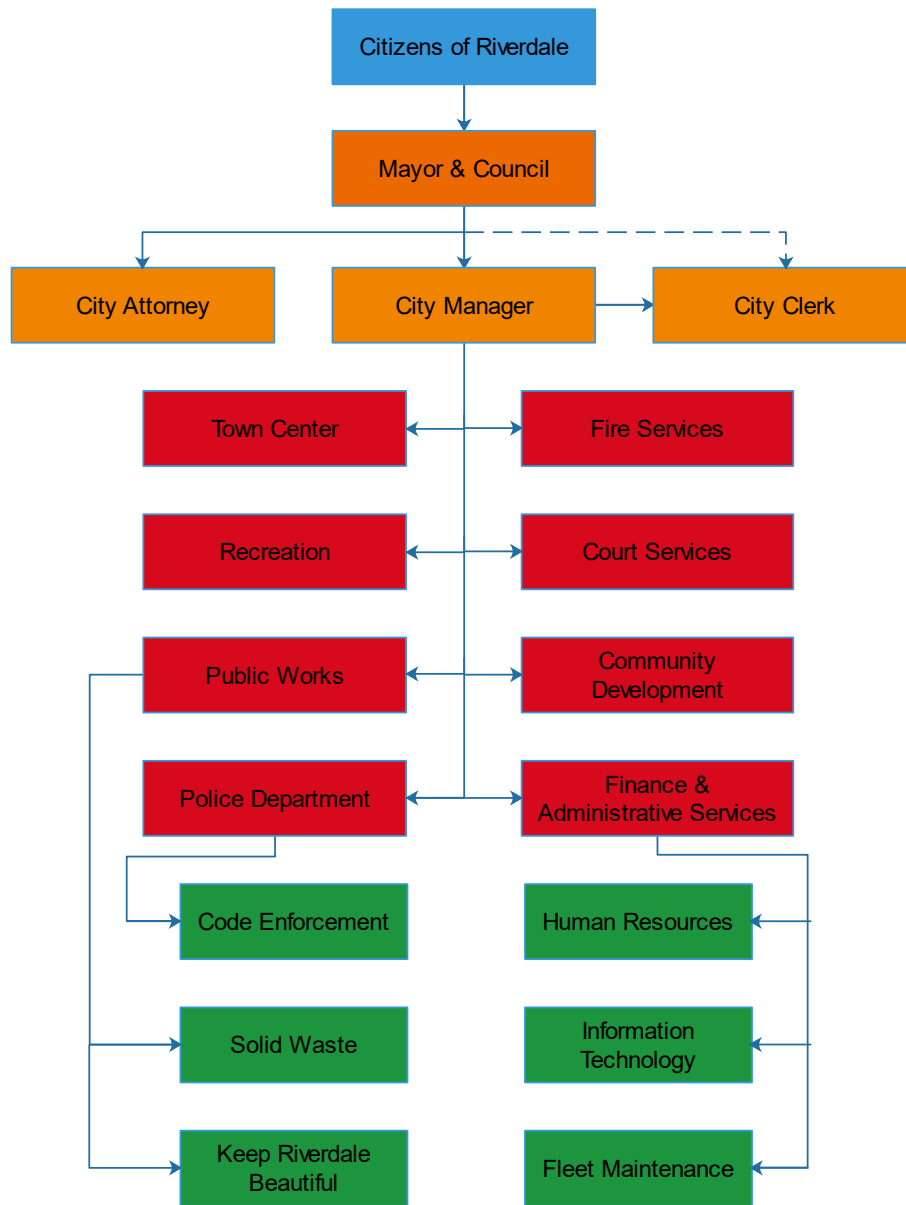
We also thank the Finance Staff, Mayor and members of City Council for their interest and support in planning and conducting the financial operations of the City in a professional, responsible and progressive manner.

Respectfully submitted,

  
\_\_\_\_\_  
E. Scott Wood  
City Manager

  
\_\_\_\_\_  
Donald G. Turner, CPA, CGMA  
Director of Finance and Administrative Services

# ORGANIZATIONAL CHART





# CITY OF RIVERDALE, GEORGIA

## LIST OF PRINCIPAL OFFICIALS JUNE 30, 2020

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### LEGISLATIVE BRANCH

#### CITY COUNCIL

Dr. Evelyn Wynn-Dixon	Mayor
Cynthia Stamps-Jones	Council Member – Ward 1
Frank Cobbs	Council Member – Ward 2
Wanda Wallace	Mayor Pro Tem – Ward 3
Kenneth Ruffin	Council Member – Ward 4

#### OFFICERS OF THE COUNCIL

L'Erin Barnes	City Attorney
Sylvia Vaughan	City Clerk

### JUDICIAL BRANCH

Ronald Freeman, Sr.	Municipal Court Judge
Jerry Patrick	City Solicitor
Nathaniel Mingo	Director of Court Services

### EXECUTIVE BRANCH

E Scott Wood	City Manager
Donald G Turner	Director of Finance & Administrative Services
Nicole Dozier	Director of Community Development
Todd Spivey	Police Chief
Shakeba Williams	Director of Town Center
Alan Dotson	Director of Recreation
Bennie Rose	Director of Public Works
Jackquiline Smith	Fleet Maintenance Manager
Adrian Campbell	Information Technology Manager



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Riverdale  
Georgia**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

June 30, 2019

*Christopher P. Morill*

Executive Director/CEO

## **FINANCIAL SECTION**



## INDEPENDENT AUDITOR'S REPORT

---

**To the Mayor and Members  
of the City Council  
Riverdale, Georgia**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Riverdale, Georgia** (the "City"), as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

---

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type-type activities, each major fund, and the aggregate remaining fund information of the City of Riverdale, Georgia, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparisons for the General Fund and Multiple Grants Fund for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters******Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Changes in the City's Total OPEB Liability and Related Ratios (on pages 4 through 11 and page 53, respectively) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Riverdale, Georgia's basic financial statements. The combining and individual fund statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121, as well as the introductory and the statistical sections, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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*Other Information (Continued)*

The combining and individual statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2020 on our consideration of the City of Riverdale, Georgia's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Riverdale, Georgia's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
December 22, 2020

**CITY OF RIVERDALE, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

As management of the City of Riverdale, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

**Financial Highlights**

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at June 30, 2020 by \$34,461,826.
- The total net position increased by \$1,152,432. Of this amount, an increase of \$1,188,414 was associated with governmental activities and a decrease of \$35,982 was associated with business-type activities.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$14,597,235, an increase of \$971,190 in comparison with the prior fiscal year. Of this amount, \$7,364,503 is unassigned and available for spending; \$778,066 is nonspendable; \$6,391,461 is restricted for specific uses; and \$63,205 is assigned.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$7,672,099 or 58.5% of total General Fund expenditures.
- The City's total debt obligations (including compensated absences) decreased by the net amount of \$407,759. This decrease includes a certificates of participation debt decrease of \$210,000 and a net decrease in contracts payable of \$165,310. It also includes a decrease in capital leases of \$281,506.
- In the current fiscal year, \$5,826,848 or 17% of the net position are subject to external restrictions on how they may be used. The balance of unrestricted net position \$8,358,743 may be used to meet the City's ongoing obligations to citizens and creditors.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between these reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, judicial, public safety, public works (highways and streets), parks and recreation, economic development, and interest on long-term debt. The business-type activity of the City is solid waste management.

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

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

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

The City maintains three (3) major governmental funds. The City's major governmental funds are the General Fund, the Multiple Grants Fund and the Capital Projects 2015 SPLOST Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for all major funds.

The City adopted an annual budget for its General Fund. Budgets were adopted for all special revenue funds. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with the fiscal year 2020 budget. A project length budget has been adopted for the Capital Projects 2015 SPLOST Fund and the Capital Projects Fund.

**Proprietary funds.** The City maintains one type of proprietary fund. Enterprise funds (a component of proprietary funds) are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its Solid Waste Management Fund.

Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Solid Waste Management Fund.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**Other information.** In addition to the basic financial statement and accompanying notes, this report also presents certain other supplementary information which consists of individual fund financial statements with prior fiscal year comparisons.

### **Government-wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of June 30, 2020, the City's assets and deferred outflows of resources exceeded deferred inflows of resources and liabilities by \$34,461,826. The City's net position reflects its investment in capital assets (59%), less any related debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens, and they are not available for future spending. Although the investment in capital assets are reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Of the total net position, \$8,358,743 is unrestricted.



**City of Riverdale, Georgia's Summary Statement of Net Position**

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>
Current and other assets	\$ 15,272,715	\$ 16,845,362	\$ 2,418,271	\$ 2,373,896	\$ 17,690,986	\$ 19,219,258
Capital assets	<u>31,333,010</u>	<u>30,552,447</u>	<u>3,705</u>	<u>2,882</u>	<u>31,336,715</u>	<u>30,555,329</u>
Total assets	<u>46,605,725</u>	<u>47,397,809</u>	<u>2,421,976</u>	<u>2,376,778</u>	<u>49,027,701</u>	<u>49,774,587</u>
Deferred outflows of resources	<u>179,693</u>	<u>407,887</u>	<u>-</u>	<u>-</u>	<u>179,693</u>	<u>407,887</u>
Current liabilities	2,501,323	2,606,437	414,512	405,296	2,915,835	3,011,733
Long-term liabilities	<u>12,615,550</u>	<u>12,184,898</u>	<u>-</u>	<u>-</u>	<u>12,615,550</u>	<u>12,184,898</u>
Total liabilities	<u>15,116,873</u>	<u>14,791,335</u>	<u>414,512</u>	<u>405,296</u>	<u>15,531,385</u>	<u>15,196,631</u>
Deferred inflows of resources	<u>366,615</u>	<u>524,017</u>	<u>-</u>	<u>-</u>	<u>366,615</u>	<u>524,017</u>
Net position:						
Net investment in capital assets	20,328,976	20,273,353	3,705	2,882	20,332,681	20,276,235
Restricted	4,733,876	5,826,848	-	-	4,733,876	5,826,848
Unrestricted	<u>6,239,078</u>	<u>6,390,143</u>	<u>2,003,759</u>	<u>1,968,600</u>	<u>8,242,837</u>	<u>8,358,743</u>
Total net position	<u>\$ 31,301,930</u>	<u>\$ 32,490,344</u>	<u>\$ 2,007,464</u>	<u>\$ 1,971,482</u>	<u>\$ 33,309,394</u>	<u>\$ 34,461,826</u>

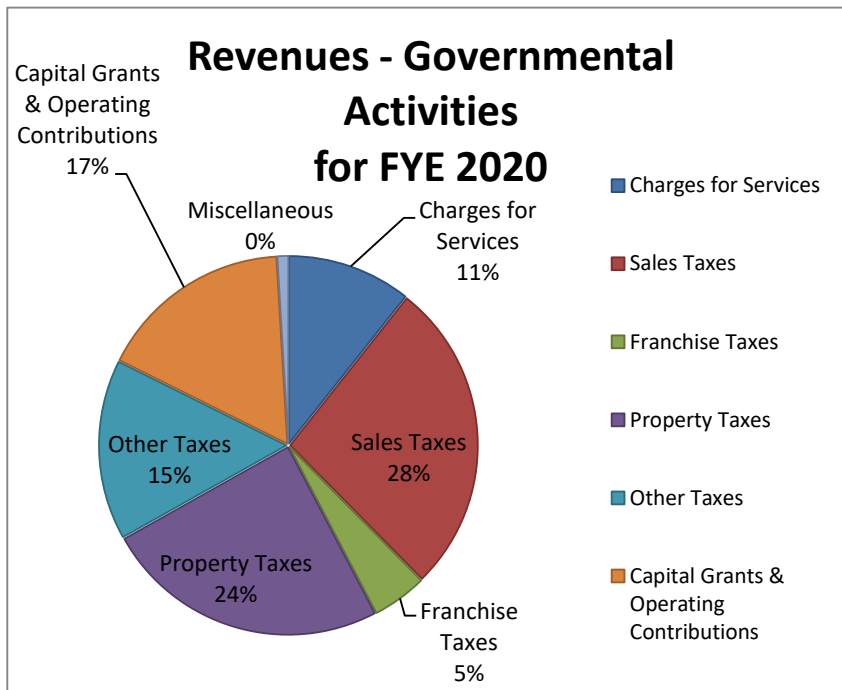
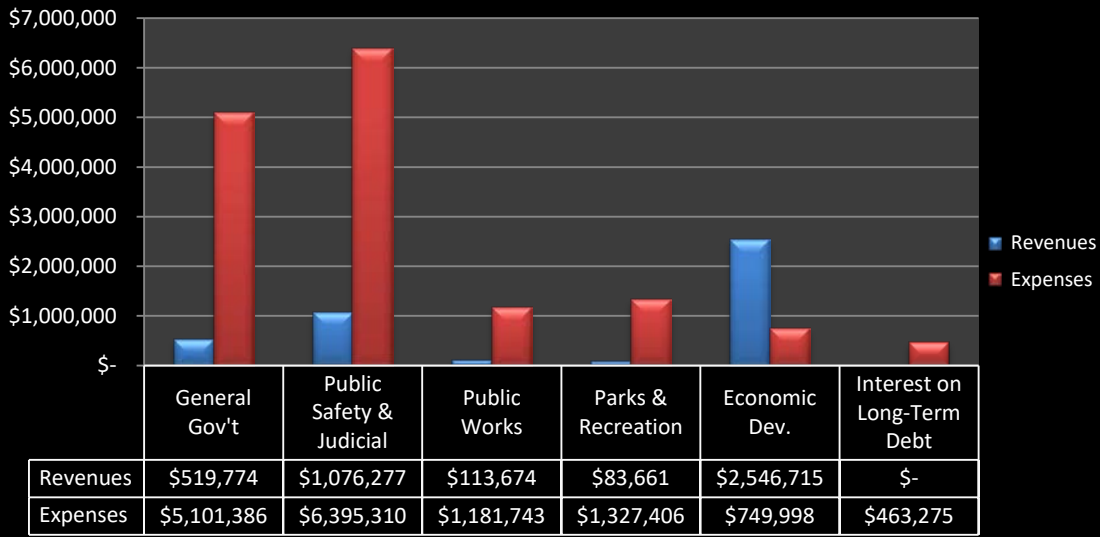
**Governmental activities.** Governmental activities increased the City's net position by \$1,015,530. Key elements of this increase are as follows:

**City of Riverdale, Georgia's Summary Statement of Activities**

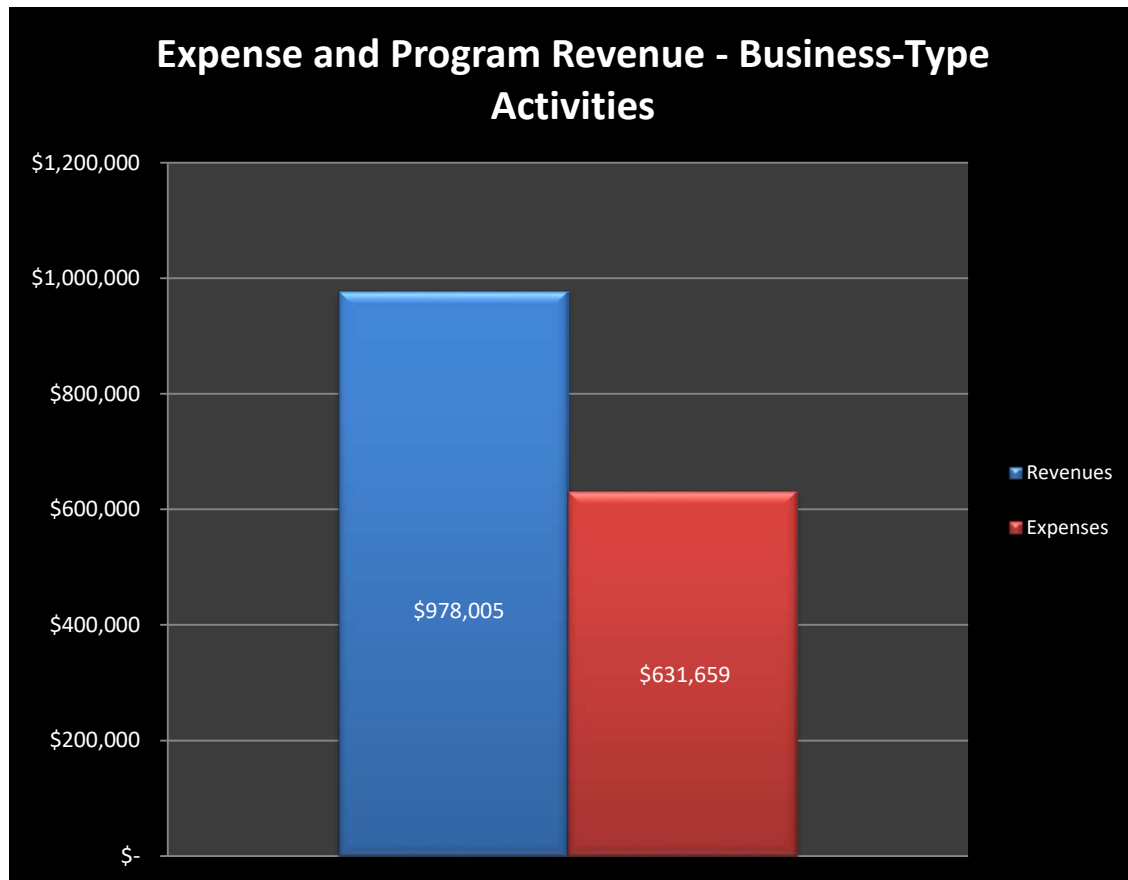
	Governmental Activities		Business-type Activities		Total	
	2019	2020	2019	2020	2019	2020
Revenues:						
Program Revenues -						
Charges for services	\$ 2,321,617	\$ 1,690,701	\$ 941,858	\$ 978,005	\$ 3,263,475	\$ 2,668,706
Operating grants and contributions	321,629	102,685	-	-	321,629	102,685
Capital grants and contributions	2,612,973	2,546,715	-	-	2,612,973	2,546,715
General Revenues-						
Property taxes	3,624,198	3,890,442	-	-	3,624,198	3,890,442
Other taxes	7,568,199	7,646,302	-	-	7,568,199	7,646,302
Gain on sale of capital assets	20,375	2,609	-	-	20,375	2,609
Investment earnings	83,302	144,386	-	-	83,302	144,386
Miscellaneous revenue	-	1,364	-	-	-	1,364
<b>Total Revenues</b>	<b>16,552,293</b>	<b>16,025,204</b>	<b>941,858</b>	<b>978,005</b>	<b>17,494,151</b>	<b>17,003,209</b>
Expenses:						
General government	4,541,869	5,101,386	-	-	4,541,869	5,101,386
Judicial	681,770	589,467	-	-	681,770	589,467
Public safety	5,599,871	5,805,843	-	-	5,599,871	5,805,843
Parks and recreation	1,150,469	1,327,406	-	-	1,150,469	1,327,406
Public works	985,986	1,181,743	-	-	985,986	1,181,743
Economic development	664,311	749,998	-	-	664,311	749,998
Interest on long-term debt	486,564	463,275	-	-	486,564	463,275
Solid waste	-	-	549,998	631,659	549,998	631,659
<b>Total Expenses</b>	<b>14,110,840</b>	<b>15,219,118</b>	<b>549,998</b>	<b>631,659</b>	<b>14,660,838</b>	<b>15,850,777</b>
Increase (decrease) in net position before transfers	2,441,453	806,086	391,860	346,346	2,833,313	1,152,432
Transfers	-	382,328	-	(382,328)	-	-
Increase in net position	2,441,453	1,188,414	391,860	(35,982)	2,833,313	1,152,432
Net position- beginning of fiscal year	28,860,477	31,301,930	1,615,604	2,007,464	30,476,081	33,309,394
<b>Net position - end of fiscal year</b>	<b>\$ 31,301,930</b>	<b>\$ 32,490,344</b>	<b>\$ 2,007,464</b>	<b>\$ 1,971,482</b>	<b>\$ 33,309,394</b>	<b>\$ 34,461,826</b>

- General government expenses increased by 12.3% or \$559,517 primarily due to increased repairs and maintenance expenses, OPEB expenses, and depreciation allocations.
- Public safety expenses increased \$205,972 or 3.7% primarily due to the filling of vacant positions and increases in repairs and maintenance and OPEB expenses.
- Parks & recreation expenses increased \$176,937 or 15.4% largely due to the costs of managing a new skating rink at the Town Center.
- Public works increased \$195,757 due to a substantial increase in street repairs.
- Judicial expenses decreased \$92,303 largely due to vacant court clerk positions.
- Property taxes increased 7.35%, or \$266,244 due to an increase in the City's digest.
- Operating grants and contributions decreased \$218,944. This is from an IRS recovery bond interest credit. The City received several years of the credit in fiscal year 2019. Fiscal year 2020 includes only the current year credit.
- In addition, other taxes increased \$78,103, or 1.03%, due primarily to increases in local option sales taxes and special-purpose local option sales taxes resulting from large one-time Georgia Department of Revenue audit adjustments that resulted in additional LOST and SPLOST revenues of approximately \$172,000 and \$115,000, respectively.

## Expenses and Program Revenues - Governmental Activities for FYE 2020



**Business-type activities.** Business-type activities decreased the City’s net position by \$35,982 during the current fiscal year. During fiscal year ended 2020, the City continued to see an increase in commercial solid waste services, along with its residential services. The City uses an outside contractor to provide these services.



**Financial Analysis of the City’s Funds**

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

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

As of June 30, 2020, the City’s governmental funds reported combined ending balances of \$14,597,235, an increase of \$971,190 in comparison to the prior fiscal year due primarily to collections of SPLOST 2015 funds. Of the total fund balance, \$7,364,503 (50.45%) is unassigned, which is available for spending at the City’s discretion. The remainder of fund balance is not available for new spending because it has already been restricted, committed, or assigned for future expenditures or reflected as nonspendable items which are not available for current City spending discretion (\$7,232,732).

The General Fund is the City’s chief operating fund. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$7,672,099, while the total fund balance totaled \$8,272,720. As a measure of the General Fund’s liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 58.5% of the total General Fund expenditures, while total fund balance represents 63.1% of that same amount.

During the current fiscal year, the fund balance of the City's General Fund increased by \$225,958. Revenues for the current fiscal year were \$12,921,349, a decrease of \$847,654 or 6.2% due primarily to lower Judicial revenues as a result of the courts being shut down during the pandemic and a decrease in sales taxes resulting from businesses being closed during the pandemic. Expenditures were \$13,109,675, a decrease of \$112,734 or 0.85% primarily due to larger capital expenditures in the previous year. The result of these changes is expenditures exceeding revenues by \$188,326. The increase in the General Fund balance was the result of a transfer from the Solid Waste Management Fund.

The Multiple Grants Fund has a total fund balance deficit of \$307,596 which will be eliminated during fiscal year 2021 through a reimbursement from a State Cares Act Grant.

The Capital Projects 2015 SPLOST Fund has a total fund balance of \$5,845,149. The 2015 SPLOST started in January 2015 and will run for six years. The final collections for his SPLOST will be for December 2020.

**Proprietary Funds.** The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Solid Waste Management Fund at the end of the current fiscal year was \$1,968,600 a decrease of \$35,159 from the prior fiscal year. Revenues for the current fiscal year were \$978,005. Expenses were \$631,659, an increase of \$81,661 or 14.85% due to a contract increase granted to the City's sanitation contractor. These changes resulted in operating income in which operating revenues exceeded operating expenses by \$346,346.

### **General Fund Budgetary Highlights**

The ending (or final) Finance Department budget exceeds the beginning (or original) budget by \$121,225 primarily due budget increases for capital expenditures.

Fire Department ending (or final) budget was less than the beginning (or original) budget by \$137,609. This was due to remaining funds that were allocated to vacant positions being moved by budget amendment to other departments. The remaining funds were created by some Fire Department salaries being moved to the Multiple Grants Fund for reimbursement from a State Cares Act grant that will occur in fiscal year 2021 due to the timing of the grant award.

Police ending (or final) budget was less than the beginning (or original) budget by \$212,690. This was due to remaining funds that were allocated to vacant positions being moved by budget amendment to other departments.

Budgeted revenues exceeded the actual revenues by \$985,251. This was due largely to sales taxes being \$343,002 less than anticipated due to the economic effects of the COVID pandemic, Fines and Forfeitures being \$810,056 less than expected resulting from the Court shutdown necessitated by the pandemic.

Actual expenditures were less than budgeted by \$1,435,877 which was primarily due to a concerted effort to hold expenditures down, vacant budgeted positions across the city especially the police department and municipal court, and public safety salaries being transferred to the Multiple Grants Fund to be reimbursed by a State Cares Act Grant.

### **Capital Asset and Debt Administration**

**Capital assets.** The City's investment in capital assets for its governmental and business-type activities at June 30, 2020 amounts to \$30,552,447 and \$2,882 (net of accumulated depreciation), respectively. This investment in capital assets includes land, buildings, improvements, automobiles and equipment, sidewalks, bridges and roads.

Major capital asset events during the current fiscal year included the following:

- \$204,344 was spent on vehicles for the police, fleet maintenance and athletics departments.
- \$286,410 was spent on computer equipment upgrades.
- \$118,197 was spent on public safety equipment.
- \$91,353 was spent on the renovation of the public safety building.
- \$101,055 was spent on equipment for the Town Center including a new skating rink.

Additional information on the City's capital assets can be found in Note 5.

**Long-term debt.** At the end of the current fiscal year, the City had \$13,278,900 in outstanding debt consisting of the following:

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**City of Riverdale's Outstanding Debt**

	Balance
Governmental Activities -	
Certificates of Participation	\$ 6,232,000
Contracts Payable, net of unamortized discount	4,435,773
Capital Leases	657,037
Compensated Absences	467,710
Total OPEB Liability	1,486,380
Total	\$ 13,278,900

The City's total debt decreased by a net amount of \$407,759. Additional information on the City's long-term debt can be found in Note 6.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10 percent of its total assessed valuation. The current debt limitation for the City is \$30,947,306, which is in excess of the City's outstanding general obligation debt.

**Status of the City's Economy**

The unemployment rate for the City is currently 6.7%, which is higher than the State rate of 5.7%.

Building permits, both commercial and residential, increased the previous four years signaling somewhat of a recovery for the City's economy. However, fiscal year 2020 saw a decline due to the pandemic.

The number of business licenses issued for the City's central business district has remained substantially the same. However, some of those businesses have closed due to the COVID pandemic. We expect that some of them will not reopen.

**Requests for Information**

This financial report is designed to provide a general overview of the City of Riverdale, Georgia's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City Finance Director at (770) 909-5511 or at the following address:

City of Riverdale  
 Finance Department  
 971 Wilson Road  
 Riverdale, GA, 30274

# CITY OF RIVERDALE, GEORGIA

## STATEMENT OF NET POSITION JUNE 30, 2020

ASSETS	Primary Government		
	Governmental Activities	Business-type Activities	Total Primary Government
Cash and cash equivalents	\$ 12,402,323	\$ -	\$ 12,402,323
Investments	3,240,479	-	3,240,479
Taxes receivable, net of allowance	919,407	-	919,407
Accounts receivable, net of allowance	35,866	72,422	108,288
Internal balances	(2,301,474)	2,301,474	-
Due from other governments	523,907	-	523,907
Prepaid items	778,066	-	778,066
Restricted assets, investments	920,488	-	920,488
Other assets	326,300	-	326,300
Capital assets:			
Nondepreciable	1,975,031	-	1,975,031
Depreciable, net of accumulated depreciation	28,577,416	2,882	28,580,298
Total assets	47,397,809	2,376,778	49,774,587
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charges on refunding	125,228	-	125,228
OPEB related items	282,659	-	282,659
Total deferred outflows of resources	407,887	-	407,887
<b>LIABILITIES</b>			
Accounts payable	703,626	49,183	752,809
Accrued interest payable	86,921	-	86,921
Accrued liabilities	713,826	2,074	715,900
Due to others	8,062	-	8,062
Unearned revenues	-	354,039	354,039
Certificates of participation due within one year	215,000	-	215,000
Certificates of participation due in more than one year	6,017,000	-	6,017,000
Capital leases due within one year	288,063	-	288,063
Capital leases due in more than one year	368,974	-	368,974
Contracts payable due within one year	170,000	-	170,000
Contracts payable due in more than one year	4,265,773	-	4,265,773
Compensated absences due within one year	420,939	-	420,939
Compensated absences due in more than one year	46,771	-	46,771
Total OPEB liability due in more than one year	1,486,380	-	1,486,380
Total liabilities	14,791,335	405,296	15,196,631
<b>DEFERRED INFLOWS OF RESOURCES</b>			
OPEB related items	197,717	-	197,717
Cumulative change in fair value of effective hedge	326,300	-	326,300
Total deferred inflows of resources	524,017	-	524,017
<b>NET POSITION</b>			
Net investment in capital assets	20,273,353	2,882	20,276,235
Restricted for:			
Capital projects	5,735,679	-	5,735,679
Law enforcement purposes	82,654	-	82,654
Tourism	8,515	-	8,515
Unrestricted	6,390,143	1,968,600	8,358,743
Total net position	\$ 32,490,344	\$ 1,971,482	\$ 34,461,826

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

# CITY OF RIVERDALE, GEORGIA

## STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED JUNE 30, 2020

<b>Functions/Programs</b>	Program Revenues				Net (Expenses) Revenues and Changes in Net Position		
					Primary Government		
	Program Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
<b>Primary government:</b>							
Governmental activities:							
General government	\$ 5,101,386	\$ 417,089	\$ 102,685	\$ -	\$ (4,581,612)	\$ -	\$ (4,581,612)
Judicial	589,467	-	-	-	(589,467)	-	(589,467)
Public safety	5,805,843	1,076,277	-	-	(4,729,566)	-	(4,729,566)
Public works	1,181,743	113,674	-	-	(1,068,069)	-	(1,068,069)
Parks and recreation	1,327,406	83,661	-	-	(1,243,745)	-	(1,243,745)
Economic development	749,998	-	-	2,546,715	1,796,717	-	1,796,717
Interest on long-term debt	463,275	-	-	-	(463,275)	-	(463,275)
Total governmental activities	15,219,118	1,690,701	102,685	2,546,715	(10,879,017)	-	(10,879,017)
Business-type activities:							
Solid waste management	631,659	978,005	-	-	-	346,346	346,346
Total business-type activities	631,659	978,005	-	-	-	346,346	346,346
Total primary government	\$ 15,850,777	\$ 2,668,706	\$ 102,685	\$ 2,546,715	(10,879,017)	346,346	(10,532,671)
General revenues:							
Property taxes					3,890,442	-	3,890,442
Sales taxes					4,444,882	-	4,444,882
Insurance premium tax					1,169,962	-	1,169,962
Alcoholic beverage taxes					403,413	-	403,413
Other taxes					881,346	-	881,346
Franchise taxes					746,699	-	746,699
Gain on sale of capital assets					2,609	-	2,609
Unrestricted investment earnings					144,386	-	144,386
Miscellaneous revenue					1,364	-	1,364
Transfers					382,328	(382,328)	-
Total general revenues and transfers					12,067,431	(382,328)	11,685,103
Change in net position					1,188,414	(35,982)	1,152,432
Net position, beginning of fiscal year					31,301,930	2,007,464	33,309,394
Net position, end of fiscal year					\$ 32,490,344	\$ 1,971,482	\$ 34,461,826

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



# CITY OF RIVERDALE, GEORGIA

## BALANCE SHEET GOVERNMENTAL FUNDS

**JUNE 30, 2020**

ASSETS	General Fund	Multiple Grants Fund	Capital Projects 2015 SPLOST Fund	Nonmajor Governmental Funds	Totals Governmental Funds
Cash and cash equivalents	\$ 7,012,724	\$ 62,786	\$ 5,185,680	\$ 141,133	\$ 12,402,323
Investments	3,240,479	-	-	-	3,240,479
Taxes receivable, net of allowance	916,725	-	-	2,682	919,407
Accounts receivable, net of allowance	35,866	-	-	-	35,866
Due from other governments	-	-	523,907	-	523,907
Due from other funds	976,617	310,880	18,549	43,877	1,349,923
Prepaid items	537,416	-	240,650	-	778,066
Restricted assets, investments	-	-	-	920,488	920,488
Total assets	<u>\$ 12,719,827</u>	<u>\$ 373,666</u>	<u>\$ 5,968,786</u>	<u>\$ 1,108,180</u>	<u>\$ 20,170,459</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 695,965	\$ -	\$ 7,474	\$ 187	\$ 703,626
Accrued liabilities	713,826	-	-	-	713,826
Due to others	-	-	-	8,062	8,062
Due to other funds	2,656,228	681,262	938	312,969	3,651,397
Total liabilities	<u>4,066,019</u>	<u>681,262</u>	<u>8,412</u>	<u>321,218</u>	<u>5,076,911</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenue - property taxes	208,204	-	-	-	208,204
Unavailable revenue - intergovernmental	172,884	-	115,225	-	288,109
	<u>381,088</u>	<u>-</u>	<u>115,225</u>	<u>-</u>	<u>496,313</u>
<b>FUND BALANCES</b>					
Fund balances:					
Nonspendable:					
Prepaid items	537,416	-	240,650	-	778,066
Restricted for:					
Capital projects	-	-	5,604,499	695,793	6,300,292
Law enforcement purposes	-	-	-	82,654	82,654
Promotion of tourism	-	-	-	8,515	8,515
Assigned:					
Administration	63,205	-	-	-	63,205
Unassigned (deficit)	7,672,099	(307,596)	-	-	7,364,503
Total fund balances	<u>8,272,720</u>	<u>(307,596)</u>	<u>5,845,149</u>	<u>786,962</u>	<u>14,597,235</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 12,719,827</u>	<u>\$ 373,666</u>	<u>\$ 5,968,786</u>	<u>\$ 1,108,180</u>	
Amounts reported for governmental activities in the statement of net position are different because:					
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds.					30,552,447
Fair value of interest rate swap agreement on Certificates of Participation.					326,300
Deferred charges (loss) on refunding are reported as deferred outflows of resources for governmental activities.					125,228
Deferred outflows of resources related to OPEB are reported as deferred outflows of resources for governmental activities.					282,659
Deferred inflows of resources related to OPEB are reported as deferred inflows of resources for governmental activities.					(197,717)
Deferred inflows of resources are not available to pay for current-period expenditures and, therefore, are deferred in governmental funds.					496,313
Interest rate swaps (cumulative change in fair value) are reported as deferred inflows of resources for governmental activities.					(326,300)
Certain liabilities are not due and payable in the current period and are therefore not reported in governmental funds.					(13,365,821)
Net position of governmental activities					<u>\$ 32,490,344</u>

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

# CITY OF RIVERDALE, GEORGIA

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	General Fund	Multiple Grants Fund	Capital Projects 2015 SPLOST Fund	Nonmajor Governmental Funds	Totals Governmental Funds
<b>Revenues</b>					
Property taxes	\$ 3,616,708	\$ -	\$ -	\$ -	\$ 3,616,708
Sales taxes	4,271,998	-	-	-	4,271,998
Other taxes	2,425,255	-	-	29,466	2,454,721
Charges for services	212,702	-	-	-	212,702
Licenses and permits	252,565	-	-	-	252,565
Intergovernmental	102,685	157,814	2,364,212	-	2,624,711
Franchise fees	746,699	-	-	-	746,699
Fines and forfeitures	1,009,944	-	-	51,513	1,061,457
Investment income	118,816	-	24,689	25,570	169,075
Other revenues	163,977	-	-	1,364	165,341
Total revenues	12,921,349	157,814	2,388,901	107,913	15,575,977
<b>Expenditures</b>					
Current:					
General government	4,807,860	-	-	-	4,807,860
Judicial	569,045	-	-	-	569,045
Public safety	4,507,627	655,600	-	100,053	5,263,280
Public works	493,817	-	-	-	493,817
Parks and recreation	1,131,079	-	-	-	1,131,079
Economic development	716,180	-	-	29,452	745,632
Capital outlays	-	157,505	531,732	195,475	884,712
Debt service:					
Principal	442,193	-	219,313	-	661,506
Interest	441,874	-	20,266	-	462,140
Total expenditures	13,109,675	813,105	771,311	324,980	15,019,071
Excess (deficiency) of revenues over (under) expenditures	(188,326)	(655,291)	1,617,590	(217,067)	556,906
<b>Other financing sources</b>					
Proceeds from sale of capital assets	31,956	-	-	-	31,956
Transfers in	382,328	-	-	-	382,328
Total other financing sources	414,284	-	-	-	414,284
Net change in fund balances	225,958	(655,291)	1,617,590	(217,067)	971,190
<b>Fund balances, beginning of fiscal year</b>	8,046,762	347,695	4,227,559	1,004,029	13,626,045
<b>Fund balances (deficits), end of fiscal year</b>	\$ 8,272,720	\$ (307,596)	\$ 5,845,149	\$ 786,962	\$ 14,597,235

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

## CITY OF RIVERDALE, GEORGIA

### RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED JUNE 30, 2020

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

Net change in fund balances - total governmental funds	\$	971,190
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital outlays in the current period.		(751,216)
Governmental funds report proceeds from the sale of capital assets, whereas in the statement of activities, a gain or loss will be reported. Therefore, the change in fund balance will differ from the change in net position by the net book value of the capital assets sold.		(29,347)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds:		
June 30, 2019 Deferred inflows of resources - Unavailable revenue	\$	(49,695)
June 30, 2020 Deferred inflows of resources - Unavailable revenue		496,313
		446,618
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, gains, losses and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items (principal payments).		661,506
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(110,337)
Net change in net position - governmental activities	\$	1,188,414

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

# CITY OF RIVERDALE, GEORGIA

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (GAAP BASIS) AND ACTUAL GENERAL FUND FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>Revenues:</b>				
Property taxes	\$ 3,600,000	\$ 3,600,000	\$ 3,616,708	\$ 16,708
Sales taxes	4,615,000	4,615,000	4,271,998	(343,002)
Other taxes	2,325,000	2,325,000	2,425,255	100,255
Charges for services	395,500	395,500	212,702	(182,798)
Licenses and permits	305,600	305,600	252,565	(53,035)
Intergovernmental	-	-	102,685	102,685
Franchise fees	721,000	721,000	746,699	25,699
Fines and forfeitures	1,820,000	1,820,000	1,009,944	(810,056)
Investment income	5,000	5,000	118,816	113,816
Other revenues	119,500	119,500	163,977	44,477
Total revenues	<u>13,906,600</u>	<u>13,906,600</u>	<u>12,921,349</u>	<u>(985,251)</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
Mayor and Council	161,799	161,800	136,829	24,971
General administration	996,871	1,068,248	857,701	210,547
Finance	2,489,305	2,610,530	2,563,488	47,042
General government buildings	1,178,676	1,310,316	1,249,842	60,474
Total general government	<u>4,826,651</u>	<u>5,150,894</u>	<u>4,807,860</u>	<u>343,034</u>
<b>Judicial:</b>				
Municipal court	<u>828,644</u>	<u>828,644</u>	<u>569,045</u>	<u>259,599</u>
<b>Public safety:</b>				
Police	3,125,124	2,912,434	2,655,854	256,580
Fire	2,187,937	2,050,328	1,851,773	198,555
Total public safety	<u>5,313,061</u>	<u>4,962,762</u>	<u>4,507,627</u>	<u>455,135</u>
<b>Public works:</b>				
Administration	381,271	517,276	493,817	23,459
Total public works	<u>381,271</u>	<u>517,276</u>	<u>493,817</u>	<u>23,459</u>
<b>Parks and recreation</b>				
	<u>1,181,008</u>	<u>1,267,945</u>	<u>1,131,079</u>	<u>136,866</u>
<b>Economic development</b>				
	<u>851,310</u>	<u>871,009</u>	<u>716,180</u>	<u>154,829</u>
<b>Debt service</b>				
	<u>947,022</u>	<u>947,022</u>	<u>884,067</u>	<u>62,955</u>
Total expenditures	<u>14,328,967</u>	<u>14,545,552</u>	<u>13,109,675</u>	<u>1,435,877</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(422,367)</u>	<u>(638,952)</u>	<u>(188,326)</u>	<u>450,626</u>

(Continued)

## CITY OF RIVERDALE, GEORGIA

### STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (GAAP BASIS) AND ACTUAL GENERAL FUND FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>Other financing sources</b>				
Proceeds from sale of capital assets	\$ -	\$ -	\$ 31,956	\$ 31,956
Capital leases	40,039	40,039	-	(40,039)
Transfers in	382,328	382,328	382,328	-
Total other financing sources	<u>422,367</u>	<u>422,367</u>	<u>414,284</u>	<u>(8,083)</u>
Net change in fund balances	-	(216,585)	225,958	442,543
<b>Fund balances, beginning of fiscal year</b>	<u>8,046,762</u>	<u>8,046,762</u>	<u>8,046,762</u>	<u>-</u>
<b>Fund balances, end of fiscal year</b>	<u><u>\$ 8,046,762</u></u>	<u><u>\$ 7,830,177</u></u>	<u><u>\$ 8,272,720</u></u>	<u><u>\$ 442,543</u></u>

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

**CITY OF RIVERDALE, GEORGIA  
MULTIPLE GRANTS FUND**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original Budget</u>	<u>Final Budget</u>		
<b>Revenues</b>				
Intergovernmental	\$ 140,000	\$ 795,599	\$ 157,814	\$ (637,785)
Total revenues	<u>140,000</u>	<u>795,599</u>	<u>157,814</u>	<u>(637,785)</u>
<b>Expenditures</b>				
Current:				
Public safety	-	655,600	655,600	-
Capital outlays	280,000	280,000	157,505	122,495
Total expenditures	<u>280,000</u>	<u>935,600</u>	<u>813,105</u>	<u>122,495</u>
Net change in fund balance	(140,000)	(140,001)	(655,291)	(515,290)
<b>Fund balances, beginning of fiscal year</b>	<u>347,695</u>	<u>347,695</u>	<u>347,695</u>	<u>-</u>
<b>Fund balances (Deficit), end of fiscal year</b>	<u>\$ 207,695</u>	<u>\$ 207,694</u>	<u>\$ (307,596)</u>	<u>\$ (515,290)</u>

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

# CITY OF RIVERDALE, GEORGIA

## STATEMENT OF NET POSITION PROPRIETARY FUND JUNE 30, 2020

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	<b>Business-type Activities - Enterprise Fund Solid Waste Management</b>
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Accounts receivable, net of allowance for uncollectible accounts	\$ 72,422
Due from other funds	2,301,474
Total current assets	<u>2,373,896</u>
<b>NONCURRENT ASSETS</b>	
Capital assets - depreciable, net	<u>2,882</u>
Total assets	<u>2,376,778</u>
<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts payable	49,183
Accrued liabilities	2,074
Unearned revenues	354,039
Total current liabilities	<u>405,296</u>
<b>NET POSITION</b>	
Investment in capital assets	2,882
Unrestricted	1,968,600
Total net position	<u>\$ 1,971,482</u>

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

**CITY OF RIVERDALE, GEORGIA**  
**STATEMENT OF REVENUES, EXPENSES AND**  
**CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUND**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<b>Business-type Activities - Enterprise Fund Solid Waste Management</b>
<b>OPERATING REVENUES</b>	
Charges for services	\$ 978,005
Total operating revenues	<u>978,005</u>
 <b>OPERATING EXPENSES</b>	
Cost of sales and services	579,002
Personnel services	51,834
Depreciation	823
Total operating expenses	<u>631,659</u>
Operating Income	346,346
 <b>NONOPERATING EXPENSES</b>	
Transfers out	<u>(382,328)</u>
Total nonoperating expenses	<u>(382,328)</u>
Change in net position	(35,982)
<b>NET POSITION, beginning of fiscal year</b>	<u>2,007,464</u>
<b>NET POSITION, end of fiscal year</b>	<u><u>\$ 1,971,482</u></u>

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



**CITY OF RIVERDALE, GEORGIA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<b>Business-type Activities - Enterprise Fund Solid Waste Management</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers and users	\$ 934,042
Payments to suppliers	(571,863)
Payments to employees	(51,338)
Net cash provided by operating activities	310,841
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>	
Advances from other funds	71,487
Transfers to other funds	(382,328)
Net cash used in non-capital financing activities	(310,841)
Net increase (decrease) in cash and cash equivalents	-
<b>Cash and cash equivalents:</b>	
Beginning of fiscal year	-
End of fiscal year	\$ -
<b>Reconciliation of operating income to net cash provided by operating activities:</b>	
Operating income	\$ 346,346
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	823
Changes in assets and liabilities:	
Increase in accounts receivable	(27,112)
Increase in accrued liabilities	496
Increase in accounts payable	7,139
Decrease in unearned revenues	(16,851)
Net cash provided by operating activities	\$ 310,841

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

## **NOTES TO FINANCIAL STATEMENTS**

**CITY OF RIVERDALE, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**A. The Financial Reporting Entity**

The City was incorporated in 1908 and is located in the northern part of Clayton County approximately 10 miles south of Atlanta. The City provides a full range of services to approximately 16,000 residents and a service population of 70,000. These services are provided in whole by the City and include public safety (police, fire, and emergency communications); community development; highways and streets; sanitation; public improvements; planning and zoning; and general administrative services.

The City, for financial reporting purposes, includes all of the funds relevant to the operations of the City. The Governmental Accounting Standards Board has set forth criteria to determine if legally separate organizations are considered to be component units in which the City is considered to be financially accountable or other organizations whose nature and significant relationship with the City is such that exclusion would cause the City’s financial statements to be incomplete or misleading. These criteria include appointing a voting majority of an organization’s governing body and (1) the ability of the City to impose its will on that organization, or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City. Based upon criteria noted above, the City has no component units.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government. (For the most part, the effect of interfund activity has been removed from these statements except for interfund services provided and used which are not eliminated in the process of consolidation). Government-wide financial statements do not provide information by fund, but distinguish between the City’s governmental activities and business-type activities. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The statement of net position will include non-current assets, deferred outflows of resources, deferred inflows of resources, and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City’s capital assets.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### B. Government-wide and Fund Financial Statements (Continued)

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

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Property taxes are recognized as revenues in the fiscal year for which they were levied if they are collected within sixty (60) days of fiscal year-end. Also, probation fines are recognized as revenues if they are collected within sixty (60) days of fiscal year-end. All other revenues are considered to be available when they are collectible within one hundred eighty (180) days of fiscal year-end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

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

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

In accordance with GASB Statement No. 34, major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

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

The **Multiple Grants Fund** accounts for grants received from various Federal and State agencies. The fund's revenues are restricted by the various external resource providers from whom the City has received the grant funds.

The **Capital Projects 2015 SPLOST Fund** is used to account for the proceeds of a sales tax levied in Clayton County, which will be used by the City for the exclusive purpose of capital outlay projects in accordance with the sales tax referendum.

The City reports the following major proprietary fund:

The **Solid Waste Management Fund** accounts for the revenues generated from the charges for sanitation and recycling services provided to the residential and commercial users of the City. All activities necessary to provide such services are accounted for in this fund.

Additionally, the City reports the following fund types:

The **special revenue funds** account for revenue sources that are legally restricted or committed to expenditure for specific purposes.

The **capital projects funds** are used to account for the acquisition and construction of major capital outlays other than those financed by proprietary funds.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for sales and services provided. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

#### D. Legal Compliance - Budgets

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

1. Budget requests are completed in April.
2. Proposed budgets are reviewed and prepared by the Finance Director for submission to the City Manager, Mayor, and the City Council in May.
3. Public hearings on the proposed budget are held in May and June.
4. The budget is legally adopted by the Mayor and City Council prior to June 30.
5. All budget revisions or changes must be approved as required by Georgia law and administrative policy. All transfers of budgeted amounts between departments require the approval of the City Council. This is consistent with the legal level of budgetary control as the budget is adopted at the department level. Revisions that alter the total expenditures of any department or fund must be approved by the Mayor and City Council. The Mayor and City Council made several immaterial supplemental budget appropriations during the fiscal year.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### D. Budgets and Budgetary Accounting (Continued)

6. Formal budgetary integration is employed as a management control device during the fiscal year for all the governmental funds and the enterprise fund. The budget for the enterprise fund is prepared for planning and control purposes only.
7. Budgets for the governmental funds and the enterprise fund are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

#### E. Cash and Investments

Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. For purposes of the statement of cash flows, the City considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. There are no limitations or restrictions on participant withdrawals from the pool. The fair value of the City's position in the pool approximates the value of the City's pool shares. The pool also adjusts the value of its investments to fair value as of fiscal year-end and the City's investment in Georgia Fund 1 is reported at fair value. The City considers amounts held in Georgia Fund 1 as cash equivalents for financial statement presentation.

The City's nonparticipating interest-earning investment contracts are recorded at cost. The remaining investments are recorded at fair value. GASB Statement No. 72, "Fair Value Measurement and Application" defines fair value as "the price that would be received to sell an asset." Increases or decrease in the fair value of the City's investments during the fiscal year are recognized as a component of investment income.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### F. Prepaid Items

Prepaid items are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure/expense is made for goods or services that were purchased for consumption, but not consumed as of June 30.

#### G. Short-Term Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. For the most part, the effect of interfund activity has been removed from the government-wide statement of net position. Any residual balances outstanding between the governmental and business-type activities are reported in the government-wide statement of net position as "internal balances." In the fund financial statements, these receivables and payable are classified as "due from other funds" and "due to other funds".

#### H. Restricted Assets

The 1998 lease pool investments are classified as restricted assets on the balance sheet because their use is limited to specific construction and acquisition activity.

#### I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 and an estimated useful life in excess of one fiscal year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. In accordance with GASB 34, the City has elected not to include infrastructure acquired or constructed prior to July 1, 2003. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend useful lives are expensed as incurred.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### I. Capital Assets (Continued)

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

Buildings and improvements	30-40 years
Improvement other than buildings	20-40 years
Furniture and equipment	5-15 years
Infrastructure	40-50 years
Vehicles	5-10 years

#### J. Long-Term Liabilities

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method, which is not materially different from the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed when incurred.

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

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## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### K. Compensated Absences

City employees accrue vacation in different amounts, according to the number of years of service. Employees under five years of service accrue two weeks of vacation each year. Upon reaching five years of service, employees can accrue three weeks per year. These days can be taken either through time off or by payment upon termination. Upon reaching 10 years, employees can accrue 20 days. For 20 years of service and over, an employee can accrue 25 days.

City employees may carry over no more than 250 hours of accrued annual leave to the following year. Annual leave accrued by City employees in excess of the 250 hours limit will be lost if not used by the end of the fiscal year in which the hours are accumulated.

Employees earn sick leave in proportion to actual hours worked. Sick leave, however, is not paid upon termination. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

#### L. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve the portion of the applicable appropriation, is employed by the City for purchases over \$1,000. At June 30, 2020, there were \$63,205 of encumbrances related to open purchase orders and projects related to construction. The entirety of this encumbered balance is allocated to the General Fund.

#### M. Fund Equity and Net Position

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

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

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### M. Fund Equity and Net Position (Continued)

- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Mayor and City Council or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal vote and passage of an ordinance of the Mayor and City Council. Only the Mayor and City Council may modify or rescind the commitment by passage of a subsequent ordinance.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the Mayor and City Council has authorized the City Manager to assign fund balance.
- **Unassigned** – Fund balances are reported as unassigned when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances (or deficits in fund balances) may be reported in all funds.

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

- Committed
- Assigned
- Unassigned

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

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available. Restrictions on the government-wide statement of net position represent amounts segregated to meet debt covenants and Federal and State laws.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **N. Management Estimates**

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

#### **O. Deferred Outflows of Resources and Deferred Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that is applicable to a future reporting period. The City has one item that qualifies in this category which is a deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

In addition to liabilities, the statement of net position and balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of deferred inflows of resources that qualify for reporting in this category. One (1) arises only under a modified accrual basis of accounting. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and intergovernmental revenue as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The City also has a deferred inflow of resources reported only under full accrual accounting which arises from the deferral of the cumulative change in fair market value an effective hedge related to an interest rate swap.

The City reports deferred inflows and outflows of resources related to the recording of changes in its net OPEB liability. Certain changes in the total OPEB liability are recognized as OPEB expenses over time instead of all being recognized in the fiscal year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the total OPEB liability for actual experience for certain trend information that was previously assumed, for example, the assumed dates of retirement of Plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into OPEB expenses over the expected remaining service lives of Plan members.

**NOTES TO FINANCIAL STATEMENTS**

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

**A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “certain liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$13,365,821 difference are as follows:

Certificates of participation	\$ (6,232,000)
Capital lease payable	(657,037)
Contracts payable	(4,490,000)
Less: Issuance discount (to be amortized against interest expense)	54,227
Compensated absences	(467,710)
Accrued interest	(86,921)
Total OPEB liability	(1,486,380)
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	
	\$ (13,365,821)

**B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this \$751,216 difference are as follows:

Capital outlay	\$ 847,171
Depreciation expense	(1,598,387)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ (751,216)

## NOTES TO FINANCIAL STATEMENTS

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

**B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities (Continued)**

Another element of that reconciliation explains that “Governmental funds report proceeds from the sale of capital assets, whereas in the statement of activities, a gain or loss will be reported. Therefore, the change in fund balance will differ from the change in net position by the net book value of the capital assets sold.” The details of this \$29,347 difference is as follows:

Disposition of capital assets	\$ (29,347)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ (29,347)</u>

Another element of that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this \$661,506 difference are as follows:

Principal repayments:	
Certificates of participation	\$ 210,000
Capital lease payables	281,506
Contracts payable	<u>170,000</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 661,506</u>

Another element of that reconciliation explains that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$110,337 difference are as follows:

Change in accrued interest	\$ 10,512
Amortization of discount	(4,690)
Change in compensated absences	(12,596)
Change in total OPEB liability and deferred inflows of resources related to OPEB	(96,606)
Amortization of deferred costs on refunded debt	<u>(6,957)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ (110,337)</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 3. DEPOSITS AND INVESTMENTS

**Credit risk.** State statutes authorize the City to invest in U.S. Government obligations; U.S. Government agency (or other corporation of the U.S. Government) obligations; obligations fully insured or guaranteed by the U.S. Government or a U.S. Government agency; obligations of the State of Georgia or other states; obligations of other counties, municipal corporations and political subdivisions of the State of Georgia; negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America; prime bankers' acceptances; repurchase agreements; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds.

**Interest Rate Risk.** The City has a formal investment policy that limits investment maturities to 18 months from the date of purchase as a means of managing its exposure to fair value losses arising from increasing interest rates.

As of June 30, 2020, information on the credit risk and interest rate risk related to the City's deposits and investments is disclosed as follows:

<u>Deposits and Investments</u>	<u>Maturities</u>	<u>Credit Rating</u>	<u>Fair Value</u>
Cash deposited with financial institutions	---	N/A	\$ 12,300,544
Cash deposited with Georgia Fund 1	38 day average maturity	AAAf	371,301
Money Market funds	---	(a)	97,691
Investment in U.S. Government Securities	335 day weighted average	N/A	2,869,178
Guaranteed Investment Contract	June 1, 2028	(b)	920,488
Total			<u>\$ 16,559,202</u>
<b>As reported in the Statement of Net Position:</b>			
Cash and cash equivalents			\$ 12,402,323
Investments			3,240,479
Restricted assets, investments			916,400
Total			<u>\$ 16,559,202</u>

N/A - Not applicable

(a) These are money market mutual funds and are therefore not rated.

(b) This is a guaranteed contract with the Georgia Municipal Association (GMA) and is not rated.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

**Fair Value Measurements:** The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 are significant unobservable inputs. At June 30, 2020, the City had the following recurring fair value investments:

<u>Investment</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Fair Value</u>
U.S. Treasury Bonds	\$ 2,869,178	\$ -	\$ -	\$ 2,869,178
Total investments measured at fair value	<u>\$ 2,869,178</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,869,178</u>
Investments (or cash equivalents) not subject to level disclosure:				
Georgia Fund 1				371,301
Investments recorded at cost:				
Guaranteed Investment Contract				<u>920,488</u>
Total investments				<u>\$ 4,160,967</u>
Fair value hedging derivative:				
Interest rate swap agreement	<u>\$ -</u>	<u>\$ 326,300</u>	<u>\$ -</u>	<u>\$ 326,300</u>

The United State Treasury Bonds classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those investments.

The interest rate swap agreement is classified as an other asset as more fully described in Note 6. The fair value of the interest rate swap agreement classified as Level 2 of the fair value hierarchy is valued using an option-adjusted discounted cash flow model.

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

The Guaranteed Investment Contract is a nonparticipating interest earning investment contact and, accordingly, is recorded at cost.



## NOTES TO FINANCIAL STATEMENTS

### NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

**Custodial Credit Risk – Deposits.** Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be covered by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of June 30, 2020, the financial institution holding all of the City's deposits is a participant of the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State. As of June 30, 2020, all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

### NOTE 4. RECEIVABLES

Receivables as of June 30, 2020, including the applicable allowances for uncollectible accounts, are as follows:

	<b>General Fund</b>	<b>Nonmajor Governmental Funds</b>	<b>Solid Waste Management Fund</b>
Receivables:			
Taxes	\$ 783,841	\$ 2,682	\$ -
Accounts	35,866	-	103,541
	819,707	2,682	103,541
Less: Allowance for uncollectible accounts	(40,000)	-	(31,119)
	<b>\$ 779,707</b>	<b>\$ 2,682</b>	<b>\$ 72,422</b>

#### Property Taxes

Property taxes were levied on September 15, 2019 (Levy Date) based upon property values assessed as of January 1. The City's millage rate is levied on taxable property, which is assessed at 40% of estimated fair market value. Tax bills were mailed on September 15, 2019, and payable on or before November 15, 2019, for the 2019 taxes. Taxes not paid within 90 days of the November 15 due date were subject to property tax liens on January 15, 2020. Property tax revenues are recognized when levied to the extent they result in current receivables.

The tax rate levied during fiscal year 2020 for the City's operations was 11.48 mills (mill equals \$1 per thousand dollars of assessed value).

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. RECEIVABLES (CONTINUED)

#### Property Taxes (Continued)

In governmental funds, property taxes are recorded as receivables and unavailable revenues (deferred inflows of resources) when assessed. Revenues are recognized when available.

In the enterprise funds, solid waste management fees are billed annually on September 15 along with the property taxes and are due and payable on or before November 15, 2019. After this date, the bill becomes delinquent and penalties and interest may be assessed by the City. The residential sanitation fees for fiscal year 2019 and 2020 were \$192.72 per year.

### NOTE 5. CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 1,996,094	\$ -	\$ (21,063)	\$ -	\$ 1,975,031
Construction in progress	3,414,541	112,330	-	(3,526,871)	-
Total capital assets, not being depreciated	<u>5,410,635</u>	<u>112,330</u>	<u>(21,063)</u>	<u>(3,526,871)</u>	<u>1,975,031</u>
Capital assets, being depreciated:					
Buildings and improvements	25,922,780	57,605	-	2,419,701	28,400,086
Improvements other than buildings	3,895,904	-	-	-	3,895,904
Infrastructure	2,354,168	-	-	748,020	3,102,188
Vehicles and related equipment	3,364,989	233,576	(134,453)	-	3,464,112
Furniture and other equipment	5,550,223	443,660	-	359,150	6,353,033
Total capital assets, being depreciated	<u>41,088,064</u>	<u>734,841</u>	<u>(134,453)</u>	<u>3,526,871</u>	<u>45,215,323</u>
Less accumulated depreciation for:					
Buildings and improvements	(6,570,360)	(702,079)	-	-	(7,272,439)
Improvements other than buildings	(1,126,718)	(181,989)	-	-	(1,308,707)
Infrastructure	(615,063)	(99,930)	-	-	(714,993)
Vehicles and related equipment	(2,722,018)	(233,465)	126,169	-	(2,829,314)
Furniture and other equipment	(4,131,530)	(380,924)	-	-	(4,512,454)
Total accumulated depreciation	<u>(15,165,689)</u>	<u>(1,598,387)</u>	<u>126,169</u>	<u>-</u>	<u>(16,637,907)</u>
Total capital assets, being depreciated, net	<u>25,922,375</u>	<u>(863,546)</u>	<u>(8,284)</u>	<u>3,526,871</u>	<u>28,577,416</u>
Total capital assets, net	<u>\$ 31,333,010</u>	<u>\$ (751,216)</u>	<u>\$ (29,347)</u>	<u>\$ -</u>	<u>\$ 30,552,447</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:			
General government	\$	233,989	
Public safety		515,462	
Public works		668,365	
Parks and recreation		176,205	
Economic development		4,366	
Total depreciation - governmental activities	\$	1,598,387	

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-type activities:</b>				
Capital assets, being depreciated:				
Buildings, grounds, and improvements	\$ 16,464	\$ -	\$ -	\$ 16,464
Total capital assets, being depreciated	16,464	-	-	16,464
Less accumulated depreciation for:				
Buildings, grounds, and improvements	(12,759)	(823)	-	(13,582)
Total accumulated depreciation	(12,759)	(823)	-	(13,582)
Total capital assets, being depreciated, net	3,705	(823)	-	2,882
Total capital assets, net	\$ 3,705	\$ (823)	\$ -	\$ 2,882

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## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG-TERM DEBT

Long-term liability activity for the fiscal year ended June 30, 2020, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
2017 Certificates of participation	\$ 5,420,000	\$ -	\$ (210,000)	\$ 5,210,000	\$ 215,000
1998 Certificates of participation	<u>1,022,000</u>	-	-	<u>1,022,000</u>	-
Certificates of participation, net	6,442,000	-	(210,000)	6,232,000	215,000
Contracts payable	4,660,000	-	(170,000)	4,490,000	170,000
Less unamortized discount	<u>(58,917)</u>	-	<u>4,690</u>	<u>(54,227)</u>	-
Contracts payable, net	4,601,083	-	(165,310)	4,435,773	170,000
Capital leases	938,543	-	(281,506)	657,037	288,063
Compensated absences	455,114	319,652	(307,056)	467,710	420,939
Total OPEB liability	<u>1,249,919</u>	<u>376,560</u>	<u>(140,099)</u>	<u>1,486,380</u>	-
Governmental activities Long-term liabilities	<u>\$ 13,686,659</u>	<u>\$ 696,212</u>	<u>\$ (1,103,971)</u>	<u>\$ 13,278,900</u>	<u>\$ 1,094,002</u>

Capital leases, compensated absences, and the other postretirement benefit obligations are generally liquidated by the General Fund.

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## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

**Certificates of Participation-1998.** The City has entered into a lease pool agreement with the Georgia Municipal Association (the "Association"). The funding of the lease pool was provided by the issuance of \$150,126,000 Certificates of Participation by the Association. The Association passed the net proceeds through to the participating governments with the City's participation totaling \$1,022,000. The lease pool agreement with the Association provides that the City owns their portion of the assets invested in the pool and is responsible for the payment of their portion of the principal and interest of the Certificates of Participation. The principal of \$1,022,000 is due in a lump sum payment on June 1, 2028. Interest is payable at a rate of 4.75% each year. The City draws from the investment to lease equipment from the Association. The lease pool agreement requires the City to make lease pool payments back to its investment account to fund the principal and interest requirements of the 1998 Georgia Municipal Association Certificates of Participation.

As part of the issuance of the certificates of participation, the City entered into an interest rate swap agreement. Under the Swap Agreement, the City is required to pay (1) a semi-annual (and beginning July 1, 2003, a monthly) floating rate of interest based on the Securities Industry and Financial Markets Association (SIFMA) Municipal Swap Index (plus a 31 basis points spread) to, or on behalf of, the Swap Counterparty (the "Swap Payment"); and the Swap Counterparty will pay to, or on behalf of, the City a semi-annual payment based on a rate equal to the fixed rate on the Contract times a notional amount specified in the Swap Agreement, but generally equal to the outstanding unpaid principal portion of such Contract, less the amount originally deposited in the Reserve Fund relating to the Contract, and (ii) a one-time Swap Premium to be paid on the effective date of the Swap Agreement. The semi-annual payments from the Swap Counterparty with respect to the City are structured, and expected, to be sufficient to make all interest payments due under the Contract, and related distributions of interest on the Certificates. Monthly interest payments between the City, the holders of the Certificates of Participation, and the Swap Counterparty can be made in net settlement form as part of this agreement. Under the Swap Agreement, the City's obligation to pay floating payments to the Swap Counterparty in any calendar year may not exceed an amount equal to the SIFMA Municipal Swap Index plus 5% to be determined on the first business day of December in the preceding year. This agreement matures on June 1, 2028, at the same time of the certificates of participation. This derivative qualifies as a fair market hedge. In the unlikely event that the Swap Counterparty becomes insolvent, or fails to make payments as specified in the Swap Agreement, the City would be exposed to credit risk in the amount of the Swap's fair value. To minimize this risk, the City executed this agreement with counterparties of appropriate credit strength, with the counterparty being rated Aa1 by Moody's. At June 30, 2020, the floating rate being paid by the City is 0.40% and the market value of the agreement is \$326,300, an increase of \$62,106 from the market value at the end of the previous fiscal year. The market value of the hedge was determined using settlement prices at the end of the day on June 30, 2020, based on the derivative contract. This market value is reported as other assets in the statement of net position. As this derivative is an effective hedge, qualifying for hedge accounting, the inflow from the hedge (any change in fair value from inception until fiscal year-end) is deferred and reported as a deferred inflow of resources in the statement of net position.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

The City's Capital Project Fund has been created to account for the activities related to the issuance and repayment of the Certificates of Participation. The City's General Fund is required to repay the Capital Projects Fund for equipment purchased with the proceeds from the Certificates. Typically, the repayment period is determined by the estimated useful life of the asset purchased.

**Certificates of Participation-2017.** During the fiscal year 2018, the City also entered into a lease-purchase agreement with the Association to fully refund the Series 2009 certificates of participation. Certificates of participation in the amount of \$5,805,000 with an interest rate of 3.28% were issued in connection with the lease purchase agreement. The City will make base rental payments to the Association over a 20-year period to fund the principal and interest requirements of the certificates. These refunding transaction undertaken by the City resulted in aggregate debt service savings of \$693,803 and an economic gain (net present value of the aggregate debt service savings) of \$697,725. As of June 30, 2020, there is no outstanding debt that is considered legally defeased.

Annual repayment requirements under both the 1998 and 2017 certificates of participation are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 215,000	\$ 219,433	\$ 434,433
2022	225,000	212,381	437,381
2023	230,000	205,001	435,001
2024	240,000	197,457	437,457
2025	245,000	189,585	434,585
2026-2030	2,382,000	724,227	3,106,227
2031-2035	1,600,000	340,300	1,940,300
2036-2038	1,095,000	72,488	1,167,488
	<u>\$ 6,232,000</u>	<u>\$ 2,160,872</u>	<u>\$ 8,392,872</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

**Contracts Payable.** On September 29, 2010, the Development Authority of Clayton County (“the Authority”) issued \$5,500,000 in Series 2010A and Series 2010B Taxable Revenue Bonds. These bonds were issued to finance the construction of a new parking garage in the Riverdale Town Center, as well as capital improvements to the City’s Regional Park. The bonds are payable from and secured by moneys to be received by the Authority from the City pursuant to an Intergovernmental Contract signed October 1, 2010. As of June 30, 2013 the Series 2010B Taxable Revenue Bonds were paid off.

Annual principal payments on the revenue bonds are due on May 1 of each year, and semi-annual interest payments are due on May 1 and November 1 of each year. Interest rates range from 2.750% to 5.625%, and payments are due through May 2040. Annual repayment requirements are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 170,000	\$ 235,655	\$ 405,655
2022	175,000	228,685	403,685
2023	180,000	221,160	401,160
2024	185,000	213,060	398,060
2025	190,000	204,365	394,365
2026 - 2030	1,025,000	873,435	1,898,435
2031 - 2035	1,185,000	586,663	1,771,663
2036 - 2040	1,380,000	237,938	1,617,938
	\$ 4,490,000	\$ 2,800,961	\$ 7,290,961

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## NOTES TO FINANCIAL STATEMENTS

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### NOTE 6. LONG-TERM DEBT (CONTINUED)

**Capital leases.** During the fiscal year ended June 30, 2013, the City entered in a lease agreement for financing the acquisition of a fire truck. The lease agreement qualified as a capital lease for accounting purposes and, therefore has been recorded at the present value of the future minimum lease payments as of the lease inception date. During the fiscal year ended June 30, 2015, the City entered into a new lease agreement for the financing of communication equipment. The lease agreement qualified as a capital lease for accounting purposes and, therefore has been recorded at the present value of the future minimum lease payments as of the lease inception date. As of June 30, 2020, the City has vehicles and equipment with a gross amount of \$2,089,299 under capital leases as reported in its governmental activities. The following is an analysis of the leased equipment under capital leases as of June 30, 2020:

Vehicles and related equipment	\$	2,089,299
Less: beginning accumulated depreciation		(1,014,612)
Less: current year depreciation		(211,822)
Net Book Value		\$ 862,865

The current year's depreciation is included with the capital asset depreciation expense.

The City's total capital lease debt service requirements to maturity are as follows:

Fiscal year ending June 30,		
2021	\$	309,960
2022		309,960
2023		70,380
Total minimum lease payments		690,300
Less amount representing interest		33,263
Present value of future minimum lease payments	\$	657,037

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## NOTES TO FINANCIAL STATEMENTS

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### NOTE 7. EMPLOYEE BENEFIT PLANS

#### Deferred Compensation Plan (the "Plan")

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Plan available to all City employees permits them to defer a portion of their salary until future years. Participation in the Plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency (as defined by IRS regulations). The City has no fiduciary relationship with the Trust. Accordingly, the Plan assets are not reported in the City's financial statements.

#### Defined Contribution Plan (the "Plan")

As authorized by City Council, the City provides pension benefits for all of its full-time employees through a defined contribution plan, the City of Riverdale Pension Plan (the "Plan"). Under the terms of the Plan, benefits depend solely on amounts contributed to the Plan plus investment earnings. Employees are eligible to participate from the date of employment. The Plan is administered by ICMA Retirement Corporation. A complete report of the pension plan can be obtained from the City Clerk's office. Contributions to the Plan are established and may be amended by the Mayor and City Council. The City's contribution to the Plan depends upon each participant's salary.

The City's contribution to the plan is based on the following formula:

<b>Participant's Salary Reduction Amount</b>	<b>City's Contribution</b>
2% of employee's regular bi-weekly wages	2% of employee's regular bi-weekly wages

A terminated participant who is not 100% vested shall forfeit the nonvested portion of the City's contribution. Such forfeiture shall be used to reduce the City's future contributions under the Plan. The City's contributions to the Plan for the fiscal year ended June 30, 2020, was \$172,359. This contribution represented approximately 2.20% of the City's current fiscal year payroll for all eligible employees, which was \$7,836,825. Contributions from employees were \$172,359 representing approximately 2.20% of covered payroll.

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## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

#### Plan Administration and Benefits

The City, as authorized by the City Council, administers a single-employer defined benefit Postemployment Healthcare Benefits Plan (the "PHCB Plan"). The PHCB Plan is administered by the Discovery Benefits, under the direction of the City management. The plan provides postemployment health care benefits to all retirees who have reached age 55 and who have been employed by the City for at least 15 years. The Plan is administered by Discovery Benefits. A complete report of the Plan can be obtained from the City Clerk's office. The City pays ICMA Retirement Corporation 100% of the base HMO policy for each retiree's health insurance premium for up to three years or age 65, whichever occurs first. The City will pay up to the Social Security Medicare rate if the retiree elects a Medicare supplement, for the remainder of the three year period. As of July 1, 2019, monthly premium rates were \$483.23 for medical and prescription drug, \$32.05 for dental, and \$144.60 for Medicare Part B.

#### Plan Membership

Membership of the Plan consisted of the following at July 1, 2019, the date of the latest actuarial valuation:

Active participants	109
Retirees and beneficiaries currently receiving benefits	<u>8</u>
Total	<u><u>117</u></u>

#### Contributions

The provisions and obligations to contribute are established and may be amended by the Mayor and City Council. The City finances the Plan on a pay-as-you-go basis. The amount paid for these benefits for the fiscal year ended June 30, 2020 was \$31,930. The City is not required to make any contributions to the Plan. The City of Riverdale has yet to adopt any funding requirements to the Plan other than pay-as-you-go.

#### Total OPEB Liability of the City

The City's total OPEB liability was measured as of June 30, 2020 and was determined by an actuarial valuation as of July 1, 2019 with the actuary using standard techniques to roll forward the liability to the measurement date.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

**Actuarial assumptions.** The total OPEB liability in the July 1, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method:	Entry age, cost increasing at inflation
Discount Rate:	2.21%
Inflation Rate:	2.50%
Long-term Expected Rate of Return	not applicable
Health Care Cost Trend Rate	Healthcare claims costs, premium rates, and retiree contributions will increase from the prior year to the year shown by the indicated percent. Year beginning July 1, 2019, the trend is 5.80%. For years 2020 and plus, the trend will decrease by .10%. The year beginning July 1, 2033, the trend will be 4.50%.

Medical Trend – 5.8% (increase from FYE 2019 to FYE 2020) decreasing 0.1% annually until reaching an ultimate level of 4.5%.

Mortality Table – PubG – 2010 Mortality Table projected by the MP-2019 Mortality Improvement scale as of June 30, 2020. The Plan has not had an experience study as of the July 1, 2019 valuation. The Plan did not disclose a participation rate as of the July 1, 2019 valuation.

#### **Discount Rate**

The discount rate used to measure the total OPEB liability was 2.21%. This rate was determined using an index rate of 20-year, tax-exempt general obligation municipal bonds with an average rating of AA or higher – which was 2.21% as determined by the Bond Buyer 20-Bond GO Index Rate as of June 30, 2020.

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**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 8. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**Changes in the Total OPEB Liability of the City**

The changes in the total OPEB liability of the City for the fiscal year ended June 30, 2020, were as follows:

	<b>Total OPEB Liability</b>
<b>Balances at June 30, 2019</b>	<b>\$ 1,249,919</b>
<b>Changes for the fiscal year:</b>	
Service cost	81,612
Interest	42,258
Experience differences	(108,169)
Assumption changes	252,690
Benefit payments	(31,930)
<b>Net changes</b>	<b>236,461</b>
<b>Balances at June 30, 2020</b>	<b>\$ 1,486,380</b>

The required schedule of changes in the City's total OPEB liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about the total OPEB liability.

**Sensitivity of the total OPEB liability to changes in the discount rate**

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.21%) or 1-percentage-point higher (3.21%) than the current discount rate:

	1% Decrease (1.21%)	Discount Rate (2.21%)	1% Increase (3.21%)
Total OPEB liability	\$ 1,637,151	\$ 1,486,380	\$ 1,351,519

**Sensitivity of the total OPEB liability to changes in healthcare cost trend rates**

The following presents the total OPEB liability of the City as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trends that are 1-percentage-point lower (4.80% decreasing to 3.50%) or 1-percentage-point higher (6.80% decreasing to 5.50%) than the current healthcare trend rates:

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

#### Sensitivity of the total OPEB liability to changes in healthcare cost trend rates (Continued)

	Trend - 1%	Trend	Trend + 1%
Total OPEB liability	\$ 1,294,593	\$ 1,486,380	\$ 1,715,114

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of June 30, 2020 and the current sharing pattern of costs between employer and inactive employees.

#### OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2020, the City recognized OPEB expense of \$128,536. At June 30, 2020, the City reported deferred inflows and outflows of resources related to OPEB from the following:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Experience differences	\$ -	\$ 150,950
Changes in assumptions	282,659	46,767
Total	\$ 282,659	\$ 197,717

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year ending June 30:	Outflow	Inflow	Net
2021	\$ 17,539	\$ (12,873)	\$ 4,666
2022	17,539	(12,873)	4,666
2023	17,539	(12,873)	4,666
2024	17,539	(12,873)	4,666
2025	17,539	(12,873)	4,666
2026 and thereafter	194,964	(133,352)	61,612
Total	\$ 282,659	\$ (197,717)	\$ 84,942

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. INTERFUND BALANCES AND TRANSFERS

Interfund receivable and payable balances as of June 30, 2020, are as follows:

	Receivable					Total
	General Fund	Multiple Grants	2015 SPLOST	Nonmajor Governmental	Sanitation	
<b>Payable</b>						
General Fund	\$ -	\$ 310,880	\$ -	\$ 43,874	\$ 2,301,474	\$ 2,656,228
Multiple Grants	681,262	-	-	-	-	681,262
2015 SPLOST	938	-	-	-	-	938
Nonmajor governmental funds	294,417	-	18,549	3	-	312,969
Total	<u>\$ 976,617</u>	<u>\$ 310,880</u>	<u>\$ 18,549</u>	<u>\$ 43,877</u>	<u>\$ 2,301,474</u>	<u>\$ 3,651,397</u>

The outstanding balances between funds results from the time lag between the dates that 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made. These amounts also include the amount of working capital loans made to the General Fund that the General Fund expects to repay in the subsequent fiscal year.

Interfund transfers for the fiscal year ended June 30, 2020, consisted of the following:

Transfer Out	Transfer In	Amount
Sanitation	General Fund	\$ 382,328

### NOTE 10. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. The City carries commercial insurance coverage for these risks to the extent deemed prudent by management. Settled claims in the past three years have not exceeded the coverages.

On March 21, 1997, the City established its Workers' Compensation Insurance Internal Service Fund (which is reported in the General Fund for financial statement purposes). Workers' Compensation claims exceeding \$400,000 are funded by private insurance carriers, whereas claims below \$400,000 are funded by premiums from other funds.

Liabilities of the fund are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. The basis for estimating the liabilities for unpaid claims is "IBNR" established by an actuary.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. RISK MANAGEMENT (CONTINUED)

A liability for workers' compensation claims is recognized in the General Fund when it is probable that a loss has occurred and is due for payment. As of June 30, 2020, the City has reported \$416,955 of such claims as a liability in the General Fund which are expected to be paid within one (1) fiscal year. The accrued claims liability includes related claim settlement costs. The changes in the balance of claims liabilities during the fiscal year are as follows:

	June 30,	
	2020	2019
Balance - beginning of fiscal year	\$ 636,079	\$ 597,891
Current year claims and changes in estimates	365,812	342,236
Claim payments	(584,936)	(304,048)
Balance - end of fiscal year	\$ 416,955	\$ 636,079

### NOTE 11. HOTEL/MOTEL LODGING TAX

The City has levied a 3% lodging tax. For the fiscal year ended June 30, 2020, \$29,466 of hotel/motel tax was collected. A total of \$29,452, or approximately 100%, was used for the promotion of tourism within the City and was considered to be in compliance with the State laws regulating hotel/motel taxes and the related expenditures as of June 30, 2020.

### NOTE 12. JOINT VENTURES

Under Georgia law, the City, in conjunction with other cities and counties in the Metro Atlanta area, is a member of the Atlanta Regional Commission (ARC). During its year ended June 30, 2020, the City's membership dues were paid by Clayton County, Georgia on the City's behalf. Membership in an ARC is required by the Official Code of Georgia Annotated (OCGA), Section 50-8-34, which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of a regional commission. Separate financial statements may be obtained from: Atlanta Regional Commission, 3715 Northside Parkway, 200 North Creek Suite 300, Atlanta, Georgia 30327.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 13. COMMITMENTS AND CONTINGENCIES

#### **Litigation**

The City is involved in various claims and matters of litigation resulting from normal operations. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City, the total range of reasonably possible amounts for these cases is from \$0 to \$10,000.

#### **Grants from Governments**

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

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## **REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF RIVERDALE, GEORGIA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**OPEB RETIREMENT PLAN**  
**SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY**  
**AND RELATED RATIOS**

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB liability			
Service cost	\$ 81,612	\$ 80,858	\$ 75,529
Interest on total OPEB liability	42,258	45,208	42,412
Experience differences	(108,169)	(55,383)	-
Changes of assumptions	252,690	50,386	(57,069)
Benefit payments	<u>(31,930)</u>	<u>(27,730)</u>	<u>(26,929)</u>
<b>Net change in total OPEB liability</b>	236,461	93,339	33,943
<b>Total OPEB liability - beginning</b>	<u>1,249,919</u>	<u>1,156,580</u>	<u>1,122,637</u>
<b>Total OPEB liability - ending</b>	<u><u>\$ 1,486,380</u></u>	<u><u>\$ 1,249,919</u></u>	<u><u>\$ 1,156,580</u></u>
<b>Covered payroll</b>	\$ 6,877,236	\$ 6,193,399	\$ 6,358,844
<b>Total OPEB liability as a percentage of covered payroll</b>	21.6%	20.2%	18.2%

**Notes to the Schedule:**

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

The City is not accumulating assets in a trust fund that meets the criteria in paragraph 4 of GASB Statement No. 75 for payment of future OPEB benefits.

**COMBINING STATEMENTS  
AND SCHEDULES**

**CITY OF RIVERDALE, GEORGIA  
NONMAJOR GOVERNMENTAL FUNDS  
JUNE 30, 2020**

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**SPECIAL REVENUE FUNDS**

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

The **Emergency Communication Fund** accounts for the fee collection and operations of the Emergency 911 system within the City.

The **Hotel/Motel Tax Fund** accounts for the Hotel/Motel tax receipts and distributions of funds used to promote tourism within the City.

The **Confiscated Assets Fund** accounts for the collection and use of funds confiscated from convicted offenders.

**CAPITAL PROJECTS FUNDS**

The **Capital Projects Fund** accounts for the proceeds from the 1998 issuance of Certificates of Participation used for financing the purchase of major items of machinery and equipment, and for the proceeds from grant revenues used for construction of major capital facilities.

**CITY OF RIVERDALE, GEORGIA**

**COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS**

**JUNE 30, 2020**

<b>ASSETS</b>	<b>Special Revenue Funds</b>			<b>Capital Projects Fund</b>	<b>Totals</b>
	<b>Emergency Communication Fund</b>	<b>Hotel/ Motel Tax Fund</b>	<b>Confiscated Assets Fund</b>		
Cash and cash equivalents	\$ -	\$ 93,430	\$ 47,703	\$ -	\$ 141,133
Taxes receivable	-	2,682	-	-	2,682
Due from other funds	-	-	43,877	-	43,877
Restricted assets, investments	-	-	-	920,488	920,488
<b>Total assets</b>	<b>\$ -</b>	<b>\$ 96,112</b>	<b>\$ 91,580</b>	<b>\$ 920,488</b>	<b>\$ 1,108,180</b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable	\$ -	\$ -	\$ 187	\$ -	\$ 187
Due to others	-	-	8,062	-	8,062
Due to other funds	-	87,597	677	224,695	312,969
<b>Total liabilities</b>	<b>-</b>	<b>87,597</b>	<b>8,926</b>	<b>224,695</b>	<b>321,218</b>
<b>FUND BALANCES</b>					
Restricted for:					
Law enforcement purposes	-	-	82,654	-	82,654
Promotion of tourism	-	8,515	-	-	8,515
Capital projects	-	-	-	695,793	695,793
<b>Total fund balances</b>	<b>-</b>	<b>8,515</b>	<b>82,654</b>	<b>695,793</b>	<b>786,962</b>
<b>Total liabilities and fund balances</b>	<b>\$ -</b>	<b>\$ 96,112</b>	<b>\$ 91,580</b>	<b>\$ 920,488</b>	<b>\$ 1,108,180</b>

**CITY OF RIVERDALE, GEORGIA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Special Revenue Funds</u>				<u>Totals</u>
	<u>Emergency Communication Fund</u>	<u>Hotel/ Motel Tax Fund</u>	<u>Confiscated Assets Fund</u>	<u>Capital Projects Fund</u>	
<b>Revenues:</b>					
Other taxes	\$ -	\$ 29,466	\$ -	\$ -	\$ 29,466
Charges for services	-	-	-	-	-
Fines and forfeitures	-	-	51,513	-	51,513
Investment Income	-	-	-	25,570	25,570
Intergovernmental	-	-	-	-	-
Miscellaneous income	-	-	1,364	-	1,364
Total revenues	<u>-</u>	<u>29,466</u>	<u>52,877</u>	<u>25,570</u>	<u>107,913</u>
<b>Expenditures:</b>					
Current:					
Public safety	63,949	-	36,104	-	100,053
Economic development	-	29,452	-	-	29,452
Capital outlays	-	-	-	195,475	195,475
Total expenditures	<u>63,949</u>	<u>29,452</u>	<u>36,104</u>	<u>195,475</u>	<u>324,980</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(63,949)</u>	<u>14</u>	<u>16,773</u>	<u>(169,905)</u>	<u>(217,067)</u>
Net change in fund balances	<u>(63,949)</u>	<u>14</u>	<u>16,773</u>	<u>(169,905)</u>	<u>(217,067)</u>
<b>Fund balances, beginning of fiscal year</b>	<u>63,949</u>	<u>8,501</u>	<u>65,881</u>	<u>865,698</u>	<u>1,004,029</u>
<b>Fund balances, end of fiscal year</b>	<u>\$ -</u>	<u>\$ 8,515</u>	<u>\$ 82,654</u>	<u>\$ 695,793</u>	<u>\$ 786,962</u>

**CITY OF RIVERDALE, GEORGIA  
EMERGENCY COMMUNICATION FUND**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Expenditures</b>				
Public safety	\$ -	\$ 63,949	\$ 63,949	\$ -
Total expenditures	<u>-</u>	<u>63,949</u>	<u>63,949</u>	<u>-</u>
Deficiency of revenues under expenditures	-	(63,949)	(63,949)	-
Net change in fund balance	-	(63,949)	(63,949)	-
<b>Fund balances, beginning of fiscal year</b>	<u>63,949</u>	<u>63,949</u>	<u>63,949</u>	<u>-</u>
<b>Fund balances, end of fiscal year</b>	<u>\$ 63,949</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**CITY OF RIVERDALE, GEORGIA  
HOTEL/MOTEL TAX FUND**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues</b>				
Other taxes	\$ 20,000	\$ 30,000	\$ 29,466	\$ (534)
Total revenues	<u>20,000</u>	<u>30,000</u>	<u>29,466</u>	<u>(534)</u>
<b>Expenditures</b>				
Economic development	20,000	30,000	29,452	548
Total expenditures	<u>20,000</u>	<u>30,000</u>	<u>29,452</u>	<u>548</u>
Net change in fund balance	-	-	14	14
<b>Fund balances, beginning of fiscal year</b>	<u>8,501</u>	<u>8,501</u>	<u>8,501</u>	<u>-</u>
<b>Fund balances, end of fiscal year</b>	<u>\$ 8,501</u>	<u>\$ 8,501</u>	<u>\$ 8,515</u>	<u>\$ 14</u>



**CITY OF RIVERDALE, GEORGIA  
CONFISCATED ASSETS FUND**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues</b>				
Fines and forfeitures	\$ 50,000	\$ 50,000	\$ 51,513	\$ 1,513
Miscellaneous income	-	-	1,364	1,364
Total revenues	<u>50,000</u>	<u>50,000</u>	<u>52,877</u>	<u>2,877</u>
<b>Expenditures</b>				
Public safety	100,000	100,000	36,104	63,896
Total expenditures	<u>100,000</u>	<u>100,000</u>	<u>36,104</u>	<u>63,896</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(50,000)</u>	<u>(50,000)</u>	<u>16,773</u>	<u>66,773</u>
Net change in fund balance	(50,000)	(50,000)	16,773	66,773
<b>Fund balances, beginning of fiscal year</b>	<u>65,881</u>	<u>65,881</u>	<u>65,881</u>	<u>-</u>
<b>Fund balances, end of fiscal year</b>	<u>\$ 15,881</u>	<u>\$ 15,881</u>	<u>\$ 82,654</u>	<u>\$ 66,773</u>

**CITY OF RIVERDALE, GEORGIA**  
**CAPITAL PROJECTS 2015 SPLOST FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues</b>				
Intergovernmental	\$ 2,200,000	\$ 2,200,000	\$ 2,364,212	\$ 164,212
Investment income	-	-	24,689	24,689
Total revenues	<u>2,200,000</u>	<u>2,200,000</u>	<u>2,388,901</u>	<u>188,901</u>
<b>Expenditures</b>				
Current:				
General government	240,000	-	-	-
Capital Outlay	2,850,000	2,850,000	531,732	2,318,268
Debt Service:				
Principal	-	219,700	219,313	387
Interest	-	20,300	20,266	34
Total expenditures	<u>3,090,000</u>	<u>3,090,000</u>	<u>771,311</u>	<u>2,318,689</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(890,000)</u>	<u>(890,000)</u>	<u>1,617,590</u>	<u>2,507,590</u>
Net change in fund balance	(890,000)	(890,000)	1,617,590	2,507,590
<b>Fund balances, beginning of fiscal year</b>	<u>4,227,559</u>	<u>4,227,559</u>	<u>4,227,559</u>	<u>-</u>
<b>Fund balances, end of fiscal year</b>	<u>\$ 3,337,559</u>	<u>\$ 3,337,559</u>	<u>\$ 5,845,149</u>	<u>\$ 2,507,590</u>

**CITY OF RIVERDALE, GEORGIA  
CAPITAL PROJECTS FUND**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues</b>				
Investment income	\$ -	\$ -	\$ 25,570	\$ 25,570
Total revenues	<u>-</u>	<u>-</u>	<u>25,570</u>	<u>25,570</u>
<b>Expenditures</b>				
Capital outlays	<u>273,750</u>	<u>273,750</u>	<u>195,475</u>	<u>78,275</u>
Total expenditures	<u>273,750</u>	<u>273,750</u>	<u>195,475</u>	<u>78,275</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(273,750)</u>	<u>(273,750)</u>	<u>(169,905)</u>	<u>103,845</u>
Net change in fund balance	(273,750)	(273,750)	(169,905)	103,845
<b>Fund balances, beginning of fiscal year</b>	<u>865,698</u>	<u>865,698</u>	<u>865,698</u>	<u>-</u>
<b>Fund balances, end of fiscal year</b>	<u>\$ 591,948</u>	<u>\$ 591,948</u>	<u>\$ 695,793</u>	<u>\$ 103,845</u>

## CITY OF RIVERDALE, GEORGIA

### SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

<b>2015 Issue</b>						
<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Fiscal Years</u>	<u>Current Fiscal Year</u>	<u>Total</u>	
Communications Base Station	\$ 1,500,000	\$ 1,500,000	\$ 988,955	\$ 239,579	\$ 1,228,534	
Resurfacing City Streets	2,800,000	2,800,000	172,935	440,379	613,314	
Median Enhancement/Beautification	250,000	250,000	120,326	-	120,326	
Complete Phase 2 of Rvdle Park	2,200,000	2,200,000	308,233	-	308,233	
Renovate or Replace Fire Station 2	2,500,000	2,500,000	2,402,760	-	2,402,760	
Renovate and Expand City Hall Annex	1,500,000	1,500,000	368,854	66,158	435,012	
New/Replacement Vehicles - PD	500,000	507,578	507,578	-	507,578	
New/Replacement Vehicles - FD	500,000	500,000	231,830	-	231,830	
New 4' Sidewalks-25% of City Streets	1,200,000	1,200,000	623,166	25,195	648,361	
<b>Totals</b>	<u><u>\$ 12,950,000</u></u>	<u><u>\$ 12,957,578</u></u>	<u><u>\$ 5,724,637</u></u>	<u><u>\$ 771,311</u></u>	<u><u>\$ 6,495,948</u></u>	

**NOTE:** Current fiscal year expenditures of \$771,311 as shown on the Statement of Revenues, Expenditures, and Changes in Fund Balance includes a \$239,579 debt service payment pertaining to communications equipment that was financed through a capital lease. All debt service payments on this lease will be funded from SPLOST proceeds.

# STATISTICAL SECTION

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This part of the City of Riverdale’s comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the City’s overall financial health.

<u>Contents</u>	<u>Page</u>
<b>Financial Trends</b> .....	<b>62 - 66</b>
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
<b>Revenue Capacity</b> .....	<b>67 - 71</b>
<i>These schedules contain information to help the reader assess the City's most significant local revenue sources.</i>	
<b>Debt Capacity</b> .....	<b>72 - 74</b>
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
<b>Demographic and Economic Information</b> .....	<b>75 - 76</b>
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
<b>Operating Information</b> .....	<b>77 - 79</b>
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the City's financial reports for the relevant year.

# CITY OF RIVERDALE, GEORGIA

## NET POSITION BY ACTIVITY LAST TEN FISCAL YEARS

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Governmental activities</b>										
Net investment in capital assets	\$ 20,273,353	\$ 20,328,976	\$ 18,944,907	\$ 18,618,179	\$ 18,281,505	\$ 18,037,724	\$ 15,684,385	\$ 13,691,189	\$ 12,940,372	\$ 10,953,227
Restricted	5,826,848	4,733,876	4,261,743	3,423,111	3,347,100	1,267,649	2,035,396	2,185,176	1,257,973	230,669
Unrestricted	6,390,143	6,239,078	5,653,827	2,779,506	2,484,779	2,767,150	2,803,785	2,735,863	2,966,214	4,302,790
Total governmental activities net position	<u>\$ 32,490,344</u>	<u>\$ 31,301,930</u>	<u>\$ 28,860,477</u>	<u>\$ 24,820,796</u>	<u>\$ 24,113,384</u>	<u>\$ 22,072,523</u>	<u>\$ 20,523,566</u>	<u>\$ 18,612,228</u>	<u>\$ 17,164,559</u>	<u>\$ 15,486,686</u>
<b>Business-type activities</b>										
Investment in capital assets	\$ 2,882	\$ 3,705	\$ 4,528	\$ 5,351	\$ 6,174	\$ 6,998	\$ 7,821	\$ 8,644	\$ 9,467	\$ 10,290
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	1,968,600	2,003,759	1,611,076	1,191,668	736,397	366,597	629,382	1,286,216	859,165	747,804
Total business-type activities net position	<u>\$ 1,971,482</u>	<u>\$ 2,007,464</u>	<u>\$ 1,615,604</u>	<u>\$ 1,197,019</u>	<u>\$ 742,571</u>	<u>\$ 373,595</u>	<u>\$ 637,203</u>	<u>\$ 1,294,860</u>	<u>\$ 868,632</u>	<u>\$ 758,094</u>
<b>Primary government</b>										
Net investment in capital assets	\$ 20,276,235	\$ 20,332,681	\$ 18,949,435	\$ 18,623,530	\$ 18,287,679	\$ 18,044,722	\$ 15,692,206	\$ 13,699,833	\$ 12,949,839	\$ 10,963,517
Restricted	5,826,848	4,733,876	4,261,743	3,423,111	3,347,100	1,267,649	2,035,396	2,185,176	1,257,973	230,669
Unrestricted	8,358,743	8,242,837	7,264,903	3,971,174	3,221,176	3,133,747	3,433,167	4,022,079	3,825,379	5,050,594
Total primary government net position	<u>\$ 34,461,826</u>	<u>\$ 33,309,394</u>	<u>\$ 30,476,081</u>	<u>\$ 26,017,815</u>	<u>\$ 24,855,955</u>	<u>\$ 22,446,118</u>	<u>\$ 21,160,769</u>	<u>\$ 19,907,088</u>	<u>\$ 18,033,191</u>	<u>\$ 16,244,780</u>

**Note:** GASB 63 and 65 were implemented during fiscal year 2013.

# CITY OF RIVERDALE, GEORGIA

## CHANGES IN NET POSITION LAST TEN FISCAL YEARS

Expenses	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Expenses</b>										
Governmental activities:										
General government	\$ 5,101,386	\$ 4,541,869	\$ 4,976,867	\$ 4,371,188	\$ 3,995,765	\$ 4,376,340	\$ 3,269,195	\$ 3,592,001	\$ 2,912,979	\$ 2,893,857
Judicial	589,467	681,770	679,934	695,798	676,672	675,361	714,796	732,181	630,083	669,343
Public safety	5,805,843	5,599,871	5,808,889	5,624,521	5,498,223	5,472,995	5,968,932	5,771,295	6,115,912	6,023,012
Public works	1,181,743	985,986	1,010,963	1,049,277	1,039,727	820,402	727,729	625,677	284,870	187,608
Parks and recreation	1,327,406	1,150,469	1,009,532	1,073,005	1,061,765	1,239,329	1,206,287	1,032,596	705,044	610,173
Economic development	749,998	664,311	545,344	644,224	610,737	728,187	926,796	703,097	1,094,948	896,357
Interest on long-term debt	463,275	486,564	642,701	587,942	601,032	689,162	742,968	884,667	820,677	841,790
Total governmental activities expenses	15,219,118	14,110,840	14,674,230	14,045,955	13,483,921	14,001,776	13,556,703	13,341,514	12,564,513	12,122,140
Business-type activities:										
Solid waste management	631,659	549,998	546,541	530,271	550,964	575,708	465,272	471,587	1,041,011	1,093,854
Total business-type activities expenses	631,659	549,998	546,541	530,271	550,964	575,708	465,272	471,587	1,041,011	1,093,854
Total primary government expenses	15,850,777	14,660,838	15,220,771	14,576,226	14,034,885	14,577,484	14,021,975	13,813,101	13,605,524	13,215,994
<b>Program revenues</b>										
Governmental activities:										
Charges for services:										
General government	417,089	375,764	307,934	413,021	274,800	272,290	391,346	359,688	474,938	352,035
Public safety	1,076,277	1,609,848	1,777,174	1,278,694	2,104,702	2,135,390	2,041,834	2,604,401	3,256,824	2,740,028
Public works	113,674	199,895	131,827	181,051	208,337	165,439	141,617	61,023	51,869	60,217
Parks and recreation	83,661	136,110	215,990	203,884	295,436	256,990	189,450	569,497	287,102	103,789
Economic development	-	-	-	-	-	-	26,320	25,126	37,693	55,230
Operating grants and contributions	102,685	321,629	2,358,133	13,780	99,989	102,031	125,854	194,951	122,515	94,316
Capital grants and contributions	2,546,715	2,612,973	2,625,297	2,411,416	2,503,056	2,696,178	2,430,831	2,757,325	3,223,703	2,826,965
Total governmental activities program revenues	4,340,101	5,256,219	7,416,355	4,501,846	5,486,320	5,628,318	5,347,252	6,572,011	7,454,644	6,232,580
Business-type activities:										
Charges for services	978,005	941,858	965,126	984,719	919,940	912,100	825,102	897,815	1,351,549	1,299,898
Total business-type activities program revenues	978,005	941,858	965,126	984,719	919,940	912,100	825,102	897,815	1,351,549	1,299,898
Total primary government program revenues	5,318,106	6,198,077	8,381,481	5,486,565	6,406,260	6,540,418	6,172,354	7,469,826	8,806,193	7,532,478
Net (expense)/revenue										
Governmental activities	(10,879,017)	(8,854,621)	(7,257,875)	(9,544,109)	(7,997,601)	(8,373,458)	(8,209,451)	(6,769,503)	(5,109,869)	(5,889,560)
Business-type activities	346,346	391,860	418,585	454,448	368,976	336,392	359,830	426,228	310,538	206,044
Total primary government net expense	(10,532,671)	(8,462,761)	(6,839,290)	(9,089,661)	(7,628,625)	(8,037,066)	(7,849,621)	(6,343,275)	(4,799,331)	(5,683,516)

(Continued)

# CITY OF RIVERDALE, GEORGIA

## CHANGES IN NET POSITION LAST TEN FISCAL YEARS

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>General revenues and other changes in net position</b>										
Governmental activities:										
Taxes										
Property taxes	3,890,442	3,624,198	3,177,879	2,946,412	2,805,912	2,695,103	2,836,393	2,705,058	2,194,301	2,359,879
Sales taxes	4,444,882	4,463,314	5,115,637	4,698,804	4,438,045	3,900,962	3,720,767	2,812,355	2,724,260	2,625,328
Franchise taxes	746,699	730,295	708,860	745,578	750,792	735,619	695,461	744,819	786,874	764,745
Occupational taxes	-	-	-	-	-	-	-	282,842	-	-
Insurance premium tax	1,169,962	1,091,681	1,011,802	950,817	877,847	822,344	780,672	753,977	709,848	671,713
Alcoholic beverage taxes	403,413	385,671	380,817	390,699	374,693	359,840	346,876	375,168	369,861	354,841
Other taxes	881,346	897,238	866,109	867,925	760,551	797,374	657,889	391,645	767,757	723,573
Unrestricted investment earnings	144,386	83,302	26,272	123,268	11,173	11,173	13,856	61,308	62,156	71,292
Gain on sale of capital assets	2,609	20,375	10,180	43,125	19,449	-	51,388	-	-	29,493
Miscellaneous revenue	1,364	-	-	-	-	-	-	-	-	-
Transfers	382,328	-	-	-	-	600,000	1,017,487	-	200,000	-
Total governmental activities general revenues and other changes in net position	<u>12,067,431</u>	<u>11,296,074</u>	<u>11,297,556</u>	<u>10,766,628</u>	<u>10,038,462</u>	<u>9,922,415</u>	<u>10,120,789</u>	<u>8,127,172</u>	<u>7,815,057</u>	<u>7,600,864</u>
Business-type activities:										
Investment earnings	-	-	-	-	-	-	-	-	-	-
Transfers	(382,328)	-	-	-	-	(600,000)	(1,017,487)	-	(200,000)	-
Total business type activities general revenues and other changes in net position	<u>(382,328)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(600,000)</u>	<u>(1,017,487)</u>	<u>-</u>	<u>(200,000)</u>	<u>-</u>
Total primary government general revenues and other changes in net position	<u>11,685,103</u>	<u>11,296,074</u>	<u>11,297,556</u>	<u>10,766,628</u>	<u>10,038,462</u>	<u>9,322,415</u>	<u>9,103,302</u>	<u>8,127,172</u>	<u>7,615,057</u>	<u>7,600,864</u>
<b>Change in net position</b>										
Governmental activities	1,188,414	2,441,453	4,039,681	1,222,519	2,040,861	1,548,957	1,911,338	1,357,669	2,705,188	1,711,304
Business-type activities	(35,982)	391,860	418,585	454,448	368,976	(263,608)	(657,657)	426,228	110,538	206,044
Total primary government change in net position	<u>\$ 1,152,432</u>	<u>\$ 2,833,313</u>	<u>\$ 4,458,266</u>	<u>\$ 1,676,967</u>	<u>\$ 2,409,837</u>	<u>\$ 1,285,349</u>	<u>\$ 1,253,681</u>	<u>\$ 1,783,897</u>	<u>\$ 2,815,726</u>	<u>\$ 1,917,348</u>



# CITY OF RIVERDALE, GEORGIA

## FUND BALANCES, GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
General Fund										
Nonspendable	\$ 537,416	\$ 462,016	\$ 450,485	\$ 467,857	\$ 375,404	\$ 397,176	\$ 337,727	\$ 351,008	\$ 317,845	\$ 247,706
Restricted	-	-	-	-	-	-	190,662	91,388	-	-
Assigned	63,205	-	-	-	-	-	-	-	-	-
Unassigned	7,672,099	7,584,746	6,838,518	3,696,389	3,072,720	2,669,186	2,796,074	1,996,304	3,069,041	2,204,550
Total General Fund	<u>\$ 8,272,720</u>	<u>\$ 8,046,762</u>	<u>\$ 7,289,003</u>	<u>\$ 4,164,246</u>	<u>\$ 3,448,124</u>	<u>\$ 3,066,362</u>	<u>\$ 3,324,463</u>	<u>\$ 2,438,700</u>	<u>\$ 3,386,886</u>	<u>\$ 2,452,256</u>
All Other Governmental Funds										
Nonspendable, reported in:										
Special revenue funds	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ 5,290	\$ 2,265	\$ -	\$ -
Capital project funds	240,650	-	239,579	239,579	241,255	-	-	200,000	-	-
Restricted, reported in:										
Special revenue funds	91,169	486,026	1,340,954	371,372	245,938	243,708	212,454	257,486	44,998	151,483
Capital project funds	6,300,292	5,093,257	3,573,669	3,655,029	3,101,162	1,839,912	1,811,721	3,623,238	4,352,502	6,070,803
Committed, reported in:										
Special revenue funds	-	-	-	-	-	-	-	556	-	-
Capital project funds	-	-	-	-	-	196,735	596,735	836,417	-	-
Assigned, reported in:										
Special revenue funds	-	-	-	36,290	-	-	-	-	380,251	59,469
Capital project funds	-	-	-	-	-	-	-	-	596,735	788,686
Unassigned (deficit), reported in:										
Special revenue funds	(307,596)	-	-	-	-	-	-	(40,190)	(13,919)	(2,195)
Capital project funds	-	-	-	-	-	(94,543)	-	-	-	-
Total all other governmental funds	<u>\$ 6,324,515</u>	<u>\$ 5,579,283</u>	<u>\$ 5,154,202</u>	<u>\$ 4,302,270</u>	<u>\$ 3,588,355</u>	<u>\$ 2,185,812</u>	<u>\$ 2,626,200</u>	<u>\$ 4,879,772</u>	<u>\$ 5,360,567</u>	<u>\$ 7,068,246</u>

# CITY OF RIVERDALE, GEORGIA

## CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Revenues:</b>										
Taxes	\$ 10,343,427	\$ 10,551,453	\$ 10,573,094	\$ 9,856,342	\$ 9,193,534	\$ 8,606,011	\$ 8,404,383	\$ 8,097,695	\$ 7,575,147	\$ 7,573,484
Licenses and permits	252,565	342,188	274,595	315,016	355,437	302,024	348,414	282,842	268,431	315,875
Intergovernmental	2,624,711	2,934,602	4,808,430	2,425,196	2,738,931	2,658,723	2,545,160	2,962,070	3,327,139	3,057,459
Charges for services	212,702	460,048	594,128	605,469	653,899	627,162	583,054	904,671	653,521	524,651
Fines, forfeitures, and fees	1,808,156	2,181,658	2,353,636	2,217,475	2,548,345	2,566,879	2,561,516	2,423,615	2,993,431	2,307,477
Investment earnings	169,075	83,302	26,272	123,268	11,173	11,173	13,856	61,308	62,156	71,292
Miscellaneous	165,341	68,017	58,521	137,700	26,373	18,688	83,415	52,644	143,873	38,416
<b>Total revenues</b>	<b>15,575,977</b>	<b>16,621,268</b>	<b>18,688,676</b>	<b>15,680,466</b>	<b>15,527,692</b>	<b>14,790,660</b>	<b>14,539,798</b>	<b>14,784,845</b>	<b>15,023,698</b>	<b>13,888,654</b>
<b>Expenditures:</b>										
General government	4,807,860	4,882,220	4,533,227	3,865,166	3,979,576	4,555,409	3,255,615	3,544,925	3,116,073	3,198,537
Judicial	569,045	662,948	663,074	691,382	675,375	654,954	688,974	676,651	632,219	677,397
Public safety	5,263,280	5,046,705	5,266,424	5,047,091	5,000,130	5,089,958	5,583,790	5,417,121	4,989,339	5,488,204
Public works	493,817	302,928	323,631	379,189	483,854	218,681	138,413	79,003	69,668	117,184
Parks and recreation	1,131,079	958,159	814,416	900,019	888,114	1,068,180	1,036,844	902,585	641,944	636,404
Economic development	745,632	661,838	544,306	643,073	964,225	719,699	925,343	700,401	627,425	836,451
Capital outlay	884,712	1,815,787	1,455,174	1,600,934	609,586	2,121,651	1,986,698	2,048,237	2,395,556	5,256,331
Debt service:										
Principal	661,506	643,245	605,228	562,445	544,890	2,488,285	2,591,663	2,545,000	2,445,000	2,270,000
Interest and fiscal charges	462,140	484,973	516,688	604,255	617,086	673,337	776,679	904,275	998,082	968,163
Issuance costs	-	-	150,627	-	-	-	-	-	-	249,625
<b>Total expenditures</b>	<b>15,019,071</b>	<b>15,458,803</b>	<b>14,872,795</b>	<b>14,293,554</b>	<b>13,762,836</b>	<b>17,590,154</b>	<b>16,984,019</b>	<b>16,818,198</b>	<b>15,915,306</b>	<b>19,698,296</b>
Excess (deficiency) of revenues over (under) expenditures	556,906	1,162,465	3,815,881	1,386,912	1,764,856	(2,799,494)	(2,444,221)	(2,033,353)	(891,608)	(5,809,642)
Other financing sources (uses)										
Proceeds from the issuance of debt	-	-	5,805,000	-	-	-	-	-	-	5,399,981
Proceeds from sale of capital assets	31,956	20,375	10,180	43,125	19,449	7,795	58,925	8,283	3,900	49,782
Proceeds from capital leases	-	-	-	-	-	1,493,210	-	596,089	-	-
Payment of refunded bond escrow agent	-	-	(5,654,372)	-	-	-	-	-	-	-
Transfers in	382,328	190,790	270,000	300,977	1,141,083	4,687,321	4,986,044	4,548,494	3,931,642	4,012,238
Transfers out	(190,790)	(190,790)	(270,000)	(300,977)	(1,141,083)	(4,087,321)	(3,968,557)	(4,548,494)	(3,731,642)	(4,012,238)
<b>Total other financing sources (uses)</b>	<b>414,284</b>	<b>20,375</b>	<b>160,808</b>	<b>43,125</b>	<b>19,449</b>	<b>2,101,005</b>	<b>1,076,412</b>	<b>604,372</b>	<b>203,900</b>	<b>5,449,763</b>
<b>Net change in fund balances</b>	<b>\$ 971,190</b>	<b>\$ 1,182,840</b>	<b>\$ 3,976,689</b>	<b>\$ 1,430,037</b>	<b>\$ 1,784,305</b>	<b>\$ (698,489)</b>	<b>\$ (1,367,809)</b>	<b>\$ (1,428,981)</b>	<b>\$ (687,708)</b>	<b>\$ (359,879)</b>
Debt service as a percentage of noncapital expenditures	7.93%	8.62%	9.32%	8.97%	9.20%	20.87%	22.57%	23.37%	26.16%	24.66%
Total debt service expenditures	1,123,646	1,128,218	1,272,543	1,166,700	1,161,976	3,161,622	3,368,342	3,449,275	3,443,082	3,487,788
Total non-capital expenditures	14,171,900	13,081,166	13,648,759	13,010,620	12,632,186	15,148,474	14,923,142	14,760,893	13,162,734	14,143,902

# CITY OF RIVERDALE, GEORGIA

## ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN TAX DIGEST YEARS

Tax Digest Year	Real and Personal Property	Motor Vehicles	Public Utility	Less: Taxpayer Exemptions	Net Taxable Assessed Value (1)	Total Direct Tax Rate	Estimated Actual Value	Assessed Value as a Percentage of Actual Value
2010	\$ 293,480,487	\$ 19,513,950	\$ 4,188,360	\$ (640,214)	\$ 316,542,583	7.50	\$ 792,956,993	40%
2011	275,570,541	18,169,900	4,203,858	(28,140,867)	269,803,432	7.50	674,508,580	40%
2012	240,441,693	26,412,300	6,400,050	(27,823,089)	245,430,954	9.98	613,577,385	40%
2013	229,470,100	28,023,150	6,741,259	(26,079,127)	238,155,382	9.98	595,388,455	40%
2014	231,508,281	23,530,010	6,742,051	(6,399,174)	255,381,168	9.98	638,452,920	40%
2015	240,508,749	12,532,610	6,797,008	(3,451,528)	256,386,839	9.98	640,967,098	40%
2016	239,696,422	8,966,110	6,978,420	(178,340)	255,462,612	11.48	638,656,531	40%
2017	258,344,312	6,155,210	7,228,896	(4,613,595)	267,114,823	11.48	667,787,058	40%
2018	293,885,938	4,466,150	7,331,754	(6,430,039)	299,253,803	11.48	748,134,509	40%
2019	304,846,629	3,453,700	7,827,402	(6,654,668)	309,473,063	11.48	773,681,695	40%

**Note:** Tax rates are per \$1,000 of assessed value.

**Source:** Clayton County Tax Commissioner

# CITY OF RIVERDALE, GEORGIA

## PROPERTY TAX RATES LAST TEN TAX DIGEST YEARS

Tax Digest Year	State of Georgia	City of Riverdale			Clayton County	School District	Total Millage Rate
		Maintenance and Operations	Sales Tax Reduction	Total City			
2010	0.250	16.37	8.87	7.50	11.327	20.000	39.08
2011	0.250	15.30	7.80	7.50	15.813	20.000	43.56
2012	0.200	18.30	8.32	9.98	14.912	20.000	45.09
2013	0.150	20.95	10.97	9.98	14.661	20.000	44.79
2014	0.100	23.05	13.07	9.98	14.869	20.000	44.95
2015	0.050	24.55	14.57	9.98	15.862	19.804	45.70
2016	0.000	29.19	17.71	11.48	16.596	19.095	47.17
2017	0.000	27.82	16.34	11.48	16.596	19.095	47.17
2018	0.000	27.55	16.07	11.48	15.596	20.000	47.08
2019	0.000	27.25	15.77	11.48	15.596	20.000	47.08

Source: Clayton County Tax Commissioner.

**CITY OF RIVERDALE, GEORGIA**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**CURRENT YEAR AND NINE YEARS AGO**  
**(amounts expressed in thousands)**

Taxpayer	2020			2011		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
DRI Legacy II LLC	\$ 7,760	1	2.51%	\$		
Brooks Crossing Atlanta	5,600	2	1.81%			
Tramlaw LP	5,249	3	1.70%			
FREP IV-Merchants Square LLC	4,005	4	1.29%			
Wrens Crossing LLC	3,214	5	1.04%			
HD Development of Maryland Inc.	3,210	6	1.04%	2,894	4	0.91%
CCP Ascent LLC	3,199	7	1.03%			
Wal Mart Supercenter	3,042	8	0.98%	2,491	6	0.79%
Riverdale Clayton LLC	2,998	9	0.97%			
Riverdale Healthcare Realty	2,654	10	0.86%			
Edward C & Clarice B Ellis				4,408	1	1.39%
Lowe's Home Centers				3,984	2	1.26%
Chateau Forrest Associates LP				3,951	3	1.25%
Bank of America				2,756	5	0.87%
IPF / Merchants LP				2,349	7	0.74%
Georgia Power				2,340	8	0.74%
Institute of Radiation				2,042	9	0.65%
More Cherry Hill Plaza LLC				1,869	10	0.59%
Total	<u>\$ 40,931</u>		<u>13.23%</u>	<u>\$ 23,699</u>		<u>9.188%</u>

Source: City of Riverdale tax records.

# CITY OF RIVERDALE, GEORGIA

## PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN FISCAL YEARS

Fiscal Year	Taxes Levied (1)(2)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2011	\$ 2,230,527	\$ 1,905,031	85.41%	\$ 304,176	\$ 2,209,207	99.04%
2012	2,721,710	1,946,162	71.51%	751,467	2,697,629	99.12%
2013	2,328,747	2,224,716	95.53%	66,433	2,291,149	98.39%
2014	2,250,734	2,153,307	95.67%	78,545	2,231,852	99.16%
2015	2,548,704	2,132,674	83.68%	395,082	2,527,756	99.18%
2016	2,558,741	2,382,797	93.12%	160,652	2,543,449	99.40%
2017	2,932,711	2,547,967	86.88%	380,267	2,928,234	99.85%
2018	3,066,478	2,858,728	93.23%	194,231	3,052,959	99.56%
2019	3,435,434	3,236,903	94.22%	128,512	3,365,415	97.96%
2020	3,552,751	3,180,003	89.51%	-	3,180,003	89.51%

**Source:** City of Riverdale, Georgia's tax records.

**Notes:**

- (1) Includes only real and personal property. Does not include motor vehicle assessments.
- (2) Amounts include the State of Georgia Property Tax Relief Grant.

# CITY OF RIVERDALE, GEORGIA

## LOCAL OPTION SALES TAX HISTORY LAST TEN FISCAL YEARS

Month	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
July	\$ 400,749	\$ 378,544	\$ 425,854	\$ 381,845	\$ 333,783	\$ 329,401	\$ 208,776	\$ 230,136	\$ 220,980	\$ 178,791
August	358,842	367,709	415,054	379,753	425,240	314,547	282,189	222,554	236,392	213,764
September	365,071	325,854	398,111	383,227	380,098	330,413	287,024	211,924	225,280	204,668
October	370,095	371,451	405,033	390,292	371,775	299,451	289,650	211,897	176,187	199,768
November	350,245	359,309	396,562	294,632	370,428	314,841	276,377	202,957	186,298	193,986
December	405,154	419,149	456,633	375,331	354,363	348,938	337,517	257,800	196,786	298,740
January	325,264	374,324	429,488	530,286	422,004	322,948	280,440	246,294	240,721	227,762
February	311,440	341,501	378,669	365,531	322,210	325,494	296,592	256,005	275,437	239,511
March	328,448	373,996	481,190	404,248	296,427	338,743	330,615	214,999	215,409	240,873
April	320,829	387,049	436,236	375,102	360,163	318,337	312,953	339,290	234,656	224,796
May	358,331	379,278	447,790	406,229	367,483	322,742	328,611	205,641	272,608	230,855
June	375,905	379,935	442,665	410,933	374,534	333,783	307,285	212,858	236,518	220,980
Adjustment	1,625	5,215	2,352	1,395	2,544	1,324	(1) 182,738	-	-	-
<b>Total</b>	<b>\$ 4,271,998</b>	<b>\$ 4,463,314</b>	<b>\$ 5,115,637</b>	<b>\$ 4,698,804</b>	<b>\$ 4,381,052</b>	<b>\$ 3,900,962</b>	<b>\$ 3,720,767</b>	<b>\$ 2,812,355</b>	<b>\$ 2,717,272</b>	<b>\$ 2,674,494</b>

**Notes:**

(1) The City's percentage of the total LOST distribution for Clayton County increased in Fiscal Year 2014. The County sent a check to adjust the amount received by the City for the months before the State accepted the new Certificate.

(2) In Fiscal Year 2019, our sales tax revenue decreased due to an FAA ruling that the City could no longer collect sales tax on airport jet fuel.

**Source:** City of Riverdale, Georgia's records.

# CITY OF RIVERDALE, GEORGIA

## RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities			Total Primary Government	Percentage of Estimated Actual Value of Taxable Property	Percentage of Personal Income	Per Capita	Personal Income (Thousands)	Population
	Certificates of Participation	Contracts Payable	Capital Leases						
2011	\$ 16,437,000	\$ 5,500,000	\$ -	\$ 21,937,000	3.25%	6.38%	1,431	\$ 343,961	15,326
2012	14,092,000	5,400,000	-	19,492,000	3.18%	5.50%	1,278	354,128	15,251
2013	11,862,766	5,211,033	596,089	17,669,888	2.97%	4.89%	1,141	361,002	15,493
2014	9,302,308	5,216,134	544,426	15,062,868	2.36%	3.98%	969	378,668	15,537
2015	6,851,081	5,221,235	1,984,351	14,056,667	2.19%	3.61%	900	389,407	15,620
2016	6,698,909	5,071,336	1,734,461	13,504,706	2.11%	3.48%	845	388,185	15,989
2017	6,541,970	4,916,355	1,477,016	12,935,341	2.53%	3.65%	796	354,291	16,258
2018	6,647,000	4,761,273	1,211,788	12,620,061	1.89%	3.51%	776	359,036	16,258
2019	6,442,000	4,601,083	938,543	11,981,626	1.60%	3.07%	768	389,678	15,594
2020	6,232,000	4,435,773	657,037	11,324,810	1.46%	3.31%	726	342,226	15,594

**Notes:**

(1) Details regarding the City's long term debt can be found in the notes to the financial statements.



# CITY OF RIVERDALE, GEORGIA

## LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

Fiscal Year	Assessed value of taxable property	Debt Limit (10% of assessed value)	Amount of outstanding debt applicable to debt limit	Legal debt margin	Total net debt applicable to the limit as a percentage of debt limit
2011	\$ 316,542,583	\$ 31,654,258	-	\$ 31,654,258	0.00%
2012	269,803,432	26,980,343	-	26,980,343	0.00%
2013	338,035,859	33,803,586	-	33,803,586	0.00%
2014	238,155,382	23,815,538	-	23,815,538	0.00%
2015	255,381,168	25,538,117	-	25,538,117	0.00%
2016	256,386,839	25,638,684	-	25,638,684	0.00%
2017	255,462,612	25,546,261	-	25,546,261	0.00%
2018	267,114,823	26,711,482	-	26,711,482	0.00%
2019	299,253,803	29,925,380	-	29,925,380	0.00%
2020	309,473,063	30,947,306	-	30,947,306	0.00%

**Note:**

(1) The City has no general obligation debt that is subject to the debt limitation.

# CITY OF RIVERDALE, GEORGIA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF JUNE 30, 2020

Jurisdiction	Debt Outstanding	Percentage Applicable to the City of Riverdale <sup>(a)</sup>	Amount Applicable to the City of Riverdale
<b>Clayton County, Georgia- Overlapping Debt</b>	\$ 26,740,000	4.80%	\$ <u>1,282,800</u>
Subtotal Overlapping Debt			1,282,800
<b>City of Riverdale, Georgia- Direct Debt</b>	11,324,810	100.00%	<u>11,324,810</u>
Total Direct and Overlapping Debt			<u><u>\$ 12,607,611</u></u>

**Sources:** Assessed value data used to estimate applicable percentages provided by the County. Debt outstanding provided by the County (as of June 30, 2020) and City Finance Department.

**Note:** Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that could place burden on the residents and businesses of the City of Riverdale. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account.

<sup>(a)</sup> The percentage of overlapping debt applicable is estimated using the assessed gross digest. Applicable percentages were estimated by determining the portion of the City's assessed taxable value that is within the County's boundaries and dividing it by the County's total gross digest.

# CITY OF RIVERDALE, GEORGIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL YEARS

<b>Fiscal Year</b>	<b>Population (1)</b>	<b>Total Personal Income (thousands)</b>	<b>Per Capita Personal Income (1)</b>	<b>Median Age(1)</b>	<b>Unemployment Rate (2)</b>	<b>School Enrollment (3)</b>
2011	15,326	\$ 343,961	\$ 22,443	29.50	11.90%	4,682
2012	15,251	354,128	23,220	32.30	11.20%	4,349
2013	15,493	361,002	23,301	32.80	11.20%	4,588
2014	15,537	378,668	23,372	32.80	11.10%	4,527
2015	15,620	389,407	24,930	33.00	9.40%	4,574
2016	15,812	388,185	24,550	33.00	8.50%	4,580
2017	15,258	354,291	23,220	33.00	5.30%	4,594
2018	15,258	359,036	24,531	33.00	3.70%	4,594
2019	15,594	389,678	24,989	34.50	3.50%	4,661
2020	15,594	342,226	21,946	34.50	6.70%	4,625

**Sources:**

- (1) U.S. Census Bureau
- (2) State of Georgia Department of Labor
- (3) Clayton County Board of Education

# CITY OF RIVERDALE, GEORGIA

## TEN LARGEST EMPLOYERS IN RIVERDALE CURRENT YEAR AND NINE YEARS AGO

<u>Business</u>	<u>2020</u>			<u>2011</u>		
	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Wal-Mart	310	1	5.15%	349	1	9.37%
National Alliance of Postal	300	2	4.98%			
City of Riverdale	138	3	2.29%	139	3	3.73%
Home Depot	135	4	2.24%	96	6	2.58%
Kroger	124	5	2.06%	239	2	6.41%
Riverdale Senior High School	116	6	1.93%	124	4	3.33%
Dwarf House Group LLC	96	7	1.59%			
Church Street Elementary	89	8	1.48%	92	7	2.47%
Automobile Acceptance Corp	80	9	1.33%			
R'dale Center for Nursing & Healing	74	10	1.23%			
Riverdale Place Care				113	5	3.03%
Riverdale Elementary School				88	8	2.36%
Super H Mart				75	9	2.01%
Car Spa				72	10	1.93%
Totals	<u>1,462</u>		<u>24.28%</u>	<u>1,387</u>		<u>37.22%</u>

**Source:** Georgia Department of Labor

## CITY OF RIVERDALE, GEORGIA

### FULL TIME EQUIVALENT CITY EMPLOYEES BY DEPARTMENT LAST TEN FISCAL YEARS

Fiscal Year	General Government	Police Department	Fire Department	Cultural/ Recreation	Public Works	Community Development	E-911	Total
2011	24	53	27	10	4	10	10	138
2012	25	51	27	11	4	10	10	138
2013	20	52	24	12	4	9	9	130
2014	28	56	23	13	4	9	9	142
2015	34	56	23	15	8	7	9	152
2016	31	55	22	12	9	6	9	144
2017	33	58	24	11	8	4	9	147
2018	32	58	24	11	8	4	9	146
2019	35	53	28	9	8	5	0	138
2020	35	53	28	9	9	4	0	138

(1) During fiscal year 2015, four employees were hired in Public Works to bring the mowing of City street in house and replace a mowing contra

(2) For the 2016 fiscal year, the City had a reorganization which included a reduction in force. Eight full time positions were eliminated.

(3) In Fiscal Year 2019, the City contracted with Clayton County to provide E 911 services.

**Source:** City of Riverdale, Georgia's Finance Department

# CITY OF RIVERDALE, GEORGIA

## OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

Function	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Police</b>										
Number of stations	1	1	1	1	1	1	1	1	1	1
Physical arrests	1,069	1,565	2,237	2,852	2,837	2,453	2,175	2,671	2,568	2,787
Traffic violations	5,660	9,882	10,076	13,198	13,292	14,646	12,979	15,802	16,016	17,199
<b>Fire</b>										
Number of stations	2	2	2	2	2	2	2	2	2	2
Number of fire related calls	519	341	336	622	646	562	571	441	301	370
Number of EMS related calls	2,726	2,428	2,315	2,543	2,452	1,728	2,010	1,988	2,296	2,455
Inspections (1)	-	587	597	589	547	642	684	671	439	353
<b>Public Works</b>										
Street resurfacing (miles)	-	5.20	-	1.50	0.96	1.32	0.34	-	-	0.09
Potholes repaired	15	20	5	23	11	85	151	26	32	28
<b>Community Development</b>										
Business licenses issued	1,018	1,001	1,147	1,001	970	1,037	1,001	1,078	1,267	1,243
Building permits issued	272	395	330	238	227	202	101	96	44	44

(1) In FY 2020 the Fire Marshal was eliminated and all fire inspections were completed by the County.

**Source:** City of Riverdale, Georgia's records.

# CITY OF RIVERDALE, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

<u>Function/Program</u>	<u>Fiscal Year</u>									
	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Zone offices	1	1	1	1	1	1	1	1	1	1
Patrol units	41	41	41	41	40	40	40	40	41	38
Fire stations	1	1	2	2	2	2	2	2	2	2
Public works										
Streets (miles)	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.45
Parks and recreation										
Acreage	17.59	17.59	17.59	17.59	17.59	17.59	(1) 17.59	16.50	16.50	16.50
Playgrounds	1	1	1	1	1	1	1	1	1	1

**Source:** Various City of Riverdale department:

**Notes:**

(1) During fiscal year 2014, the City received a donation of 1.09 acres of land which is being used as a park.

## **COMPLIANCE SECTION**





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

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**To the Honorable Mayor and Members  
of the City Council  
Riverdale, Georgia**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Riverdale, Georgia (the "City") as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 22, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

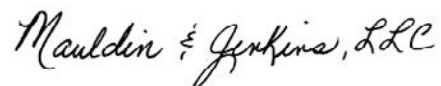
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**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City of Riverdale, Georgia's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Atlanta, Georgia  
December 22, 2020

**CITY OF RIVERDALE, GEORGIA**  
**SCHEDULE OF FINDINGS AND RESPONSES**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

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**SECTION I**  
**SUMMARY OF AUDITOR'S RESULTS**

**Financial Statements**

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

Material weaknesses identified?                     yes                     no

Significant deficiencies identified?                     yes                     none reported

Noncompliance material to financial statements noted?                     yes                     no

**Federal Awards**

There was not an audit of major federal award programs for the fiscal year ended June 30, 2020 due to the total amount expended being less than \$750,000.

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