

RESOLUTION

#26-62

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN, GEORGIA TO APPROVE AND AUTHORIZE AN APPLICATION AND SUPPLEMENTARY DOCUMENTS FOR THE ONEGEORGIA RURAL WORKFORCE HOUSING INITIATIVE GRANT; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME; TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Dublin, Georgia, (the "City"), has been approached by Palmetto Construction Inc. (the "Developer") and SDH Central Georgia, LLC, an affiliate of Smith Douglas Homes, (the "Builder") (collectively the "Parties") for the construction and development of a residential neighborhood along Woodlawn Drive and the Parties desire to seek \$2,500,000 in financial assistance from the OneGeorgia Authority through the Rural Workforce Housing Initiative ("RWHI") (the "Grant") for the proposed Woodlawn Rural Workforce Housing Development (the "Project"); and

WHEREAS, the Parties desire to enter into certain development agreement(s) for the purpose of delivering the Project and subject to the award and acceptance by the City of the Grant; and

WHEREAS, the City understands that the proposed \$2,500,000 RWHI request is anticipated to require \$375,000 in matching funds, unless the required match is reduced or otherwise modified in accordance with OneGeorgia Authority RWHI program guidelines.

WHEREAS, the City intends to have the Builder or Developer or both assume responsibility through one or more development agreements for the required local match, any overages occurring in the cost of the infrastructure that may be covered by the grant, and that there are certain conditions placed on the development concerning site plan, greenspaces, and protective covenants.

NOW, THEREFORE, BE IT RESOLVED upon final approval of the City Manager and Staff Attorney and consistent with the WHEREAS clauses herein, the Mayor is authorized to execute and submit an application for the Grant and a development agreement or agreements and other necessary supporting documents as deemed appropriate by the City Manager. The Mayor and Council authorize a funding request totaling \$2,500,000 with a local match requirement subject to the conditions outlined in the WHEREAS clauses above; and

BE IT FURTHER RESOLVED submission of the Grant application and other supporting documents, and the execution and delivery of a development agreement(s) do not constitute acceptance of the grant award. Staff are directed to submit for approval by the Mayor and Council the grant award prior to acceptance of the same. The Mayor and Council acknowledge if RWHI funding is awarded, the Mayor and Council will be provided an opportunity to take subsequent formal action to accept or decline the award, approve or decline the final local match, and agree or reject the terms and conditions of the award.

BE IT FURTHER RESOLVED that the City Manager, or his or her designee, is authorized to execute and deliver any other document required to affect the purpose of this Resolution and that this Resolution shall be effective upon its adoption.

SO RESOLVED by the Mayor and Council of the City of Dublin this 1st day of October, 2026 by a vote of 6 to 0.

CITY OF DUBLIN, GEORGIA

BY: [Signature]
Joshua E. Kight, Mayor

ATTEST:

By [Signature]
Dorothy Rozier, City Clerk

