Georgia Department of Community Affairs

Statement of OneGeorgia Rural Workforce Housing (Equity Fund) Award

Recipient: City of Sandersville

Date of Award: 10/08/2026

Rural Workforce Housings: $2,500,000

Award Number: 27wh-MCR-5-5343

Type Grant

Award Period: From 10/08/2026 To 04/08/2029

An award is hereby made in the amount and for the period shown above as authorized under O.C.G.A. 50-34-1 et seq. and by resolution of the Board of the OneGeorgia Authority, to the Recipient indicated above, in accordance with the plan set forth in the application submitted by the Recipient and subject to any attached revisions and conditions.

This award is subject to all applicable laws, rules, regulations and conditions prescribed by the OneGeorgia Authority's Rural Workforce Housing Regulations and Guidelines as well as all applicable provisions contained in state law. It is also subject to such further rules, regulations and policies as may be reasonably prescribed by the State and the OneGeorgia Authority consistent with the purposes and authorization of O.C.G.A. 50-34-1.

This award shall become effective on the beginning date of the award period shown above, provided that within thirty (30) days of the award execution date (below), the properly executed original Statement of Rural Workforce Housing Award and any attached properly executed revisions and condition statements are returned to the OneGeorgia Authority, Georgia Department of Community Affairs, 60 Executive Park South, NE Atlanta GA 30329.

For the
ONEGEORGIA AUTHORITY
By The Georgia Department of Community Affairs

☒ This award is subject to the approved budget and general conditions. (attached)

☒ This award is subject to special conditions. (attached)

Commissioner

10-8-2026
Date Executed

I, _____, acting under my authority to contract on behalf of the recipient, hereby signify acceptance for the recipient of the above described Award on the terms and conditions stated above or incorporated by reference therein.

Date of Acceptance: _____

_____
Authorized Signature

MAYOR
Title (typed)

Georgia Department of Community Affairs

OneGeorgia Rural Workforce Housing (Equity Fund)

Recipient: City of Sandersville Award Number: 27wh-MCR-5-5343

Activity Code		Activity Budget
G70-1401-I	Water	$534,805
G70-1402-I	Sewer	$505,925
G70-1404-I	Flood and Drainage	$515,615
G70-1405-I	Streets	$233,070
G70-1414-I	Public Infrastructure (other)	$710,585

Budget Total **$2,500,000**

Project Description

The City of Sandersville proposes to use $2,500,000 in OneGeorgia Rural Workforce Housing Initiative Funds to construct the necessary sewer, water, road, and drainage improvements necessary for a residential housing development located on the corner of McDaniel Drive and E McCarty Street. The parcel is 26.25 acres. Smith Douglas Homes plans to construct 68 single family homes within the development. The total infrastructure project costs are $4,396,924 for infrastructure improvements.

Date of Acceptance: _____

_____
Authorized Signature

James Andrews
Name (typed)

Mayor
Title (typed)

Statement of Special Conditions

Recipient City of Sandersville Award_No 27wh-MCR-5-5343

01. Prior to the drawdown of funds, the recipient must submit for OneGeorgia Authority approval final executed copies of the bid specifications and tabulations and contract(s) (includes copy of executed contract, Bid bond, Performance bond, Payment bond), for the proposed project. (Please submit all required documents at one time).

02. Prior to the closeout of the award, copies of the executed purchase/sales agreement between the buyer/seller need to be made available for inspection. Agreements should be able to prove that no more than one home/housing unit was sold to the same individual.

Date of Acceptance: _____

_____
Authorized Signature

James Andrews
Name (typed)

Mayor
Title (typed)

Georgia Department of Community Affairs

Statement of OneGeorgia Rural Workforce Housing (Equity Fund) General

Recipient: City of Sandersville Award Number: 27wh-MCR-5-5343

1. Unless otherwise stated, upon approval of the OneGeorgia Authority, up to 90% of the total award may be drawn down as soon as the award documents are properly executed, special conditions (if any) cleared, and appropriate cost documentation submitted. Draws will be processed on an as-needed basis but no more than twice per week. OneGeorgia reserves the right to withhold payment of the final 10% of the grant award until after completion of the OneGeorgia portion of the project and satisfactory submission of all interim or final reports (depending on overall project status) and copies of cancelled checks, bank statements and/or other appropriate documentation related to the OneGeorgia-funded activities of the project.

2. Recipient's internally adopted procurement procedures must meet applicable state and local requirements (e.g., HB 1079). The procedures will be adhered to and proper documentation shall be maintained in the program file so as to document such adherence.

3. Drawdowns for construction costs and/or professional services shall be disbursed to the recipient subject to OneGeorgia's approval of copies of vendor invoices or paid invoices, properly completed drawdown forms and, if applicable, properly completed certification forms (e.g. AIA or similar). If force-account labor is used, recipient shall provide cost documentation that is certified by the appropriate local government official. This information should include, but not be limited to, the number of labor and/or machinery hours and their hourly rates. All invoices must clearly display either the name of the project, or the OneGeorgia award number.

4. Drawdowns for machinery and/or equipment shall be disbursed to the recipient based on approved unpaid or paid vendor invoices. All invoices must show the recipient as the "bill-to" entity or else be accompanied by secondary documentation (e.g., bill of sale) that indicates title to and ownership of the subject machinery and/or equipment has been transferred to the recipient. All invoices must clearly display either the name of the project, or the OneGeorgia award number.

5. Drawdowns for land acquisition must demonstrate the acquisition cost (e.g., purchase option and/or sales contract). Within 45 days of drawdown, documentation evidencing the land acquisition (i.e., executed settlement statement and a properly recorded deed evidencing the recipient's fee simple title to the land) must be forwarded to the OneGeorgia Authority. If the land was acquired with interim financing, the recipient must submit evidence of secured interim financing (i.e., executed loan papers). In such a case, within 45 days of drawdown, the recipient must provide OneGeorgia with evidence that the interim financing has been paid off (i.e., satisfied or paid promissory note and release of any security interest in the land) and a copy of the recorded deed evidencing the recipient's fee simple title to the land.

6. The recipient agrees to provide for the balance of funding for any cost overruns that exceed award amount.

7. The recipient certifies that all assets financed with OneGeorgia funds will be publicly owned property and that appropriate documentation evidencing such ownership will be available for OneGeorgia review.

8. The recipient certifies that before engaging in any land-disturbing activity and before acquiring real property, it will comply with the Environmental Policy Act (O.C.G.A. § 12-16-1 et seq.) and any other applicable laws and regulations.

9. The recipient certifies that the project is in compliance with the applicable local government's Comprehensive Plan, as approved by the State, is consistent with the applicable community's adopted Service Delivery Strategy and is in compliance with the State's rules governing Developments of Regional Impact. Furthermore, the appropriate local government is a Qualified Local Government as certified by the State.

Date of Acceptance: _____

Mayor
Title (typed)

James Andrews
Name (typed)

_____
Authorized Signature

(Please Sign Pages 1, 2, and 3)

Georgia Department of Community Affairs
Statement of OneGeorgia Rural Workforce Housing (Equity Fund) General

Recipient: City of Sandersville Award Number: 27wh-MCR-5-5343

10. Where applicable, the recipient agrees to obtain approval from the Georgia Environmental Protection Division for the project's plans and specifications as required. The recipient also agrees to obtain all pertinent permits (e.g. soil disturbance, erosion control, etc.).

11. The recipient certifies that no applicable state laws, rules, regulations or applicable local ordinances shall be violated in carrying out this project and expending OneGeorgia funds.

12. The recipient certifies that no conflicts of interest exist with regard to this project. For more information about what constitutes a conflict of interest, consult the OneGeorgia Recipient's Manual.

13. The recipient certifies that without limitation of any other condition, OneGeorgia funds shall not be used to pay the cost of entertainment. Entertainment costs are defined as: "costs of amusements, social activities and incidental costs relating thereto, such as meals, beverages, lodgings, rentals, transportation, and gratuities." This definition includes meal/beverage expenses incurred for meetings which could reasonably have been conducted at a place of business and which did not require the provision of a meal.

14. All applications as well as supporting documentation submitted to the OneGeorgia Authority shall be subject to the provisions governing Georgia Open Records requests. All records pertinent to the OneGeorgia project, whether financial or programmatic, shall be maintained by the recipient for a minimum of three years from the date of formal grant close-out.

15. Local government recipients shall maintain their accounting records in accordance with the *Uniform Chart of Accounts for Local Governments in Georgia*, as mandated under state law (O.C.G.A. § 36-81-3), and all recipients shall undergo an annual financial audit conducted in accordance with Generally Accepted Government Auditing Standards. A Source and Application of Funds Schedule and a Project Cost Schedule for all OneGeorgia funds must be included in the audit report. The recipient shall submit to the OneGeorgia Authority copies of all audits that cover all or part of the award period.

16. Development Authorities with powers set forth in Chapter 62 of Title 36 of the Official Code of Georgia Annotated must adhere to O.C.G.A. § 36-62-7 and any other applicable law or regulation when selling or leasing assets funded in whole or in part with OneGeorgia funds.

17. The OneGeorgia award will remain "open" until the entire project (including activities funded by other sources) is complete. After project completion, OneGeorgia will conduct a close-out site visit of the project to determine the project's consistency with objectives and goals stated in the application. The site visit will also consist of a quantitative measure of the public benefits (e.g. jobs created, private investment). If OneGeorgia funds are used for a "soft" project (e.g. feasibility study), a copy of the OneGeorgia-funded project should be forwarded to the OneGeorgia Authority for review upon completion. If either the site visit or project review is determined to be satisfactory, an award close-out letter will be issued to the recipient.

18. The recipient will be responsible for submitting semi-annual progress reports to the OneGeorgia Authority for the term of the award. These reports are due June 30 and December 31 of each year. Recipients who are not up-to-date on their semi-annual reporting requirements may not be eligible to draw and/or receive funds from the OneGeorgia Authority.

Date of Acceptance: _____

_____
Authorized Signature

Mayor
Title (typed)

James Andrews
Name (typed)

(Please Sign Pages 1, 2 and 3)

Georgia Department of Community Affairs
Statement of OneGeorgia Rural Workforce Housing (Equity Fund) General

Recipient: City of Sandersville Award Number: 27wh-MCR-5-5343

19. The Recipient, by signing these Conditions, is certifying that it will comply with the requirements of O.C.G.A. § 50 -36 entitled "Verification of Lawful Presence Within United States" and verify the lawful presence in the United States of any natural person 18 years of age who has applied for state or local public benefits, as defined in 8 U.S.C. Section 1621, or for federal public benefits, defined in U.S.C. Section 1611, that is administered by an agency or a political subdivision of this state.

20. The Recipient, by signing these conditions, is certifying that it will comply with the requirements of O.C.G.A. § 13 -10-91 under Article 3 entitled "Security and Immigration Compliance." This requires, among other things, that every public employer, including, but not limited to, every municipality and county, will register and participate in the federal work authorization program to verify employment eligibility of all newly hired employees. For more information, including a link to the Homeland Security website and the I-9 Form requirements for all new employees, see the OGA Recipient Manual and Forms Page at: https://www.dca.ga.gov/community-economic-development/funding-programs/onegeorgia-authority

21. The OneGeorgia Authority expects that all assets constructed, improved and/or purchased with OneGeorgia funds will be used for the approved use for no less than five years from the award date. OneGeorgia should be contacted immediately if there is a proposed change in use. OneGeorgia will require repayment of the award in the event a facility and/or asset is converted to an ineligible use or from public ownership.

22. For EDGE projects only: the recipient certifies that in accordance with Section 413-2.05(6) of the EDGE regulation, it will be accountable for this state EDGE expenditure made in partial consideration of assisting the recipient in fulfilling its mission as outlined in its EDGE application, local inducement resolution and local development agreements.

23. The Equity and EDGE programs generally require all Special Conditions to be cleared before funds can be drawn down. **Requests for drawdown of Equity or EDGE funds must be accompanied by adequate supporting cost documentation (including approved pay request(s) and/or invoices), certified by the Authority to demonstrate local oversight, and copies provided of cancelled checks or EFT payment verification for the cost documentation being submitted. No funds will be paid without complete documentation to support the drawdown request.**

24. For Rural Workforce Housing Initiative projects only: The Recipient certifies that it will be accountable for the homes being sold within the price range specified in the Notice of Funding Availability. If the home/housing unit is not sold in the specified price range, the infrastructure grant is subject to repayment to the OneGeorgia Authority.

25. For Rural Site Development and Equity projects only: The Recipient certifies that a data center, solar farm, nor a mini-storage facility will not be located within the industrial park being funded with OneGeorgia Rural Site Development funds for a minimum of 20 years. If the community allows for any of the above-mentioned facilities to locate within the park, the infrastructure grant is subject to repayment to the OneGeorgia Authority.

Date of Acceptance: _____

_____
Authorized Signature

Mayor
Title (typed)

James Andrews
Name (typed)

(Please Sign Pages 1, 2 and 3)

OneGeorgia Agreement

I, __Keenan Howard_____, legal counsel to the applicant, do certify that the applicant agrees that a data center, solar farm, and/or mini storage warehouses will not be located within the industrial park being funded with OneGeorgia funds for a minimum of 20 years. If the community allows any of the above-mentioned business types to locate within the park, the grant is subject to repayment to the OneGeorgia Authority.

Applicant Chairman/Director Signature: _____ **Date:** _____

Applicant Chairman/Director Printed Name: _____

Legal Counsel Signature: _____ **Date:** _____

Legal Counsel Printed Name: _____

Georgia® Department of Community Affairs

ONEGEORGIA AUTHORITY

AUTHORIZED SIGNATURE CARD FOR DRAWDOWN OF FUNDS UNDER ONEGEORGIA AUTHORITY PROGRAM

Name of Recipient:	Award Number:
City of Sandersville	27wh-MCR-5-5343

SIGNATURES OF INDIVIDUALS AUTHORIZED TO DRAW ON THE CITED AWARD

○ ONLY ONE SIGNATURE REQUIRED

or

☑ ANY TWO SIGNATURES REQUIRED

Typed Name and Signature	Typed Name and Signature
James Andrews, Mayor	Kandice Hartley, City Manager
Typed Name and Signature Leslie Williams, Finance Director	Typed Name and Signature

I CERTIFY THAT THE SIGNATURES ABOVE ARE OF THE INDIVIDUALS AUTHORIZED TO DRAW PAYMENT UNDER THE GRANT CITED ABOVE:

SIGNATURE OF AUTHORIZING OFFICIAL *(Recipient)* DATE

INSTRUCTIONS:

1. In order to expedite drawdown requests, we recommend you list at least two individuals who are authorized to initiate a drawdown.
2. Signature of Authorizing Official must have legal authority to sign on behalf of recipient.
3. While OneGeorgia (OGA) will accept a drawdown request with one signature, OGA recommends two signatures be required on a drawdown request. If you choose to require only one signature for drawdown, request must include signature of someone other than the "authorizing official" on the signature card. Please note, OGA will hold a draw request if the lone authorized signature is also the authorizing official on the Authorized Signature Card.
4. Please make sure name is typed next to each individual signature
5. Funds will be sent via ACH wire transfer. You should also complete the Vendor Management Bank Account for automatic deposits.

Note: On all Requests for Drawdowns, please include a formal cover letter from the certifying representative that includes:

1. Recipient Name
2. Award ID#
3. Drawdown Request #
4. Dollar Amount of Funds Requested
5. Statement of Certification:

   I have reviewed and certify that the attached invoices or listing and the cost documentation are for eligible expenses related to this Drawdown Request.