



2024

Annual Report

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY



Our Mission

Conserve and Improve
Georgia's Energy, Land,
and Water Resources.

Founded in 1986, the Georgia Environmental Finance Authority (GEFA) directs programs that improve Georgia's environment, protect natural resources, and promote economic development. GEFA provides loans for water, wastewater, and solid waste infrastructure; manages energy efficiency and renewable energy programs; administers land conservation loans; and monitors state-owned fuel storage tanks.

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EXECUTIVE DIRECTOR'S REPORT

To the Governor, Members of the General Assembly, and Georgia Citizens:

I am pleased to present the fiscal year 2024 (FY2024) annual report. GEFA continues to work hard with our local partners around the state to provide resources that build Georgia's water and energy infrastructure.

In the last five years, our Water Resources Division (WRD) executed \$1.9 billion in loans and grants, and our Energy Resources Division (ERD) delivered \$139.3 million in grants and technical assistance to communities throughout Georgia.

In FY2024, GEFA executed \$316.7 million in Clean Water State Revolving Fund (CWSRF) loans, \$97.3 million in Drinking Water State Revolving Fund loans, and \$27.5 million in Georgia Fund loans. The Lead Service Line Replacement (LSLR) Program executed \$9.5 million in loan funding and \$8 million in grant funding. The ERD executed \$31 million through the State Energy Program.

Here are a few of our notable projects and accomplishments from FY2024:

The Banks County Board of Commissioners was awarded a \$5 million CWSRF loan to finance sewer infrastructure to service a new industrial site. This project will extend the sewer system to the new development, providing for economic growth.

Dalton Utilities was awarded a \$1.6 million grant to perform an emerging contaminants pilot study, which will generate data for a range of PFAS treatment options and evaluate PFAS removal and waste destruction technologies. Dalton Utilities treats approximately 22 million gallons of wastewater per day. The size of the treatment facility, the PFAS levels detected in wastewater, and the positive impact to a sizeable watershed make it an ideal facility for a pilot study.

GEFA is pleased to note that we partnered with 49 new borrowers this year through the LSLR Program. This means that 49 additional communities will now know how GEFA can help them with their water infrastructure needs. GEFA will continue to provide as much financing as possible to communities to assist them in the replacement of lead service lines.

GEFA also promotes energy efficiency and the use of renewable energy sources through several energy programs. Due to an influx in federal funding, GEFA is working hard to funnel those resources to communities and individuals to help them lower their energy bills.

Georgia is the first state in the Southeast to launch the U.S. Department of Energy's (DOE) Home Energy Rebate Programs. These programs will provide rebates to Georgians for home energy efficiency retrofits and home electrification and appliance projects.

GEFA, Oglethorpe Power, Georgia Transmission, Georgia Systems Operators, and Green Power EMC received a grid resilience and innovation grant from DOE. The projects funded by the grant will enhance grid flexibility, improve the resilience of the power system, and ensure communities have access to more reliable and affordable electricity.

GEFA is proud of the work we have accomplished this year. We are grateful for the leadership of the Governor's Office and the Georgia General Assembly, who ensure that we have the necessary funding to continue to invest in Georgia's vital infrastructure.

Sincerely,



Hunter Hill, Executive Director

ACCOMPLISHMENTS

Fiscal Year 2024

Conserving Georgia's Energy Resources



Eighty-seven K-12 and higher education building operators received Level 1 and Level 2 Building Operator Certification training and 30 building operators completed the advanced Level 3 courses.



GEFA hosted Energy 101 Training for all emergency support coordinators in partnership with Georgia Emergency Management and Homeland Security Agency.



The Weatherization Assistance Program weatherized 961 homes positively impacting 1,611 Georgians with an estimated energy savings of 28,157 MBtu.



The Fuel Storage Tank Program provided maintenance and compliance assistance for 633 fuel storage tanks at 22 state agencies and departments.



The Bipartisan Infrastructure Law (BIL) provided \$31 million in funding for the State Energy Office.



GEFA helped its agency partners pass 41 fuel storage tank site compliance inspections.



GEFA directed Emergency Support Function #12 (ESF-12) during activities of the State Operations Center for Hurricane Idalia and the 2024 General Primary Election.



GEFA completed the annual registration for 321 state-owned underground fuel storage tanks.

GEFA increases the capacity and quality of Georgia's water supply, supports the protection and preservation of Georgia's land resources, and promotes conservation and advancement of Georgia's energy resources. GEFA continues to build on this success through its commitment to protecting Georgia's natural resources and supporting economic development.

Improving Georgia's Water Resources



Projects financed by GEFA provided reliable water, wastewater, and solid waste service to more than 1.2 million Georgians.



The Clean Water State Revolving Fund executed 30 loans totaling \$316.7 million with \$20.3 million in principal forgiveness.



The Drinking Water State Revolving Fund executed 22 loans totaling \$97.3 million with \$19.8 million in principal forgiveness.



The Lead Service Line Replacement Program executed 95 loans totaling \$9.5 million with \$9.3 million in principal forgiveness.



The Lead Service Line Replacement Program executed 80 grants totaling \$8 million.



The Emerging Contaminants Program executed five drinking water grants totaling \$37.1 million and one clean water grant totaling \$1.6 million.



The Georgia Fund executed eight loans totaling \$27.5 million.



GEFA provided financing to 135 communities with \$128.5 million in debt service savings.



GEFA provided financing to 49 new borrowers.



The city of Thomasville was awarded the WaterFirst designation.

Energy Resources

The Energy Resources Division promotes energy efficiency, renewable energy, and energy assurance programs to improve environmental quality and stimulate sustainable economic development.

The State Energy Program

provides financial assistance and technical support for energy efficiency and renewable energy programs.

The Weatherization Assistance Program

provides energy efficiency measures to low-income households.

Energy Performance Contracting

allows the state to finance building improvements guaranteed to lower energy and water consumption.

The Energy Assurance Program

promotes energy security planning and preparedness and serves as the Emergency Support Function #12 (ESF-12) lead coordinator with the Georgia Emergency Management and Homeland Security Agency.

The Fuel Storage Tank Program

serves as the central management office for state agencies and institutions with fuel storage tanks.

\$31M

Bipartisan Infrastructure Law (BIL)
Funding for State Energy Office

961

Homes Weatherized
throughout Georgia

87

New Level 1 and Level
2 Building Operator
Certifications completed

The Weatherization Assistance Program

Investing in energy efficiency and conservation statewide

Coming home after a long day, people want to relax and enjoy time with their family. GEFA's Weatherization Assistance Program (WAP) makes this possible for many people across the state of Georgia. WAP aims to improve energy efficiency, reduce utility bills, and enhance health and safety through better living conditions. This program focuses on serving low-income households, people with disabilities, families with children, and the elderly. Single-family homes, manufactured homes, and multifamily buildings are eligible.

Services provided by the 14 Community Action Agencies across the state include comprehensive energy audits to identify inefficiencies in homes. Following the audit, various weatherization measures are taken.

This program provides the homeowner with lower energy bills and contributes to a healthier living environment. Improved insulation and air quality reduce the risk of respiratory problems and other health issues linked to inadequate housing conditions. WAP also generates economic benefits by creating jobs and fostering workforce development within communities in the state of Georgia.

By investing in weatherization, the state of Georgia can ensure that vulnerable families have access to safe, comfortable homes while contributing to energy efficiency and conservation efforts statewide.

- ▶ Heating, Ventilation, and Air Conditioning System Improvements
- ▶ Energy-Efficient Improvements for Lighting
- ▶ Water Conservation Devices
- ▶ Air and Duct Sealing
- ▶ Insulation

Water Resources

The Water Resources Division supports the development of water, wastewater, and solid waste infrastructure projects, which help protect the environment, facilitate economic development, accommodate population growth, and safeguard public health.

The Georgia Fund

is a state loan program for water, wastewater, and solid waste infrastructure.

The Georgia Reservoir Fund

is a state loan program for reservoir and water supply infrastructure.

The Clean Water State Revolving Fund

is a federal loan program for water quality and wastewater treatment infrastructure.

The Drinking Water State Revolving Fund

is a federal loan program for drinking water infrastructure.

The WaterFirst Program

recognizes a local government's commitment to responsible water stewardship for environmental and economic benefits.

1.2M

Georgians provided reliable water services through GEFA financing

\$497.7M

Awarded to communities for water and wastewater projects

135

Communities received GEFA financing

The WaterFirst Program

Thomasville becomes 39th community to receive designation

Having access to a clean and reliable source of water is essential for the health and economy of every community. The WaterFirst Program is one way the state of Georgia recognizes communities for proactive water stewardship.

The WaterFirst Program is a voluntary partnership between local governments, state agencies, and other organizations working together to increase quality of life in communities through the wise management and protection of water resources. The program was launched in 2002 by the Georgia Department of Community Affairs (DCA). In 2018, it moved to GEFA.

Becoming a WaterFirst Community is no small task. Each community that receives the designation must demonstrate its commitment to responsible watershed assessment, stormwater master planning, wastewater treatment and management, water supply planning and protection, water conservation, water reclamation and reuse, educational outreach, and regional water planning.

The program is recognized statewide, and WaterFirst Communities are eligible for financial and other benefits from the state. The benefits include a 1 percent interest rate reduction on GEFA loans, eligibility for water-related Community Development Block Grants administered by DCA, and priority status for the 319 Grant Program administered by the Georgia Environmental Protection Division.

In April 2024, the city of Thomasville, Georgia, became the 39th community in the state and the first city in southwest Georgia to receive the designation. Thomasville's notable accomplishments include:

- ▶ **Leadership in smart technology:**
The city incorporates smart monitoring technology in its advanced metering infrastructure system and supervisory control and data acquisition system.
- ▶ **Community engagement and education:**
The city, in collaboration with Keep Thomas County Beautiful and Golden Triangle RC&D, educates the community about water conservation efforts.
- ▶ **Exemplary stormwater management:**
Thomasville adheres to rigorous best management practices and encourages these practices in all new developments, ensuring sustainable growth and environmental preservation.

When you enter the city of Thomasville, you will see a sign that says "WaterFirst – Caring for our Water Resources." This is a reminder of the important steps the city took to protect its valuable water resources for both environmental and economic benefit.



Financial Highlights

The narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2024, provides additional detail on GEFA's financial performance.

- ▶ Total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by more than \$3.3 billion (net position). Of this amount, \$57.8 million was from governmental activities and \$3.3 billion was from business-type activities.
- ▶ GEFA's total net position increased by \$461.5 million. The net position in governmental activities increased by \$326,766 while the net position of business-type activities increased by \$461.1 million.
- ▶ Total governmental revenues increased by \$16.5 million from 2023. The increase in revenue is mostly attributable to an increase in administrative operations to ramp up for program expenses associated with the Bipartisan Infrastructure Law (BIL), an increase in administrative fees for loan programs, and an increase in funding provided for the purpose of matching federal loan programs.
- ▶ Operating grants and contributions within business-type activities increased by \$310.3 million. This increase is mostly due to a significant capitalization of \$250 million from the state for the Georgia Fund and additional revenue from funding provided under BIL.

FINANCIAL HIGHLIGHTS

FY2024 Net Position

	PRIMARY GOVERNMENT						
	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL		INCREASE (DECREASE)
	2024	2023	2024	2023	2024	2023	%
Current and other assets	\$ 66,488,115	55,116,798	3,255,538,835	2,790,548,092	3,322,026,950	2,845,664,890	16.7%
Capital assets	1,234,495	1,416,292	-	-	1,234,495	1,416,292	(12.8%)
Total assets	67,722,610	56,533,090	3,255,538,835	2,790,548,092	3,323,261,445	2,847,081,182	16.7%
Deferred outflows of resources	2,140,697	3,266,538	-	-	2,140,697	3,266,538	(34.5%)
Long-term liabilities outstanding	6,526,531	7,356,396	-	-	6,526,531	7,356,396	(11.3%)
Other liabilities	5,198,652	4,288,255	8,972,867	5,121,834	14,171,519	9,410,089	50.6%
Total liabilities	11,725,183	11,644,651	8,972,867	5,121,834	20,698,050	16,766,485	23.4%
Deferred inflows of resources	286,420	630,036	-	-	286,420	630,036	100.0%
Net position:							
Investment in capital assets	1,234,495	1,416,292	-	-	1,234,495	1,416,292	(12.8%)
Restricted	48,831,805	47,919,147	2,368,345,390	2,176,359,032	2,417,177,195	2,224,278,179	8.7%
Unrestricted	7,785,404	8,189,499	878,220,578	609,067,196	886,005,982	617,256,695	43.5%
Total net position	\$ 57,851,704	57,524,938	3,246,565,968	2,785,426,228	3,304,417,672	2,842,951,166	16.2%

The completed audited financial statements are available at gefa.georgia.gov.

FINANCIAL HIGHLIGHTS

FY2024 Statement of Net Position

	PRIMARY GOVERNMENT			COMPONENT UNIT
	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL	GA. ENVIRON. LOAN ACQ. CORP
ASSETS				
Cash	1,268,114	14,402,071	15,670,185	782
Investments	56,821,116	1,297,188,401	1,354,009,517	80,265,652
Due from other governments	8,860,188	16,843,313	25,703,501	156,157
Internal balances	(1,038,520)	1,038,520	—	—
Accrued interest receivable	—	3,121,413	3,121,413	34,154
Loans receivable	—	1,922,944,622	1,922,944,622	10,112,219
Other assets	3,037	495	3,532	—
Net OPEB asset	574,180	—	574,180	—
Capital assets, net of accumulated depreciation	1,234,495	—	1,234,495	—
Total assets	67,722,610	3,255,538,835	3,323,261,445	90,568,964
DEFERRED OUTFLOWS OF RESOURCES				
Related to other postemployment benefits	588,985	—	588,985	—
Related to pensions	1,551,712	—	1,551,712	—
Total deferred outflows of resources	2,140,697	—	2,140,697	—
LIABILITIES				
Accounts payable and accrued liabilities	4,599,274	8,972,661	13,571,935	10,000
Accrued payroll	11,638	—	11,638	—
Due to other governments	—	206	206	—
Unearned revenue	495,215	—	495,215	—
Compensated absences, current	92,525	—	92,525	—
Long-term liabilities:				
Compensated absences, net of current portion	370,100	—	370,100	—
Net OPEB liability	220,311	—	220,311	—
Net pension liability	5,936,120	—	5,936,120	—
Total liabilities	11,725,183	8,972,867	20,698,050	10,000
DEFERRED INFLOWS OF RESOURCES				
Related to other postemployment benefits	248,831	—	248,831	—
Related to pensions	37,589	—	37,589	—
Total deferred inflows of resources	286,420	—	286,420	—
NET POSITION				
Investment in capital assets	1,234,495	—	1,234,495	—
Restricted for:				
Grant programs	2,892,466	—	2,892,466	—
Loan programs	45,332,151	2,368,345,390	2,413,677,541	—
OPEB items	607,188	—	607,188	—
Unrestricted	7,785,404	878,220,578	886,005,982	90,558,964
Total net position	57,851,704	3,246,565,968	3,304,417,672	90,558,964

57,851,704

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FINANCIAL HIGHLIGHTS

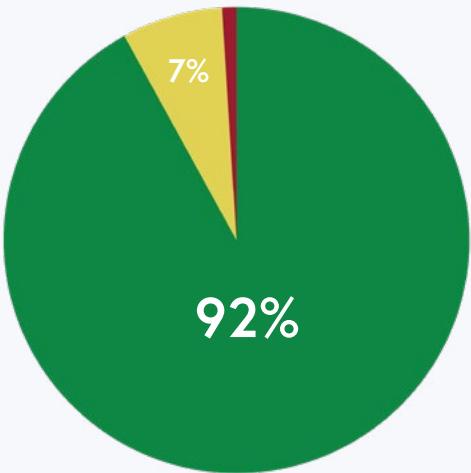
FY2024 Statement of Activities

FUNCTIONS/PROGRAMS:	PROGRAM REVENUES				NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION			
	EXPENSES	CHARGES FOR SERVICE	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL	COMPONENT UNIT
GOVERNMENTAL ACTIVITIES:								
General government	10,979,411	—	6,507,536	—	(4,471,875)	—	(4,471,875)	
Water and wastewater	9,308,284	5,357,524	17,527,913	—	13,577,153	—	13,577,153	
Energy and environment	16,399,347	—	16,546,188	—	146,841	—	146,841	
Total governmental activities	36,687,042	5,357,524	40,581,637	—	9,252,119	—	9,252,119	
BUSINESS-TYPE ACTIVITIES:								
Water and wastewater	24,969,516	—	24,969,516	—	—	—	—	
Storage tank maintenance	785,015	1,520,150	47,715	—	—	782,850	782,850	
Outdoor stewardship and land conservation	22,593,543	—	32,599,797	—	—	10,006,254	10,006,254	
General and administrative	151,808	30,298,628	406,964,348	—	—	437,111,168	437,111,168	
Total business-type activities	48,499,882	31,818,778	464,581,376	—	—	447,900,272	447,900,272	
Total primary government	85,186,924	37,176,302	505,163,013	—	9,252,119	447,900,272	457,152,391	
COMPONENT UNIT:								
Georgia Environmental Loan Acquisition Corporation	16,235	428,002	4,100,990	—	—	—	—	4,512,757
Total component units	16,235	428,002	4,100,990	—	—	—	—	
GENERAL REVENUES:								
Unrestricted investment earnings					3,255,957	—	3,255,957	—
Miscellaneous					1,040,428	17,730	1,058,158	11,845
Transfers					(13,221,738)	13,221,738	—	—
Total general revenues and transfers					(8,925,353)	13,239,468	4,314,115	4,524,602
Change in net position					326,766	461,139,740	461,466,506	4,524,602
Net position – July 1					57,524,938	2,785,426,228	2,842,951,166	86,034,362
Net position – June 30					57,851,704	3,246,565,968	3,304,417,672	90,558,964

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FINANCIAL HIGHLIGHTS

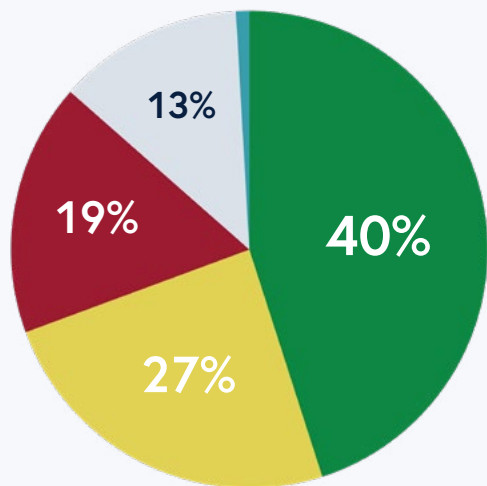
2024 Revenues and Expenses



Fiscal Year 2024 Revenues

Operating Grants and Contributions	\$505,163,013	92%
Charges for Services and Other Revenue*	\$38,234,460	7%
Investment Earnings, Unrestricted	\$3,255,957	1%
Total Revenues	\$546,653,430	100%

*Includes restricted investment earnings



Fiscal Year 2024 Expenses

Water and Wastewater	\$34,277,800	40%
Outdoor Stewardship and Land Conservation	\$22,593,543	27%
Energy and Environment	\$16,399,347	19%
General Government	\$10,979,411	13%
Storage Tank Maintenance	\$785,015	1%
General and Administrative	\$151,808	0%
Total Expenses	\$85,186,924	100%

ADMINISTRATION

The Administration Division provides administrative support to staff, customers, and the board of directors; oversees office operations; and maintains the file management system for GEFA.

FINANCIAL SERVICES

The Financial Services Division provides financial underwriting and loan servicing for Georgia communities. The division also ensures compliance with state and federal accounting policies by preparing and submitting financial reports, monitoring division accounts, and managing GEFA's budget.

BOARD OF DIRECTORS

Commissioner Scott Orenstein
Chairman
Lowndes County

Mayor Mike Young
Vice Chairman
City of McRae-Helena

Greg Griffin
Secretary
State Auditor

Mayor Jimmy Andrews
City of Sandersville

Commissioner Eugene Cason
Dooly County

Councilmember Christopher Hightower
City of Barnesville

Commissioner Christopher Nunn
Georgia Department of
Community Affairs

Chairman Ted Rumley
Dade County Board of
Commissioners

Rick Story
At-Large Member

Travis Turner
At-Large Member

Commissioner Pat Wilson
Georgia Department of
Economic Development

HUMAN RESOURCES

The Human Resources Division supports GEFA's workforce development, maintaining and communicating office policies, employee benefits and compensation, and training and awards programs.

INFORMATION TECHNOLOGY

The Information Technology Division develops GEFA's internal and external technical architecture, facilitates secure electronic access to information and services, and protects information systems and data.

LEGAL SERVICES

The Legal Services Division functions as legal advisor to GEFA's business and personnel matters, including contracts, agreements, environmental and job safety standards, litigation, open records requests, and tax code requirements.

PUBLIC AFFAIRS

The Public Affairs Division educates internal and external stakeholders about GEFA's infrastructure and financing programs, and state energy, land, and water conservation initiatives and policies.

SENIOR STAFF

Hunter Hill
Executive Director

Judy Adler
Director of Water
Resources

Kristofor Anderson
Director of Energy
Resources

Tammi Fuller
Director of Legal
Services

Jammie Harden
Director of Financial
Services

Shane Hix
Director of Public Affairs
and Information Technology

Glendale Jones
Director of Human
Resources

Susan Lucki
Director of Administration

**As of June 2024*



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