



# City Council Regular Meeting

Monday, February 03, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.*

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## AGENDA

### CALL TO ORDER

### INVOCATION AND PLEDGE

### RECOGNITION OF VISITORS AND COMMENTS

Cody Gilkeson (Key Assistant Locations Mgr.) & Danny Maze (Location Mgr.) to update Filming in Dallas

### MINUTES APPROVAL

1. Monday, January 6, 2025, Regular Meeting Minutes

### CONSENT AGENDA

2. Resolution 2025-02; Appoint Anthony Hallmark as Chief Judge of the Dallas Municipal Court for a term starting February 3, 2025, through February 2, 2027.
3. Appointment of Brandon Rakestraw to the Paulding County Economic Development Board, as presented.

### OLD BUSINESS

### NEW BUSINESS

4. Approve quote for ASA Life Safety Company to replace "Keyscan" electronic entry system for the Police Department (current system is at end of life) in the amount \$15,950.00 from SPLOST funds.
5. Approve Resolution 2025-03; DDA-IGA Bond
6. Resolution 2025-04; Authorize the Mayor and Council to execute all Necessary Applications and other documents to seek a grant under the Atlanta Regional Commissions Livable Centers Initiative (LCI) Grant for a major update to the City of Dallas Livable Centers Study.
7. First Read: Ordinance 2025-01; Increase compensation for Mayor and Council
8. First Read: Ordinance 2025-02; Amend the Charter, Art. IV Sec. 4-13, Repeal conflicting ordinances and for other purposes regarding Government Structure and qualifications of elected officials.

**ADDITIONAL/COMMENTS**

**ADJOURNMENT**



# City Council Regular Meeting

Monday, January 06, 2025

5:15 PM

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## MINUTES

### CALL TO ORDER

#### PRESENT

Mayor L. James Kelly  
Councilmember Leah Alls  
Councilmember Nancy Arnold  
Councilmember Christopher Carter  
Councilmember James Henson  
Councilmember Cooper Cochran

#### ABSENT

Councilmember Candace Callaway

### INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and pledge.

### RECOGNITION OF VISITORS AND COMMENTS

Cody Gilkerson, Key Assistant Location Mgr., Filming in Dallas

Ivy GoPaul, Employment termination

### MINUTES APPROVAL

1. Motion to adopt the December 02, 2024, Regular Meeting Minutes.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

**CONSENT AGENDA**

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

2. Resolution 2025-01; Civility
3. Final Audit Budget Adjustments
4. Authorize the Mayor to sign a Mutual Aid Agreement between the Paulding County Sheriff's Office and the Dallas Police Department.
5. Approval for film use of road closures.

**OLD BUSINESS**

6. Motion to approve OA-2024-08; Municipal Judge term of office.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

7. Motion to approve OA 2024-07; Chapter 16 Environment, Article VI Stormwater Management and Create a New Article VII of Chapter 16 – Environment.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

**NEW BUSINESS**

None

**ADDITIONAL/COMMENTS**

Motion to authorize the Mayor to convey the Frank Williams property to the Downtown Development Authority for Economic Development.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

**ADJOURNMENT**

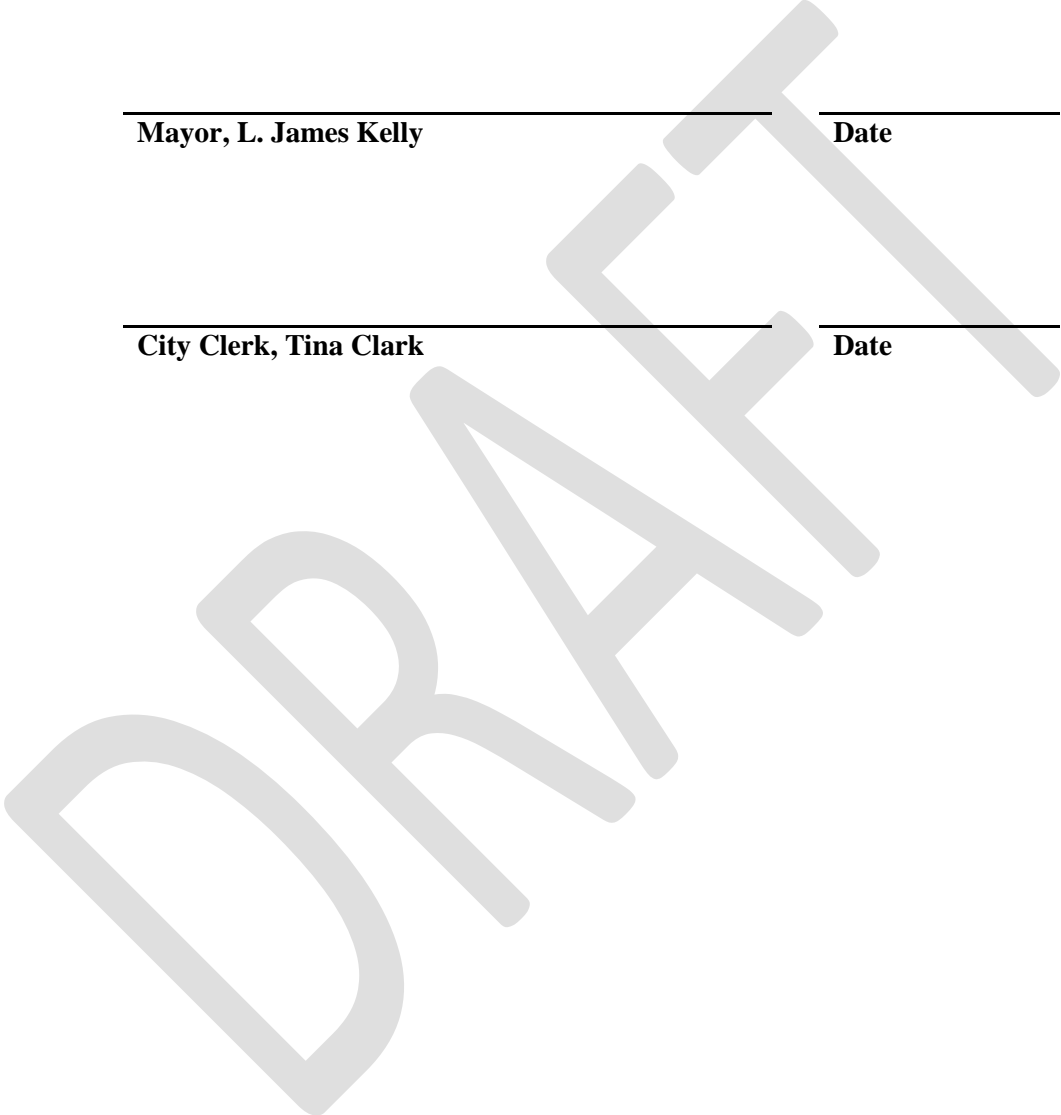
Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

\_\_\_\_\_  
**Mayor, L. James Kelly** **Date**

\_\_\_\_\_  
**City Clerk, Tina Clark** **Date**



# RESOLUTION 2025-02

## A RESOLUTION APPOINTING ANTHONY HALLMARK CHIEF JUDGE OF THE DALLAS MUNICIPAL COURT FOR A TWO-YEAR TERM

**WHEREAS,** The Mayor and Council of the City of Dallas, the governing body of the City of Dallas, Georgia (the “Municipality”), has a duly recognized and authorized Municipal Court; and

**WHEREAS,** The City Charter and Ordinances of the City of Dallas authorize the Mayor to nominate and the City Council to approve and appoint an individual to the position of Chief Judge of the Dallas Municipal Court; and

**WHEREAS,** Upon recommendation by Christopher Carter, Chairman of the Public Safety Committee, the Mayor has nominated Judge Anthony Hallmark to continue to serve as Chief Judge of the Dallas Municipal Court; and

**WHEREAS,** This appointment will include a signed contract between the City and Judge Hallmark, the terms of which are now compliant with State Law regarding Municipal Judge positions in the State of Georgia; and

**WHEREAS,** The term of this appointment will be from February 3, 2025, until February 2, 2027; and

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

### SECTION ONE

Anthony Hallmark is hereby appointed Chief Judge of the Dallas Municipal Court.

### SECTION TWO

The City Manager, Kendall Smith, is authorized to execute the independent contractor agreement between the City and Judge Hallmark.

**RESOLVED this \_\_\_\_\_ day of February, 2025**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James Henson, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Candace Callaway, Councilmember

Attest: \_\_\_\_\_  
Tina Clark, City Clerk



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## STAFF ACTION ITEM

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**MEETING DATE:** 02/03/2025

**TITLE:** APPOINTMENT: Appointment of *Brandon Rakestraw* to the Paulding County Economic Development Board

**PRESENTED BY:** Brandon Rakestraw, Community Development Director

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**AGENDA ITEM DESCRIPTION (Agenda Content):**

Consideration of APPOINTMENT: Appointment of Brandon Rakestraw to the Paulding County Economic Development Board, as presented.

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**HISTORY/PAST ACTION:**

N/A

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**FINANCIAL IMPACT:**

No financial impact is anticipated

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**INFORMATION:**

The Community Development Director attends the Paulding County Economic Development Board meetings on behalf of the city. In order to exercise the city's ability to vote on matters before the board, a person must be appointed by the City Council to represent the city's interests. The city appoints Brandon Rakestraw, Community Development Director, as the city's Economic Development Board Member.



## STAFF ACTION ITEM

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**MEETING DATE:** 02.03.2025  
**TITLE:** Chief of Police  
**PRESENTED BY:** Joe Duvall

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**AGENDA ITEM DESCRIPTION (Agenda Content):**

Request approval for ASA Life Safety Company to replace “Keyscan” electronic entry system for the Police Department as the current system is at the end of life.

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**HISTORY/PAST ACTION:**

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**FINANCIAL IMPACT:**

\$15,950.00 from Splost

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**INFORMATION:**

Quote is attached.





Quote: 11734 / Date: 1/15/2025

Customer

ASA Fire Protection  
 611 Grassdale Road  
 Cartersville, GA  
 30121, US  
 (770) 334-8713

**Dallas Police Department**  
**120 Main Street**  
**Dallas, Ga**  
**30132**

Prepared By:  
 Jeremiah Murphy  
 7703348713  
 jeremiah@asafire.com

**Bill Gorman**  
**678-449-6713**  
**bgorman@dallas-ga.gov**

Project: **Dallas Police Department Access Control**

**Scope of Work**

This quote is to replace the existing Keyscan Card Access Main Panel with the ICT headend. All existing card readers, strikes, locks, door contacts, wire, etc., will remain. Only 2 new card access doors will be added to this system. If any issues are found with the existing system, additional charges may be needed to fix those items.

**ICT WX Trove Kits**

	Quantity
ICT WX Trove 4 Door Altronix Kit	1 ea

**ICT Expansion Kits**

	Quantity
ICT 4 Door Expansion Kit	1 ea

**ICT Card Readers**

	Quantity
ICT SG Card Reader 125kHz	2 ea

**Electric Strikes**

	Quantity
HES 8000 Series Electric Strike	2 ea

**Door Contacts**



Quote: 11734 / Date: 1/15/2025

	Quantity
GRI Surface Mount Mini Door Contact 1" Gap with 18" NON-Armored Cable	2 ea

**Wire**

	Quantity
Access Control Composite Cable 1000'	1 ea

**Misc.**

	Quantity
Misc. Material (J-Hooks, etc.)	1 ea

**Included (+)**

1. This quote is valid for 30 days from the estimation listed date.
2. Submittals are included with this proposal upon request.
3. Normal parts delivery via freight (ground) is included in this proposal.
4. ASA to provide the above listed parts as "New" in this proposal.
5. This agreement is subject to ASA Terms & Conditions and can be provided upon request.
6. This proposal is based on ASA having access to all locations needed to perform the listed work. (ALL to be scheduled in advance.) Any Return trip due to ASA not having access to a location is subject to a trip charge and rescheduling fee.
7. A 1 year warranty is included in this quote. Additional years of warranty can be added at your request.

**Excluded (-)**

1. ALL conduit, power, back boxes, electrical raceways or dedicated power to be provided by others.
2. NO coring, painting, patching, trenching or networking is provided in this proposal.
3. If a Scissor lift is needed for this project, it will be an addition to this proposal and is NOT covered in this agreement.
4. This agreement does NOT include After-Hours, Nights, Weekend, Holiday, Government or Prevailing Wages.
5. Any Additions by the Customer, Client, AHJ, EC or GC are not covered and will be a change to this agreement.
6. ASA is not responsible for any delays in shipping due to the Pandemic /Tariffs or Imports.
7. If a PE or UL Listings are needed for planning, permitting, or monitoring it is an ADDITION to this proposal and NOT covered.
8. No damper control/shutdown included in this proposal
9. ASA is NOT responsible for acts of god, misuse or vandalism.

**Notes**

\*ALL CONDUIT, POWER, BACK BOXES, ELECTRICAL RACEWAYS, PULL STRINGS, & DEDICATED POWER TO BE PROVIDED AND INSTALLED BY OTHERS\*

Quote: 11734 / Date: 1/15/2025



- \*A MONITORING SERVICE IS NOT INCLUDED WITHIN THIS PROPOSAL\*
- \*ALL BASE PANEL PROGRAMMING TO BE PROVIDED BY OTHERS\*
- \*ANY CHANGES OR ADDITIONS REQUIRED BY THE FIRE MARSHALL WILL BE AN ADDITIONAL CHARGE\*
- \*DEMO IS NOT INCLUDED IN THE PRICING OF THIS PROPOSAL\*
- \*PAYMENT VIA CREDIT CARD WILL RESULT IN A 3% SURCHARGE\*
- \*SITE PARKING SHALL BE INCLUDED AT NO CHARGE TO ASA. \*
- \*DAVIS BACON WAGES ARE NOT INCLUDED\*

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**Summary**

Subtotal	\$15,640.88
Planning/Shipping/SC	\$309.12

<b>\$15,950.00</b>
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Accepted By

Date

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## STAFF ACTION ITEM

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**MEETING DATE:** 02/03/2025  
**TITLE:** RES 2025- 03  
**PRESENTED BY:** Amber Whisner, Business Development

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**AGENDA ITEM DESCRIPTION (Agenda Content):**

Resolution 2025-03 Approving and authorizing the execution, delivery and performance of a contract with the downtown development authority of the City of Dallas.

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**HISTORY/PAST ACTION:**

None

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**FINANCIAL IMPACT:**

None.

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**INFORMATION:**

Resolution pertaining to 2025 Bond and IGA with DDA

## RESOLUTION 2025-03

### RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DALLAS APPROVING AND AUTHORIZING THE EXECUTION, DELIVERY AND PERFORMANCE OF A CONTRACT WITH THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS

**WHEREAS**, the Downtown Development Authority of the City of Dallas (the “Authority”) is a public body corporate and politic created and existing under the Downtown Development Authorities Law (O.C.G.A. § 36-41-1 *et seq.*, as amended) (the “Act”) for the purpose of providing for the revitalization and redevelopment of the central business district of the City of Dallas, Georgia (the “City”) in order to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities; and

**WHEREAS**, under the Act and the Revenue Bond Law (O.C.G.A. § 36-82-60 *et seq.*, as amended) (the “Revenue Bond Law”), the Authority has, among others, the power (a) to issue revenue bonds and use the proceeds for the purpose of paying all or part of the cost of any project (as authorized by the Act or the Revenue Bond Law), including projects that develop trade, commerce, industry and employment opportunities, and (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority; and

**WHEREAS**, under O.C.G.A. § 48-5-350, as amended, the City has, among others, the power to levy and collect an ad valorem property tax upon all taxable property within the limits of the City to provide financial assistance to the Authority, for the purpose of developing trade, commerce, industry, and employment opportunities, provided, however, that the tax levied for these purposes shall not exceed three mills per dollar upon the assessed value of such property; and

**WHEREAS**, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with 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 Authority proposes to issue its Taxable Revenue Bond (Economic Development Project), Series 2025, in principal amount of up to \$5,595,000 (the “Bond”) for the purposes of financing the costs of acquiring certain land and acquiring and constructing certain improvements thereto to be used as an economic development project (the “Project”) and paying the costs incident thereto; and

**WHEREAS**, the Authority and the City have made a finding of fact that the Project is in the public interest and is a project in furtherance of the Authority's purpose and mission under the Act; and

**WHEREAS**, the Bond will be issued pursuant to the Act, the Revenue Bond Law, and a resolution of the Authority to be adopted on February 4, 2025 (the "Bond Resolution"); and

**WHEREAS**, the Bond shall contain such terms and provisions as provided in the Bond Resolution; and

**WHEREAS**, it is proposed that the Authority and the City should authorize the execution and delivery of an Intergovernmental Contract, dated as of March 1, 2025 (the "Contract"), between the City and the Authority, pursuant to which the Authority will agree to issue the Bond to provide funds to finance the acquisition of the Project and to provide economic development facilities and services for the citizens of the City, and the City, in consideration of the Authority's doing so, will agree to pay to the Authority from its general fund or from the proceeds of a tax levied on all taxable property located within the boundaries of the City, at such rate or rates, not to exceed three mills per dollar (in compliance with O.C.G.A. § 48-5-350, as amended), as may be necessary to make the payments to the Authority for its services as called for pursuant to the Contract in amounts sufficient to pay the principal of, redemption premium and interest on the Bond.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Dallas, Georgia, as follows:

Section 1. The Mayor and Council of the City of Dallas, Georgia hereby acknowledge that they have received a copy of the Bond Resolution in substantially the form attached hereto as Exhibit A and hereby approve the terms and provisions thereof.

Section 2. The execution, delivery and performance of the Contract are hereby authorized. The Mayor is hereby authorized to execute and deliver the Contract on behalf of the City, which Contract shall be in substantially the form attached hereto as Exhibit B with such minor changes, insertions or omissions as may be approved by the Mayor, and the execution of the Contract by the Mayor as hereby authorized shall be conclusive evidence of any such approval.

Section 3. The City is authorized and directed to cause to be prepared an answer to be filed in validation proceedings requesting that the Bond and the security therefor be declared valid in all respects.

Section 4. From and after the execution and delivery of the documents herein authorized, the proper officers, agents and employees of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to carry out and comply with the provisions of the documents herein authorized and are further authorized to take any and all further actions and to execute and deliver any and all further documents and certificates as may be necessary or desirable in

connection with the issuance of the Bond, the acquisition of the Project and the execution, delivery and performance of the documents herein authorized.

Section 5. The City hereby finds and determines as a matter of fact that the Project is in the public interest and is a project in furtherance of the Authority’s purpose and mission under the Act.

Section 6. All acts and doings of the officers, agents and employees of the City which are in conformity with the purposes and intents of this resolution and in furtherance of the issuance of the Bond and the execution, delivery and performance of the Contract shall be, and the same hereby are, in all respects, approved and confirmed.

Section 7. This resolution shall take effect immediately upon its adoption. All resolutions or parts thereof in conflict with this resolution are hereby repealed.

**Adopted this 3<sup>rd</sup> day of February, 2025.**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James Henson, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Candace Callaway, Councilmember

Attest: \_\_\_\_\_  
Tina Clark, City Clerk

EXHIBIT A

Bond Resolution



EXHIBIT B

Intergovernmental Contract

CLERK'S CERTIFICATE

The undersigned Clerk of the City of Dallas, Georgia (the "City") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the City, at a meeting open to the public which was duly called and assembled on the 3<sup>rd</sup> day of February, 2025, at which meeting a quorum was present and acting throughout, and that the original of the resolution appears in the minute book of the City which is in my custody and control.

WITNESS my hand this 3<sup>rd</sup> day of February, 2025.

\_\_\_\_\_

Clerk

**BOND RESOLUTION**

**RESOLUTION OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS PROVIDING FOR THE ISSUANCE OF ITS TAXABLE REVENUE BOND (ECONOMIC DEVELOPMENT PROJECT), SERIES 2025, IN THE PRINCIPAL AMOUNT OF \$5,595,000, IN ORDER TO PROVIDE FUNDS TO ACQUIRE CERTAIN LAND AND ACQUIRE AND CONSTRUCT CERTAIN IMPROVEMETNS THERETO FOR AN ECONOMIC DEVELOPMENT PROJECT; TO PROVIDE FOR THE CREATION OF CERTAIN FUNDS; TO PROVIDE FOR THE CREATION OF REMEDIES OF THE HOLDER OF THE BOND ISSUED HEREUNDER; TO AUTHORIZE THE EXECUTION OF A CONTRACT WITH THE CITY OF DALLAS, GEORGIA; AND FOR OTHER RELATED PURPOSES.**

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**BOND RESOLUTION**

**RESOLUTION OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS PROVIDING FOR THE ISSUANCE OF ITS TAXABLE REVENUE BOND (ECONOMIC DEVELOPMENT PROJECT), SERIES 2025, IN THE PRINCIPAL AMOUNT OF \$5,595,000, IN ORDER TO PROVIDE FUNDS TO ACQUIRE CERTAIN LAND AND ACQUIRED AND CONSTRUCT CERTAIN IMPROVEMENTS THERETO FOR AN ECONOMIC DEVELOPMENT PROJECT; TO PROVIDE FOR THE CREATION OF CERTAIN FUNDS; TO PROVIDE FOR THE CREATION OF REMEDIES OF THE HOLDER OF THE BOND ISSUED HEREUNDER; TO AUTHORIZE THE EXECUTION OF A CONTRACT WITH THE CITY OF DALLAS, GEORGIA; AND FOR OTHER RELATED PURPOSES.**

WHEREAS, the Downtown Development Authority of the City of Dallas (the “Authority”) is a public body corporate and politic created and existing under the Downtown Development Authorities Law (O.C.G.A. § 36-41-1 *et seq.*, as amended) (the “Act”) for the purpose of providing for the revitalization and redevelopment of the central business district of the City of Dallas, Georgia (the “City”) in order to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities; and

WHEREAS, under the Act and the Revenue Bond Law (O.C.G.A. § 36-82-60 *et seq.*, as amended) (the “Revenue Bond Law”), the Authority has, among others, the power (a) to issue revenue bonds and use the proceeds for the purpose of paying all or part of the cost of any project (as authorized by the Act or the Revenue Bond Law), including projects that develop trade, commerce, industry and employment opportunities, and (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority; and

WHEREAS, under O.C.G.A. § 48-5-350, as amended, the City has, among others, the power to levy and collect an ad valorem property tax upon all taxable property within the limits of the City to provide financial assistance to the Authority, for the purpose of developing trade, commerce, industry, and employment opportunities, provided, however, that the tax levied for these purposes shall not exceed three mills per dollar upon the assessed value of such property; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with 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 Authority proposes to issue its Taxable Revenue Bond (Economic Development Project), Series 2025, in principal amount of \$5,595,000 (the “Bond”) for the purposes of financing the costs of acquiring certain land and acquiring and constructing certain

improvements thereto to be used as an economic development project (the “Project”) and paying the costs incident thereto; and

WHEREAS, the Authority and the City have made a finding of fact that the Project is in the public interest and is a project in furtherance of the Authority’s purpose and mission under the Act; and

WHEREAS, the Bond will be issued pursuant to the Act, the Revenue Bond Law, and this resolution (the “Bond Resolution”); and

WHEREAS, the Bond shall contain such terms and provisions as provided in this Bond Resolution; and

WHEREAS, it is proposed that the Authority and the City should authorize the execution and delivery of an Intergovernmental Contract, dated as of March 1, 2025 (the “Contract”), between the City and the Authority, pursuant to which the Authority will agree to issue the Bond to provide funds to finance the acquisition of the Project and to provide economic development facilities and services for the citizens of the City, and the City, in consideration of the Authority’s doing so, will agree to pay to the Authority for its services from its general fund or from the proceeds of a tax levied on all taxable property located within the boundaries of the City, at such rate or rates, not to exceed three mills per dollar (prescribed by O.C.G.A. § 48-5-350, as amended), as may be necessary to make the payments to the Authority for its services as called for pursuant to the Contract in amounts sufficient to pay the principal of, redemption premium and interest on the Bond; and

WHEREAS, the City has certified that based on the City’s 2024 bond tax digest, three mills per dollar on the assessed value of all taxable property in the City is a sufficient amount to pay the amounts provided in the Contract.

NOW, THEREFORE, BE IT RESOLVED, by the Downtown Development Authority of the City of Dallas, and it is hereby resolved by authority of same, as follows:

## ARTICLE I.

### DEFINITIONS

In addition to the terms hereinabove defined, whenever the following terms are used in this Bond Resolution, the same, unless the context shall clearly indicate another or different meaning or intent, shall be construed or used and are intended to have the meaning set forth in the Contract or set forth below:

**“Act”** means the Downtown Development Authorities Law (O.C.G.A. § 36-42-1 *et seq.*, as amended).

**“Authority”** means the Downtown Development Authority of the City of Dallas, its successors and assigns.

**“Bond”** means the Downtown Development Authority of the City of Dallas Taxable Revenue Bond (Economic Development Project), Series 2025, in principal amount of \$5,595,000, authorized to be issued pursuant to Article II of this Bond Resolution.

**“Bond Registrar”** means Clerk of the City or any successor bond registrar hereafter appointed by the Authority and approved by the City.

**“Bond Resolution”** means this Bond Resolution, and as the same may be supplemented from time to time.

**“Bondholder”** and **“owner”** means the registered owner of the Bond.

**“Business Day”** means a day which is not (a) a Saturday, and Sunday, or a legal holiday on which banking institutions in the State of Georgia are authorized by law or executive order to close or (b) a day on which the New York Stock Exchange is authorized or obligated by law or executive order to close.

**“City”** means the City of Dallas, Georgia and its successors or assigns.

**“Contract”** means the Intergovernmental Contract, dated as of March 1, 2025 between the Authority and the City, with respect to the Bond, as the same from time to time may be amended.

**“Contract Payments”** means the payments received by the Authority from the City pursuant to the Contract.

**“Installment Date”** means each February 1 and August 1 beginning August 1, 2025 on which installments or principal and interest installments on the Bond shall be paid.

**“Paying Agent”** means Clerk of the City or any successor paying agent hereafter appointed by the Authority and approved by the City.

**“Permitted Investments”** means and includes any of the following securities, if and to the extent the same are at the time legal for investment of Authority funds:



(1) the local government investment pool created in Chapter 83 of Title 36 of the Official Code of Georgia Annotated, as amended;

(2) Bonds or obligations of such county, municipal corporation, school district, political subdivision, authority, or body or 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;

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

(4) 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, Bank for Cooperatives, and any other such 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;

(5) 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;

(6) Certificates of deposit of national or state banks located within this state 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 this state 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 such bond proceeds. 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 this state or with a trust office within this state, 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 described in (3) above, obligations of the agencies and instrumentalities of the United States government described in (4) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or

municipalities described in (5) above;

(7) 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:

(A) The portfolio of such investment company or investment trust or common trust fund is limited to the obligations referenced in paragraphs (3) and (4) above and repurchase agreements fully collateralized by any such obligations;

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

(C) 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

(D) 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; and

(8) 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.

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

**“Project”** means the land and certain improvements thereto to be used as an economic development project, financed with the proceeds of the Bond.

**“Project Fund”** shall mean the Downtown Development Authority of the City of Dallas Project Fund, Series 2025 created in Section 3.3 of this Bond Resolution.

**“Project Fund Depository”** means the project fund custodian hereafter appointed by the Authority and approved by the City in writing prior to the issuance of the Bond; provided, however, the Project Fund Depository shall at all times be a commercial bank or trust company.

**“Sinking Fund”** shall mean the Downtown Development Authority of the City of Dallas Sinking Fund, Series 2025 created in Section 5.1 of this Bond Resolution.

**“Sinking Fund Custodian”** means Clerk of the City or any successor sinking fund custodian hereafter appointed by the Authority and approved by the City.

**“Sinking Fund Investments”** shall mean (a) obligations of the United States and its agencies and instrumentalities, (b) certificates of deposit of banks which have deposits insured by the Federal Deposit Insurance Corporation, provided, however, that the portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation must be secured by direct obligations of the State of Georgia or the United States which are of a par value equal to that portion of such certificates of deposit which would be uninsured, and (c) the local government investment pool established by Section 36-83-8 of the Official Code of Georgia Annotated.

**“Sinking Fund Year”** shall mean the period commencing on the 2nd day of February in each year and extending through the 1st day of February in the next year.

Whenever used in this Bond Resolution, the singular shall include the plural and the plural shall include the singular, unless the context otherwise indicates.

[END OF ARTICLE I]

## ARTICLE II.

### AUTHORIZATION, TERMS, FORM AND REGISTRATION OF BOND

#### **Section 2.1. Authorization and Designation of the Bond.**

There is hereby authorized to be issued the Bond designated as the “Downtown Development Authority of the City of Dallas Taxable Revenue Bond (Economic Development Project), Series 2025” in the principal amount of \$5,595,000 for the purpose of providing funds to finance, in whole or in part, the cost of (i) acquiring the Project and (ii) issuing the Bond.

#### **Section 2.2. Date, Denomination, Maturities, Installment Dates, and Other Particulars of the Bond.**

(a) The Bond shall bear interest calculated on the basis of a 360-day year of twelve 30-day months, payable on each Installment Date, and shall be paid in annual principal installments on February 1 of each year beginning February 1, 2028, as set forth in the Bond Debt Service Schedule attached as Exhibit A to the form of the Bond set forth in Section 2.8. The final principal and interest installment shall be due and payable on February 1, 2044.

The Bond shall initially bear interest at the fixed rate of 6.10% per annum for the period commencing on the date of execution and delivery of the Bond through January 31, 2032. From February 1, 2032 through January 31, 2039, the Bond shall bear interest at a fixed rate equal to the sum of the (i) 10-year Treasury Rate (rounded to the second decimal point) as of January 15, 2032 plus (ii) one and one-half percent (1.50%). From February 1, 2039 through maturity, the Bond shall bear interest at a fixed rate equal to the sum of the (i) 10-year Treasury Rate (rounded to the second decimal point) as of January 14, 2039 plus (ii) one and one-half percent (1.50%). Notwithstanding the foregoing, the Bond shall not bear interest at a rate greater than fifteen percent (15.0%).

(b) The original principal amount, the principal installments to be paid in each year (through the operation of a sinking fund or otherwise) and the interest rate shall be approved in writing by the manager of the City prior to the issuance and delivery of the Bond.

(c) The principal and interest on the Bond 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.

(d) Principal and interest installments other than the final principal and interest installment on the Bond shall be paid by check or draft mailed by first class mail to the Bondholder at such owner’s address as it shall appear on the bond register kept by the Bond Registrar (or by wire transfer to a wire transfer address which the Bondholder has provided to the Paying Agent not less than five days prior to an Installment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary). The final principal and interest installment of the Bond shall be payable upon the presentation and surrender of the same at the office of the Paying Agent.

(e) The Bond shall be sold and delivered to The Piedmont Bank.

### **Section 2.3. Execution of Bond.**

The Bond shall be executed in the name of the Authority by the manual or facsimile signature of the Chairman or Vice Chairman and attested by the Secretary or Assistant Secretary of the Authority, and the official seal of the Authority shall be imprinted or impressed thereon. The validation certificate to appear on the Bond shall be executed by the manual or the facsimile signature of the Clerk of the Superior Court of Paulding County, and the official seal of said court shall be imprinted or impressed thereon. In case any officer whose signature shall appear on the Bond shall cease to be such officer before delivery of the Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

### **Section 2.4. Proof of Ownership.**

The person in whose name the Bond shall be registered shall be deemed and regarded as the absolute holder thereof for all purposes and the payment of the principal and interest installments. The principal and interest installments shall be made only to or upon the order of the registered holder thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon to the extent of the sums so paid.

### **Section 2.5. Bond Registrar; Transfer of Bond.**

The Bond Registrar shall keep the bond registration book for the registration of the Bond and for the registration of transfers of the Bond as herein provided. Subject to transfer restrictions as described in the Bond, the transfer of the Bond shall be registered upon the bond registration book upon the surrender and presentation of the Bond to the Bond Registrar duly endorsed for transfer or accompanied by an assignment duly executed by the registered holder or attorney authorized in writing in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Authority shall execute and the Bond Registrar shall deliver in exchange for such Bond so surrendered, a new Bond registered in the name of the transferee.

### **Section 2.6. Replacement of the Bond.**

Upon receipt by the Authority of evidence reasonably satisfactory to it of the ownership of and the loss, theft, destruction, or mutilation of the Bond, and

- (a) in the case of loss, theft, or destruction, of indemnity reasonably satisfactory to it, or
- (b) in the case of mutilation, upon surrender and cancellation thereof,

the Authority at its own expense shall execute and deliver, in lieu thereof, a new single, fully registered Bond, dated and bearing interest from the date to which interest shall have been paid on such lost, stolen, destroyed, or mutilated Bond or dated the date of such lost, stolen, destroyed, or mutilated Bond if no interest shall have been paid thereon.

**Section 2.7. No Additional Bonds.**

The Authority covenants that, other than the Bond, no other bonds or obligations of any kind or nature will hereafter be issued which are payable from or enjoy a lien on the Contract Payments.

**Section 2.8. Form of Bond.**

The Bond and the certificate of validation to be endorsed thereon will be in substantially the following terms and form, with such variations, omissions, substitutions and insertions as may be required, in accordance with this Bond Resolution, to complete properly the Bond and as may be approved by the officer or officers executing the Bond, which approval shall be conclusively evidenced by such execution:

[FORM OF BOND]

*This Bond shall not be sold or transferred if such sale or transfer would void the exemption, contained in U.S. Securities and Exchange Commission Rule 15c2-12(d)(1)(i), from the disclosure requirements of Securities and Exchange Commission Rule 15c2-12(b)(5) or any similar rules or statutes in effect at the time of such sale or transfer.*

No. R - 1

UNITED STATES OF AMERICA  
STATE OF GEORGIA  
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS  
TAXABLE REVENUE BOND (ECONOMIC DEVELOPMENT PROJECT), SERIES 2025

Bond Date: March \_\_\_\_, 2025

Registered Owner: The Piedmont Bank

Principal Amount: \$5,595,000

The Downtown Development Authority of the City of Dallas (the “Authority”), a public body corporate and politic, duly created and existing pursuant to the Constitution and laws of the State of Georgia, for value received hereby promises to pay to or cause to be paid to the registered owner specified above or to payee’s registered assigns (the “owner”), the principal sum specified above, in annual installments due on February 1 of each year beginning February 1, 2028, as set forth in Exhibit A, which is attached hereto and made a part hereof, and to pay interest on the outstanding principal amount due (calculated on the basis of a 360-day year of twelve 30-day months), on February 1 and August 1 of each year beginning August 1, 2025 (each an “Installment Date”), by check or draft mailed by first class mail to such owner at such owner’s address as it shall appear on the bond register kept by the Bond Registrar (or by wire transfer to the registered owner at a wire transfer address which said registered owner has provided to the Paying Agent not less than five days prior to an Installment Date, which wire instructions shall remain in effect until the Paying Agent is notified to the contrary).

This Bond shall initially bear interest at the fixed rate of 6.10% per annum for the period commencing on the Bond Date described above through January 31, 2032. From February 1, 2032 through January 31, 2039, this Bond shall bear interest at a fixed rate equal to the sum of the (i)

10-year Treasury Rate (rounded to the second decimal point) as of January 15, 2032 plus (ii) one and one-half percent (1.50%). From February 1, 2039 through maturity, this Bond shall bear interest at a fixed rate equal to the sum of the (i) 10-year Treasury Rate (rounded to the second decimal point) as of January 14, 2039 plus (ii) one and one-half percent (1.50%).

Both the principal of and interest on this 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.

This Bond is the duly authorized bond designated DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS TAXABLE REVENUE BOND (ECONOMIC DEVELOPMENT PROJECT), SERIES 2025 (the “Bond”), in the principal amount of \$5,595,000, issued under authority of the Constitution of the State of Georgia, the Revenue Bond Law (O.C.G.A. Section 36-82-60 *et seq.*, as amended) and the Downtown Development Authorities Law (O.C.G.A. Section 36-42-1 *et seq.*) and was duly authorized and secured by a Bond Resolution adopted by the Authority on February 4, 2025 (the “Bond Resolution”), for the purpose of providing funds to finance, in whole or in part, the cost of (a) acquiring land and certain improvements thereto to be used as an economic development project (the “Project”) and (b) issuing the Bond, in furtherance of the purposes for which the Authority has been created.

The Bond is a limited obligations of the Authority secured and payable from the Contract Payments (hereinafter defined).

The Authority has entered into an Intergovernmental Contract, dated as of March 1, 2025 (the “Contract”) with the City, pursuant to which the City has agreed to pay the debt service on the Bond (the “Contract Payments”). The City has agreed in the Contract to pay to the Authority from its general fund or from the proceeds of a tax levied on all taxable property located within the boundaries of the City, at such rate or rates, not to exceed three mills per dollar (prescribed by O.C.G.A. § 48-5-350, as amended), as may be necessary to make the payments to the Authority for its services as called for pursuant to the Contract in amounts sufficient to make the Contract Payments. The Contract and the Contract Payments have been pledged for the benefit of the owner of the Bond pursuant to the provisions of the Bond Resolution. The Contract provides that the obligation to make Contract Payments shall be absolute and unconditional and that such Contract Payments shall not be abated or reduced because of damage to or destruction of the Project or any reason whatsoever.

Reference to the Bond Resolution is hereby made for a complete description of the fund charged with, and pledged to, the payment of the principal installments of and the interest on the Bond, the nature and extent of the security for the payment of the Bond, a statement of the rights duties and obligations of the Authority, the terms under which the Bond Resolution may be supplemented, and the rights of the owner of the Bond, to all the provisions of which Bond Resolution the owner hereof, by acceptance of this Bond, assents.

THIS BOND SHALL NOT CONSTITUTE A DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF GEORGIA, THE CITY OR ANY OTHER POLITICAL SUBDIVISION OR MUNICIPAL CORPORATION OF THE STATE OF GEORGIA, BUT SHALL BE PAYABLE SOLELY FROM THE SINKING FUND, AND THE ISSUANCE OF THIS BOND SHALL NOT DIRECTLY, INDIRECTLY OR CONTINGENTLY OBLIGATE

THE STATE OF GEORGIA OR ANY POLITICAL SUBDIVISION OR MUNICIPAL CORPORATION THEREOF, INCLUDING SPECIFICALLY THE CITY, TO LEVY OR PLEDGE ANY FORM OF TAXATION WHATEVER OR TO MAKE ANY APPROPRIATION FOR ITS PAYMENT. NO HOLDER OF THE BOND SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE CITY TO PAY THIS BOND OR THE INTEREST THEREON, NOR TO ENFORCE PAYMENT THEREOF AGAINST ANY OTHER PROPERTY OF THE AUTHORITY, NOR SHALL THE BOND CONSTITUTE A CHARGE, LIEN OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY OTHER PROPERTY OF THE AUTHORITY.

NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THE PRINCIPAL INSTALLMENTS OF OR THE INTEREST ON THIS BOND AGAINST ANY OFFICER, DIRECTOR OR MEMBER OF THE AUTHORITY, PAST, PRESENT OR FUTURE, IN HIS OR HERE INDIVIDUAL CAPACITY.

Terms defined in the Bond Resolution and used but not defined herein, shall, unless the context otherwise requires, have the meanings ascribed to such terms in the Bond Resolution.

This Bond is transferable only upon the registration book kept by the Bond Registrar for that purpose at the principal office of the Bond Registrar by the registered owner hereof in person, or by such owner's attorney duly authorized in writing, upon the surrender and presentation to the Bond Registrar of this Bond accompanied by a written instrument of transfer duly executed by the registered owner or such owner's attorney duly authorized in writing, and thereupon a new registered Bond, in the same principal amount and of the same maturity and interest rate, shall be issued to the transferee in exchange therefor.

Principal on the Bond may be prepaid at the option of the Authority, as directed by the City, in whole or in part at any time after thirty days' notice, upon payment of the outstanding principal amount, together with accrued interest thereon.

In certain events, on the conditions, in the manner and with the effect set forth in the Bond Resolution, the principal of the Bond then outstanding together with the interest thereon may become or may be declared to be due and payable.

To the extent permitted by the Bond Resolution, modifications or alterations of the Bond Resolution or of any resolution supplemental thereto may be made by the Authority. As provided in the Bond Resolution, certain modifications may only be made with the consent of the registered owner.

No covenant or agreement contained in this Bond or the Bond Resolution shall be deemed to be a covenant or agreement of any member, official, officer, agent or employee of the Authority in his or her individual capacity, and neither the members of the Authority nor any official executing this Bond shall be liable personally on this Bond or be subject to any personal liability or accountability by reason of the issuance of this Bond.

It is hereby certified and recited that all conditions, acts, and things required by law and the Bond Resolution to exist, to have happened, and to have been performed precedent to and in connection with the issuance of this Bond, do exist, have happened, and have been performed and



that this Bond complies in all respects with the Act and with all applicable laws of the State of Georgia.

This Bond is issued, executed, and delivered to the registered owner in the State of Georgia with the intent that the laws of the State of Georgia shall govern its construction, and the Authority certifies that this Bond has been executed and delivered to the registered owner in the State of Georgia. In case of default, the owner of this Bond shall be entitled to the remedies provided by the Bond Resolution, the Act, and the Revenue Bond Law.

IN WITNESS WHEREOF, the Downtown Development Authority of the City of Dallas has caused this Bond to be executed with the manual signature of its Chairman, and its corporate seal to be hereunto impressed and attested with the manual signature of its Secretary, as of the day first above written.

DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF DALLAS

(S E A L)

By: \_\_\_\_\_ (Form)  
Chairman

Attest: \_\_\_\_\_ (Form)  
Secretary

VALIDATION CERTIFICATE

STATE OF GEORGIA

COUNTY OF PAULDING

The undersigned Clerk of the Superior Court of Paulding County, Georgia, HEREBY CERTIFIES that the within Revenue Bond was confirmed and validated by judgment of the Superior Court of Paulding County, Georgia, rendered on the \_\_\_\_ day of \_\_\_\_\_, 2025, that no intervention or objection was filed thereto and that no appeal has been taken therefrom.

WITNESS my signature and the seal of said Court.

(SEAL)

\_\_\_\_\_  
Clerk, Superior Court,  
Paulding County, Georgia

CERTIFICATE OF REGISTRATION

The transfer of this Bond shall be registered on books kept by the Bond Registrar, such registration being noted hereon by the Bond Registrar in the registration blanks below, and no transfer shall be valid unless made on said books at the request of the registered holder or attorney duly authorized, and such transfer is similarly noted in the registration blank below.

Date of  
Registration

In Whose  
Name Registered

Authority Signature

(Form of Assignment and Transfer)

FOR VALUE RECEIVED, \_\_\_\_\_ the undersigned, hereby sells, assigns and transfers unto \_\_\_\_\_ (Tax Identification or Social Security No. \_\_\_\_\_) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

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

Signature Guarantee:

\_\_\_\_\_

(Authorized Officer)  
Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

\_\_\_\_\_

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A  
[DEBT SERVICE SCHEDULE]

\* \* \*

[END OF BOND FORM]

[END OF ARTICLE II]

## ARTICLE III.

### PREPAYMENT AND APPLICATION OF BOND PROCEEDS

#### **Section 3.1. Prepayment of Bond**

Principal on the Bond may be prepaid at the option of the Authority, as directed by the City, in whole or in part at any time after thirty days' notice, upon payment of the outstanding principal amount, together with accrued interest thereon.

#### **Section 3.2. Application of Bond Proceeds.**

The proceeds of the sale of the Bond shall be used and applied as follows:

- (i) the amount required to pay the costs of issuing the Bond shall be paid in accordance with a closing statement to be delivered in connection with the issuance of the Bond; and
- (ii) the remaining amount shall be deposited in the Project Fund held by the Project Fund Depository and used to purchase the Project.

Notwithstanding the foregoing, if the Chairman shall determine that a different application of proceeds is required to carry out the purposes of this Bond Resolution, the Chairman shall specify such different application in the authentication order for the Bond.

#### **Section 3.3. Project Fund.**

(a) A special trust fund is hereby created for the benefit of the Bondholder and designated "Downtown Development Authority of the City of Dallas Project Fund, Series 2025" (the "Project Fund"). There shall be deposited with the Project Fund Depository, the amounts specified in Section 3.2 hereof.

(b) The moneys in the Project Fund shall be held by the Project Fund Depository and withdrawn and applied to pay costs of the Project. Any moneys in the Project Fund not presently needed for the payment of current obligations during the course of construction may be invested in Permitted Investments upon the written direction of an authorized representative of the City, and proper evidence of the same being delivered to the Project Fund Depository. Any such securities shall be held by the Project Fund Depository for the account of the Project Fund until maturity or until sold, and at maturity or upon such sale, the proceeds received therefrom, including interest income and premium, if any, shall be immediately deposited into the Project Fund and shall be disbursed in the manner and for the purposes hereinafter set forth.

(c) Withdrawals from the Project Fund may be made for the purpose of paying the cost of the undertaking herein contemplated or contemplated by a supplemental resolution, including the purchase of such property and equipment as may be useful in connection therewith, including, but not limited to: (i) the cost of indemnity and fidelity bonds either to secure deposits in the Project Fund or to insure the faithful completion of any contract pertaining to said

improvements; (ii) any taxes or any charges lawfully levied or assessed against the undertaking; (iii) fees and expenses of consulting engineers for engineering studies, surveys and estimates, and the preparation of plans and supervising the construction; (iv) legal expenses and fees and all other items of expense not elsewhere in this Section specified incident to said undertaking; (v) payments made for labor, contractors, builders and materialmen in connection with the improvements contemplated by the undertaking and payment for machinery and equipment and for the restoration of property damaged or destroyed in connection therewith and the repayment of advances or loans made for the purpose of paying any of the aforementioned costs; (vi) the cost of acquiring by purchase, and the amount of any award or final judgment in any proceeding to acquire by condemnation, lands and rights of way necessary for the improvements and appurtenances in connection therewith, and options and payments thereon, and any easements or rights or any damages incident to or resulting from the making of such improvements; and (vii) to reimburse the Authority or the City for the advance payment of costs pertaining to the undertaking prior to the receipt of the proceeds derived from the sale of the Bond.

(d) Before any moneys are disbursed, there shall be filed with the Project Fund Depository: (i) a requisition for such payment stating each amount to be paid, the circumstances of such obligation and the name of the person, firm or corporation to whom payment thereof is due; and (ii) a certificate attached to the requisition and certifying: (1) that an obligation in the stated amount has been incurred, is a proper charge against the Project Fund and has not been paid; (2) a bill or statement of account for such obligation, or a copy thereof, is attached to the requisition or is on file in the office of the Finance Director of the City; (3) that they have no notice of any vendor's, mechanic's or other liens or rights to liens, security interests, chattel mortgages or conditional sales contracts, which should be satisfied or discharged before such payment is made; (4) that such requisition contains no item representing payment on account or any retained percentages which the Authority or the City is, at the date of such certificates, entitled to retain; and (5) that insofar as such obligation was incurred for work, materials, supplies or equipment in connection with the undertaking, such work was actually performed or such materials, supplies or equipment were actually installed in or about the construction or delivered at the site of the work for that purpose. The requisition shall be signed by a duly authorized representative of the Authority and approved by a duly authorized representative of the City. A form of such requisition is attached hereto as Exhibit C.

#### **Section 3.4. Availability of Requisitions and Certificates.**

(a) All requisitions and certificates required by this Article shall be retained by the Project Fund Depository, subject at all times to inspection by an officer of the Authority or the City or the Bondholder.

(b) Should there then be any balance in the Project Fund upon completion of the Project, such balance shall be paid into the Sinking Fund created in Article V hereof.

#### **Section 3.5. Completion of Project.**

If upon the completion of the Project any moneys remain in the Project Fund, such remaining moneys shall be transferred to the Sinking Fund and shall be used to pay the next occurring principal amount due on the Bond.



**Section 3.6. Transfer Upon Event of Default of Final Bond Payment.**

Upon the occurrence of an Event of Default, no further moneys shall be disbursed from the Project Fund, except that all moneys in the Project Fund shall be transferred, as soon as practicable, to the Sinking Fund.

**Section 3.7. Designation of Project Fund Depository.**

The Authority shall designate the initial Project Fund Depository in writing prior to the issuance and delivery of the Bond. The Authority may, from time to time, designate a successor Project Fund Depository, provided said Project Fund Depository shall at all times be a commercial bank or trust company and shall comply with all of the provisions of this Article and the applicable provisions of this Bond Resolution.

[END OF ARTICLE III]

**ARTICLE IV.**

**GENERAL AUTHORIZATIONS AND AGREEMENTS**

**Section 4.1. Payment of Principal and Interest; Limited Obligation.**

The Authority agrees that it will promptly pay the principal installments of and the interest on the Bond at the places, on the dates, and in the manner provided herein and in the Bond according to the true intent and meaning hereof and thereof. The Bond shall not constitute a debt or a loan or pledge of the faith and credit of the State of Georgia or of any political subdivision or municipal corporation thereof, including the City or the Authority, but shall be payable from moneys held in the Sinking Fund as provided in Section 5.1 herein. The issuance of the Bond shall not obligate the State of Georgia or any political subdivision thereof, including the City, to levy or pledge any form of taxation whatever for the payment thereof. No holder of the Bond or receiver or trustee in connection therewith shall have the right to enforce payment thereof against any property of the State of Georgia or any political subdivision or municipal corporation thereof, including the City, or against any property of the Authority (other than the funds specifically pledged therefor pursuant to this Bond Resolution), nor shall the Bond constitute a charge, lien or encumbrance, legal or equitable, upon any such property. No recourse shall be had for the payment of the principal of or interest on the Bond against any officer, director or member of the Authority. The Authority has no taxing power.

**Section 4.2. Performance of Covenants; Authority.**

The Authority covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Bond Resolution, in the Contract, and in the Bond executed and delivered hereunder and in all of its proceedings pertaining hereto. The Authority covenants that it is duly authorized under the Constitution and laws of the State, including particularly and without limitation the Act and the Revenue Bond Law, to issue the Bond authorized hereby and to execute this Bond Resolution and the Contract, that all action on its part for the issuance of the Bond and the execution and delivery of this Bond Resolution has been duly and effectively taken, and that the Bond in the hands of the owner thereof is and will be a valid and enforceable obligation of the Authority according to the terms thereof and hereof.

**Section 4.3. Instruments of Further Assurance.**

The Authority will execute, acknowledge, and deliver or cause to be executed, acknowledged and delivered, such resolutions supplemental hereto and such further acts and instruments for the better assuring, pledging and confirming the amounts pledged hereby to the payment of the principal of and interest on the Bond. The Authority, except as herein and in the Contract provided, will not encumber any part of its interest in the Contract Payments or its rights under the Contract.

**Section 4.4. Priority of Pledge.**

The pledge made in Section 5.1 hereof of the Contract Payments payable under the Contract constitutes a first and prior pledge of and lien on said Contract Payments for the purpose of paying the principal installments and interest on the Bond. Said pledge shall at no time be impaired by the Authority and said Contract Payments shall not otherwise be pledged.

**Section 4.5. Authorization of Contract.**

The execution, delivery, and performance of the Contract between and among the Authority and the City be and the same are hereby authorized. The Contract shall be in substantially the form presented to the Authority at this meeting, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice-Chairman of the Authority and the execution and delivery by the Chairman or Vice-Chairman of the Authority and the attestation of the same by the Secretary of the Authority, as hereby authorized, shall be conclusive evidence of the approval of any such changes, insertions or omissions.

**Section 4.6. Authorization for Validation of Bond.**

In order to carry out the issuance of the Bond, and pursuant to the Constitution and laws of the State of Georgia, the Chairman, Vice-Chairman or Secretary of the Authority is hereby authorized and directed to immediately notify the District Attorney of the Paulding Judicial District of Georgia of the adoption of this Bond Resolution by the Authority, to request said District Attorney to file a petition and complaint to confirm and validate the Bond and to pass upon the security therefor, and said Chairman, Vice- Chairman or Secretary is further authorized to acknowledge service and make answer in such proceeding.

**Section 4.7. General Authorization.**

The proper officers of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Bond Resolution and the Contract and are further authorized to take any and all further actions and execute and deliver any and all other documents as may be necessary in the issuance of the Bond and the execution and delivery of the Contract and all other documents authorized hereby.

**Section 4.8. Exemption from Disclosure Requirements.**

The Authority covenants that the disclosure requirements of U.S. Securities and Exchange Commission Rule 15c2-12 do not apply to the Bond because the issuance and delivery of the Bond to the purchaser thereof comply with the exemption contained in Section 15c2-12(d)(1)(i) of said rule.

[END OF ARTICLE IV]

## ARTICLE V.

### SINKING FUND AND REVENUES

#### **Section 5.1. Creation of Sinking Fund.**

(a) The Contract and the Contract Payments are hereby pledged to the payment of the Bond, and the Contract and the Contract Payments so pledged shall immediately be subject to the lien of this pledge without any physical delivery thereof or further acts, and the lien of this pledge shall be valid and binding against the Authority and the City and against all parties having claims of any kind against them, whether such claims shall have arisen in contract, tort or otherwise and irrespective of whether or not such parties have notice hereof.

(b) There is hereby created a special trust fund for the benefit of the owner of the Bond designated as “Downtown Development Authority of the City of Dallas Sinking Fund, Series 2025” (the “Sinking Fund”).

(c) There shall be paid into the Sinking Fund, on or prior to February 1 and August 1 each year, commencing August 1, 2025, the amount required to pay the Contract Payments. The Contract Payments made by the City pursuant to the Contract shall be deposited directly into the Sinking Fund. Moneys deposited in the Sinking Fund shall be used to pay the principal of and interest on the Bond when due.

(d) If the Sinking Fund Custodian should be a person other than the City, the Custodian shall give notice of any deficiency in the Sinking Fund to pay amounts due or to become due on the Bond, such notice to be given for receipt on the business day preceding the date established for such payment on the Bond.

(e) If for any reason the full amount herein required to be paid for any payment shall not be paid into the Sinking Fund, any deficiency shall be added to and shall become a part of the amount required to be paid into the Sinking Fund on the next payment date.

#### **Section 5.2. Custody and Application of Sinking Fund.**

The Sinking Fund shall be in the custody of the Sinking Fund Custodian but in the name of the Authority. In the event the Sinking Fund Custodian and the Paying Agent are the Clerk of the City or are the same bank acting in both capacities, then the Authority hereby authorizes and directs the Sinking Fund Custodian to withdraw sufficient funds from the Sinking Fund to pay the principal installments of and interest on the Bond as the same shall become due and payable, whether at maturity, by prepayment, upon acceleration pursuant to Section 7.2 hereof, or otherwise. If the Sinking Fund Custodian and the Paying Agent are not the Clerk of the City nor the same bank, the Sinking Fund Custodian shall transfer to the Paying Agent from moneys held in the Sinking Fund, in immediately available funds, moneys in amount and at or before such times as shall be required to pay the principal installments and interest on the Bond as and when the same are due and payable. Any moneys held as a part of the Sinking Fund shall be invested and reinvested in accordance with the provisions of Section 5.3 hereof.

**Section 5.3. Sinking Fund as a Trust Fund; Investment of Moneys.**

The Sinking Fund shall be kept as a trust account for the benefit of the Bondholder separate from other deposits of the Authority and the City. Moneys on deposit in the Sinking Fund shall be invested only in Sinking Fund Investments upon the written direction of the Authority. Any such securities shall be held by the Sinking Fund Custodian for the account of the Sinking Fund until maturity or until sold. At the maturity or upon such sale, the proceeds received therefrom, including interest income and premium, if any, shall be immediately deposited into the Sinking Fund and shall be disbursed in the manner and for the purposes herein set forth. No moneys belonging to the Sinking Fund shall be deposited or remain on deposit with the Sinking Fund Custodian in an amount in excess of the amount guaranteed by the Federal Deposit Insurance Corporation, unless such institution shall have pledged for the benefit of the Authority and the Bondholder as collateral security for the moneys deposited, direct obligations of or obligations the principal and interest of which are unconditionally guaranteed by the United States of America, or other marketable securities eligible as security for the deposit of trust funds under regulations of the Board of Governors of the Federal Reserve Bank and having a market value (exclusive of accrued interest) at least equal to the amount of such deposits.

**Section 5.4. Designation of Sinking Fund Custodian, Paying Agent and Bond Registrar.**

The Clerk of the City is hereby designated as the Sinking Fund Custodian, the Paying Agent and the Bond Registrar. The Authority may, from time to time, designate a successor Sinking Fund Custodian, Paying Agent or Bond Registrar, provided said Sinking Fund Custodian, Paying Agent or Bond Registrar complies with all of the provisions of this Article and the applicable provisions of this Bond Resolution.

[END OF ARTICLE V]

**ARTICLE VI.**  
**DEFEASANCE**

**Section 6.1. Defeasance.**

(a) The Bond shall be deemed to have been paid in full and the lien of this Bond Resolution shall be discharged, (A) after there shall have been irrevocably deposited in a special fund to be created by the Authority for that purpose, either (i) sufficient moneys, or (ii) obligations of, or guaranteed as to principal and interest by, the United States of America, or certificates of an ownership interest in the principal or interest of obligations of or guaranteed as to principal and interest by the United States of America (“Escrow Obligations”), which shall not contain provisions permitting the redemption thereof prior to its stated maturity, the principal of and the interest on which when due, will be sufficient, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon (said earnings to be held in trust also), together with any moneys deposited therewith, for the payment at the respective maturity or prepayment dates of the Bond, of the principal thereof and the interest to accrue thereon to such maturity or prepayment dates, as the case may be; (B) there shall have been paid to the Bond Registrar and Paying Agent all fees and expenses due or to become due in connection with the payment or prepayment of the Bond or satisfactory arrangements have been made with the Bond Registrar and Paying Agent to make said payments; (C) if the Bond is to be prepaid on any date prior to its maturity, the Authority shall have given to the Bond Registrar and Paying Agent in form satisfactory to the Bond Registrar and Paying Agent irrevocable instructions to prepay such Bond on such date and either evidence satisfactory to the Bond Registrar and Paying Agent that all prepayment notices, if any, required by this Bond Resolution have been given or irrevocable power authorizing the Bond Registrar and Paying Agent to give such prepayment notices; and (D) unless the Bond is to mature or be prepaid within the next 60 days, the Authority shall have given the Bond Registrar and Paying Agent irrevocable instructions to give notice, as soon as practicable, to the owner of the Bond, by first class mail, postage prepaid, at its last address appearing upon the books of registration, that the deposit required by (A) above has been made with the Bond Registrar and Paying Agent and that the Bond is deemed to have been paid in accordance with this Section 6.1 and stating such maturity or prepayment date upon which moneys are to be available for the payment of the principal on the Bond.

(b) In addition to the foregoing provisions of this Article VI, the lien of this Bond Resolution shall only be discharged pursuant to this Article VI if the Authority delivers an opinion of Bond Counsel providing that all conditions precedent to the discharge of the lien of this Bond Resolution pursuant to this Article VI have been satisfied.

(c) Whenever the Bond shall be deemed to have been paid pursuant to this Section 6.1, any balances remaining in the Sinking Fund shall be retained by the City and used for any lawful purpose.

[END OF ARTICLE VI]

## ARTICLE VII.

### DEFAULT PROVISIONS AND REMEDIES OF BONDHOLDER

#### **Section 7.1. Defaults; Events of Default.**

If any of the following events occur, it is hereby declared to constitute an “Event of Default”:

(a) default in the due and punctual payment of the principal installments of the Bond when and as the same shall become due and payable, whether at maturity, call for prepayment, or otherwise; or

(b) default in the due and punctual payment of any installment of interest on the Bond when and as such interest installment shall become due and payable; or

(c) default in the performance or observance of any other of the covenants, agreements or conditions on the part of the Authority in this Bond Resolution or in the Bond contained and failure to remedy the same within 30 days after written notice specifying such default and requiring the same to be remedied shall have been received by the Authority and the City from the Bondholder; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, within a greater number of days if corrective action is instituted by the Authority or the City within the applicable period and diligently pursued until the default is corrected; or

(d) the occurrence and continuance of any event of default as described in Section 7.1(a) of the Contract; or

(e) the occurrence and continuance of any event of default as described in Section 7.1(b) of the Contract; or

#### **Section 7.2. Acceleration.**

Upon the occurrence and continuance of an Event of Default under Section 7.1(a), (b), or (d) hereof, the Bondholder may (a) declare the principal balance of the Bond then outstanding and the interest accrued thereon immediately due and payable, and such principal and interest shall thereupon become and be immediately due and payable, and (b) declare an amount equal to all amounts then due and payable on the principal balance the Bond then outstanding to be immediately due and payable as accelerated contract payments due under Section 7.2 of the Contract. If at any time after such declaration, but before the principal installments of the Bond shall have matured by their terms, all overdue installments of principal and interest upon the Bond, together with interest on such overdue installments of principal and interest, to the extent permitted by law, and the reasonable and proper charges, expenses and liabilities of the Bond Registrar and Paying Agent and all other sums then payable by the Authority under this Bond Resolution (except the principal of, and interest accrued since the next preceding Installment Date on the Bond due and payable solely by virtue of such declaration) shall be paid either by or for the account of the Authority or provision shall be made for such payment, and all defaults under the Bond or under this Bond Resolution (other than the payment of principal and interest due and payable solely by reason of such declaration) shall be made good, the Bondholder may rescind such declaration and

annul such default in its entirety. In such event, said owner shall rescind any declaration of acceleration of amounts payable under the Contract. In case of any rescission, then and in every such case the Authority and the Bondholder shall be restored to their former positions and rights hereunder respectively, but no such rescission shall extend to any subsequent or other default or Event of Default or impair any right consequent thereon.

**Section 7.3. Remedies; Rights of Bondholder.**

Upon the occurrence of an Event of Default, the Bondholder may pursue any available remedy (other than the remedy of acceleration set forth in Section 7.2 hereof, which remedy is limited to an Event of Default under Section 7.1(a), (b), and (d) hereof) provided by the Contract as well as any available remedy at law or in equity to enforce the payment of the principal installments of and interest on the Bond.

If an Event of Default shall have occurred, the Bondholder may exercise such one or more of the rights and powers conferred by this Section 7.3 and by Section 7.2 hereof, including the right to secure specific performance by the Authority of any covenant or agreement herein contained; the right to protect and enforce the rights of the owner of the Bond by suit, action or special proceedings in equity or at law in aid or execution of any power herein granted or for the enforcement of any proper legal or equitable remedy deemed most effectual to protect and enforce such rights; and the right to enforce remedies afforded to the Bondholder, as a third party beneficiary, under the Contract.

No remedy by the terms of this Bond Resolution conferred upon or reserved to the Bondholder is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Bondholder hereunder or now or hereafter existing at law or in equity.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein; such right or power may be exercised from time to time as often as may be deemed expedient.

**Section 7.4. Right of Bondholder to Direct Proceedings.**

The Bondholder shall have the right to direct the method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Bond Resolution, or any other proceedings hereunder, provided that such direction shall not be otherwise than in accordance with the provisions of law and of this Bond Resolution.

**Section 7.5. Waiver by Authority.**

Upon the occurrence of an Event of Default, to the extent that such rights may then lawfully be waived, neither the Authority, nor anyone claiming through or under it, shall set up, claim or seek to take advantage of any appraisalment, valuation, stay, extension or redemption laws of any jurisdiction now or hereafter in force, in order to prevent or hinder the enforcement of this Bond Resolution, and the Authority, for itself and all who may claim through or under it, hereby waives, to the extent that it lawfully may do so, the benefit of all such laws.



**Section 7.6. Application of Moneys.**

After payment of the costs and expenses of the proceedings resulting in the collection of moneys and of the expenses, liabilities and advances incurred or made pursuant to any right given or action taken under the provisions of this Article, all moneys received shall be deposited in the Sinking Fund and all moneys in the Sinking Fund shall be applied to or in connection with the payment to the Bondholder in respect of all accrued and unpaid interest, unpaid principal which has become due on the Bond.

**Section 7.7. Limitation on Rights and Remedies of Bondholder.**

The Bondholder shall not have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Bond Resolution, for the execution of any trust thereof or to enforce any other right or remedy hereunder, unless a default has occurred nor unless also such default shall have become an Event of Default and the Bondholder shall have instituted an action, suit or proceeding in its own name, it being understood and intended that the Bondholder shall not have any right in any manner whatsoever to affect, disturb or prejudice the lien of this Bond Resolution by its action or to enforce any right or remedy hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had, and maintained in the manner herein provided. Nothing in this Bond Resolution contained, however, shall affect or impair the right of the Bondholder to enforce the payment of the principal of and interest on the Bond at and after the maturity thereof, or the obligation of the Authority to pay the principal of and interest on the Bond to the owner thereof at the time, place, from the source and in the manner expressed in the Bond.

**Section 7.8. Termination of Proceedings.**

In case any proceedings taken by the owner of the Bond on account of any default shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case the Authority and the owner of the Bond shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies and powers of the owner of the Bond shall continue as if no such proceedings had been taken.

**Section 7.9. No Waiver**

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

[END OF ARTICLE VIII]

**ARTICLE VIII.**

**SUPPLEMENTAL RESOLUTION; AMENDMENTS TO CONTRACT**

**Section 8.1. Supplemental Resolutions Not Requiring Consent of Bondholder.**

The Authority, without the consent of, or notice to, the Bondholder, may adopt such resolution or resolutions supplemental to this Bond Resolution, as shall be consistent with the terms and provisions hereof, for any one or more of the following purposes: (a) to cure any ambiguity or formal defect or omission or inconsistent provision in this Bond Resolution; (b) to grant to or confer upon the Bondholder any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Bondholder; and (c) to subject to the lien and pledge of this Bond Resolution additional revenues, properties or collateral.

**Section 8.2. Supplemental Resolutions Requiring Consent of Bondholder.**

(a) Exclusive of supplemental resolutions covered by Section 8.1 hereof, and subject to the terms and provisions contained in this Section 8.2, and not otherwise, the Bondholder shall have the right, from time to time, anything contained in this Bond Resolution to the contrary notwithstanding, to consent to and approve, in writing, the adoption by the Authority of such other resolution or resolutions supplemental hereto as shall be deemed necessary and desirable by the Authority for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Bond Resolution or in any supplemental resolution, provided, that without the written consent of the Bondholder the Authority may not adopt any supplemental resolution that has the effect of permitting:

(1) a change in the terms of maturity of the principal installments of the Bond or of any installment of interest thereon;

(2) a reduction in the principal amount or in the rate of interest thereon;  
or

(3) the creation of a lien or charge on the Contract Payments ranking prior to or, on a parity with the lien or charge thereon contained in this Bond Resolution.

(b) If at any time the Authority shall seek to adopt any such supplemental resolution for any purposes of this Section, it shall notify the Bond Registrar, and the Bond Registrar shall cause notice of the proposed execution of such supplemental resolution to be mailed by first class mail to the Bondholder, but no failure to mail any such notice nor any defect in any notice shall affect the right of the Authority to effect the validity of such supplemental resolution if all necessary consents are obtained. Such notice shall briefly set forth the nature of the proposed supplemental resolution and shall state that a copy of the same is on file with the Bond Registrar. Upon the adoption of any such supplemental resolution as in this Section 8.2 permitted and provided, this Bond Resolution shall be deemed to be modified and amended in accordance therewith.

(c) Anything herein to the contrary notwithstanding, a supplemental resolution adopted under this Article VIII shall not become effective unless and until the City shall have

consented in writing to the adoption and delivery of such supplemental resolution. In this regard, the Authority shall cause notice of the proposed adoption and delivery of any such supplemental resolution to which the City has not already consented, together with a copy of the proposed supplemental resolution and a written consent form to be signed by the City to be hand delivered to the City at least 30 days prior to the proposed date of adoption and delivery of any such supplemental resolution.

**Section 8.3. Amendments to Contract Not Requiring Consent of Bondholder.**

The Authority and the City without the consent of or prior notice to the Bondholder, may amend the Contract to cure any ambiguity or formal defect or omission or inconsistent provisions of the Contract.

**Section 8.4. Amendments to Contract Requiring Consent of Bondholder.**

Except for the amendments as provided in Section 8.3 hereof, neither the Authority nor the City may amend the Contract whereby such amendment would operate to affect adversely the interest of the Bondholder unless written consent is obtained of the Bondholder. No such amendment shall ever affect the obligations of the City to make Contract Payments under the Contract.

**Section 8.5. Notice of Supplemental Resolutions and Amendments.**

To the extent herein not otherwise required, a copy of each supplemental resolution or Contract amendment made or entered into in accordance with the preceding Sections of this Article VIII shall be furnished to each of the Authority, the City, and the Bondholder.

**Section 8.6. No Notation on Bond Required.**

Any supplemental resolution adopted and becoming effective in accordance with the provisions of this Article shall thereafter form a part of this Bond Resolution, and all the terms and conditions contained in any such supplemental resolution as to any provision authorized to be contained therein shall be a part of the terms and conditions of this Bond Resolution and shall be effective as to the Bondholder, and no notation or legend of such modifications and amendments shall be required to be made on the Bond. Any request or consent of the Bondholder shall bind every future Bondholder.

[END OF ARTICLE VIII]

## **ARTICLE IX. MISCELLANEOUS**

### **Section 9.1. Consent of Bondholder.**

Any consent, request, direction, approval, objection or other instrument required by this Bond Resolution to be signed and executed by the Bondholder may be in any number of concurrent documents and may be executed by such Bondholder in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval, objection or other instrument or of the written appointment of any such agent or the ownership of Bond, if made in the following manner, shall be sufficient for any of the purposes of this Bond Resolution, and shall be conclusive with regard to any action taken under such request or other instrument, namely:

(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 law has power to take acknowledgments within such jurisdiction that the person signing such writing acknowledged before him the execution thereof, or by an affidavit of any witness to such execution; and

(b) The fact of ownership of the Bond and the date of holding the same shall be provided by the registration books of the Authority maintained by the Bond Registrar pursuant to Section 2.5.

### **Section 9.2. Designation of Placement Agent.**

Raymond James & Associates, Inc. is hereby designated as the placement agent for the Authority in connection with the issuance of the Bond.

### **Section 9.3. Limitation of Rights.**

With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Bond Resolution or the Bond is intended or shall be construed to give to any person or company other than the parties hereto and the Bondholder any legal or equitable right, remedy or claim under or with respect to this Bond Resolution or any covenants, conditions and provisions herein contained; this Bond Resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto and the Bondholder as herein provided.

### **Section 9.4. Severability.**

In case any one or more of the provisions of this Bond Resolution, or the Bond issued hereunder, shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Bond Resolution or the Bond, but this Bond Resolution and the Bond shall be construed and enforced as if such illegal or invalid provisions had not been contained therein.

### **Section 9.5. Bond Resolution as Contract.**

The provisions of this Bond Resolution shall constitute a contract by and among the Authority, the City and the Bondholder, and after the issuance of the Bond this Bond Resolution

shall not be repealed or amended in any respect which will adversely affect the rights and interest of the Bondholder, nor shall the Authority pass any proceedings in any way adversely affecting the rights of the Bondholder, so long as the Bond authorized by this Bond Resolution, or the interest thereon, shall remain unpaid; provided, however, that this covenant shall not be construed as prohibiting modifications hereof or amendments hereto to the extent and in the manner as provided in Article VIII hereof.

**Section 9.6. No Performance Audits or Reviews.**

The Authority has determined that the costs of independent performance audits or performance reviews with respect to the Bond and the application of the proceeds thereof are unwarranted, and that no such performance audits or reviews are to be required. Notice to the public of the waiver of such performance audits or reviews is to contain an appropriate statement of such waiver.

**Section 9.7. Notice.**

All communications provided for herein shall be in writing and shall be sufficiently given and served upon the Authority or the City if sent by facsimile with the original to follow by United States registered mail, return receipt requested, postage prepaid (unless otherwise required by the specific provisions hereof in respect of any matter) and addressed as follows:

If to the Authority: Downtown Development Authority of the City of  
Dallas  
129 E. Memorial Drive  
Dallas, Georgia 30132  
Attention: Chairman  
Fax: (770) 443-8107  
Phone: (770) 443-8110

cc:

Darrin Keaton, Esq.  
City of Dallas  
129 E. Memorial Drive  
Dallas, Georgia 30132

If to the City: City of Dallas, Georgia  
129 E. Memorial Drive  
Dallas, Georgia 30132  
Attention: Kendall Smith, City Manager  
Fax: (770) 443-8107  
Phone: (770) 443-8110, ext. 1205

cc:

Darrin Keaton, Esq.  
City of Dallas

129 E. Memorial Drive  
Dallas, Georgia 30132

Any party, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

**Section 9.8. Payments Due on Saturdays, Sundays, and Holidays.**

When the date on which any payment is due hereunder shall not be a Business Day, then such payment may be made on the next succeeding Business Day with the same force and effect as if made on the date fixed for such payment and no additional interest shall accrue because of such payment occurring on said next Business Day.

**Section 9.9. Laws Governing Resolution.**

The effect and meaning of this Bond Resolution and the rights of all parties hereunder shall be governed by, and construed according to, the laws of the State.

**Section 9.10. Captions.**

The captions and headings in this Bond Resolution are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Bond Resolution.

**Section 9.11. Immunity of Members, Officers, and Employees of Authority.**

No recourse shall be had for the enforcement of any obligation, covenant, promise or agreement of the Authority contained in this Bond Resolution or in the Bond or for any claim based hereon or otherwise in respect hereof or upon any obligation, covenant, promise or agreement of the Authority contained in the Contract, against any member, officer or employee, as such, in his or her individual capacity, past, present or future, of the Authority or of any successor corporation, either directly or through the Authority or any successor corporation, whether by virtue of any constitutional provision, statute or rule of law, or by the enforcement of any assessment or penalty or otherwise; it being expressly agreed and understood that this Bond Resolution, the Bond, and the Contract are solely corporation obligations, and that no personal liability whatsoever shall attach to, or be incurred by, any member, officer or employee as such, past, present or future, of the Authority or of any successor corporation, either directly or by reason of the obligations, covenants, promises or agreements entered into between and among the Authority and the City to be implied therefrom as being supplemental hereto or thereto, and that all personal liability of that character against every such member, officer and employee is, by the adoption of this Bond Resolution and the Bond, and as a condition of, and as a part of the consideration for, the adoption of this Bond Resolution and execution of the Bond, expressly waived and released. The immunity of members, officers and employees of the Authority under the provisions contained in this Section 9.11 shall survive the termination of this Bond Resolution.

**Section 9.12. Repealer.**

Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Bond Resolution shall be and the same hereby are repealed, and this Bond Resolution shall be in full force and effect from and after its adoption.

**Section 9.13. Actions Approved and Confirmed.**

All prior findings and determinations of the Authority with respect to the Bond, and all acts and doings of the officers, agents and employees of the Authority, which are in conformity with the purposes and intents of this Bond Resolution and in the furtherance of the issuance of the Bond and the execution, delivery and performance of the agreements authorized by this Bond Resolution are, in all respects, approved and confirmed.

**Section 9.14. Future Debt.**

Notwithstanding anything herein to the contrary or in the Contract, the Authority shall be authorized to issue any additional bonds or obligations which are not secured by an Additional Contract (as defined in the Contract).

[END OF ARTICLE IX]

This Bond Resolution adopted by the Authority on the 4<sup>th</sup> day of February, 2025.

**DOWNTOWN DEVELOPMENT  
AUTHORITY OF THE CITY OF  
DALLAS**

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

(SEAL)

Attest:

\_\_\_\_\_  
Secretary



**Exhibit A**

FORM OF CONTRACT

[Attached.]

**Exhibit B**

FORM OF REQUISITION

Requisition No. \_\_\_\_\_  
\_\_\_\_\_, 20\_\_

[PROJECT FUND DEPOSITORY]

Re: Disbursement From Project Fund Relating to Downtown Development Authority of the City of Dallas Taxable Revenue Bond (Economic Development Project), Series 2025

To the Addressee:

The undersigned authorized representative of the Downtown Development Authority of the City of Dallas (the “Authority”) does hereby submit a requisition for a disbursement from the Project Fund established under the Resolution adopted by the Authority on February 4, 2025 (the “Resolution”), relating to the captioned bond. The amount to be paid, the circumstances of such obligation and the name of the person, firm or corporation to whom payment is due is shown on Schedule 1 attached hereto. In connection with this requisition, the undersigned hereby certifies, as follows:

1. An obligation in the stated amount has been incurred, is a proper charge against the Project Fund and has not been paid.
2. A bill or statement of account for such obligation, or a copy thereof, is attached hereto or is on file in the office of the City Manager of the City.
3. The undersigned has no notice of any vendor’s, mechanic’s or other liens or rights to liens, security interests, chattel mortgages, or conditional sales contracts which should be satisfied or discharge before such payment is made.
4. This requisition contains no item representing payment on account or any retained percentages which the Authority is, as of the date of this certification, entitled to retain.
5. Insofar as such obligation was incurred for work, materials, supplies or equipment, such work was actually performed or such materials, supplies or equipment were actually installed in or about the construction or delivered at the site of the work for that purpose.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF DALLAS

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

Approved by

CITY OF DALLAS, GEORGIA

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

SCHEDULE "1"

Payee

Amount

Purpose

**SECRETARY’S CERTIFICATE**

The undersigned Secretary of the Downtown Development Authority of the City of Dallas, DOES HEREBY CERTIFY that the foregoing pages constitute a true and correct copy of the resolution adopted by the Authority at an open public meeting duly called and lawfully assembled, on the 4<sup>th</sup> day of February, 2025, authorizing the issuance of the Downtown Development Authority of the City of Dallas Taxable Revenue Bond (Economic Development Project), Series 2025 in the principal amount of \$5,595,000, the original of said resolution being duly recorded in the Minute Book of said Authority, which Minute Book is in my custody and control.

**WITNESS** my hand and the official seal of the Downtown Development Authority of the City of Dallas, this the 4<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Secretary

**INTERGOVERNMENTAL CONTRACT**

**by and between**

**DOWNTOWN DEVELOPMENT AUTHORITY OF  
THE CITY OF DALLAS**

**and**

**CITY OF DALLAS, GEORGIA**

**Dated as of March 1, 2025**

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Relating to the \$5,595,000 Downtown Development Authority of the City of Dallas Taxable  
Revenue Bond (Economic Development Project),  
Series 2025

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The rights and interest of Downtown Development Authority of the City of Dallas (the “Authority”) in the revenues and receipts derived from this Intergovernmental Contract have been assigned and pledged under a Bond Resolution, adopted by the Authority on February 4, 2025.

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## INTERGOVERNMENTAL CONTRACT

**THIS INTERGOVERNMENTAL CONTRACT** (this “Contract”) is entered into as of March 1, 2025, by and between the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS** (the “Authority”), a public body corporate and politic, and the **CITY OF DALLAS, GEORGIA** (the “City”), a municipal corporation.

### WITNESSETH:

WHEREAS, the Downtown Development Authority of the City of Dallas (the “Authority”) is a public body corporate and politic created and existing under the Downtown Development Authorities Law (O.C.G.A. § 36-41-1 *et seq.*, as amended) (the “Act”) for the purpose of providing for the revitalization and redevelopment of the central business district of the City of Dallas, Georgia (the “City”) in order to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities; and

WHEREAS, under the Act and the Revenue Bond Law (O.C.G.A. § 36-82-60 *et seq.*, as amended) (the “Revenue Bond Law”), the Authority has, among others, the power (a) to issue revenue bonds and use the proceeds for the purpose of paying all or part of the cost of any project (as authorized by the Act or the Revenue Bond Law), including projects that develop trade, commerce, industry and employment opportunities, (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority, and (c) to issue revenue bonds for the purpose of refunding any previously issued revenue bonds issued for the purpose of paying, in whole or in part, the cost of any undertaking; and

WHEREAS, under O.C.G.A. § 48-5-350, as amended, the City has, among others, the power to levy and collect an ad valorem property tax upon all taxable property within the limits of the City to provide financial assistance to the Authority, for the purpose of developing trade, commerce, industry, and employment opportunities, provided, however, that the tax levied for these such purposes shall not exceed three mills per dollar upon the assessed value of such property; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with 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 Authority proposes to issue its Taxable Revenue Bond (Economic Development Project), Series 2025, in principal amount of \$5,595,000 (the “Bond”) for the purposes of providing funds to finance the acquisition of certain real property and the acquisition and construction of certain improvements thereto for an economic development project and pay the costs incident thereto; and

WHEREAS, the Bond will be issued pursuant to the Act, the Revenue Bond Law, and a resolution of the Authority adopted on February 4, 2025 (the “Bond Resolution”); and

WHEREAS, the Bond shall contain such terms and provisions as provided in the Bond Resolution; and

WHEREAS, the Authority and the City propose to enter into this Contract, pursuant to which the Authority will agree to issue the Bond to provide funds to acquire and construct the Project and to provide economic development facilities and services for the citizens of the City, and the City, in consideration of the Authority’s doing so, will agree to pay to the Authority from its general fund or from the proceeds of a tax levied on all taxable property located within the boundaries of the City, at such rate or rates, limited to three mills as prescribed by O.C.G.A. §48-5-350, as amended, as may be necessary to make the payments to the Authority for its services as called for pursuant to this Contract in amounts sufficient to pay the principal of, redemption premium and interest on the Bond.

NOW, THEREFORE, 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 parties hereto agree as follows:

## ARTICLE 1.

### DEFINITIONS AND RULES OF CONSTRUCTION

#### Section 1.1. Definitions

In addition to the words and terms elsewhere defined in this Contract and the Bond Resolution, the following words and terms as used in this Contract shall have the following meanings unless the context or use indicates another or different meaning or intent and such definitions shall be equally applicable to both the singular and plural forms of the words and terms herein defined:

“Additional Contracts” means contracts or supplemental agreements entered into after the date hereof binding the City pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, pursuant to the terms of which a payment obligation is created or expanded for the City to the other party to such contract, which payment obligation is secured by the City’s pledge of its taxing power derived from the three mills levy prescribed by O.C.G.A. § 48-5-350, as amended.

“State” shall mean the State of Georgia.

“Term” shall have the meaning specified in Section 4.1 hereof.

#### Section 1.2. Rules of Construction.

The definitions referred to in Section 1.1 shall be equally applicable to both the singular and the plural forms of the terms therein defined and shall cover all genders. “Herein,” “hereby,” “hereunder,” “hereof,” “hereinbefore,” “hereinafter,” “this Contract” and other equivalent words refer to this Contract and not solely to the particular portion thereof in which any such word is used. All references herein to particular Articles or Sections are references to Articles or Sections of this Contract unless otherwise specified.

[END OF ARTICLE I]

## ARTICLE 2.

### REPRESENTATIONS, WARRANTIES AND AGREEMENTS

#### **Section 2.1. Representations, Warranties and Agreements of the Authority.**

The Authority makes the following representations, warranties and agreements as the basis for the undertakings on its part herein contained:

(a) The Authority is a public body corporate and politic duly created, organized and existing under the Constitution and laws of the State, including the Act, and, unless otherwise required by law, shall maintain its corporate existence so long as the Bond is outstanding. Under the provisions of the Act, the Authority is authorized to (i) adopt the Bond Resolution, (ii) issue, execute, deliver and perform its obligations under the Bond, and (iii) execute, deliver and perform its obligations under this Contract. The Bond Resolution has been duly adopted and has not been modified or repealed. The Authority has duly authorized (i) the issuance, execution, delivery and performance of the Bond and (ii) the execution, delivery and performance of this Contract. The Bond Resolution, the Bond and this Contract are valid, binding and enforceable obligations of the Authority.

(b) The Authority determined that the acquisition and construction of the Project is a project in furtherance of the Authority's purpose and mission under the Act.

(c) No approval or other action by any governmental authority or agency or other person is required in connection with the (i) acquisition and construction of the Project, (ii) issuance of the Bond, or (iii) execution, delivery and performance of this Contract by the Authority, except as shall have been obtained as of the date hereof; provided, however, no representation is given with respect to any "blue sky" laws.

(d) The adoption of the Bond Resolution, the issuance of the Bond and the authorization, execution, delivery and performance by the Authority of this Contract do not violate the Act, the Authority's bylaws, any resolutions or ordinances of the City of Dallas, Georgia, Paulding County, Georgia, or the laws or Constitution of the State and do not constitute a breach of or a default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(e) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the Authority, threatened against or affecting the Authority (or, to the knowledge of the Authority, any meritorious basis therefor) (i) attempting to limit, enjoin or otherwise restrict or prevent the Authority from issuing the Bond, pledging the Contract Payments and this Contract to the payment of the Bond or acquisition and construction of the Project, (ii) contesting or questioning the existence of the Authority or the titles of the present officers of the Authority to their offices or (iii) wherein an unfavorable decision, ruling or finding would (A) adversely affect the enforceability of the Bond, the Bond Resolution or this Contract or (B) materially adversely affect the transactions contemplated by this Contract.

(f) The Authority is not in violation of the Act, its bylaws, any resolutions or ordinances of the City, Paulding County, Georgia or the laws or Constitution of the State and is not in default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(g) The Authority has not made, done, executed or suffered, and warrants that it will not make, do, execute or suffer any act or thing whereby the City's interest in the Project will or may be, impaired or encumbered in any manner except as permitted herein and the Bond Resolution and except for acts or things done or permitted by the City.

(h) Except as herein and in the Bond Resolution provided, the Authority will not encumber any part of its interest in the Contract Payments or its rights under this Contract. The pledge made of the Contract Payments constitutes a first and prior pledge of and lien on said Contract Payments and said pledge shall at no time be impaired by the Authority and the Contract Payments shall not otherwise be pledged.

## **Section 2.2. Representations, Warranties and Agreements of the City.**

The City makes the following representations, warranties and agreements as the basis for the undertaking on its part herein contained:

(a) The City is a municipal corporation and organized under the Constitution and laws of the State. Under the Constitution and laws of the State, the City is authorized to execute, deliver and perform its obligations under this Contract. The City has duly authorized the execution, delivery and performance of this Contract. This Contract is a valid, binding and enforceable obligation of the City.

(b) There exists a need in the City to promote and expand for the public good and general welfare certain facilities for the downtown area, so to promote its continued vitality.

(c) The City determined that the acquisition and construction of the Project is in the public interest.

(d) No approval or other action by any governmental authority or agency or other person is required in connection with the (i) acquisition and construction of the Project or (ii) execution, delivery and performance of this Contract by the City, except as shall have been obtained as of the date hereof.

(e) The authorization, execution, delivery and performance by the City of this Contract do not violate the laws or Constitution of the State and do not constitute a breach of or a default under any existing resolution or ordinance, court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(f) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the City, threatened against or affecting the City (or, to the knowledge of the City, any meritorious basis therefor) (i) attempting to limit, enjoin or otherwise restrict or prevent the City from collecting ad valorem taxes and using it to make the Contract Payments, (ii) contesting or questioning the existence of the City or the titles of the present officers of the City to their offices or (iii) wherein an unfavorable decision, ruling or finding would (A) adversely affect the enforceability of this Contract or (B) materially adversely affect (1) the financial condition or results of operations of the City or (2) the transactions contemplated by this Contract.

(g) The City is not in violation of the laws or the Constitution of the State and is not in default under any existing resolution or ordinance, court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

[END OF ARTICLE II]

### ARTICLE 3.

#### ISSUANCE OF BOND; APPLICATION OF BOND PROCEEDS

##### **Section 3.1. Agreement to Issue the Bond.**

In order to provide funds, as provided in the Bond Resolution, to finance the acquisition of certain real property and the acquisition and construction of certain improvements thereto for an economic development project (the "Project") and pay the costs incident thereto, the Authority, in accordance with the Act, will issue the Bond, and all of the covenants, agreements and provisions hereof shall, to the extent provided herein and in the Bond Resolution, be for the benefit and security of the Bondholder. The Authority has delivered a certified copy of the Bond Resolution to the City.

##### **Section 3.2. Date, Denomination, and Maturities.**

The Bond will be issued in fully registered form and will mature and be paid pursuant to the provisions of Article II of the Bond Resolution. Interest on the Bond will be paid to the person or persons and in the manner stated in the Bond and in the Bond Resolution, until the obligation of the Authority with respect to the payment of the principal of the Bond shall be discharged in accordance therewith.

##### **Section 3.3. Obligations Relating to the Bond.**

The City agrees to perform all such obligations as are contemplated by the Bond Resolution to be performed by the City.

##### **Section 3.4. Application of Bond Proceeds.**

At and upon the delivery of and payment for the Bond, the proceeds received therefrom shall be applied in the manner set forth in Section 3.2 of the Bond Resolution.

##### **Section 3.5. Investment of Moneys.**

Any moneys held as a part of the Sinking Fund shall be invested or reinvested as directed by the City in accordance with Article V of the Bond Resolution.

[END OF ARTICLE III]

## ARTICLE 4.

### EFFECTIVE DATE OF THIS CONTRACT; DURATION OF TERM; CONTRACT PAYMENT PROVISIONS

#### Section 4.1. Effective Date of this Contract; Duration of Term.

This Contract shall become effective as of March 1, 2025 and the interests created by this Contract shall then begin, and, subject to the other provisions of this Contract, shall expire on the later of (a) February 1, 2044 or if at said time and on said date the Bond has not been paid in full as to principal, interest and premium, if any, then on such date as such payment shall have been made or (b) the date the Bond has been paid in full, but in no event in excess of fifty (50) years from the date hereof. Notwithstanding the foregoing, the provisions of Sections 8.1 and 8.2 hereof shall expire fifty (50) years from the date hereof.

#### Section 4.2. Contract Payments.

On or prior to each February 1 and August 1 of each year (each a “Contract Payment Date”), commencing August 1, 2025, the City shall make the Contract Payments with respect to the Bond to the Authority as set forth on Schedule 1 attached hereto. Notwithstanding anything in the Bond Resolution or herein to the contrary, if such date is on or prior to February 1, the City shall pay an amount sufficient to enable the Authority to pay in full the principal and interest on the Bond coming due on February 1, and if such date is on or prior to August 1, the City shall pay an amount sufficient to enable the Authority to pay in full the interest on the Bond coming due on August 1, and such Contract Payments shall continue and recontinue until provision has been made for the payment in full of the Bond as to principal, interest and premium, if any. The Contract Payments provided for herein shall be made by payment directly to the Sinking Fund Custodian for deposit into the Sinking Fund.

#### Section 4.3. Optional Redemption and Optional Prepayment of Contract Payments.

(a) Principal on the Bond may be prepaid as provided in the Bond Resolution, and the Contract Payments due under Section 4.2 shall be subject to prepayment, both at the option of the City.

(b) No prepayment of any Contract Payment in accordance with the provisions of the preceding sentence shall relieve the City to any extent from its obligations thereafter to make Contract Payments required by the provisions hereof until the Bond and interest thereon has been paid in full. Upon the prepayment of the Contract Payments in whole, the amount of such prepayment shall be used to retire the Bond, in the manner provided in, and subject to, the Bond Resolution.

#### Section 4.4. Budget and Tax Levy to Pay Contract Payments.

(a) The obligations of the City to make the Contract Payments when due under Section 4.2 hereof, and to perform its other obligations hereunder, are absolute and unconditional general obligations of the City as herein provided, and the City hereby pledges its full faith and



credit and taxing power to such payment and performance. In the event the amount of funds lawfully available to the City is not sufficient to pay the Contract Payments when due in any year, the City shall levy an ad valorem tax on all taxable property located within the limits of the City subject to taxation for such purposes, as now existent and as same may hereafter be extended, at such rate or rates, not to exceed three mills per dollar (prescribed by O.C.G.A. §48-5-350, as amended), as may be necessary to produce in each calendar year revenues which shall be sufficient to fulfill the City's obligations hereunder, from which revenues there shall be appropriated sums sufficient to pay in full when due the obligations herein contracted to be paid by the City including specifically the obligation to make the Contract Payments as provided herein. The City hereby creates a lien on any and all revenues realized by it pursuant to the provisions of this subparagraph to enable it to make the Contract Payments required pursuant to Section 4.2 hereof and such lien is superior to any that can hereafter be made.

(b) The City further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to satisfy any such Contract Payments that may be required to be made, whether or not any other sums are included in such measure, until all payments so required to be made shall have been made in full. The obligation of the City to make the Contract Payments shall constitute a general obligation of the City and a pledge of the full faith and credit of the City to provide the funds required to fulfill such obligation, subject to the millage limitations described in paragraph (a) above; provided, however, nothing herein contained shall be construed as limiting the right of the City to pay the obligations hereunder assumed out of its general funds or from other sources lawfully available to it for such purpose.

(c) In the event for any reason any such provision or appropriation is not made as provided in the preceding subsection (b), then the fiscal officers of the City are hereby authorized and directed to set up as an appropriation on their accounts in the appropriate fiscal year the amounts required to pay the obligations which may be due from the general funds of the City. The amount of such appropriation shall be due and payable and shall be expended for the purpose of paying any such obligations, and such appropriation shall have the same legal status as if the City had included the amount of the appropriation in its general revenue, appropriation and budgetary measures, and the fiscal officers of the City shall make such Contract Payments to the Sinking Fund Custodian for deposit to the Sinking Fund if for any reason the payment of such obligations shall not otherwise have been made.

#### **Section 4.5. Obligations of City Hereunder Absolute and Unconditional.**

The obligations of the City to make the payments required in Section 4.2 hereof and to perform and observe any and all of the other covenants and agreements on its part contained herein shall be absolute and unconditional irrespective of any defense or any rights of set off, recoupment, or counterclaim it may otherwise have against the Authority. Until such time as all amounts owing hereunder have been paid or provision for the payment thereof shall have been made in accordance with the Bond Resolution and hereof, the City (a) will not suspend, abate, reduce, abrogate, diminish, postpone, modify or discontinue the Contract Payments provided for herein, (b) will perform and observe all of its other agreements contained in this Contract, and (c) will not terminate the term of this Contract or its obligations hereunder for any contingency, act of God, event, or cause whatsoever, including, without limiting the generality of the foregoing,

failure of title in and to the Project or any part thereof, any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, destruction of or damage to the Project, the taking by eminent domain of title to or the use of all or any part of the Project, commercial frustration of purpose, any change in the tax or other laws of the United States of America or of the State or any political subdivision of either, any declaration or finding that the Bond is unenforceable or invalid, the invalidity of any provision of this Contract, or any failure of the Authority to perform and observe any agreement, whether express or implied, or any duty, liability or obligation arising out of or connected with this Contract, or the Bond Resolution. Nothing contained in this Section shall be construed to release the Authority from the performance of any of the agreements on its part contained herein or in the Bond Resolution; and if the Authority should fail to perform any such agreement, the City may institute such action against the Authority as the City may deem necessary to compel performance or recover its damages for nonperformance as long as such action shall not do violence to or adversely affect the agreements on the part of the City contained in this Contract and to make the Contract Payments specified herein. The City may, however, at its own cost and expense and in its own name, prosecute or defend any action or proceeding or take any other action involving third persons which the City deems reasonably necessary in order to secure or protect its rights hereunder, and in such event the Authority hereby agrees to cooperate to the extent required.

#### **Section 4.6. Enforcement of Obligations.**

The obligation of the City to make Contract Payments under this Article may be enforced by (a) the Authority, (b) the owner of the Bond, in accordance with the applicable provisions of the Bond Resolution and independently of the Authority or (c) such receiver or receivers as may be appointed pursuant to the Bond Resolution or applicable law. The covenants and agreements hereunder, including specifically the obligation to make the Contract Payments, shall be enforceable by specific performance; it being acknowledged and agreed by the Authority and the City that no other remedy at law is adequate to protect the interests of the parties hereto.

[END OF ARTICLE IV]

## ARTICLE 5.

### OWNERSHIP; AND COVENANTS OF THE CITY AND AUTHORITY

#### **Section 5.1. Title to the Project**

Title to the Project shall be held in the name of the Authority.

#### **Section 5.2. Operation of the Project.**

The Authority hereby appoints the City as its sole and exclusive agent to operate and maintain the Project. The City shall operate and maintain the Project or cause the Project to be operated and maintained economically, efficiently and in accordance with good business practices and in compliance with the terms of the laws, regulations and ordinances of any federal, state or county government having jurisdiction over the operation of such facilities. All compensation, salaries, fees and wages paid or caused to be paid by the City shall be reasonable, and no more persons will be employed to operate the Project than are necessary. The City shall at all times maintain the Project or cause the Project to be maintained in good condition and repair and shall promptly repair, replace or restore any damage to the Project or cause the proceeds from insurance from such damage or destruction to be applied in accordance with the terms hereof.

The revenues derived from the operation of the Project after the payment of all operating expenses shall be used by the City for any lawful purpose.

#### **Section 5.3. Operating Expenses.**

The City shall pay or cause to be paid the reasonable and necessary costs of operating, maintaining and repairing the Project, including salaries, wages, employee benefits, the payment of any contractual obligations incurred pertaining to the operation of the Project, cost of materials and supplies, rentals of leased property, real or personal, insurance premiums, audit fees, any incidental expenses and such other charges as may properly be made for the purpose of operating, maintaining and repairing the Project in accordance with sound business practice.

#### **Section 5.4. Sale of Assets.**

The Authority, at the direction of the City, may sell, lease or give away all or a portion of the Project.

[END OF ARTICLE V]

## ARTICLE 6.

### SPECIAL COVENANTS AND AGREEMENTS

#### **Section 6.1. Inspection of the Project.**

The City agrees that the Authority, the Bondholder and their duly authorized agents who are acceptable to the City shall have the right at reasonable times during business hours, subject to the City's usual safety and security requirements to examine and inspect the Project without interference or prejudice to the City's operations.

#### **Section 6.2. Further Assurances and Corrective Instruments, Recordings and Filings.**

The Authority and the City agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required to facilitate the performance of this Contract.

#### **Section 6.3. Limitations on Future Debt.**

(a) The Authority and the City covenant and agree that no other bonds or obligations of any kind or nature will be issued which are payable or enjoy a lien on the payments received under the Contract prior to the lien created for the payment of the Bond.

(b) So long as the Bond is unpaid, the City shall not:

(1) enter into any 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, and

(2) 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 the lien created thereon to fulfill the obligations of the City hereunder.

(c) It is further expressly provided that so long as the Bond is unpaid, the City shall not hereafter enter into any Additional Contract for the purpose of debt service payments (including creation and maintenance of reserves therefor) without the written consent of the Bondholder.

(d) Notwithstanding anything herein to the contrary, the Authority shall be authorized to issue any additional bonds or obligations which are secured by a contract or obligation of the City, pursuant to the terms of which a payment obligation is created or expanded for the City to the other party to such contract, which payment obligation is not secured by the City's pledge of its taxing power derived from the three mills levy prescribed by O.C.G.A. § 48-5-350, as amended.

[END OF ARTICLE VI]

## ARTICLE 7.

### EVENTS OF DEFAULT AND REMEDIES

#### **Section 7.1. Events of Default Defined.**

The following shall be “events of default” under this Contract and the term “event of default” shall mean, whenever used in this Contract, any one of the following events:

(a) Failure by the City to pay when due any amount required to be paid under Section 4.2 hereof;

(b) The City shall fail to perform any of the other agreements, conditions, covenants or terms herein required to be performed by the City and such default shall continue for a period of 30 days after written notice has been given to the City by the Authority, the Paying Agent or the Bondholder specifying such default and requesting that it be remedied, or within a greater number of days if such remedy has been undertaken and is being diligently pursued and more than 30 days is required for its completion; provided, however, that if, by reason of force majeure, the City is unable, in whole or in part, to perform the obligations on its part herein undertaken (other than the obligations relating to the payments to be made under Section 4.2 hereof), the City shall not be deemed in default during the continuance of such inability to perform. The term force majeure shall mean, without limitation, acts of God; strikes; work stoppages or similar disturbances; acts of public enemies; orders of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes, fire; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accident to machinery or equipment; partial or entire failure of utilities, or any other cause or event not reasonably within the control of the City. The City will use its best efforts, however, to remedy, with all reasonable dispatch, the cause or causes preventing the City from carrying out such obligation; provided, that the settlement of strikes, work stoppages and similar disturbances shall be entirely within the discretion of the City and the City shall not be required to make settlement of such disturbances by acceding to the demands of the opposing party or parties when such course is, in the judgment of the City, unfavorable to the City; and

(c) An Event of Default shall have occurred under the Bond Resolution.

#### **Section 7.2. Remedies on Default.**

If an event of default referred to in Section 7.1(a) hereof occurs and is continuing, then the Bondholder (i) by written notice to the City, may declare the payments to be made under Section 4.2 hereof to be immediately due and payable, and (ii) may take whatever action at law or in equity may appear necessary or desirable to collect said amounts payable by the City under Section 4.2 hereof. No remedy conferred upon or reserved to the Bondholder in this subsection (a) is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract or now or hereafter existing at law or in equity or by statute, subject to the provisions of

the Bond Resolution.

If an event of default referred to in Section 7.1(b) hereof occurs and is continuing, then the Paying Agent or the Bondholder, by written notice to the City, may take whatever action at law or in equity may appear necessary or desirable to enforce the performance and observance of the obligation, agreement or covenant of the City then in default under this Contract, whether for specific performance of any covenant or agreement contained herein or therein or in aid of the execution of any power herein granted. No remedy conferred upon or reserved to the Bondholder in this subsection (b) is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract and now or hereafter existing at law or in equity or by statute, subject to the provisions of the Bond Resolution.

No delay or omission to exercise any right or power accruing upon any event of default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bondholder to exercise any respective remedy reserved to them in this Article VII, it shall not be necessary to give any notice, other than any notice required herein.

Any amounts collected pursuant to action taken under subsection (a) of this Section 7.2 shall be applied in accordance with the Bond Resolution to the extent the provisions of the Bond Resolution relate to such amounts.

**Section 7.3. No Waiver of Breach.**

In the event any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

**Section 7.4. City Authorized to Cure Default of Authority.**

With regard to any default on the part of the Authority under this Contract or under the Bond Resolution, the Authority hereby vests the City, with full power, for the account of the Authority, to perform any obligation in remedy of such default in the name and stead of the Authority with full power to do any and all things and acts to the same extent that the Authority could do and perform any such acts.

**Section 7.5. Failure to Enforce Agreement Not a Waiver.**

The failure of the Authority or the Bondholder to enforce any agreement, condition, covenant or term by reason of any default or breach by the City shall not be deemed to void or affect the right to enforce the same agreement, condition, covenant or term on the occasion of any subsequent default or breach.

[END OF ARTICLE VII]

**ARTICLE 8.**

## MISCELLANEOUS

### **Section 8.1. Agreement to Pay Attorneys' Fees and Expenses.**

If a party should default under any of the provisions of this Contract and either or both the nondefaulting party or the Bondholder should employ attorneys or incur other expenses for the enforcement of performance or observance of any obligation or agreement on the part of the City or the Authority herein contained, the defaulting party agrees that it shall on demand therefor pay to the nondefaulting party and the Bondholder the reasonable fee of such attorneys and such other reasonable expenses so incurred by the nondefaulting party and the Bondholder.

### **Section 8.2. Indemnification.**

(a) The City agrees that the Authority (including any person at any time serving as a director, an officer, an agent or an employee of the Authority) shall not be liable for, and agrees to indemnify and hold the Authority (including any person at any time serving as an officer or member of the Authority) harmless (including attorneys' fees), to the fullest extent authorized by law, from: (i) any liability for any loss or damage to property or any injury to, or death of, any person that may be occasioned by any cause whatsoever pertaining to the Project, (ii) any liabilities, losses or damages, or claims therefor, arising out of the failure, or claimed failure, of the City to comply with its covenants contained in this Contract, (iii) the work done on the Project or the operation of the Project during the term of this Contract or at any other time, (iv) any willful act or act of negligence of the City or any of its agents, contractors, servants or employees in connection with the use, operation or occupancy of the Project, (v) any violation of law, ordinance or regulation affecting the Project or any part thereof or the ownership, occupancy or use thereof (including, without limitation, CERCLA, the Hazardous Materials Transportation Amendment, The Resource Conservation and Recovery Act, the Toxic Substances Control Act, the Clean Water Act or any so-called "Super Fund" or "Super Lien" legislation), (vi) any condition of the Project, or (vii) any accident, injury or damage whatsoever caused to any person, firm or corporation, in, on or about the Project. In addition, the City agrees to indemnify and hold the Authority (including any person at any time serving as a member, an agent or an employee of the Authority) harmless to the fullest extent permitted by law from any losses, costs, charges, expenses, judgments and liabilities incurred by it in connection with any action, suit or proceeding instituted or threatened in connection with the transactions contemplated by this Contract or the Bond. If any such claim is asserted, the Authority or any individual indemnified herein, as the case may be, will give prompt written notice to the City, and the City will promptly assume the defense thereof, including the employment of counsel and payment of all expenses of such defense, with full power to litigate, compromise or settle the same in its sole discretion; provided that the Authority shall have the right to approve in writing all counsel engaged by the City to conduct such defense, which approval shall not be unreasonably withheld.

The Authority shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the City shall not be required to pay the fees and expenses of such separate counsel unless the separate counsel is employed with the approval of the City. The City shall not unreasonably withhold its approval of such separate counsel.

### **Section 8.3. Reporting Requirements.**



The City shall furnish to the Bondholder the following information or reports:

- (a) Within 210 days from the end of each fiscal year the audited financial statements of the City;
- (b) Within 45 days from the end of each fiscal year, the operating budgets for the current fiscal year approved by the Mayor and City Council; and
- (c) Such other information as may be reasonably requested by the Bondholder.

**Section 8.4. Notices.**

All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to the Authority:                                     Downtown Development Authority of the City of Dallas  
129 E. Memorial Drive  
Dallas, Georgia 30132  
Attention: Chairman  
Fax: (770) 443-8107  
Phone: (770) 443-8110

cc:

Darrin Keaton, Esq.  
City of Dallas  
129 E. Memorial Drive  
Dallas, Georgia 30132

If to the City:   City of Dallas, Georgia  
129 E. Memorial Drive  
Dallas, Georgia 30132  
Attention: Kendall Smith, City Manager  
Fax: (770) 443-8107  
Phone: (770) 443-8110, ext. 1205

cc:

Darrin Keaton, Esq.  
City of Dallas  
129 E. Memorial Drive  
Dallas, Georgia 30132

Any party, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

**Section 8.5. Binding Effect; Third-Party Beneficiaries.**

This Contract shall inure to the benefit of and shall be binding upon the Authority, the City and their respective successors and assigns, subject, however, to the limitations contained in this Contract. The Bondholder is a third-party beneficiary of this Contract, and may enforce the terms and provisions hereof. There are no other third-party beneficiaries.

**Section 8.6. Severability**

If any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

**Section 8.7. Amounts Remaining in Sinking Fund.**

It is agreed by the parties hereto that, subject to and in accordance with the terms and conditions of the Bond Resolution certain surplus moneys remaining in the Sinking Fund after payment of the Bond shall belong to and be paid to the City.

**Section 8.8. Amendments, Changes and Modifications.**

This Contract may be amended without the consent of the Bondholder in order to grant any additional rights, remedies, powers, authority or security that may be lawfully granted to or conferred upon the Bondholder or to make any other change that does not materially adversely affect the Bondholder. All other amendments shall require the consent of the Bondholder in accordance with Section 8.4 of the Bond Resolution. Notwithstanding the foregoing, this Contract shall not be amended if such amendment reduces the Contract Payments or extends the time in which the Contract Payments must be made. The Authority shall cause a notice of the execution and delivery of any amendment to this Contract to be mailed, postage prepaid, to any rating agency then rating the Bond at least fifteen (15) days prior to the effective date thereof.

**Section 8.9. Execution Counterparts.**

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

**Section 8.10. Captions.**

The captions and headings in this Contract are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Contract.

**Section 8.11. Law Governing Contract.**

This Contract shall be governed by, and construed in accordance with, the laws of the State of Georgia.

**Section 8.12. City a Party to Validation.**

The City hereby agrees to be a party defendant in the validation proceedings related to the Bond and covenants and agrees that it shall cooperate with the Authority in validating the Bond and in connection therewith, shall execute such certificates, consent to service of process and make sworn answers as may be necessary for the validation proceedings.

[END OF ARTICLE VIII]

**IN WITNESS WHEREOF**, the Authority and the City have caused this Contract to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

(SEAL)

**DOWNTOWN DEVELOPMENT  
AUTHORITY OF THE CITY OF  
DALLAS**

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

Attest:

\_\_\_\_\_  
Secretary

**CITY OF DALLAS, GEORGIA**

**(SEAL)**

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

Attest:

\_\_\_\_\_  
Clerk

SCHEDULE 1  
CONTRACT PAYMENTS

## **RESOLUTION 2025-04**

### **A Resolution Authorizing the Mayor and City Council of the City of Dallas, Georgia to Execute All Necessary Applications and Other Documents to Seek a Grant under the Atlanta Regional Commissions Livable Centers Initiative (LCI) Grant for a major update to the City of Dallas Livable Centers Study**

**WHEREAS**, The Charter of the City of Dallas, Georgia allows the Mayor and Council to adopt Resolutions; and

**WHEREAS**, The Mayor and Council of the City of Dallas, Georgia has the responsibility to provide for the health, safety and welfare of the citizens of Dallas, Georgia, which includes providing funding and obtaining grants in order to facilitate studies and create plans for the improvement of the downtown area; and

**WHEREAS**, The City of Dallas, Georgia, located in the growing County of Paulding, is continually seeking ways to expand and improve its vibrancy, walkability, quality of life within the downtown area; and

**WHEREAS**, The City of Dallas deems it necessary to update the city's 2020 LCI Plan; and

**WHEREAS**, Grants from the Livable Centers Initiative of the Atlanta Regional Commission, may be available to provide technical assistance for such plan update; and

**WHEREAS**, The City's Business Development Director, Public Works Director, and City Manager recommend that the City Council authorize the application for a grant for technical assistance; and

**WHEREAS**, The Mayor and Council for the City of Dallas, Georgia accepts the recommendation of the Business Development Director, Public Works Director and the City Manager and desire to authorize an application for a grant from the Livable Centers Initiative of the Atlanta Regional Commission for technical assistance; and

**WHEREAS**, At the regular meeting of City of Dallas, Georgia, held on February 3<sup>rd</sup>, 2025, a motion was made and duly seconded that the City of Dallas, Georgia agrees to submit an application for funding from the Livable Centers Initiative;

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DALLAS, GEORGIA**, that the City Manager and Director of Public Works of the city, as appropriate, are authorized to move forward with due diligence to prepare, or have prepared, appropriate documentation required for a formal Livable Centers Initiative application, and are authorized to sign and execute the necessary documents for forwarding the application for a grant under the Livable Centers Initiative; and

**FURTHER**, The City of Dallas agrees that in the event the City of Dallas' s application is recommended for reimbursable funding by the Atlanta Regional Commission, the City of Dallas assures that it has the intention to finance their (20) percent of the overall project cost and the overall project cost is not to exceed \$200,000.00,.

**SO SHALL IT BE RESOLVED, PASSED, ADOPTED, SIGNED, APPROVED, BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, and EFFECTIVE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

\_\_\_\_\_  
I. James Kelly, Mayor

\_\_\_\_\_  
James R Henson, Councilmember

\_\_\_\_\_  
Candace Callaway, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Nancy Arnold, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Christopher Carter, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed, and adopted at a regular meeting of the City Council of the City of Dallas this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tina Clark, City Clerk

\_\_\_\_\_  
Date

Seal:



# ORDINANCE NO. 2025-01

## AN ORDINANCE TO AMEND THE ORDINANCES OF THE CITY OF DALLAS, GEORGIA TO IMPLEMENT THE INCREASE IN COMPENSATION FOR THE MAYOR AND COUNCIL; AND FOR OTHER PURPOSES

**WHEREAS,** Section 2.13 of the Charter of the City of Dallas, Georgia provides that the Council may determine the annual salary of the Mayor and Council by Ordinance; and

**WHEREAS,** The salary currently paid to the Mayor, Mayor Pro Tem and Council is: \$10,000.00 per annum for the Mayor, \$7,500.00 per annum for the Mayor Pro Tem, and \$5,000.00 per annum per Councilmember; and

**WHEREAS,** The Mayor and Council desire an increase in pay to be commensurate with the work done in and for the City; and

**WHEREAS,** Pursuant to O.C.G.A. § 36-35-4, municipalities are authorized to fix the compensation of elected officials via its Home Rule powers provided such intent is published in the county legal organ once a week for at least three consecutive weeks prior to the week of adoption; and

**WHEREAS,** An increase would be commensurate to other municipalities similar to the City of Dallas; and

**WHEREAS,** Such increase is not being taken in an election cycle of elected officials and is not being taken during the period of time of candidates qualifying for election to the membership on the Dallas City Council; and

**THEREFORE,** the Mayor and Council of the City of Dallas, Georgia hereby ordain as follows:

### SECTION I

The salary for the Mayor shall be \$12,500.00 per annum, the salary for the Mayor Pro Tem shall be \$10,000.00 per annum, and the salary for Councilmembers shall be \$7,500.00 per annum payable in monthly installments.

### SECTION II

That any and all Ordinances and parts of Ordinances in conflict herewith are hereby waived to the extent of the conflict.

### SECTION III

If any section, sentence, clause or phrase of this Ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of the Ordinance or any part thereof.

### SECTION IV

Following passage and approval by the Mayor and Council, this Ordinance shall take effect January 1, 2026.

FIRST READING: \_\_\_\_\_

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James Henson, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Candace Callaway, Councilmember

Attest: \_\_\_\_\_  
Tina Clark, City Clerk

# ORDINANCE ORD-2025-02

## AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF DALLAS TO AMEND ARTICLE IV SECTION 4-13; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES

**WHEREAS,** Pursuant to O.C.G.A. §36-35-3 the City has been vested by the State of Georgia with legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property and affairs (the “Home Rule” power) including the power to amend its Charter except as provided in O.C.G.A. §36-35-6; and,

**WHEREAS,** Consistent with the powers vested them by the City Charter, the City the Mayor and City Council deem it necessary to implement changes to the Charter regarding the qualifications of Mayor and Councilmembers, and to conform the Charter to the State Election Code; and,

**WHEREAS,** The implementation of changes to the Charter regarding qualifications of elected officials is not a matter preempted by the Georgia General Assembly via enactment of general law; and,

**WHEREAS,** The Mayor and the City Council of Dallas, Georgia have, in regular meeting of Council assembled, pursuant to O.C.G.A. §36-35-3, after proper notice and advertisement in accordance therewith, considered said amendment; and,

**THEREFORE,** be it ordained by the Mayor and the City Council of Dallas, Georgia:

### SECTION I.

That the City Charter of the City of Dallas:

**ARTICLE II. – GOVERNMENT STRUCTURE, Sec. 2-11. - City Council terms and qualifications for office.;**

**ARTICLE II. – GOVERNMENT STRUCTURE, Sec. 2 – 12. – Vacancy; filling of vacancies.;**

**ARTICLE V. – ELECTIONS, Sec. 5-10. - Applicability of general law.;**

**ARTICLE V. – ELECTIONS, Sec. 5-11. - Regular elections; time for holding.;**

and

**ARTICLE V. – ELECTIONS, Sec. 5-13. - Election by majority.**

are hereby amended as follows:

**ARTICLE II. – GOVERNMENT STRUCTURE, Sec. 2-11. - City Council terms and qualifications for office. SHALL BE STRUCK IN ITS ENTIRETY AND REPLACED AS FOLLOWS:**

**Sec. 2.11. - City Council terms and qualifications for office.**

- (a) The Mayor of the City and members of the City Council shall serve for terms of four years. Municipal officeholders shall be sworn in at the first organizational meeting of the new year following the regular election for said office and will hold office until their successors are duly elected and qualified and take said oath of office.
- (b) No person shall be eligible to serve as Mayor or Councilmember unless he or she is a qualified municipal voter and shall have been a resident of the City for one year immediately prior to the date of his or her qualifying for said position.
- (c) No person shall be eligible to serve as a Ward Councilmember unless he or she is a qualified municipal voter and shall have been a resident of the Ward for which they seek office for one year immediately prior to the date of his or her qualification for said position.
- (d) The Mayor and each Councilmember shall continue to reside within the City limits proper and, unless serving as an At-Large member, within the Ward they represent, during their period of service.

**ARTICLE II. – GOVERNMENT STRUCTURE, Sec. 2 – 12. – Vacancy; filling of vacancies. SHALL BE AMENDED AS FOLLOWS:**

**Sec. 2.12. - Vacancy; filling of vacancies.**

- (a) The office of Mayor or seat of Councilmember shall become vacant upon the incumbent's death, resignation, forfeiture of office, relocation of residency outside the City limits proper, relocation of residency outside the Ward which they represent or removal from office in any manner authorized by this Charter or the general laws of the State of Georgia.
- (b) In the event of a vacancy in the office of Mayor, the position shall be filled by the City Council through the appointment of one of its members by a majority vote. The appointed member shall serve until the next general municipal election, at which time a Mayor will be elected to serve for the remainder of the unexpired term or be seated for the next full term. A vacancy in the office of Mayor shall be filled from the City Council by election appointment of one of its members, by majority vote, to serve until the next election where a Mayor shall be elected to serve for the remainder of the unexpired term.
- (c) A vacancy in the office of one or more Councilmembers shall be filled by appointment of a qualified person by the Mayor and City Council, by majority vote. The appointee will serve until the next general municipal election, where a Councilmember or members will be elected to complete the unexpired term or begin a new full term. A vacancy in the office of one or more Councilmembers shall be filled by the Mayor and City Council by the election of any citizens of said City eligible to hold such office, who shall serve until the next election, to be held every two years, where a Councilmember or members shall be elected to fill the remainder of the unexpired term.

**ARTICLE V. – ELECTIONS, Sec. 5-10. - Applicability of general law. SHALL BE AMENDED AS FOLLOWS:**

**Sec. 5-10. - Applicability of general law.**

All primaries and elections shall be held and conducted in accordance ~~with Chapter 3 of Title 21 of the O.C.G.A., the "Georgia Municipal Election Code,"~~ with Chapter 2

of Title 21 Elections of the Official Code of Georgia Annotated, as now or hereafter amended.

**ARTICLE V. – ELECTIONS, Sec. 5-11. - Regular elections; time for holding.**  
SHALL BE AMENDED AS FOLLOWS:

- (a) ~~On the first Wednesday in September, 1989, and on that day every two years thereafter, there shall be an election for successors to the City Councilmembers and Mayor, if applicable, whose terms will expire the following January. Pursuant to O.C.G.A. §21-2-9(c), all general municipal elections to fill elective municipal offices shall be held on the Tuesday following the first Monday in November in each odd-numbered year.~~ The terms of office shall begin at the time of taking the oath of office as provided in Section 2.18 of this Charter.
- (b) The Mayor shall be elected in 1991 and every four years thereafter.
- (c) The City Councilmembers from Ward One, Ward Three, and one Councilmember-at-large shall be elected in 1989 and every four years thereafter.
- (d) The City Councilmembers from Ward Two, Ward Four, and one Councilmember-at-large shall be elected in 1991 and every four years thereafter.
- (e) The Mayor and City Councilmembers in office on the effective date of this Charter shall remain in office until their successors are elected and take office as provided in this Charter.

**ARTICLE V. – ELECTIONS, Sec. 5-11. - Election by majority.** SHALL BE AMENDED AS FOLLOWS:

**Sec. 5.13. Election by majority.**

- (a) The person receiving a majority of the votes cast for any City office shall be elected.
- (b) In the event that no candidate receives a majority of the votes cast, then a run-off election will be held in accordance with City Ordinance and Chapter 3 of Title 21 of the O.C.G.A., the "Georgia Municipal Election Code." ~~Chapter 2 of Title 21 Elections of the Official Code of Georgia Annotated~~
- (c) In the event that there is a tie vote between the two candidates receiving the most votes, then a special election will be held in accordance with City Ordinances and Chapter 3 of Title 21 of the O.C.G.A., the "Georgia Municipal Election Code." ~~Chapter 2 of Title 21 Elections of the Official Code of Georgia Annotated.~~

**SECTION II. REPEAL OF CONFLICTING ORDINANCES.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION III. SEVERABILITY CLAUSE.** If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

**SECTION IV. EFFECTIVE DATE.** Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective January 7, 2026.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE  
CITY OF DALLAS, GEORGIA, THIS THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2024.**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James R. Henson, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Candace Callaway, Councilmember