

CSD Comprehensive Capital Improvement Update

August 12, 2025

Presenters:

Mr. Jarvis Adams, Chief Operations Officer

Dr. Lonita Broome, Chief Financial Officer

Ms. Falak Alam & Mr. Shawn Hamlin, Goodwyn Mills Cawood (GMC)



"All In" Decatur Strategic Plan Investment Agenda



→ Progress to Date

- Historical Context Timeline
- Land Purchase → Present

● Project Overview

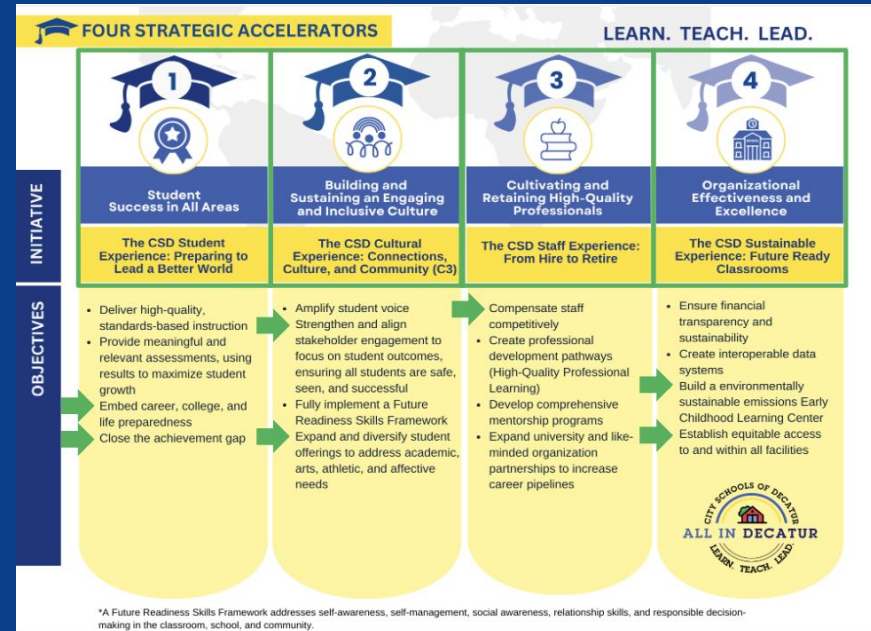
- Schematic Design
- PATH Process: Public Engagement
- Construction Timeline
 - Domino #1: New ECLC Design Options
 - Domino #2 → Domino #4: DHS Renovations

● Payment

- Public Facilities Authority (PFA) Resolution
- Estimated Costs + Funding Sources

● Public Engagement

- Key Considerations Summary
- Upcoming Community Input Opportunities





**Student
Success in All Areas**

**The CSD Student
Experience: Preparing to
Lead a Better World**



**Building and
Sustaining an Engaging
and Inclusive Culture**

**The CSD Cultural
Experience: Connections,
Culture, and Community (C3)**



**Cultivating and
Retaining High-Quality
Professionals**

**The CSD Staff Experience:
From Hire to Retire**

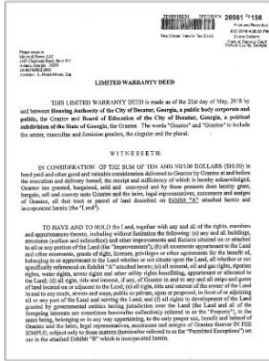


**Organizational
Effectiveness and
Excellence**

**The CSD Sustainable
Experience: Future Ready
Classrooms**

Progress to Date: Historical Context

May 2017 - March 2023 | Zoom In View



MAY 2017:

CSD PURCHASES PROPERTY

The property (2.88 acres) for the project was purchased in May 2017 by City Schools of Decatur from the Decatur Housing Authority for the intended use of expanding public school purposes.

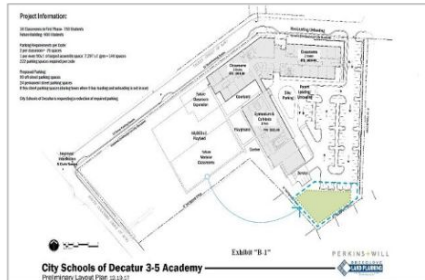


AUG 2019:

TALLEY STREET UPPER ES OPENS & WELCOMES NEW STUDENTS

MAR 2023:

"ALL IN DECATUR" STRATEGIC PLAN CHARTS PATH FORWARD (2023 - 2028)



MAY 2017:

CSD BEGINS TO EXPLORE EDUCATION CAPITAL NEEDS

(Concepts included:
New Home for Talley Street Upper ES, New ECLC, DHS Extension, School Swing Space)



FEB 2020:

COVID-19 GLOBAL PANDEMIC HALTS PUBLIC EDUCATION

Progress to Date: Historical Context

March 2023 - Present | Zoom In View



MAR 2023:
"ALL IN DECATUR"
STRATEGIC PLAN
CHARTS PATH
FORWARD
(2023 - 2028)



AUG 2024:
GMC CONDUCTS
TWO (2) SERIES
OF PATH PUBLIC
ENGAGEMENT
DESIGN SESSIONS

- **PATH 1.0:**
(New Early Learning Center)
- **PATH 2.0:**
(DHS Renovations)



AUG 2025:
NEXT STEPS

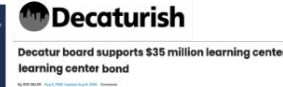
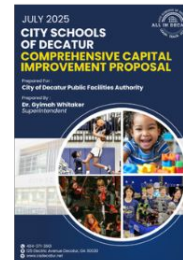
Continue strategic efforts to: complete design due diligence; plan ongoing community engagement; refine financial modeling; collaborate with City of Decatur and other key partners; finalize construction development; coordinate a groundbreaking ceremony and more!



MAR 2023:
CSD ANNOUNCES
DR. GYIMAH
WHITAKER AS SOLE
FINALIST FOR
SUPERINTENDENT

OCT 2024 - ONGOING:

CSD ENGAGES
CITY OF DECATUR
COMMISSIONERS
& WIDER DECATUR
COMMUNITY



"All In" Decatur Strategic Plan Investment Agenda



● Progress to Date

- Historical Context Timeline
- Land Purchase → Present



Project Overview

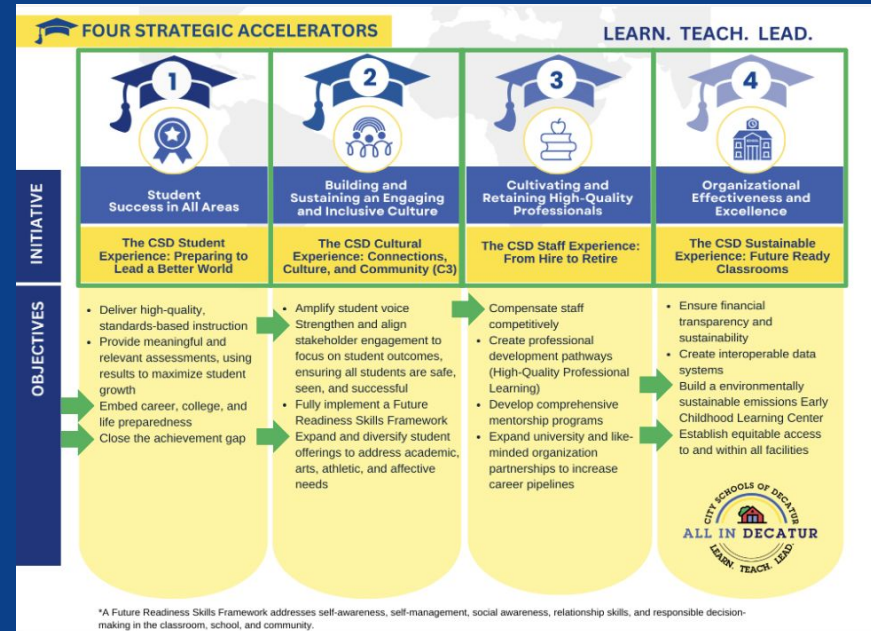
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New Early Childhood Learning Center

Addresses the current demand for additional high-quality early learning and helps to close academic achievement gaps.

- New ECLC Campus
- Capacity to Support More Early Learners
- Additional Learning Opportunities for Teaching & Early Childhood Education (ECE) Career Pathways

City Schools of Decatur with Goodwyn Mills and Cawood and Parrish Construction Group

Timeline & Engagement

- Community and CSD Engagement began in August of 2024
- PATH Exercise
- CSD RFP for Design Services
- GMC given Notice to Proceed
- Design Phases

Design & Budget

- Current One-Story Design
- Potential Two-Story Design
- Timeline

Decatur High School

- CTAE Facilities
- Athletics
- Performing and Visual Arts Spaces
- Student Circulation and Safety

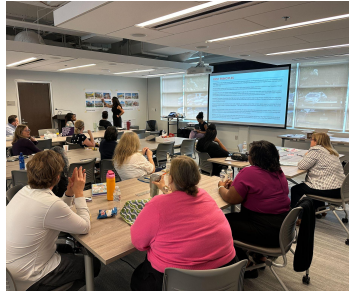
Projected Timeline

- Key Milestones
- Package Cost Comparisons

Timeline & Engagement: New ECLC

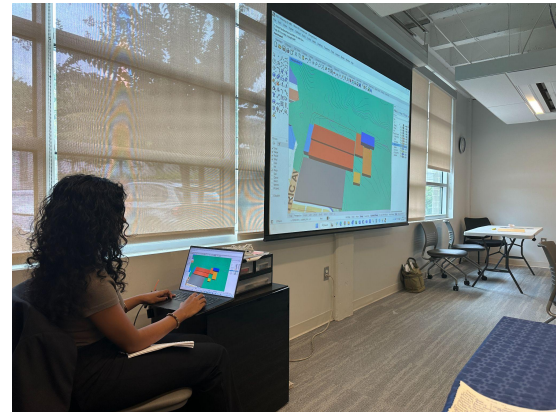
PATH 1 - August 21, 2024

- “Understand and Validate”
- Questionnaire
- 7 First Principles
- Architectural Visioning



PATH 2 - September 11, 2024

- “Manifest”
- Vision Statement
- Massing and Blocking



PATH DELIVERABLE - October 15, 2024



Timeline & Engagement: New ECLC *(Continued)*

CONCEPTUAL DESIGN

- GMC given Notice to Proceed: December 2024
- Program Verification and Conceptual Design Completed: January 2025

SCHEMATIC DESIGN

- Completed: April 15, 2025
- Meetings held with City of Decatur Officials and Departments

DEVELOPED DESIGN

- Completed: July 8, 2025
- Standing meetings with CSD and Parrish

DESIGN UPDATE

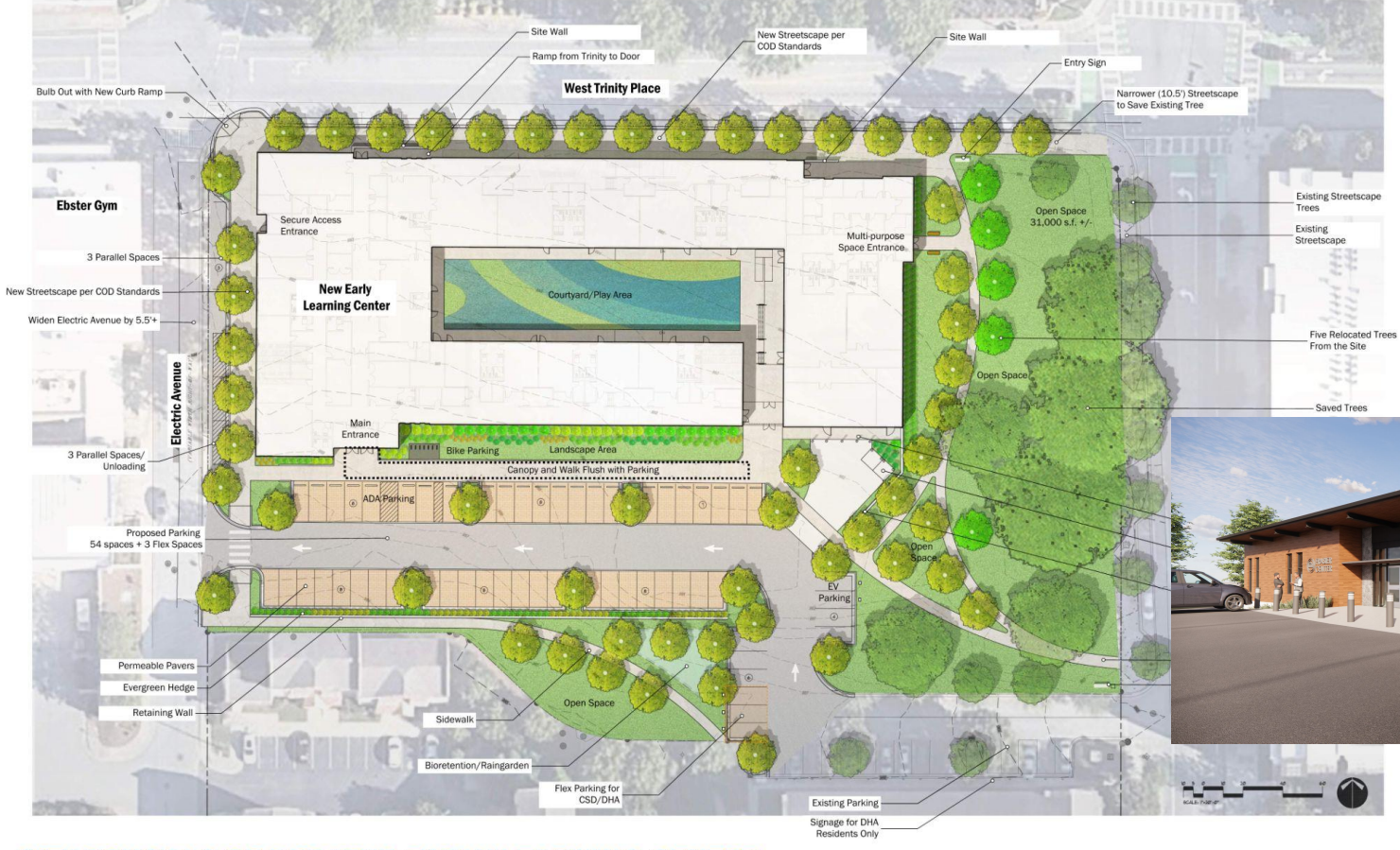
- Under Review
- Adjusting Design to be 2-Stories
 - W. Trinity Place Frontage
 - Green Space

Public Communication:

- Listening Sessions with the Superintendent
- Advisory Councils
- New Early Learning Center Website
- Planning Commission Hearing
- Downtown Decatur Authority Hearing
- Board of Education Meetings
- CSD Back-to-School Bash (2024 & 2025)



New Early Childhood Learning Center Design



New Early Childhood Learning Center Design



Enrollment Capacity:

- ~150 Students

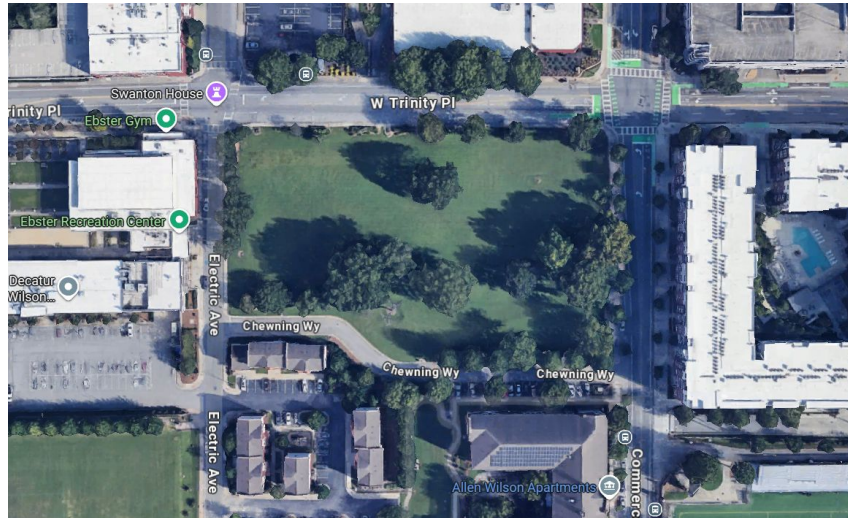
Includes:

- 12 Classrooms
- 8 Observation Rooms
- 9 New ECLC Staff Offices
- 7 Student Support Staff Workspaces
- Media Center
- Cafeteria
- Kitchen
- 2 Multi-Purpose Rooms

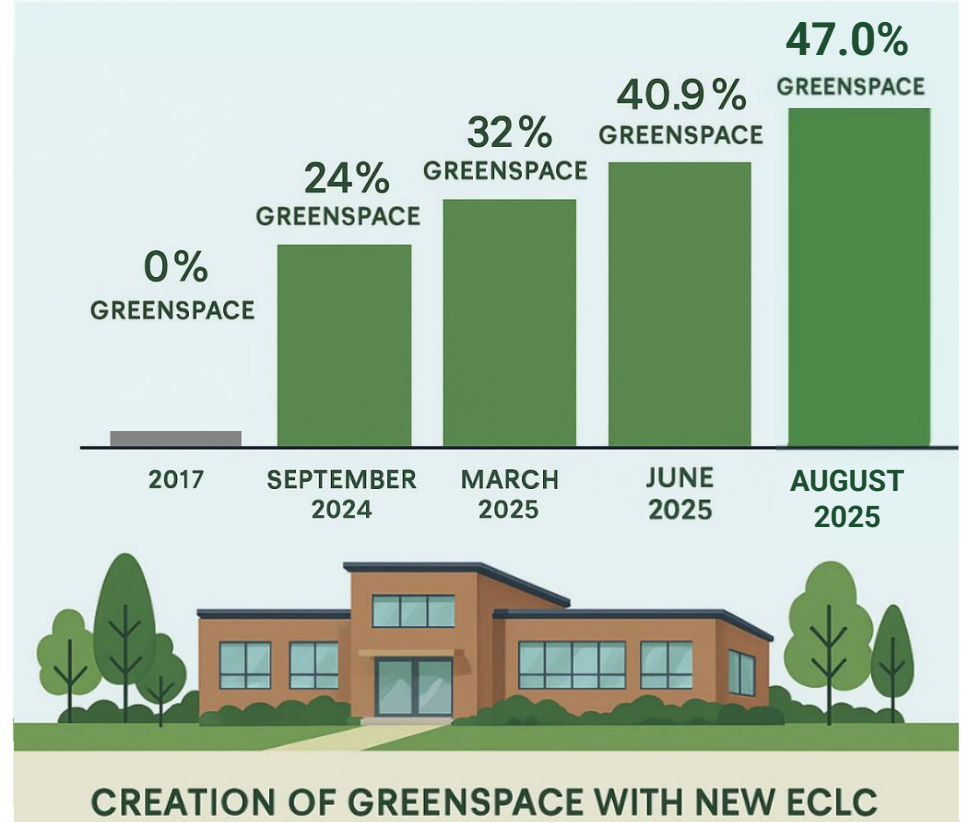
Urban Greenspace



- Site: 346 W. Trinity Place
 - 2.87 Acres (125,017.2 SF)

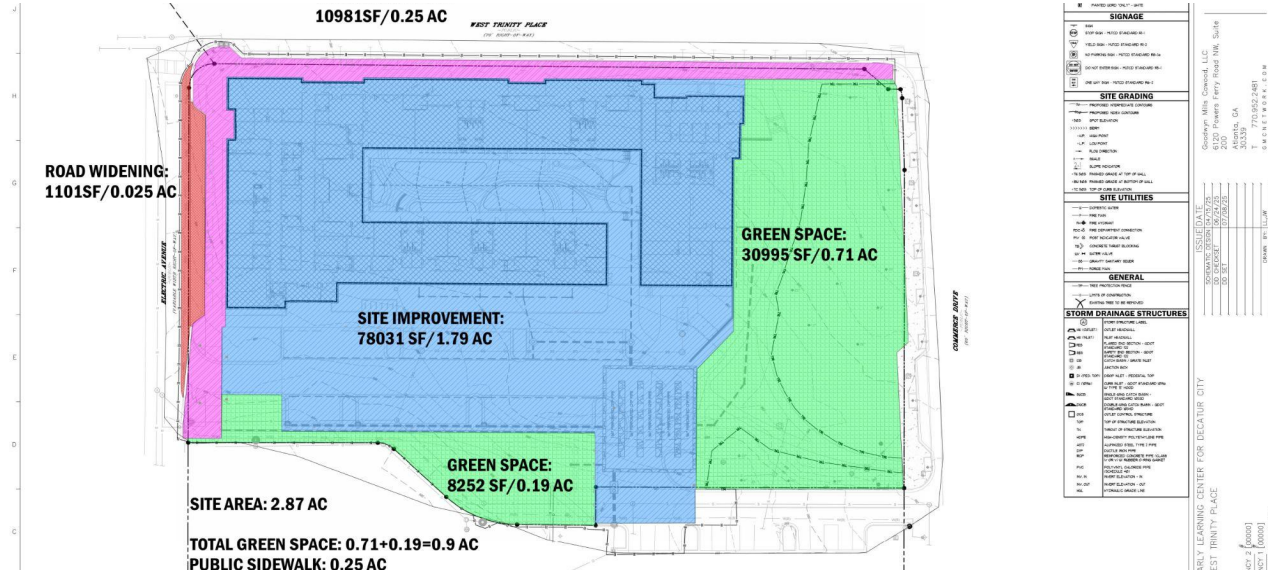


- Purchase Price: **\$4.6M**
- Appreciated Value: **~\$6.0M+**



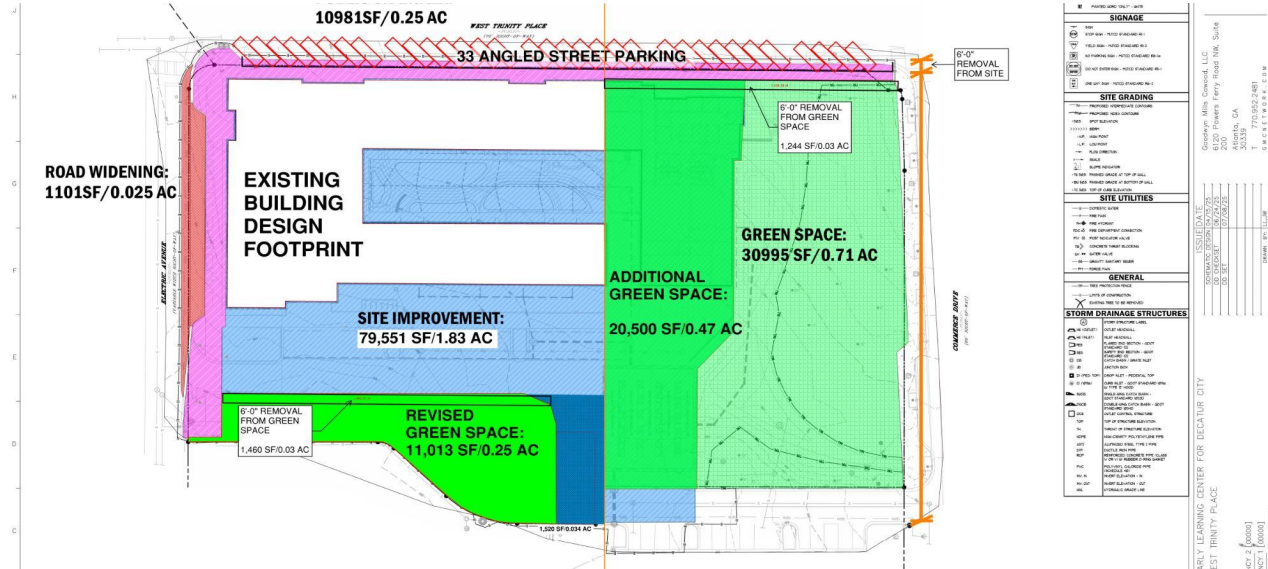
Design & Budget (Original Design)

- Site: 346 W. Trinity Place
 - 2.87 Acres (125,017.2 SF)
- Greenspace: 40.9% of Site
- New ECLC Domino #1: \$22M
 - One-Story Design
 - 35,200 SF



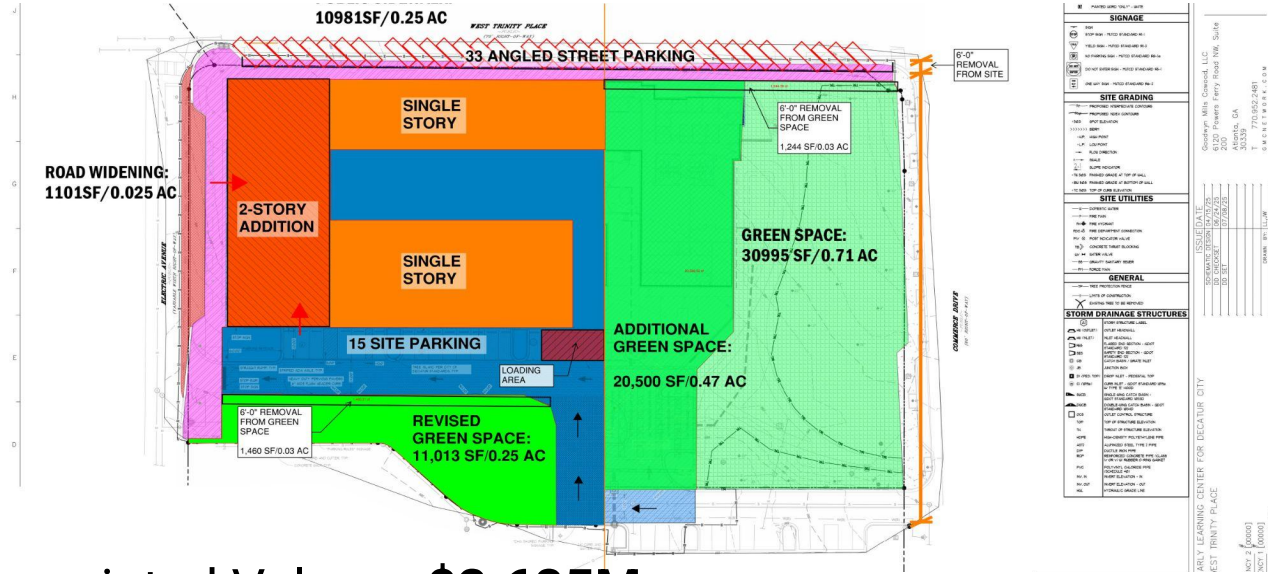
Design & Budget (Design Impact Informed by City of Decatur Input)

- Site: 346 W. Trinity Place
 - 2.87 Acres (125,017.2 SF)
- Greenspace: 45% - 49% of Site



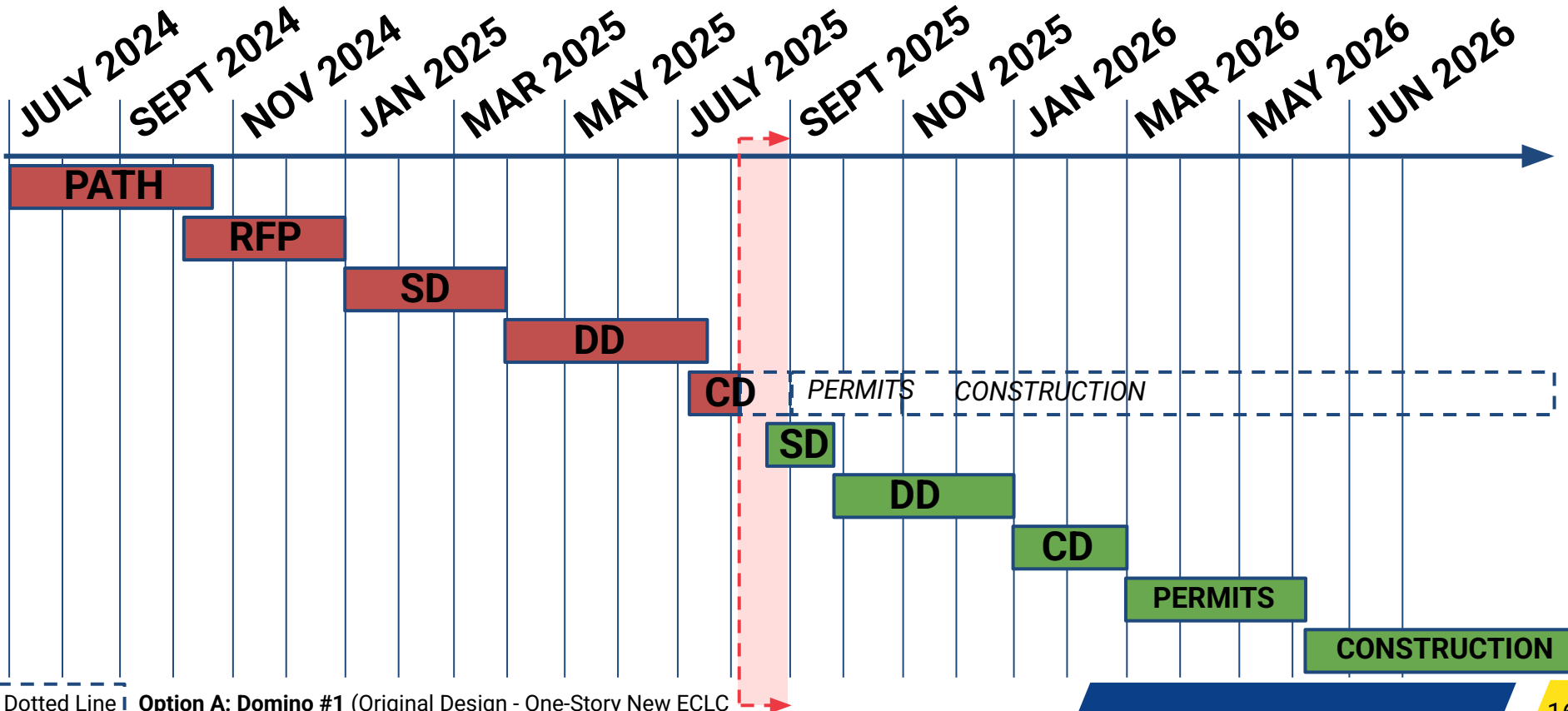
Design & Budget (Updated Design)

- Site: 346 W. Trinity Place
 - 2.87 Acres (125,017.2 SF)
- Public Space: 57% of Site
 - Greenspace: 47%
- New ECLC Domino #1: **\$30M +/-**
 - Two-Story Design
 - 40,700 SF +/-



Projected Timeline

Option B: Domino #1 (Updated Design - Two-Story New ECLC)



Dotted Line Option A: Domino #1 (Original Design - One-Story New ECLC)

Decatur High School Renovations

Domino #2 - Domino #4



Phase 1:

New Construction Auxiliary Gym and Fine Arts Addition

Auxiliary Gym: 13,470 SF

Fine Arts: 4,800 SF

Connecting Bridge: 650 SF

Phase 2:

Renovation of Existing Frasier Center for CTAE Program

Frasier Center: 4,250 SF

Phase 3:

Addition of Frasier Center for Career, Technical, and Agricultural Education (CTAE), Student Organization, and Fine Arts Spaces

CTAE Addition: 3,000 SF

Fine Arts Addition: 3,500 SF

Connection Building: 1,800 SF



PATH 1 - March 13, 2025

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A group of people are gathered around a long wooden table in a meeting room, engaged in a collaborative discussion. Several individuals are seated, looking at laptops and documents, while one person stands and gestures towards a laptop. The table is cluttered with various items including water bottles, coffee cups, pens, and printed materials. Large windows in the background provide natural light to the room.

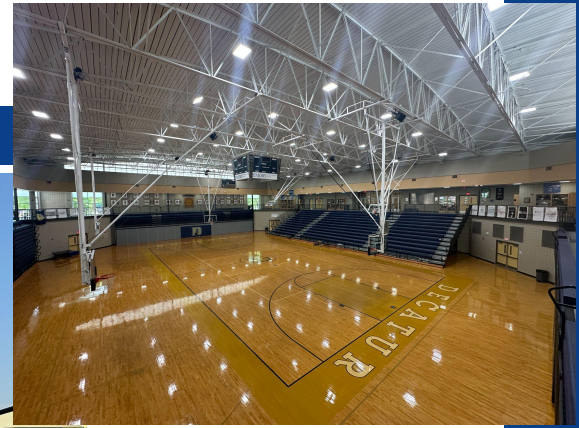
	1	Reporting Classroom & Lab	
	1	Cookery Kitchens with Community Space/Shop	
	1	CTSD Fabrication Lab/Builder space	
	1	Computer Science Lab	
PERFORMING ARTS			SUB-TOTAL
	1	Theat. Classroom	
	1	Small Practice Rooms	
MULTIPURPOSE			SUB-TOTAL
	1	Aud Gym	
	1	Dance/ JROTC Ropes Course	
	1	Art/Mechanics Shop	300
STORAGE AND SUPPORT			SUB-TOTAL
	1	JROTC Storage	
	1	CTSD Storage Spaces	
	2	Nanny Room	
ADMINISTRATION			SUB-TOTAL
	2	CTSD Administrative offices	
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The logo for City Schools of Decatur is a circular emblem. It features a red schoolhouse with a green tree to its left, set against a white background. The words "CITY SCHOOLS" are written in a blue arc above the schoolhouse, and "OF DECATUR" is written in a blue arc below it. The entire emblem is surrounded by a blue border.

Timeline & Engagement

DHS Walkthrough - May 7, 2025

- School and Facilities Tour
- Locations
 - Gym
 - Band Room
 - PAC
 - CTAE
 - Storage



Decatur High School Renovations

Domino #2 - Domino #4

Domino #2 Estimated Cost: ~\$9M

- Auxiliary Gym: 13,470 SF
- Fine Arts Addition: 4,800 SF
- Connecting Bridge: 650 SF

Domino #3 Estimated Cost: ~\$1M

- Frasier Center Renovation: 4,250 SF

Domino #4 Estimated Cost: ~\$3M

- CTAE Addition: 3,000 SF
- Fine Arts Addition: 3,500 SF
- Connection to Building C: 1,800 SF

Estimated Total All-Phase Cost: ~\$13M



Domino #2 Design Features

- Physical Therapy
- Band Classroom, Black Box Theater
 - Tech Theater Classroom
- Culinary Kitchen

Domino #3 Design Features

- Healthcare Science Lab
- Business Development & Marketing

Domino #4 Design Features

- Workroom
- Multi-Purpose Lab & MakerSpace
- Robotics Field

"All In" Decatur Strategic Plan Investment Agenda



● Progress to Date

- Historical Context Timeline
- Land Purchase → Present

● Project Overview

- Schematic Design
- PATH Process: Public Engagement
- Construction Timeline
 - Domino #1: New ECLC Design Options
 - Domino #2 → Domino #4: DHS Renovations

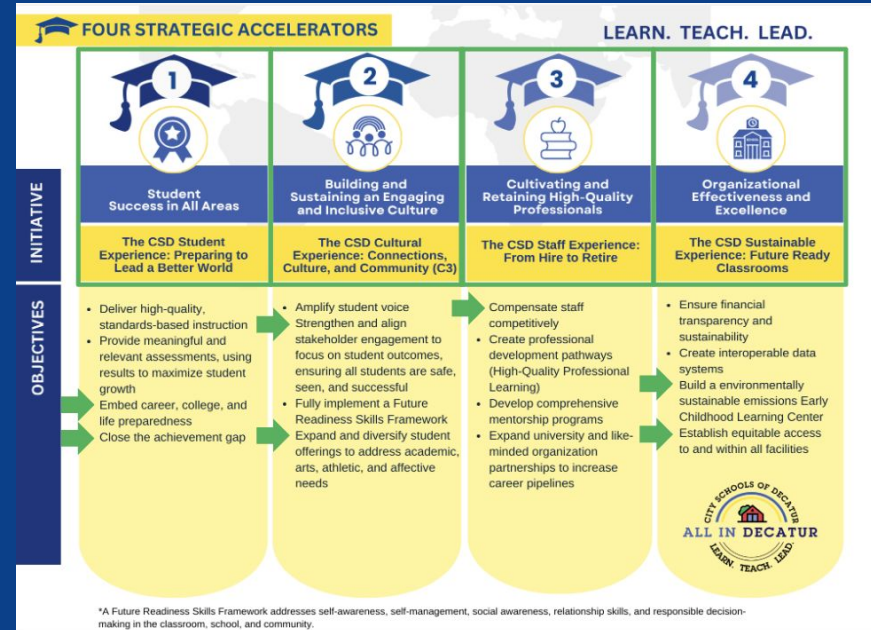


Payment

- Public Facilities Authority (PFA) Resolution
- Estimated Costs + Funding Sources

● Public Engagement

- Key Considerations Summary
- Upcoming Community Input Opportunities



Public Facilities Authority (PFA) Meetings + Resolution of Intent



PFA Meeting #1: July 30, 2025



AGENDA Public Facilities Authority

City Hall
Commission Meeting Room
Called Meeting
Tuesday, August 5, 2025
6:00pm

- I. Call to Order by Chair.
- II. Approval of Minutes.
Approval of the minutes of the organizational meeting of April 17, 2025.
- III. Public Comment on Agenda Action Items.
The public is invited to comment on agenda action items.
- IV. Agenda Action Items.
 - A. Appointment of Legal Counsel.
Recommend appointment of City Attorney Irene Vander Els to serve as PFA legal counsel.
 - B. Resolution to Support Revenue Bond Financing on behalf of the City Schools of Decatur.
- V. Adjournment.

CLICK HERE FOR DETAILS

PFA Meeting #2: August 5, 2025

AGENDA

City of Decatur Public Facilities Authority

WORK SESSION
Decatur City Hall
City Commission Meeting Room
509 N. McDonough Street
Decatur, GA 30030

CITY SCHOOLS OF DECATUR CAPITAL PROJECTS BOND FINANCING

Wednesday, July 30, 2025
6:00pm

Members of the public may also view the live broadcast of this work session at
<https://www.decaturga.com/citycommission/page/streaming-video>

Public comment is not included in the work session. Meetings with agenda action items provide an opportunity for public comment. Outside of the regular public comment period, questions and comments may be sent to the City Manager, Andrea Arnold, andrea.arnold@decaturga.com.

Consistent with requirements of O.C.G.A. §50-14-1(c)(1) notice was posted by 5:00pm on Friday, July 11, 2025.

CLICK HERE FOR DETAILS

PFA Resolution of Intent: R-25-PFA-01

R-25-PFA-01

RESOLUTION OF INTENT

CITY OF DECATUR PUBLIC FACILITIES AUTHORITY RESOLUTION OF INTENT REGARDING THE FINANCING OF CERTAIN PROJECTS AND, IF ECONOMICALLY ADVANTAGEOUS, THE REFUNDING OF CERTAIN OUTSTANDING DEBT FOR THE BENEFIT OF CITY SCHOOLS OF DECATUR; AND FOR OTHER PURPOSES

WHEREAS, City of Decatur Public Facilities Authority (the "Authority") is a public body corporate and politic of the State of Georgia and a public corporation duly created and validly existing under and pursuant to an Act of the General Assembly of the State of Georgia entitled the "City of Decatur Public Facilities Authority Act" (SB 124, 154th Gen. Assembly, Reg. Sess. (Ga. 2017)) (the "Act"); and

WHEREAS, the Authority is authorized and empowered under and pursuant to the provisions of Article 3 of Chapter 82 of Title 36 of the Official Code of Georgia Annotated, known as the "Revenue Bond Law" (the "Revenue Bond Law") to issue revenue bonds to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment, or extension of any "undertaking," which includes educational facilities; and

WHEREAS, the Authority's members have been appointed as provided in the Act and are currently acting in that capacity; and

WHEREAS, the Act authorizes the Authority to acquire, construct, add to, extend, improve, equip, and dispose of "projects," which are defined to mean and include (1) all buildings, facilities, and equipment necessary or convenient for the efficient operation of City Schools of Decatur (the "Decatur City Schools") and (2) any undertaking permitted by the Revenue Bond Law; and

WHEREAS, the Act also authorizes the Authority (1) to acquire by purchase, lease, or otherwise and to hold, operate, maintain, lease, and dispose of real and personal property of every kind and character for its corporate purposes; (2) to acquire in its own name by purchase on such terms and conditions and in such manner as it may deem proper, real property or rights or easements therein, or franchises necessary or convenient for its corporate purposes, and to use the same so long as its corporate existence shall continue, and to lease or make contracts with respect to the use of or dispose of the same in any manner it deems to be the best advantage of the Authority; and (3) to execute contracts, leases, installment sale agreements, and other agreements and instruments necessary or convenient in connection with the acquisition, construction, addition, extension, improvement, equipping, operation, or maintenance of a project; and

CLICK HERE FOR DETAILS



Option A: Domino #1

Original Design: One-Story New ECLC

\$22.0M (New ECLC Building Construction + FF&E)

\$13.0M (DHS Renovation - Domino #2 - Domino #4)

***\$35.0M +/-**

*Estimate as of June 2025

Option B: Domino #1

Updated Design: Two-Story New ECLC

\$30.0M (New ECLC Building Construction + FF&E)

\$13.0M (DHS Renovation - Domino #2 - Domino #4)

***\$43.0M +/-**

*Estimated As of August 2025

Fiscal Impact

Option A: Domino #1



Aggregate Debt Service						
Fiscal Year	Series 2014 COPS	Series 2020 Installment Sale Agreement	Series 2020B URA Bond (School Portion)	Public Work Building Lease	New Money	Total Aggregate Debt Service
2027	\$1,106,538	\$558,898	\$361,215	\$145,926	\$2,606,622	\$4,779,198
2028	1,105,025	560,664	367,215	145,926	2,330,000	4,508,830
2029	1,107,200	562,251	367,765	145,926	2,331,250	4,514,392
2030	1,109,200	563,659	368,015	143,292	2,331,000	4,515,165
2031	1,107,075	554,888	362,965	143,086	2,329,250	4,497,264
2032	1,108,100	556,117	363,035	142,607	2,330,875	4,500,734
2033	1,107,700	557,167	367,515	148,767	2,330,750	4,511,899
2034	1,105,875	558,038	366,480	153,567	2,328,875	4,512,835
2035	1,107,625	553,730	0	157,047	2,330,125	4,148,527
2036	1,107,306	554,332	0	158,247	2,329,375	4,149,260
2037	1,105,750	554,756	0	159,247	2,331,500	4,151,253
2038	1,107,956	0	0	160,047	2,331,375	3,599,378
2039	1,108,719	0	0	165,724	2,329,000	3,603,443
2040	1,108,038	0	0	169,844	2,329,250	3,607,132
2041	1,109,788	0	0	170,684	2,331,875	3,612,347
2042	1,104,838	0	0	169,284	2,331,750	3,605,872
2043	1,108,400	0	0	170,724	2,328,875	3,607,999
2044	1,105,050	0	0	169,884	2,333,000	3,607,934
2045	0	0	0	170,844	2,329,000	2,499,844
2046	0	0	0	169,624	2,331,750	2,501,374
2047	0	0	0	0	2,331,000	2,331,000
2048	0	0	0	0	2,331,625	2,331,625
2049	0	0	0	0	2,333,375	2,333,375
2050	0	0	0	0	2,331,125	2,331,125
2051	0	0	0	0	2,329,750	2,329,750
2052	0	0	0	0	2,329,000	2,329,000
2053	0	0	0	0	2,328,625	2,328,625
2054	0	0	0	0	2,328,375	2,328,375
2055	0	0	0	0	2,332,875	2,332,875
2056	0	0	0	0	2,331,875	2,331,875
Total	\$19,930,181	\$6,134,495	\$2,924,205	\$3,160,298	\$70,193,122	\$102,342,301

Sources

Par Amount	\$35,680,000
Total Sources	\$35,680,000

Uses

Project Fund	\$35,000,000
Cost of Issuance	500,000
Underwriter's Discount	178,400
Additional Proceeds	1,600
Total Uses	\$35,680,000

All-In True Interest Cost: 5.16%

Fiscal Impact

Option B: Domino #1



Aggregate Debt Service						
Fiscal Year	Series 2014 COPS	Series 2020 Installment Sale Agreement	Series 2020B URA Bond (School Portion)	Public Work Building Lease	New Money \$43 Million	Total Aggregate Debt Service
2027	\$1,106,538	\$558,898	\$361,215	\$145,926	\$3,193,989	\$5,366,565
2028	1,105,025	560,664	367,215	145,926	2,853,875	5,032,705
2029	1,107,200	562,251	367,765	145,926	2,853,750	5,036,892
2030	1,109,200	563,659	368,015	143,292	2,856,750	5,040,915
2031	1,107,075	554,888	362,965	143,086	2,857,750	5,025,764
2032	1,108,100	556,117	363,035	142,607	2,856,750	5,026,609
2033	1,107,700	557,167	367,515	148,767	2,853,750	5,034,899
2034	1,105,875	558,038	366,480	153,567	2,853,625	5,037,585
2035	1,107,625	553,730	0	157,047	2,856,125	4,674,527
2036	1,107,306	554,332	0	158,247	2,856,125	4,676,010
2037	1,105,750	554,756	0	159,247	2,853,625	4,673,378
2038	1,107,956	0	0	160,047	2,858,375	4,126,378
2039	1,108,719	0	0	165,724	2,855,250	4,129,693
2040	1,108,038	0	0	169,844	2,854,250	4,132,132
2041	1,109,788	0	0	170,684	2,855,125	4,135,597
2042	1,104,838	0	0	169,284	2,857,625	4,131,747
2043	1,108,400	0	0	170,724	2,856,625	4,135,749
2044	1,105,050	0	0	169,884	2,857,000	4,131,934
2045	0	0	0	170,844	2,858,500	3,029,344
2046	0	0	0	169,624	2,856,000	3,025,624
2047	0	0	0	0	2,854,375	2,854,375
2048	0	0	0	0	2,853,375	2,853,375
2049	0	0	0	0	2,857,625	2,857,625
2050	0	0	0	0	2,856,875	2,856,875
2051	0	0	0	0	2,856,000	2,856,000
2052	0	0	0	0	2,854,750	2,854,750
2053	0	0	0	0	2,857,750	2,857,750
2054	0	0	0	0	2,854,750	2,854,750
2055	0	0	0	0	2,855,500	2,855,500
2056	0	0	0	0	2,854,625	2,854,625
Total	\$19,930,181	\$6,134,495	\$2,924,205	\$3,160,298	\$86,010,489	\$118,159,668

Sources

Par Amount \$43,720,000

Total Sources \$43,720,000

Uses

Project Fund \$43,000,000

Cost of Issuance 500,000

Underwriter's Discount 218,600

Additional Proceeds 1,400

Total Uses \$43,720,000

All-In True Interest Cost: 5.14%



- Estimated Annual E-SPLOST Proceeds ~ \$7.0M
 - **Option A** - Annual Payment Domino 1 ~ \$4.5M
 - \$2.5M Balance (Textbooks, Technology, Facilities)
 - **Option B** - Annual Payment Domino 1 ~ \$5.0M
 - \$2.0M Balance (Textbooks, Technology, Facilities)
- Funding Considerations
 - SPLOST
 - General Fund - Increase Millage Rate
 - Reduce District's Personnel and Operating Cost
 - Sale of District Property (Non-Recurring Revenue)
 - New Market Tax Credit (Gap Funding)
 - Federal/State Grants
 - Combination



"All In" Decatur Strategic Plan Investment Agenda



● Progress to Date

- Historical Context Timeline
- Land Purchase → Present

● Project Overview

- Schematic Design
- PATH Process: Public Engagement
- Construction Timeline
 - Domino #1: New ECLC Design Options
 - Domino #2 → Domino #4: DHS Renovations

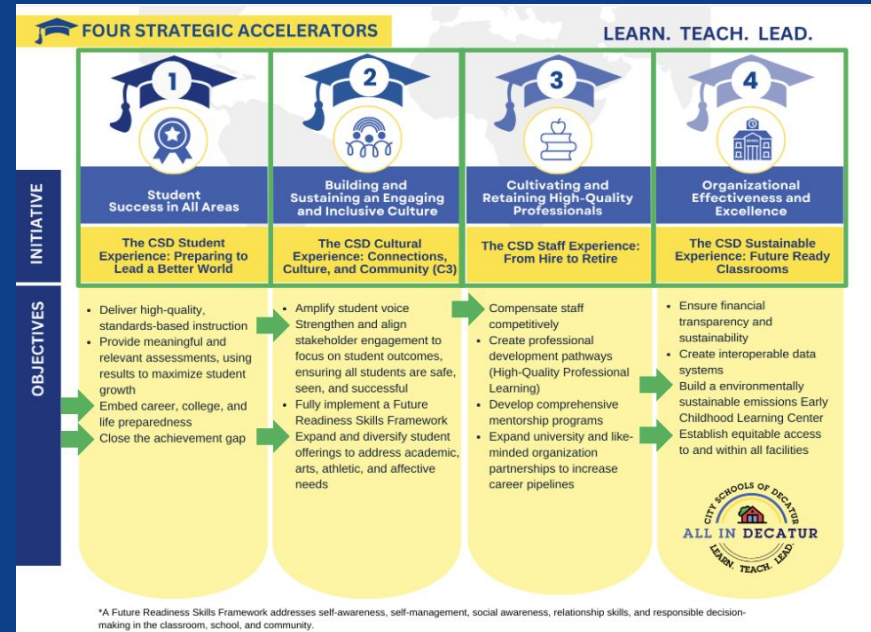
● Payment

- Public Facilities Authority (PFA) Resolution
- Estimated Costs + Funding Sources



Public Engagement

- Key Considerations Summary
- Upcoming Community Input Opportunities



Key Considerations Summary



Option A: Domino #1

Original Design: One-Story New ECLC

Option B: Domino #1

Updated Design: Two-Story New ECLC

1	Ground Breaking Date	December 2025	April 2026
2	Percent of Greenspace	~40.9% of Site	~47.0% of Site
3	GMP Pricing Timeline <i>(Guaranteed Maximum Price)</i>	October 2025	April 2026
4	Construction Schedule	Approximately Fall 2025 - Fall 2027	Approximately Spring 2026 - Fall 2028
5	Grand Opening Date	Fall 2027	Fall 2028
6	Total Square Footage	35,200 SF	40,700 SF
7	Total Estimate Cost	New ECLC Domino #1: \$21.8M Total Costs Dominoes #1-4: \$35M	New ECLC Domino #1: \$30M Total Costs Dominoes #1-4: \$43M
8	Total DHS Renovations Cost	\$13.7M	\$13.7M

Save-the-Dates:

Ongoing Public Engagement



Additional Community Engagement Opportunities

- CSD Early Learning Email
✉ earlylearning@csdecatur.net
- CSD Website FAQs ([Link](#))
- CSD BOE Meetings → 2nd Tuesdays Monthly
- Upcoming CSD Community Meeting #1
 - Date: **August 27, 2025** (Wednesday)
 - Time: **6:30 PM - 8:00 PM**
 - Location: **TBD**
- Upcoming CSD Community Meeting #2
 - Date: **September 15, 2025** (Monday)
 - Time: **6:30 PM - 8:00 PM**
 - Location: **TBD**

CSD MISSION:

*"In **partnership with our community**, our mission is to inspire and enable student growth through meaningful and engaging learning experiences supported by highly qualified and caring educators in a safe and inviting environment."*