

2019
Intended Use Plan
Clean Water
State Revolving Fund

Prepared by the
Georgia Environmental Finance Authority

April 26, 2019



**2019 Intended Use Plan
Georgia Environmental Finance Authority
Clean Water State Revolving Fund**

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Clean Water State Revolving Fund Intended Use Plan 2019

Introduction

Section 606(c) of the Water Quality Act of 1987 requires each state to annually prepare an Intended Use Plan (IUP) identifying the use of funds from the Clean Water State Revolving Fund (CWSRF). Section 606 also requires capitalization grant recipients to describe how they will support the goals of the CWSRF. This IUP outlines Georgia's proposed uses of the FY2019 CWSRF allotment of \$26,865,000.

The Georgia Environmental Finance Authority (GEFA) was created by the Georgia General Assembly in 1986 as the successor agency to the Georgia Development Authority Environmental Facilities Program. GEFA serves as the central state agency for assisting local governments in financing the construction, extension, rehabilitation and replacement, and securitization of public works facilities. The GEFA board of directors consists of three ex-officio members and eight members appointed by the governor. Under an interagency agreement, the Georgia Environmental Protection Division (EPD) provides professional services to administer the CWSRF. These services include, but are not limited to:

- Project reviews and approvals;
- Planning and project development;
- Information tracking;
- Updating files;
- Information gathering and development of National Needs Survey;
- Issuing and approving Notices of No Significant Impacts (NONSI) and Categorical Exclusions (CE);
- Assistance with the National Information Management System (NIMS);and
- The Clean Water Benefits Reporting (CBR) database.

CWSRF Project Solicitation Process

Developing the CWSRF comprehensive list involves an online pre-application process where all communities requesting funding provide project-related information. GEFA initiated the project solicitation process on September 4, 2018, allowing prospective applicants to submit pre-applications until January 31, 2019. GEFA emailed the solicitation notice to its stakeholder list and coordinated with relevant trade and local government associations to further disseminate the project solicitation. GEFA also designated a section of its website to announce the solicitation for new projects. GEFA made available project solicitation packets that contained detailed information about financing terms, available funding, and the scoring system for project prioritization. GEFA accepted CWSRF pre-applications through an online pre-application form available on the GEFA website. GEFA used the pre-application information to score and rank all submitted projects. Sixty-one clean water projects were submitted with a total need of \$178,073,000. The CWSRF comprehensive list includes all clean water projects in descending order based upon project score.

CWSRF Comprehensive List

The CWSRF comprehensive list (Attachment 1) includes clean water projects submitted during the pre-application solicitation period. The comprehensive list is comprised of the community, the project score, the population, the total project cost, whether or not the borrower is eligible for principal forgiveness, and a description of the project. The GEFA board of directors reserves the right to fund lower priority projects over higher priority projects if, in the opinion of GEFA, a higher priority project has not taken the necessary steps to prepare for funding and initiation of construction (e.g., GEFA has not received a complete and approvable financial application, the project is not ready to proceed, or the community withdraws its project from consideration). Additionally, if a qualified project becomes viable within the funding year, Georgia may amend its comprehensive list. To accommodate those communities that decide to participate in the CWSRF after the capitalization grant has been awarded, GEFA will hold quarterly meetings to include any new projects on the comprehensive list. This same process of public review and comment will be followed for any substantive change in the priority of the CWSRF.

CWSRF Fundable List and Estimated Disbursement Schedule

The CWSRF fundable project list with an estimated disbursement schedule is located in Attachment 2. The fundable list contains projects GEFA has identified as ready to move forward, which can be seen in the score column in Attachment 1. Projects qualify for the fundable list by meeting conditions such as: consent order issued by Georgia EPD, CE or NONSI issuance or approval, and/or are needed to maintain compliance with an applicable permit. Projects on the fundable list are projected to draw down the 2019 grant funds. GEFA created this disbursement schedule based on the eight quarters identified in the 2019 CWSRF payment schedule located in Attachment 3, which indicates the timeframe for requesting the CWSRF capitalization grant allotment from U.S. Environmental Protection Agency's (EPA) Automated Standard Application for Payments (ASAP) System. Some of the projects listed on the disbursement schedule are one phase of a larger project and some of the projects may have a construction schedule longer than the eight quarters identified in the CWSRF payment schedule.

CWSRF assistance includes loan financing and any identified principal forgiveness as outlined in the applicable appropriations language. Assistance will also be provided to municipalities, water/sewer authorities, and any other entity created by the Georgia legislature and non-governmental organizations (NGO) for the purpose of land conservation loans. Eligible activities consist of construction, expansion, and improvements to publicly-owned wastewater treatment facilities; implementation of a non-point source pollution control projects; installation of solar arrays at wastewater treatment facilities; and purchase of land within Georgia resulting in the improvement of water quality. All borrowers must designate a repayment source(s) for each loan agreement signed with GEFA. All projects must be designed to meet current National Pollutant Discharge Elimination System (NPDES) permit limits and all other requirements needed to maintain water quality standards. All construction projects will meet the requirements of the Federal Water Pollution Control Act (FWPCA) with respect to Davis-Bacon requirements in section 513 and American Iron and Steel (AIS) requirements in section 608.

Terms and Conditions of Financing

Standard CWSRF Financing Terms

GEFA's benchmark interest rate is the true interest cost (to the nearest hundredth of one percent) received by the state on its competitively-bid, general obligation bond issue. GEFA currently offers CWSRF loans to local governments and authorities at an interest rate of 50 basis points (0.50 percent) below the benchmark rate.

CWSRF loans are available with terms as short as five years and not exceeding 30 years or the useful life of the project

GEFA charges a one-time origination fee which is one percent of the total CWSRF financing provided for the project. The origination fee is charged on each commitment when the contract is executed and paid in the second month following contract execution. GEFA deposits origination fees into a separate non-project account. Program income, generated from direct capitalization grant funds, and non-program income, generated from repayment funds, will be collected and accounted for separately. Program income and non-program income can be seen as a source and use of funds in the Estimated Sources and Uses of Funds in Attachment 4.

CWSRF Conservation Financing Terms

CWSRF-eligible conservation projects receive an interest rate reduction.

The following types of water conservation projects are eligible:

- Installing or retrofitting water efficient devices, such as plumbing fixtures and appliances;
- Implementing incentive programs to conserve water, such as rebates for water efficient fixtures;
- Inflow and infiltration correction;
- Installing water meters in previously unmetered areas;
- Replacing broken/malfunctioning water meters or upgrading existing water meters; and
- Water recycling and reuse projects that replace potable sources with non-potable sources.

The following types of energy production and energy conservation projects are eligible:

- Energy production projects at a publically-owned treatment facility via wind, solar, geothermal, or biogas combined heat and power projects;
- Inflow and infiltration projects that reduce power consumption;
- Projects that replace pumps and motors to reduce power consumption;
- Projects that eliminate pumps and pumping stations; and
- Projects that install energy efficient treatment equipment or processes.

The following types of land conservation projects are eligible:

- Water quality protection for rivers, streams, and lakes;
- Flood protection;
- Wetlands protection;
- Reduction of erosion through protection of steep slopes, erodible soils, and stream banks;

- Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
- Protection of prime agricultural and forestry lands;
- Protection of cultural sites, heritage corridors, archaeological and historic resources;
- Scenic protection;
- Provision of passive recreation; and
- Connection of existing or planned areas contributing to the aforementioned goals.

Principal Forgiveness

The terms and conditions of the grant award allow subsidy in the form of principal forgiveness to borrowers of the CWSRF loan program. Subsidy may not fall below 10 percent or exceed 30 percent of the total grant award.

Principal forgiveness will be provided to eligible projects until it is exhausted. Both the project score and the affordability score will be considered

In preparation of the FY2019 project solicitation, GEFA contracted with the Environmental Finance Center at the University of North Carolina to develop a tool for evaluating and scoring communities to determine principal forgiveness eligibility. The tool uses three criteria — median household income (MHI), unemployment percent, and population trend.

For each criterion, a borrower will be categorized into one of four percentiles - 25 percent, 50 percent, 75 percent, or 100 percent. A score of one through four is given for each criterion, based on the percentile. A maximum of 12 points is possible. If a community has multiple projects on the CWSRF comprehensive list, only one project can receive principal forgiveness. The affordability score for each applicant can be found in Attachment 1.

1. Median Household Income (MHI)

State Percentiles	25th Percentile (4 points)	50th Percentile (3 points)	75th Percentile (2 points)	100th Percentile (1 point)
MHI	\$29,509	\$37,108	\$47,375	\$47,376 and higher

2. Unemployment Percent

State Percentiles	25th Percentile (1 point)	50th Percentile (2 points)	75th Percentile (3 points)	100th Percentile (4 points)
Unemployment Percent	3.30%	4.80%	6.60%	6.61% and higher

3. Population Trend

The following will be the categories used for determining scoring for change in population from 2010 to 2016.

- Positive growth or no growth (1 point)
- Between -0.01 percent and -1 percent (2 points)
- Between -1.01 percent and -2 percent (3 points)

- Greater than -2 percent (4 points)

The following list shows the affordability score and potential principal forgiveness percentage for the FY2019 grant year:

- Score of 11 or 12 will receive 45 percent
- Score of 10 will receive 40 percent
- Score of 9 will receive 35 percent
- Score of 8 will receive 30 percent
- Score of 7 will receive 25 percent
- Score of 6 or less will not receive principal forgiveness

Principal forgiveness will not exceed \$750,000 for an affordability score of 7 or 8, and will not exceed \$1,000,000 for an affordability score of 9 or higher.

4 Percent Administration

Georgia intends to use repayment dollars in the amount of \$1,074,600 for administrative purposes. A detailed account of the personnel costs associated with the administration of the CWSRF are found in Attachment 5.

Criteria and Method for Distribution of Funds

Attachment 6 explains Georgia's criteria and method used to score and distribute funds for CWSRF projects. Only those cities and counties that have been designated as a "Qualified Local Government" and are in compliance with O.C.G.A. Section 36-70-20 and appear on the comprehensive list may receive a CWSRF loan commitment. Lastly, only those communities that are in compliance with plumbing code standards as codified in O.C.G.A. Section 12-5-4 will be eligible for financing through GEFA. Eligible project costs include planning, design, engineering, construction, and in some limited cases, land acquisition costs attributed to the project. No loan will be executed until environmental approval has been issued and financial requirements have been met.

WRRDA Implementation

Several changes were made to the CWSRF through the Water Resources Reform and Development Act (WRRDA) on June 10, 2014. Outlined below is one of the changes and GEFA's strategy and procedure for its implementation.

Fiscal Sustainability Plans (FSP)

According to the January 6, 2015, EPA guidance, Federal Water Pollution Control Act (FWPCA) Section 603(d)(1)(E) requires a recipient of a loan for a project that involves the repair, replacement, or expansion of a publically owned treatment works to develop and implement an FSP or certify that it has developed and implemented an FSP. This provision applies to all loans for which the loan recipient submitted an application on or after October 1, 2014.

GEFA has developed a certification form for signature all CWSRF loan recipients that certifies that the recipient has developed and implemented and will continuously utilize an FSP. GEFA requires this certification from each recipient in accordance with FPWCA (603)(d)(1)(E)(i) as a condition of the loan agreement.

GEFA reserves the right to review the FSP certified by the loan recipient at any time to ensure compliance with FWPCA 603(d)(1)(E)(i). Elements of GEFA's review can include, but are not limited to, ensuring that the loan recipient developed an FSP, ensuring that the developed FSP contained the appropriate level of depth and complexity, ensuring that the FSP is implemented, and ensuring that the FSP appropriately integrates required water and energy conservation efforts as part of the plan.

Architectural and Engineering (A/E) Services Procurement

For any capitalization grant awarded after October 1, 2014, the state must ensure that all A/E contracts for projects using funds "directly made available by" a capitalization grant, i.e., equivalency projects, comply with the elements of the procurement processes for A/E services as identified in 40 U.S.C. 1101 et seq., or an equivalent state requirement.

O.C.G.A Section 50-22-6 outlines Georgia's managerial control over acquisition of professional services and the selection through contract negotiations. O.C.G.A Section 50-22-2(5) defines a Project as any activity requiring professional services estimated by the state agency to have a cost in excess of \$1,000,000 and costs for professional services in excess of \$75,000. Using this criteria GEFA will require borrowers to go through a one-step selection process if project costs are between \$1,000,000 and \$3,000,000 and A/E services exceed \$75,000. The one-step A/E selection process consists of the following:

1. Selection manager and selection committee appointment.
2. Development of a request for qualifications (RFQ) document.
3. Advertisement of the RFQ.
4. Evaluation of the statements of qualifications (SOQs).
5. Selection of highest-scoring firm for negotiation for possible contract.

GEFA will require borrowers to go through a two-step selection process if project costs are above \$3,000,000 and A/E services exceed \$75,000. The two-step A/E selection process consists of the following:

First step:

1. Selection manager and selection committee appointment.
2. Development of a request for qualifications (RFQ) document.
3. Advertisement of the RFQ.
4. Evaluation of the statements of qualifications (SOQs).

Second step:

5. Interview of 3 to 5 highest scoring finalist firms.
6. Evaluation of interviews.
7. Selection of highest final scoring firm for negotiation of possible contract.

For project with costs below \$1,000,000 and costs for A/E services below \$75,000 no competitive

procurement is required. GEFA will have RFQ templates of both one-step and two-step selection processes available by June 2019 for borrowers to use in anticipation of the FY2021 project solicitation process that begins in September 2020.

CWSRF Goals and Objectives

Long-term Goals

1. Explore the viability of regionalization and/or consolidation of systems to take advantage of economies of scale and to address the technical, managerial, and financial capacity issues experienced by disadvantaged communities.
2. Coordinate activities with other state and federal agencies to enhance borrowers' understanding of the range of funding options. Seek opportunities to leverage funds so that borrowers can benefit from the maximum level of public assistance available.
3. Maintain and improve database management systems that integrate Clean Water project data with program management data.
4. GEFA will continue to administer the CWSRF in a fiscally responsible manner that will ensure it's revolving nature in perpetuity.

Short-term Goals

1. Improve SRF outreach and training to borrowers, project administrators, Area Development Districts, and engineers.
2. Coordinate with the Georgia Environmental Protection Division to identify and reach out to communities with ongoing compliance issues.

20 Percent State Match Requirement

Under the provisions of the FWPCA Section 602(b)(2), the state is required to deposit an amount equal to 20 percent of the total capitalization grant into the CWSRF. Based on the potential FY2019 allotment of \$26,865,000, the amount of state match required amounts to \$5,373,000. The Georgia state legislature has been requested to provide sufficient general obligation bonds to GEFA to cover this requirement. GEFA will disburse these state bond funds along with federal direct capitalization grant funds in a manner that is proportionate to ensure the proper match on each loan disbursement. Each project which receives direct federal grant funds will receive a portion of the disbursement in federal funds (83.33 percent) and a portion of the disbursement in state match funds (16.67 percent). These state match funds will be held outside the CWSRF until the disbursement is made. Once these state dollars are disbursed to a project, those funds and the interest paid on those funds will become CWSRF funds and returned to the program.

Assurances and Specific Proposals

In addition to the assurances that accompany the capitalization grant application (Standard Form 424) for 2019 funds, GEFA further agrees to adhere to all the certifications covered within the Operating Agreement with EPA Region 4. The specific certifications are:

1. Capitalization grant agreement
2. Payment schedule
3. State matching funds

4. Commitment of 120 percent in one year
5. All Funds - timely expenditure
6. Enforceable requirements of the Clean Water Act
7. Cross cutting issues
8. State law and procedures
9. State accounting and auditing procedures
10. Recipient accounting and auditing procedures
11. Annual report
12. Limitations on eligibility
13. Environmental review process
14. Maintain the fund
15. Perpetuity
16. Types of assistance
17. Priority list
18. Limitations of double benefits
19. Consistency with planning requirements
20. Annual audit
21. Intended use plan
22. Annual federal oversight review and technical assistance
23. Dispute resolution
24. Reserve the right to transfer up to 30% of grant amount between programs
25. NIMS
26. CBR

As in previous years, CWSRF program managers will continue to coordinate with the EPA Region 4 office on items such as quarterly and annual reports, annual reviews, National Needs Surveys, collection of NIMS data, training opportunities, attendance at regional and national conferences, workshops, and various administrative program efforts.

Public Participation

This IUP is subject to review and comment by the public prior to incorporation into the 2019 capitalization grant application. A public notice was placed in the *Fulton Daily Report* on Friday, July 12, 2019, announcing a public meeting on the CWSRF IUP on Friday, July 26, 2019, at 10:00 a.m. in GEFA's boardroom. A summary for the public meeting can be found within Attachment 8.

Attachment 1
Clean Water State Revolving Fund
2019 Comprehensive List

Community	Score	2016 Pop.	Total Project Cost	Affordability Score	Potential Principal Forgiveness	Est. Interest Rate	Est. Term	Project Description	Wastewater Treatment	Sewer Construction	Sewer Rehabilitation	Stormwater Projects	Land Conservation	Energy Projects
Athens-Clarke County Unified Government	105	120,813	\$900,000	7	\$225,000	1.59%	20	Place approximately 92 acres of land containing unique habitats into permanent conservation by acquiring the property fee-simple through the Athens-Clarke County Land Conservation Program.					x	
City of Baldwin	100	3,523	\$4,750,000	7	\$750,000	2.59%	20	Improve the wastewater treatment facility in order to improve operations at the plant.	x					
City of Norman Park	95	1,213	\$5,000,000	6	\$0	1.59%	20	Rehabilitate the sewer collection system and water pollution control plant to address severe I/I issues. The project will reduce energy consumption at the plant and will result in regulatory compliance.			x			x
City of Blue Ridge	85	1,485	\$5,000,000	7	\$750,000	2.59%	20	Make improvements to the wastewater treatment plant to achieve compliance for temperature limits and to upgrade aging components of the plant. The components that need to be replaced or repaired include the existing sludge handling system (including the undersized, aging belt press and building), the mechanical buildings, the influent and effluent refrigerated samplers, the processor in main control panel, the automatic bar screen, the decanter pump, the aerator deflector, and other miscellaneous items. The project also includes the addition of a septic receiving station. The city owns and operates an activated sludge wastewater treatment plant rated for 1.0 MGD treatment capacity. The city's NPDES permit was renewed on October 1, 2015, carrying with it effluent limitations which became effective October 1, 2018. Specifically, the permit limited the receiving stream temperature change to 0 degrees F. To address this new requirement, the project scope involves adding an effluent cooling technology. Two technologies have been identified as potential upgrades designed to lower the plant effluent temperature, and these technologies will be investigated to determine the better option for the city.	x					
City of Louisville	85	2,772	\$500,000	10	\$200,000	2.59%	20	Rehabilitate two aging sewage pump stations, install a mechanical bar screen at the city's main sewage pumping station, and install process control instrumentation at the water pollution control plant.	x		x			

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City of Lavonia	75	2,038	\$4,600,000	8	\$750,000	1.59%	20	Upgrade the aging collection system and pump stations to accommodate higher flows from the Gateway Industrial Park. These improvements to the city's sewerage system are needed to keep the facilities in good working order and to meet state and federal regulatory requirements.	x		x			x
City of Quitman	75	3,827	\$1,250,000	10	\$500,000	1.59%	20	Upgrade the wastewater treatment facility, including improvements to the headworks, installation of a mechanical bar screen, replacement of an inefficient aeration system with new aerators, and sludge removal from the treatment pond. The project also includes the rehabilitation and/or replacement of approximately 4,000 LF of existing 6-inch and 12-inch gravity sewer in order to reduce inflow/infiltration problems in the sewer collection system.	x		x			x
City of Homerville	70	2,425	\$2,000,000	11	\$900,000	1.59%	20	Modify the WPCP to include more energy efficient equipment and backup power upgrades. In addition, the project will replace failing equipment and upgrade the headworks.	x					x
City of Pembroke	70	2,488	\$1,303,000	9	\$456,050	1.59%	20	Rehabilitate the sanitary sewer system. Improvements include the lining and replacement of manholes and gravity sewer mains. The project will significantly reduce inflow/infiltration in the system, reduce lift station run times, eliminate overflows, restore treatment capacity at the Wastewater Treatment Facility, and reduce energy consumption throughout the collection and treatment system.			x			x
City of Vienna	70	3,791	\$2,500,000	8	\$750,000	1.59%	20	Rehabilitate sewer mains, manholes, services, and lift stations. Rehabilitation of the sewer system will target I/I and the system components that are at the end of their useful life.			x			x
Lowndes County Board of Commissioners	70	113,898	\$2,500,000	6	\$0	1.59%	20	Improve multiple lift stations by replacing aged pumps that have reached the end of their useful life along with the associated electrical controls and valve equipment. Existing manholes will be lined to reduce infiltration.		x				x
City of Toccoa	65	8,374	\$4,902,000	9	\$1,000,000	2.59%	20	Improve raw sewage pumping, influent screening, grit removal, and additional flow equalization volume to increase peak flow capacity through the plant headworks to maintain treatment performance and NPDES compliance during wet weather events.	x	x				

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Bartow County	55	101,942	\$8,400,000	4	\$0	2.59%	20	Construct a pump station and approximately 60,000 feet of force main to transport sewage from the Glad Rd area to county property on Paga Mine Rd where it will be discharged to an existing pump station that transfers wastewater across the Etowah River to the Cartersville sewer system.		x				
Bartow County	55	101,942	\$23,000,000	4	\$0	2.59%	20	Construct the first phase of the West Bartow publicly-owned treatment works. This project consists of a 2.0 MGD membrane activated sludge system with ozone disinfection and land application of aerobically digested sludge.	x					
City of Social Circle	55	4,350	\$2,847,000	4	\$0	1.59%	20	Consolidate three existing sewage pumping stations by constructing new sewers, a pumping station, and a gravity sewer to send sewage to the Newton County Water and Sewerage Authority for treatment.		x				x
City of Ball Ground	50	1,831	\$425,000	3	\$0	1.59%	20	Acquire the Roberts Lake property for permanent green space.					x	
City of Hinesville	50	34,127	\$2,200,000	7	\$550,000	2.59%	20	Expand the city's water reclamation facility to meet new permit requirements.	x					
City of Hinesville	50	34,127	\$2,800,000	7	\$700,000	2.59%	20	Modify the Fort Stewart Wastewater Treatment Plant to meet new permit requirements.	x					
City of Morgan	50	2,125	\$2,000,000	5	\$0	2.59%	20	Add treatment capacity with the introduction of a new treatment system and the addition of a new point discharge. The city currently utilizes a combination of ponds and LAS to treat its wastewater. Due to growth in the wastewater system, the existing treatment facility has reached its limit. The point discharge will add operational flexibility to optimize the LAS efficiency and ensure the LAS is not overwhelmed by excessive flows. The city has violated the permitted BOD level multiple times in the last two years. The new treatment technology will ensure the BOD is treated adequately and improve overall treatment.	x					
City of Villa Rica	50	14,755	\$5,500,000	6	\$0	2.59%	20	Upgrade the North Wastewater Treatment Plant to increase capacity from 0.52 MGD to 0.84 MGD.	x					
City of Fairmount	45	928	\$600,000	9	\$210,000	2.59%	20	Extend sanitary sewer system.		x				

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City of Tifton	35	16,691	\$2,000,000	5		2.59%	20	Rehabilitate and replace existing equipment at the WWTF and replace existing sanitary and storm sewer pipes, pumps, structures, and other appurtenances. Portions of the system are at the end of their service life. All new pipes, pumps, structures, and appurtenances will be placed in the existing rights-of-way for streets or utilities. The project will serve only existing customers, within the existing service area, and will result in no change in the existing land use.	x					
Brunswick-Glynn County Joint Water And Sewer Commission	30	15,997	\$15,000,000	7		2.59%	20	Rehabilitate key portions of the Academy Creek WWTP, the Dunbar Creek WWTP, and the sewer collection system.	x		x			
City of Waycross	30	14,188	\$2,000,000	8		2.59%	20	Rehabilitate and replace wastewater treatment process equipment, lift stations, and sewer pipeline equipment. Portions of the system are at the end of their service life. All new pipes, pumps, structures, and all other process improvements will be placed in existing rights-of-way for streets or utilities. The project will serve only existing customers, within the existing service area, and will result in no change in the existing land use.		x				
City of Bainbridge	25	12,492	\$1,100,000	8		2.59%	20	Replace five lift stations that were damaged by flooding in 2017, but have been repaired to a mostly-working status as the city explored the possible options for getting them to 100% working order. No other long-term options exist besides replacement.			x			
City of Griffin	25	22,875	\$5,000,000	8		2.59%	20	Replace, repair, and rehabilitate components of the stormwater drainage system.				x		

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City of Sylvester	25	6,108	\$2,500,000	9		2.59%	20	Remove sludge from the city's treatment ponds. The city has two treatment ponds which provide the initial treatment process for wastewater. Over the life of the ponds, sludge has accumulated and a recent sludge judge found that sludge now consumes over 40% of the pond volume. Over the last few years, the city had to sandbag the dams of the ponds to prevent spills in response to excessive rains associated with extreme weather. The project will remove, de-water, and dispose of sludge and repair any pond infrastructure found to be damaged by the sludge accumulation such as pipe outlets and screens. The project will restore the ponds to their designated volumes and reduce the risk of sewer overflows.	x					
City of Thomasville	25	18,706	\$6,000,000	7		2.59%	20	Upgrade the wastewater treatment plant. Improvements include better media filtration and process treatment efficiency upgrades. The city's wastewater plant has been given new permit requirements that reduce the permissible ammonia levels significantly. Upgrades will be made to ensure compliance with the new ammonia limitations according to the requirements and schedule of the new permit.	x					
Fitzgerald Water, Light & Bond Commission	25	9,006	\$2,321,000	7		1.59%	20	Rehabilitate approximately 20,000 LF of gravity sewer at the order of the Georgia EPD. The Commission is in the 3rd year of the required schedule of improvements.			x			
City of Griffin	20	22,875	\$3,000,000	8		2.59%	20	Engineer, design, and construct a sludge management facility for the Still Branch Regional Reservoir Treatment Plant. The project will modify how sludge is currently being treated through land application.	x					
City of Baldwin	10	3,523	\$2,500,000	7		1.59%	20	Upgrade and replace approximately 3.5 miles of aged and undersized outfall and interceptor sewers, including manholes and lift stations.			x			
City of Baldwin	10	3,523	\$800,000	7		2.59%	20	Rehabilitate two failing lift stations.			x			
Town of Braselton	10	8,409	\$1,500,000	3		2.59%	20	Stabilize approximately 1 mile of the Mulberry River in order to protect existing utilities and allow the stream segment currently listed as "non-attaining of designated use" due to TSS on the 303(d) list to meet its designated use.				x	x	
Town of Braselton	10	8,409	\$1,000,000	3		2.59%	20	Improve drainage on Davis St and Harrison St in order to eliminate siltation and bank erosion.				x	x	

Attachment 1
Clean Water State Revolving Fund
2019 Comprehensive List

Community	Score	2016 Pop.	Total Project Cost	Affordability Score	Potential Principal Forgiveness	Est. Interest Rate	Est. Term	Project Description	Wastewater Treatment	Sewer Construction	Sewer Rehabilitation	Stormwater Projects	Land Conservation	Energy Projects
Town of Braselton	10	8,409	\$1,000,000	3		1.59%	20	Rehabilitate an aged and undersized wastewater pumping station to reduce potential overflows and failures.			x			
Town of Braselton	10	8,409	\$185,000	3		1.59%	20	Extend the reuse water distribution system to existing water customers, which will displace 30 MG per year of potable water used for irrigation.		x				
Braselton Public Facilities Authority	10	8,409	\$450,000	3		1.59%	20	Construct green infrastructure, including wet ponds and associated land acquisition, in order to manage stormwater runoff from downtown Braselton. This project will improve water quality in local streams by capturing, treating, and reducing stormwater runoff and will provide a source of passive recreation for the community. This facility will also serve as a new park for residents and visitors to the downtown area.				x	x	
City of Port Wentworth	10	7,052	\$2,400,000	4		1.59%	20	Replace approximately 17,700 LF of 8 & 10-inch forcemain with 12-inch forcemain, which will assist in relieving the stress on the Cold Stream lift station No. 2, thereby greatly reducing the probability of future backups and sewer spills in the sewer collection system. The forcemain replacement will increase the flow rate of the pumps in Cold Stream lift station No. 2 from approximately 600 GPM to about 1,050 GPM (individually) and 1,300 GPM (pumps operating in parallel). A 70% increase in flow rate will reduce pump run times, operation and maintenance costs in terms of pump wear, pump starts, and electrical energy consumption.		x				x
City of Dillard	10	375	\$750,000	6		1.59%	20	Rehabilitate and replace approximately 4,300 LF of sewer line that is experiencing I/I problems.			x			x
City of Helen	10	320	\$1,100,000	4		1.59%	20	Replace the main lift station, which is aged and undersized, in order to reduce potential overflows and failures.		x				
City of Hoschton	10	1,782	\$500,000	5		1.59%	20	Upgrade and replace existing gravity sewer in order to reduce I/I.		x				x
City of Jefferson	10	9,946	\$1,815,000	3		2.59%	20	Replace the west side wastewater pumping facility that serves most of the western sector of the city. The facility is undersized, as is the forcemain. Moreover, the location of the forcemain route is proposed for relocation into another outfall line that is more capable of handling the existing and anticipated flows.		x				

Attachment 1
Clean Water State Revolving Fund
2019 Comprehensive List

Community	Score	2016 Pop.	Total Project Cost	Affordability Score	Potential Principal Forgiveness	Est. Interest Rate	Est. Term	Project Description	Wastewater Treatment	Sewer Construction	Sewer Rehabilitation	Stormwater Projects	Land Conservation	Energy Projects
City of Jefferson	10	9,946	\$1,420,000	3		1.59%	20	Replace three aged and undersized wastewater pumping stations to reduce potential overflows and failures.		x				
City of Jefferson	10	9,946	\$900,000	3		2.59%	20	Replace an existing gravity sewer outfall line to increase the flow capacity to provide adequate capacity for the growing sewer collection basin area.		x				
City of Statham	10	2,589	\$1,900,000	9		1.59%	20	Rehabilitate and replace sewer line that is experiencing I/I problems.			x			x
City of Union Point	10	1,542	\$2,000,000	10		1.59%	20	Rehabilitate and replace sewer line that is experiencing I/I problems.			x			x
Walker County Water and Sewer Authority	10	68,143	\$7,800,000	5		2.59%	20	Construct three sewer pump stations (0.72 MGD, 1.09 MGD, and 1.30 MGD), approximately 47,500 LF of force main (8-inch, 10-inch, and 12-inch), approximately 6,200 LF of 18-inch gravity piping, and wet-weather conveyance upgrades to the existing gravity interceptors. Improvements to the Walker County Wastewater Treatment Plant are also recommended to improve reliability for treating additional flow, such as new clarifier scraper equipment and solids handling processes.	x	x				
Town of Braselton	5	8,409	\$2,200,000	3		2.59%	20	Redirect wastewater flow in the northwest section of the service area, and add a central pumping facility to move wastewater to the new northeast relief sewer basin.		x				
Town of Braselton	5	8,409	\$1,550,000	3		1.59%	20	Extend the reuse water distribution system. The reuse water system will reduce the drinking water demand and will provide an alternative to irrigation with drinking water.		x				
City of Cedartown	5	9,752	\$420,000	10		2.59%	20	Install three generators at three different locations: the water treatment plant (Wissahickon Ave), the clearwell (Prior St), and the wastewater treatment plant (Branch St).	x					
City of Fort Oglethorpe	5	9,613	\$2,500,000	4		2.59%	20	Install approximately 6,500 LF of gravity sewer, 2,500 LF of force main, and a lift station. Expand sewer into an economically developing area and provide sewer service in an area with failing septic systems.		x				
City of Fort Oglethorpe	5	9,613	\$2,500,000	4		2.59%	20	Rehabilitate approximately 6,500 LF of 6-inch and 8-inch sanitary sewer mains through trenchless rehabilitation or conventional rehabilitation by excavation.			x			

Attachment 1
Clean Water State Revolving Fund
2019 Comprehensive List

Community	Score	2016 Pop.	Total Project Cost	Affordability Score	Potential Principal Forgiveness	Est. Interest Rate	Est. Term	Project Description	Wastewater Treatment	Sewer Construction	Sewer Rehabilitation	Stormwater Projects	Land Conservation	Energy Projects
City of Roswell	5	93,968	\$2,400,000	3		1.59%	20	Implement a variety of stormwater enhancements along historic Mimosa Blvd using green infrastructure (GI) best management practices and restoration of the urban tree canopy. Improvements will provide improved water quality while mitigating water quantity and flooding issues where current stormwater infrastructure is limited or non-existent. In addition, a project goal is to create intentional connectivity between two historic areas, Canton St and the Historic Roswell Square, with enhanced pedestrian walkability along Mimosa Blvd.				x	x	
City of Dillard	5	375	\$800,000	6		2.59%	20	Construct approximately 8,400 LF of sanitary sewer main in the Betty Creek Area.		x				
City of Hoschton	5	1,782	\$500,000	5		2.59%	20	Upgrade the main sewer outfall to provide adequate flow for existing and future customers.		x				
Lincoln County	5	7,712	\$4,000,000	8		2.59%	20	Extend the wastewater collection system to provide sanitary sewer to an unserved area that is experiencing failing septic systems.		x				
Lincoln County	5	7,712	\$2,080,000	8		2.59%	20	Extend the wastewater collection system to provide sanitary sewer to the Ashmore-Barden area, which is currently unserved and is experiencing failing septic systems.		x				
City of Sky Valley	5	310	\$4,305,000	6		2.59%	20	Address sewer system on-site septic problems.			x			
City of Lula	2	2,831	\$1,245,000	4		0.94%	20	Install gravity sewer to eliminate a pump station		x				
City of Tybee Island	2	2,990	\$500,000	3		0.94%	20	Construct a 150 kW solar photovoltaic system adjacent to the wastewater treatment plant.						x
Town of Braselton	0	8,409	\$400,000	3		2.59%	20	Construct a regional stormwater detention and treatment facility. The facility will serve the older portions of the town and accommodate the ongoing urban renewal building activities. The facility will incorporate the latest technologies in urban stormwater management				x		
City of Gray	0	3,281	\$2,500,000	3		2.59%	20	Upgrade the 0.400 MGD wastewater treatment plant to increase capacity to 0.500 MGD. The proposed improvements include replacing the existing bar screen with a new influent screen, draining, repairing, and painting the aeration basin, replacing air piping in the aeration basin, replacing the clarifier drive/arm, replacing air piping in the digester, adding biofilters, adding a site pump station and force main, and relocating the chlorine contact chamber.	x					

Attachment 1
Clean Water State Revolving Fund
2019 Comprehensive List

Community	Score	2016 Pop.	Total Project Cost	Affordability Score	Potential Principal Forgiveness	Est. Interest Rate	Est. Term	Project Description	Wastewater Treatment	Sewer Construction	Sewer Rehabilitation	Stormwater Projects	Land Conservation	Energy Projects
City of Kingsland	0	16,411	\$2,000,000	4		2.59%	20	Install a new sanitary sewer force main, including a bore under an interstate, to increase the carrying capacity of the city's infrastructure.		x				
City of Pooler	0	20,598	\$5,500,000	3		0.94%	20	Install force main, sewage pumps, and related appurtenances at the Benton Lift Station and Towne Lake Lift Station.			x			
City of Tifton	0	16,691	\$ 2,000,000	6		1.94%	20	Rehabilitate and replace equipment at the WWTF and replace existing sanitary sewer and storm sewer infrastructure			x			

ATTACHMENT 2
CLEAN WATER STATE REVOLVING FUND
ESTIMATED DISBURSEMENT SCHEDULE

PROJECT	LOAN AMOUNT	NOTICE TO PROCEED	CONSTR. START DATE	TARGET COMPL. DATE	1ST QTR 4/19-6/19	2ND QTR 7/19-9/19	3RD QTR 10/19-12/19	4TH QTR 1/20-3/20	1ST QTR 4/20-6/20	2ND QTR 7/20-9/20	3RD QTR 10/20-12/20	4TH QTR 1/21-3/21	TOTAL DISBURS.
Athens_Clarke County Unified Government*	\$900,000	4/30/2019	7/31/2019	7/31/2019		\$900,000							\$ 900,000
City of Baldwin	\$4,750,000	8/1/2020	9/1/2020	7/2/2021						\$250,000	\$1,500,000	\$1,250,000	\$ 3,000,000
City of Norman Park	\$5,000,000	12/1/2019	1/1/2020	7/31/2021				\$750,000	\$1,200,000	\$950,000	\$900,000	\$800,000	\$ 4,600,000
City of Blue Ridge	\$5,000,000	12/16/2019	1/6/2020	12/18/2020				\$650,000	\$2,000,000	\$1,500,000	\$850,000		\$ 5,000,000
City of Louisville	\$500,000	11/11/2019	12/11/2019	5/11/2020			\$50,000	\$250,000	\$200,000				\$ 500,000
City of Lavonia	\$4,600,000	11/1/2019	11/1/2019	12/31/2020			\$150,000	\$975,000	\$1,000,000	\$1,900,000	\$575,000		\$ 4,600,000
City of Quitman	\$1,250,000	10/1/2019	10/1/2019	7/31/2020			\$300,000	\$600,000	\$200,000	\$150,000			\$ 1,250,000
City of Homerville	\$2,000,000	10/1/2019	11/4/2019	11/2/2020			\$200,000	\$550,000	\$650,000	\$450,000	\$150,000		\$ 2,000,000
City of Pembroke	\$1,303,000	10/1/2019	10/1/2019	7/1/2020			\$250,000	\$650,000	\$350,000	\$53,000			\$ 1,303,000
City of Vienna	\$2,500,000	11/8/2019	1/15/2020	12/31/2020				\$300,000	\$700,000	\$750,000	\$750,000		\$ 2,500,000
Lowndes County Board of Commissioners	\$2,500,000	11/1/2019	11/1/2019	11/30/2020			\$250,000	\$625,000	\$650,000	\$750,000	\$225,000		\$ 2,500,000
City of Toccoa	\$4,902,000	1/1/2020	1/1/2020	12/31/2020				\$550,000	\$1,000,000	\$2,700,000	\$652,000		\$ 4,902,000
TOTAL	\$ 35,205,000					\$ 900,000	\$ 1,200,000	\$ 5,900,000	\$ 7,950,000	\$ 9,453,000	\$ 5,602,000	\$ 2,050,000	\$ 33,055,000

*Land conservation loan which would have one payment

**Attachment 3—ASAP CWSRF Payment Schedule
Clean Water State Revolving Fund**

Attachment 3 ASAP Payment Schedule Clean Water State Revolving Fund			
Payment No.	Federal Fiscal Year		Amount (\$)
	Quarter	Date	
1	3rd	4/2019 - 6/2019	\$0
2	4th	7/2019 - 9/2019	\$26,865,000
3	1st	10/2019 - 12/2019	\$0
4	2nd	1/2020 - 3/2020	\$0
5	3rd	4/2020 - 6/2020	\$0
6	4th	7/2020 - 9/2020	\$0
7	1st	10/2020 - 12/2020	\$0
8	2nd	1/2021 - 3/2021	\$0
TOTAL			\$26,865,000

Attachment 4—Estimated Sources and Uses
 GEFA
 Clean Water State Revolving Fund

Attachment 4 Clean Water State Revolving Fund (CWSRF) Sources and Uses Administered by GEFA State Fiscal Year July 1, 2019 - June 30, 2020				
Sources & Uses	Federal Contribution	State Contribution	CWSRF Fund	Total
Funding Sources				
Loan Repayments (P&I)			37,119,920	37,119,920
Investment Income			2,000,000	2,000,000
Banked Project Disbursements*	2,000,000	400,000		2,400,000
FFY 2019 Capitalization Grant	26,865,000	5,373,000		32,238,000
Total Funding Sources	\$28,865,000	\$ 5,773,000	\$ 39,119,920	\$ 73,757,920
Funding Uses				
Project Disbursements	28,865,000	5,773,000	38,034,400	72,672,400
FFY 2019 Administration			1,085,520	1,085,520
Total Uses	\$ 28,865,000	\$ 5,773,000	\$ 39,119,920	\$ 73,757,920

*It is projected this amount of funding from the 2018 grant will remain at the end of FY2019. These funds will be spent based on a first-in, first-out approach during the upcoming fiscal year.

Attachment 5—CWSRF Administration from Repayment Dollars

GEFA is using repayment dollars to satisfy the administrative costs for the CWSRF. The costs are capped at \$1,085,520, which is 4 percent of the allotment. The table below displays how \$1,085,520 will be spent to administer the fund as well as ongoing projects.

4 Percent Administration (2019—\$1,085,520)

Activity	Activity	Cost
CWSRF Administration	Activities include project reviews and approvals; planning; project development; information tracking; information gathering and development of the National Needs Survey; project ranking; issuing Notices of No Significant Impacts (NONSI); Categorical Exclusions (CE); construction management; MBE/WBE requirements; project inspections; and assistance with the National Information Management System (NIMS).	Engineering and Technical Support Contract: \$288,520 GEFA staff: \$786,080
	Total	\$1,074,600

Attachment 6 - 2019 CWSRF Affordability Criteria



Clean Water State Revolving Fund Affordability Criteria Effective September 4, 2018

GEFA's affordability criteria uses data on median household income, unemployment rate, and population trends from the U.S. Census Bureau's American Community Survey. The borrower's data is categorized in percentiles. GEFA will award principal forgiveness to Georgia's most disadvantaged communities.

4. Median Household Income (MHI)

State Percentiles	25th Percentile	50th Percentile	75th Percentile
MHI	\$29,509	\$37,108	\$47,375

5. Unemployment Rate

State Percentiles	25th Percentile	50th Percentile	75th Percentile
Unemployment Rate	3.30%	4.80%	6.60%

6. Population Trend

The following will be the categories used for determining scoring for change in population from 2010 to 2016.

- Positive growth or no growth
- Between -0.01 percent to -1 percent
- Between -1.01 percent and -2 percent
- Greater than -2 percent

Attachment 7—Ranking Criteria for CWSRF Projects

Georgia Environmental Finance Authority 2019 CWSRF Project Solicitation Project Ranking Criteria

Projects will be rated in three categories to determine eligibility and selection for funding through the Clean Water State Revolving Fund (CWSRF) Program.

CLEAN WATER SRF

Clean Water State Revolving Fund Scoring System

1. Readiness to proceed (maximum of 40 points)
2. Compliance benefit (maximum of 45 points)
3. Project benefits (select all benefits that apply from each category)
 - a. Stormwater management, nonpoint source, and sourcewater protection benefits (maximum of five points)
 - b. Energy conservation, efficiency, and production benefits (maximum of five points)
 - c. Wastewater collection, conveyance, and treatment benefits (maximum of five points)

CWSRF Scoring System – Detailed Breakdown

1. **Readiness to Proceed**
(maximum of 40 points)
 - a. State Environmental Review Process (SERP) complete 40 pts
 - b. SERP in progress 30 pts
 - c. Compliance with State Nonpoint Source Management Plan verified 40 pts
2. **Compliance Benefits**
CHECK HIGHEST LEVEL THAT APPLIES (maximum of 45 points)
 - a. Project is needed to fully address deficiencies documented in Emergency or Administrative Order from EPA or EPD (Order #: _____) 45 pts
 - b. Project will support implementation of a Total Maximum Daily Load (TMDL) plan (applicable TMDL, water body name, and water body ID) 45 pts
 - c. Project is needed to achieve/maintain compliance with applicable permit (NPDES, LAS, MS4) (Permit #: _____) 20 pts
3. **Project Benefits**
(maximum of 25 points for project benefits category)

Stormwater Management, Nonpoint Source, and Sourcewater Protection Benefits

(maximum of 10 points)

- a. Project involves the permanent protection of a wellhead protection or groundwater recharge area or land within a designated Source Water Protection Area. 5 pts
- b. Project will reduce nonpoint source pollution and provide passive recreation facilities open for public access. 10 pts
- c. Project will allow a stream segment currently listed as “non-attaining of designated use” on either the 303(d) list or the 305(b) list to meet its designated use. 5 pts
- d. Project includes permanent protection of stream buffer zones and/or wetlands.

Energy Conservation, Efficiency, and Production Benefits

(maximum of five points)

- a. Project will reduce energy consumption at a wastewater treatment facility and/or collection system by 20 percent or more. 5 pts
- b. Project designed to reduce energy consumption by the utility through the replacement of pumps and/or motors, blowers, SCADA equipment, inflow and infiltration correction, lighting upgrades, or other energy savings products or processes. 5 pts
- c. Energy management planning projects, including energy assessments, energy audits, optimization studies, and other projects designed to determine high energy use areas. 5 pts

Wastewater Collection, Conveyance, and Treatment Benefits

(maximum of 10 points)

- a. Project will allow a stream segment currently listed as “non-attaining of designated use” on either the 303(d) list or the 305(b) list to meet its designated use. 10 pts
- b. Project will allow a facility to attain a level of treatment that is more stringent than secondary treatment or produces a significant reduction in non-conventional or toxic pollutants. (BOD, nitrogen, phosphorus, ammonia, metals, synthetic organic chemicals) 5 pts
- c. Project will reduce sanitary sewer overflows (SSO). 5 pts
- d. Project will eliminate leaking/failing septic systems.

* GEFA reserves the right to verify any information submitted within the pre-application.

Attachment 8 - Public Meeting Summary IUP



Georgia Environmental Finance Authority
IUP Meeting Minutes
Atlanta, Georgia 30303
Friday, July 26, 2019
10:00 a.m.

Call to Order

The meeting was called to order by Tracy Williams project manager on Friday, July 26, 2019, at 10:00 a.m. at the Georgia Environmental Finance Authority (GEFA) boardroom located in Atlanta, Georgia.

GEFA staff present at the meeting were:

Amanda Carroll
Tracy Williams

Public participants present at the meeting were:

None

Tracy Williams welcomed everyone and introduced the staff in attendance. After discussing the purpose for the public hearing was to present and receive comments on the drafted 2019 Clean Water State Revolving Fund (CWSRF) and Drinking Water State Revolving Fund (DWSRF) Intended Use Plans (IUPs), she opened the floor for comments.

Comments from Speakers

None

The meeting was adjourned at 11:00 a.m.

Attachment 9 - Loan Program Policies

May 2018



GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

1. PURPOSE

The Georgia Environmental Finance Authority (GEFA) provides affordable financing to local governments throughout Georgia to develop environmental infrastructure that protects public health, preserves natural resources, and promotes economic development. GEFA sustains this mission through effective, efficient, and prudent management of these public resources.

2. APPLICABILITY

Loan program policies govern the use of funds managed within the:

- Georgia Fund,
- Georgia Reservoir Fund,
- Clean Water State Revolving Fund (CWSRF), and
- Drinking Water State Revolving Fund (DWSRF).

3. SUB-PROGRAMS

Georgia Fund

- **Emergency Loan Program** – The GEFA executive director has the authority to approve emergency loans to assist communities with financing improvements that are necessary to eliminate actual or potential public health hazards. Emergency loans are ratified at the next scheduled board meeting. The applicant must determine and document the emergency nature of the project and apply O.C.G.A. Section 36-91-22(e), which outlines the local government actions needed to classify a project as an emergency. Relevant terms are addressed in these policies.

4. ELIGIBLE RECIPIENTS

Type of Entity

- GEFA can provide financing to the following entities:
 - Local governments and instrumentalities of the state,
 - Municipal corporations,
 - County or local water, sewer, or sanitary districts,

- State or local authorities, boards, or political subdivisions created by the General Assembly or pursuant to the Constitution and laws of the state, and
- Nongovernmental entities with an approved land conservation project.

Minimum Recipient Qualifications

- **Qualified Local Government** – Municipalities and counties must be certified as Qualified Local Governments by the Georgia Department of Community Affairs (DCA).
- **Service Delivery Strategy** – Municipalities, counties, and authorities must be included in a DCA-verified Service Delivery Strategy. The project for which an applicant seeks financing must be consistent with the verified strategy.
- **State Audit Requirements** – Municipalities, counties, authorities, and nongovernmental entities must be in compliance with state audit requirements.
- **Metro Plan Compliance** – Municipalities, counties, and authorities located within the Metropolitan North Georgia Water Planning District (MNGWPD) can receive GEFA financing if the director of the Georgia Environmental Protection Division (EPD) has certified that the applicant/recipient is in compliance or is making a good faith effort to comply with all MNGWPD plans and/or enforcement measures.
- **Updated Building Codes** – Municipalities and counties must adopt and enforce O.C.G.A. Section 8-2-3 relating to the installation of high-efficiency plumbing fixtures.
- **Current Loan Agreements** – A current GEFA borrower can receive additional GEFA financing only if the borrower is in compliance with the existing credit documents, e.g., loan agreement and promissory note.
- **Nongovernmental Entities** – Nongovernmental entities must be a nonprofit organization with a primary purpose of permanently protecting or conserving land and natural resources, as evidenced by their organizational documents and consistent with O.C.G.A. Section 12-6A-2(9.1).

5. ELIGIBLE PROJECTS

GEFA's loan programs provide financing for a broad range of water, wastewater, sewer, stormwater, nonpoint source pollution prevention, land conservation, and solid waste projects. Specific project eligibility varies by program. The types of projects eligible for financing in each program and the minimum project requirements are listed below.

- **Georgia Fund** – May finance projects consistent with O.C.G.A. Section 50-23-4 to:
 - Supply, distribute, and treat water
 - Collect, treat, or dispose of sewage or solid waste
- **Georgia Reservoir Fund** – May finance projects consistent with O.C.G.A. Section 50-23-28 to:
 - Expand the capacity of existing reservoirs or other sources for water supply
 - Establish new reservoirs or other sources for water supply
- **CWSRF** – May finance projects consistent with the federal Clean Water Act to:
 - Construct municipal wastewater facilities
 - Control nonpoint source pollution, including projects that permanently protect conservation land as defined by O.C.G.A. Section 12-6A-2(5)

- **DWSRF** – May finance projects consistent with the federal Safe Drinking Water Act to:
 - Install or upgrade facilities to improve drinking water quality or pressure, protect water sources, and provide storage create or consolidate water systems

Minimum Project Eligibility Requirements Under the Federal State Revolving Fund Programs

In addition to meeting the other applicable eligibility requirements outlined in these policies, projects receiving funding through the CWSRF or DWSRF must comply with applicable federal statutes, rules, and regulations. These requirements include, but are not limited to:

- Each project must be included in an Intended Use Plan submitted by GEFA to the U.S. Environmental Protection Agency (EPA).
- Each project must successfully complete the State Environmental Review Process, which is administered by EPD, and receive a Notice of No Significant Impact or Categorical Exclusion.
- Each recipient must certify compliance with Title VI of the Civil Rights Act by completing EPA Form 4700-4.
- Each DWSRF project and CWSRF treatment works project must comply with applicable federal procurement and labor rules, including Disadvantaged Business Enterprise utilization, Equal Employment Opportunity, the Davis Bacon Act, and requirements that may arise in future federal law or future federal assistance agreements.
- Each DWSRF project and CWSRF treatment works project must incorporate iron and steel products produced in the U.S. (“American Iron and Steel Requirement”).
- Each CWSRF treatment works project must certify that a Fiscal Sustainability Plan has been developed and is being implemented for the project or certify that a Fiscal Sustainability Plan will be developed and implemented for the project.

6. ELIGIBLE ACTIVITIES

Recipients of GEFA financing may use GEFA funds for the following activities related to an eligible project:

- Feasibility analysis
- Project design
- Construction, grading, site preparation, dredging, etc.
- Land and easement acquisition needed for project implementation
- Stream or wetland mitigation
- Administrative and/or legal services
- System purchase

Engineering, Legal, and Administrative Costs – GEFA funds may be utilized for engineering, design, administrative costs, facilities planning, and land acquisition provided that these costs are necessary for the completion of the project defined by the scope of work and identified in the budget of the approved loan agreement. Such eligible costs incurred prior to the execution of a loan agreement are eligible for reimbursement with a GEFA loan. GEFA also offers engineering-only loans for these preliminary soft costs needed to facilitate the construction of an eligible project. GEFA will review and apply a standard to all project budgets.

Purchase of Existing Systems – An application that proposes to purchase an existing water and/or wastewater system must be accompanied by a certification of the value of the system by a registered professional engineer. GEFA will require other information as needed to document the content and costs of the purchase.

GEFA's loan agreement provides additional information about activities for which a borrower may or may not use GEFA funds.

7. PROGRAM MAXIMUMS

Loans available from GEFA are subject to the following maximums.

Georgia Fund

- The maximum loan amount is \$3,000,000 per borrower per year.
- The maximum loan amount for emergency loans is \$500,000 per project.
- The standard amortization period is 20 years or the useful life of the project.

Georgia Reservoir Fund

- The maximum loan amount will be determined based on availability of funds.
- The length of the amortization period shall be determined on a case-by-case basis consistent with O.C.G.A. Section 50-23-28.
- The maximum amortization period is 40 years.

CWSRF

- The maximum loan amount is \$25,000,000 per borrower per year.
- The maximum loan amount for engineering loans is \$2,000,000 per project.
- The maximum amortization period is 30 years not to exceed the useful life of the project.

DWSRF

- The maximum loan amount is \$25,000,000 per borrower per year.
- The maximum loan amount for engineering loans is \$2,000,000 per project.
- The maximum amortization period is 30 years for communities designated as "disadvantaged" based on GEFA's affordability criteria not to exceed the useful life of the project.

8. INTEREST RATES

GEFA indexes its interest rates to the true interest cost (to the nearest hundredth of one percent) received by the state on its 20-year, competitively-bid, general obligation bond issue. This is GEFA's benchmark rate; however, the interest rate adjustments described below may apply.

Federal Loans – For CWSRF and DWSRF loans, GEFA will charge an interest rate that is 50 basis points (0.50

percent) below GEFA's benchmark rate.

Interest Rate Concessions – GEFA provides the following interest rate concessions for eligible borrowers or eligible projects under the specified funding programs. Interest rate concessions shall not be used in combination.

- **WaterFirst** – Communities that receive the WaterFirst designation may receive an interest rate 100 basis points (1 percent) below the prevailing interest rate for the program through which it is to be funded.
- **PlanFirst** – Communities designated as a PlanFirst Community may receive an interest rate 50 basis points (0.50 percent) below the prevailing interest rate for the program through which it is to be funded.
- **Conservation** – Communities seeking financing for eligible energy, land, or water conservation projects may receive an interest rate 100 basis points (1 percent) below the prevailing interest rate for the program through which it is to be funded as outlined in GEFA's Water Conservation Financing guidance.
- **Special Loan Terms** – The GEFA board may approve loans with different interest rates or specialized terms, e.g., principal forgiveness, consistent with specific program objectives and/or relevant federal requirements.

9. FEES

GEFA may assess certain fees to loan recipients.

Origination Fee – GEFA will charge an origination fee of 1 percent pursuant to the loan agreement.

Loan Servicing Fees – Under specific circumstances, GEFA may charge the following loan servicing fees:

- GEFA may assess a non-sufficient funds fee (NSF) if the borrower fails to have sufficient funds in its designated bank account at the time the payment is drafted. The payment due may be for any type of payment due under the credit documents including origination fees, construction interest, monthly principal and interest payments, or any other fee. GEFA will charge the NSF fee to the borrower for each loan for which payment is due and not available.
- GEFA may assess a late fee for any payment not received by the 15th of the month in which the payment is due. This will be in addition to any NSF fees assessed in the same month.
- GEFA may assess a monthly Loan Continuation Fee in the event the borrower fails to draw funds within six months (180 days) of loan agreement execution.

For details about the fees, refer to the Loan Servicing Fee Schedule available at gefa.georgia.gov/loan-documents.

10. LOAN SECURITY

GEFA requires a revenue and full-faith-and-credit pledge of each borrower and any other special loan condition it may deem necessary, e.g., debt service reserve, etc. For borrowers, such as authorities, that lack taxation authority or lack adequate taxation authority to provide a full-faith-and-credit pledge equal to the value of the loan, GEFA will require those borrowers to sign an agreement with a local government that is willing and able to

provide a full-faith-and-credit pledge to back the loan. In cases where the borrower is unable to secure such an agreement, GEFA may require additional security by other means.

13. RELEASE OF GEFA FUNDS DURING CONSTRUCTION

GEFA monitors construction and endorses GEFA payments in accordance with the loan agreement. To allow monitoring, the loan or grant recipient must notify GEFA prior to commencing construction.

14. LOAN EXECUTION DEADLINE

If the loan agreement is not fully executed within six months (180 days) from the date of board approval, GEFA reserves the right to terminate its commitment.

15. LOAN RESTRUCTURING

Loan restructuring is the changing of terms and/or conditions of an existing loan. The range of restructuring options may include adjusting the interest rate of a loan, changing the amortization period of a loan, or changing the repayment schedule to adjust allocation between interest and principal. GEFA will consider a borrower's request to restructure its existing GEFA loan(s) on a case-by-case basis if the borrower is experiencing financial hardship. In evaluating a restructuring request, GEFA will consider at a minimum the following indicators of financial hardship:

- The borrower's debt service coverage ratio history.
- The type and extent of efforts undertaken by the borrower to improve its financial condition, including enhancing revenues from rate increases or raising of ad valorem taxes and/or reducing costs.
- Emergency or exigent circumstances beyond the control of the borrower that impose a long-term and severe financial hardship.

Under no circumstances will loan principal be forgiven.

16. LOAN REFINANCING

Loan refinancing uses loan funds to pay off an existing debt obligation, thereby satisfying the terms of the existing debt agreement and cancelling the existing obligation. GEFA will consider requests to refinance existing GEFA debt on a case-by-case basis if one of the following conditions is met:

- The community is requesting a loan from GEFA to finance an eligible, time-sensitive, and critical project, but needs to consolidate existing GEFA debt into the new loan to afford the new project.
- The community has an engineering loan it would like to refinance with the proceeds of a construction loan from GEFA, thereby combining the engineering loan and the construction loan into one loan.

17. CREDIT ANALYSIS

GEFA requires a minimum debt service coverage of 1.05 times in the first year of repayment and each subsequent year of the outstanding GEFA debt.

