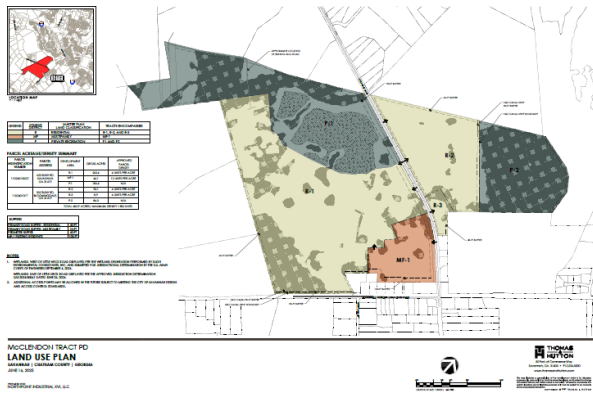


# 2025 Capital Improvements Element (CIE) Annual Update

- FY2024 Financial Report
- 2026-2030 Community Work Program



City of Savannah, Georgia  
September 28, 2025

The City of Savannah’s Capital Improvements Element Annual Update has been prepared based on the regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA’s Compliance Requirements, the Annual Update:

“... must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope.” (Chapter 110-12-2-.03(2)(c)).”

The Annual Update Financial Report for fiscal year 2024 covers the first full year of collecting impact fees. The Five-Year Community Work Program is based on the most recent City of Savannah Capital Improvements Element, which was adopted on August 28, 2025.

### **Financial Report**

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The Financial Report included in this document is based on the requirements of DIFA, specifically:

“As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area.” (O.C.G.A. 36-71-8(c)).”

The required FY 2024 financial information for each public facility category appears in the main financial table on page 4. Each of the public facility categories has a single, city-wide service area.

The City of Savannah’s fiscal year runs from January 1 to December 31. This report represents the City’s 2024 fiscal year.

### **Schedule of Improvements**

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Along with the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA’s Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Short Term [i.e., Community] Work Programs annually.”).

According to DCA’s requirements, the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;

- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document, beginning on page 5.

If you have any questions, please contact Bridget Lidy, Director of Planning and Urban Design at [blidy@savannahga.gov](mailto:blidy@savannahga.gov) or 912-525-3097.

Development Impact Fee Program Financial Report  
 Fiscal Year 2024 (January 1, 2024 to December 31, 2024)  
 Savannah, Georgia

Fiscal Year 2024 Information	Public Facility Fund					Administration	CIE Prep	TOTAL
	Parks & Recreation Components	Trail System	Fire Protection	Law Enforcement	Road Improvements			
Service Area	Citywide	Citywide	Citywide	Citywide	Citywide			
Impact Fee Fund Balance Beginning of Fiscal Year	\$ 161,875.78	\$11,377.40	\$ 156,735.26	\$ 126,269.53	\$ 46,659.93	\$ 15,061.15	\$ 7,559.74	\$ 525,538.79
Impact Fees Collected During the Fiscal Year	\$ 1,058,069.51	\$59,852.90	\$ 816,748.26	\$ 661,442.87	\$ 173,240.31	\$ 83,825.92	\$ 41,506.48	\$ 2,894,686.25
Accrued Interest	\$ 24,597.56	\$ 1,593.09	\$ 21,783.77	\$ 17,632.21	\$ 5,089.56	\$ 2,116.57	\$ 1,059.43	\$ 73,872.19
Subtotal: Fee Accounts	\$ 1,244,542.85	\$72,823.39	\$ 995,267.29	\$ 805,344.61	\$ 224,989.80	\$ 101,003.64	\$ 50,125.65	\$ 3,494,097.23
(Impact Fee Refunds)	\$ -							
(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fee Fund Balance at End of Fiscal Year	\$ 1,244,542.85	\$72,823.39	\$ 995,267.29	\$ 805,344.61	\$ 224,989.80	\$ 101,003.64	\$ 50,125.65	\$ 3,494,097.23
Impact Fees Encumbered	\$ 1,244,542.85	\$72,823.39	\$ 995,267.29	\$ 805,344.61	\$ 224,989.80			\$ 3,494,097.23

*\*Revenue includes a 3% administrative fee and an additional surcharge for CIE preparation costs, as allowed under the Georgia Development Fee Act; these collections are broken out into the Adminstration and CIE Prep categories, accordingly.*

Savannah Five Year Community Work Program  
Annual Update  
2026-2030

Category	Action/Item	2026	2027	2028	2029	2030	Responsible City Party	Cost Estimate*	Funding Source**	Notes
Parks and Recreation Components	New Community Center	✓	✓				Recreation & Leisure Services Department	\$6,100,000	Up to 100% Impact Fees; Local Taxation Sources	New 10,000 square foot facility
Parks and Recreation Components	Skate Park		✓				Recreation & Leisure Services Department	\$183,000	Up to 16.87% Impact Fees; Local Taxation Sources	
Parks and Recreation Components	Splash Pads (2)	✓	✓				Recreation & Leisure Services Department	\$366,000	Up to 91.50% Impact Fees; Local Taxation Sources	
Parks and Recreation Components	Playground	✓	✓	✓	✓		Recreation & Leisure Services Department	\$152,500	Up to 99.75% Impact Fees; Local Taxation Sources	
Trail System	Tide to Town Trail	✓	✓	✓	✓	✓	Sustainability Department	\$600,000 / mile	Up to 23.88% Impact Fees; Local Taxation Sources	# of miles to be constructed per year is TBD
Fire Protection	New Hampstead Station	✓	✓				Fire Department	\$4,914,000	Up to 100% Impact Fees; Local Taxation Sources	New 14,000 square foot facility.
Fire Protection	Pumper Truck		✓				Fire Department	\$750,000	Up to 100% Impact Fees; Local Taxation Sources	For New Hampstead FS
Fire Protection	Aerial Truck				✓		Fire Department	\$1,500,000	Up to 100% Impact Fees; Local Taxation Sources	For New Hampstead FS.
Fire Protection	Quick Response Vehicles (2)			✓		✓	Fire Department	\$106,000	Up to 100% Impact Fees; Local Taxation Sources	
Fire Protection	Utility Task Vehicle (2)	✓	✓				Fire Department	\$84,000	Up to 100% Impact Fees; Local Taxation Sources	
Fire Protection	Service Support Center Forklift		✓				Fire Department	\$50,000	Up to 100% Impact Fees; Local Taxation Sources	
Fire Protection	Mobile Fuel Trailer					✓	Fire Department	\$25,000	Up to 100% Impact Fees; Local Taxation Sources	

Savannah Five Year Community Work Program  
Annual Update  
2026-2030

Category	Action/Item	2026	2027	2028	2029	2030	Responsible City Party	Cost Estimate*	Funding Source**	Notes
Fire Protection	Hutchinson Island Station (new)				✓		Fire Department	\$4,914,000	Up to 100% Impact Fees; Local Taxation Sources	New 14,000 square foot facility
Fire Protection	Pumper Truck		✓				Fire Department	\$750,000	Up to 100% Impact Fees; Local Taxation Sources	For Hutchinson Island FS
Fire Protection	Aerial Truck				✓		Fire Department	\$1,500,000	Up to 100% Impact Fees; Local Taxation Sources	For Hutchinson Island FS
Fire Protection	Responder Truck		✓	✓			Fire Department	\$60,000	Up to 100% Impact Fees; Local Taxation Sources	
Fire Protection	Palms Station (new)			✓	✓		Fire Department	\$3,510,000	Up to 100% Impact Fees; Local Taxation Sources	New 10,000 square foot facility
Fire Protection	Pumper Truck			✓	✓		Fire Department	\$750,000	Up to 100% Impact Fees; Local Taxation Sources	For Palms FS
Fire Protection	Hazmat Container Hauler				✓		Fire Department	\$125,000	Up to 100% Impact Fees; Local Taxation Sources	
Law Enforcement	Mounted Patrol Trailer		✓				Police Department	\$50,000	Up to 37% Impact Fees; Local Taxation Sources	Two 26 Ft horse trailers
Law Enforcement	SWAT Vehicle		✓	✓			Police Department	\$270,000	Up to 100% Impact Fees; Local Taxation Sources	LENCO Bearcat
Law Enforcement	Northwest Substation (replacement)	✓	✓	✓			Police Department	\$2,528,000	Up to 27.50% Impact Fees; Local Taxation Sources	% that may be funded with impact fees based on difference between existing (1,100 sf) and proposed building size (4,000 sf)
Law Enforcement	Westside Substation (new)	✓	✓	✓			Police Department	\$2,528,000	Up to 100% Impact Fees; Local Taxation Sources	New 4,000 square foot facility

Savannah Five Year Community Work Program  
Annual Update  
2026-2030

Category	Action/Item	2026	2027	2028	2029	2030	Responsible City Party	Cost Estimate*	Funding Source**	Notes
Law Enforcement	Southside Precinct (replacement)	✓	✓	✓			Police Department	\$8,697,000	Up to 39.23% Impact Fees; Local Taxation Sources	% that may be funded with impact fees based on difference between existing (5,100 sf) and proposed building size (13,000 sf)  Actual construction date(s) may vary based on the terms of current lease arrangements
Law Enforcement	Eastside Precinct (replacement)	✓	✓	✓			Police Department	\$8,697,000	Up to 73.91% Impact Fees; Local Taxation Sources	% that may be funded with impact fees based on difference between existing (9,608 sf) and proposed building size (13,000 sf)  Actual construction date(s) may vary based on the terms of current lease arrangements
Law Enforcement	Northwest Precinct (replacement)	✓	✓	✓			Police Department	TBD	Impact Fees; Local Taxation Sources	% that may be funded with impact fees to be based on the difference between existing (28,810 sf) and proposed building size (TBD)  Actual construction date(s) may vary based on the terms of current lease arrangements
Road Improvements	Stiles Ave. Widening Phase 2		✓	✓			Transportation Department	\$5,000,000	Up to 25.4% Impact Fees; Local Taxation Sources	

Savannah Five Year Community Work Program  
Annual Update  
2026-2030

Category	Action/Item	2026	2027	2028	2029	2030	Responsible City Party	Cost Estimate*	Funding Source**	Notes
Road Improvements	Benton Blvd Widening – Phase 1			✓	✓	✓	Transportation Department	\$12,500,000	Up to 25.4% Impact Fees; Local Taxation Sources	
Road Improvements	Benton Blvd Widening – Phase 2			✓	✓	✓	Transportation Department	\$14,000,000	Up to 25.4% Impact Fees; Local Taxation Sources	
Road Improvements	Skidaway Road Widening			✓	✓	✓	Transportation Department	\$15,000,000	Up to 25.4% Impact Fees; Local Taxation Sources	
Road Improvements	Highlands Blvd Widening			✓	✓	✓	Transportation Department	\$10,000,000	Up to 25.4% Impact Fees; Local Taxation Sources	

\* Building cost estimates based on unit costs in the respective public facility chapter of this CIE; actual costs may vary

\*\* Local Taxation Sources include but are not limited to the City General Fund, SPLOST, or other City taxation sources, as determined during the annual budget adoption process



**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE  
DRAFT 2024 CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE TO THE  
COASTAL REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW**

**WHEREAS**, the City of Savannah previously adopted a Capital Improvements Element as an amendment to the *Chatham County-Savannah Comprehensive Plan (Plan 2040)*; and

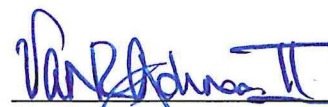
**WHEREAS**, the City of Savannah has prepared an update to the Five-Year Community Work Program component of the adopted Capital Improvements Element, and a duly advertised Public Hearing was held on the 28<sup>th</sup> day of August, at 2:00 p.m. in Council Chambers of City Hall to receive public comments and suggestions on the proposed update in accordance with Section (9)(a) of Chapter 110-12-2-.04 of the "Development Impact Fee Compliance Requirements" adopted by the Georgia Department of Community Affairs pursuant to the Georgia Development Impact Fee Act; and

**WHEREAS**, the updated Five-Year Community Work Program addresses 2026-2030 and is included with an impact fee financial report for Fiscal Year 2024 as part of the draft 2025 Capital Improvements Element Annual Update report that was prepared in accordance with the Development Impact Fee Compliance Requirements; and

**WHEREAS**, a Capital Improvements Element Annual Update is required each year to comply with the Georgia Development Impact Fee Act and to maintain the City of Savannah's qualified local government certification, as prescribed by the "Minimum Standards and Procedures for Local Comprehensive Planning" adopted by DCA pursuant to the Georgia Planning Act of 1989;

**NOW BE IT THEREFORE RESOLVED** that the Mayor and Aldermen of the City of Savannah, Georgia does hereby authorize the transmittal of the draft 2025 Capital Improvements Element Annual Update (a copy of which is attached hereto as Exhibit "A") to the Coastal Regional Commission for Regional and State review, as per the Development Impact Fee Compliance Requirements.

Adopted this \_\_\_\_\_ 28th \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, 2025.

  
\_\_\_\_\_  
Van R. Johnson, II  
Mayor

ATTEST:

  
\_\_\_\_\_  
Mark Massey  
Clerk of Council



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Savannah GA 31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/12/2025

and that the fees charged are legal.

Sworn to and subscribed before on 08/12/2025

### **\*\*\*PUBLIC NOTICE\*\*\***

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public hearing on Thursday, August 28, 2025, at 2:00 p.m. in Council Chambers of City Hall, 2 East Bay Street, Savannah, GA.

During this time, City Council will consider a proposed update to the Five-Year Community Work Program portion of the adopted Capital Improvements Element. The update is part of a draft 2025 Capital Improvements Element Annual Update report to be transmitted to the Coastal Georgia Regional Commission for regional and State review per the requirements of the State's Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Development Impact Fee Act. Said public hearing will be held in accordance with Section (9)(a) of Chapter 110-12-2-.04 of the State's Development Impact Fee Compliance Requirements.

**Public Comment Allowed:** Any persons wishing to provide comments or suggestions on the proposed updates to the Five-Year Community Work Program are invited to attend.

**Materials Available for Public Information:** Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civic-plus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or [planning@savannahga.gov](mailto:planning@savannahga.gov).

Envíe un correo electrónico a [planning@savannahga.gov](mailto:planning@savannahga.gov) para solicitar esta notificación en Español.

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