



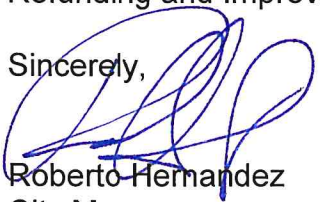
February 26, 2019

David F. Maxwell, Secretary-Treasurer
Downtown Savannah Authority
PO Box 1027
Savannah, GA 31410

Dear Mr. Maxwell:

The City of Savannah respectfully requests the assistance of the Downtown Savannah Authority through the issuance of bonds to provide funding for the refinancing of currently outstanding principal amounts related to the Downtown Savannah Authority Refunding and Improvement Revenue Bonds, Series 2009B (Taxable).

Sincerely,



Roberto Hernandez
City Manager

Downtown Savannah Authority, Georgia
Approx. \$8,600,000 Refunding Revenue Bond (City of Savannah Project), Series 2019

Preliminary Financing Schedule

February							March							April						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2						1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28			24	25	26	27	28	29	30	28	29	30				
							31													

Date	Action Item	Responsibility
Week of February 18th		
Monday, February 18 th	▪ Holiday: President's Day	-
Thursday, February 21 st	▪ Distribute draft Request for Offers (RFO)	FA
Week of February 25th		
Wednesday, February 27 th	▪ Comments due on draft RFO	ALL
Thursday, February 28 th	▪ Distribute first draft Bond Resolution and Intergovernmental Contract (IGA)	BC
Week of March 4th		
Monday, March 4 th	▪ Comments due on first draft of Bond Resolution & IGA	ALL
Tuesday, March 5 th	▪ RFO sent to prospective bank bidders	FA
Thursday, March 7 th	▪ Distribute revised drafts of Bond Resolution & IGA	BC
Friday, March 8 th	▪ Publish Notice of DSA Application (3-10 business days before 1st reading of DSA Application)	BC, City
Week of March 11th		
March 12, 2019	▪ Conditional Call notice distributed to paying agent	BC
Thursday, March 14 th	▪ City Council Meeting for First Reading of DSA Application ▪ Questions from Banks related to RFO due	CC FA
Friday, March 15 th	▪ Notice of Intent to Issue Bonds (at least 10 days before approval of Bonds)	BC, City
Week of March 18th		
Thursday, March 21 st	▪ RFO Bids Due (1:00 pm)	City, BC, FA
Friday, March 22 nd	▪ Conditional Call notice distributed to bond holders	BC
Week of March 25th		
Monday, March 25 th	▪ Review and discuss submitted bids	City, BC, FA
Wednesday, March 27 th	▪ Distribute drafts of bond documents	BC, FA
Thursday, March 28 th	▪ Bond Resolution adopted by the DSA in special called meeting ▪ City Council Meeting for Second Reading of DSA Application & Public Hearing ▪ City Council approves IGA for financing	DSA CC CC
Friday, March 29 th	▪ File Bond Validation petition with Chatham Superior Court	BC
Week of April 1st		
Week of....	▪ 1 st validation ad published	BC
Tuesday, April 2 nd	▪ Comments due on drafts of bond documents	ALL
Thursday, April 4 th	▪ Distribute second drafts of bond documents	BC
Week of April 8th		
Week of....	▪ 2 nd validation ad published	BC
Tuesday, April 9 th	▪ Comments due on second drafts of bond documents	ALL
Thursday, April 11 th	▪ Distribution of final closing documents	BC

<i>Week of April 15th</i>		
Week of....	▪ Validation order received	BC
Wednesday, April 18 th	▪ Pre-Closing	ALL
Thursday, April 22 nd	▪ Closing	ALL

Key:

City – City of Savannah, Georgia

DSA – Downtown Savannah Authority

BC – Bond Counsel (Gray Pannell & Woodward LLP)

FA – Financial Advisor (PFM Financial Advisors LLC)

CC – City of Savannah City Council

SOURCES AND USES OF FUNDS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Dated Date	04/22/2019
Delivery Date	04/22/2019

Sources:

Bond Proceeds:	
Par Amount	8,435,000.00
Other Sources of Funds:	
Sinking Fund Interest	50,412.55
	<u>8,485,412.55</u>

Uses:

Refunding Escrow Deposits:	
Cash Deposit	6,193,164.75
SLGS Purchases	<u>2,200,117.00</u>
	8,393,281.75
Delivery Date Expenses:	
Cost of Issuance	90,000.00
Other Uses of Funds:	
Additional Proceeds	2,130.80
	<u>8,485,412.55</u>

Note: *Preliminary Numbers for discussion purposes only.

BOND SUMMARY STATISTICS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Dated Date	04/22/2019
Delivery Date	04/22/2019
First Coupon	08/01/2019
Last Maturity	08/01/2032
Arbitrage Yield	2.750261%
True Interest Cost (TIC)	2.750261%
Net Interest Cost (NIC)	2.750000%
All-In TIC	2.871719%
Average Coupon	2.750000%
Average Life (years)	10.266
Duration of Issue (years)	8.962
Par Amount	8,435,000.00
Bond Proceeds	8,435,000.00
Total Interest	2,381,214.69
Net Interest	2,381,214.69
Total Debt Service	10,816,214.69
Maximum Annual Debt Service	1,319,575.00
Average Annual Debt Service	814,780.77
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	8,435,000.00	100.000	2.750%	10.266	7,422.45
	8,435,000.00			10.266	7,422.45

	TIC	All-In TIC	Arbitrage Yield
Par Value	8,435,000.00	8,435,000.00	8,435,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-90,000.00	
- Other Amounts			
Target Value	8,435,000.00	8,345,000.00	8,435,000.00
Target Date	04/22/2019	04/22/2019	04/22/2019
Yield	2.750261%	2.871719%	2.750261%

Note: *Preliminary Numbers for discussion purposes only.

SUMMARY OF REFUNDING RESULTS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Dated Date	04/22/2019
Delivery Date	04/22/2019
Arbitrage yield	2.750261%
Escrow yield	2.435046%
Value of Negative Arbitrage	1,881.94
Bond Par Amount	8,435,000.00
True Interest Cost	2.750261%
Net Interest Cost	2.750000%
Average Coupon	2.750000%
Average Life	10.266
Par amount of refunded bonds	8,270,000.00
Average coupon of refunded bonds	5.658440%
Average life of refunded bonds	10.419
PV of prior debt to 04/22/2019 @ 2.750261%	10,529,801.20
Net PV Savings	554,550.72
Percentage savings of refunded bonds	6.705571%
Percentage savings of refunding bonds	6.574401%

Notes:

*Preliminary Numbers for discussion purposes only.

**Savings assume Net of Subsidy with 6.2% Sequestration reduction through maturity.

SUMMARY OF BONDS REFUNDED

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Cap. Imp. Revenue Bonds (City of Savannah Project), Taxable BABs--Direct Payment, Series 2009B:					
SERIAL	08/01/2026	5.500%	1,060,000.00	08/01/2019	100.000
	08/01/2027	5.600%	1,095,000.00	08/01/2019	100.000
TERM29	08/01/2028	5.650%	1,135,000.00	04/22/2019	100.000
	08/01/2029	5.650%	1,180,000.00	04/22/2019	100.000
TERM32	08/01/2030	5.700%	1,220,000.00	04/22/2019	100.000
	08/01/2031	5.700%	1,265,000.00	04/22/2019	100.000
	08/01/2032	5.700%	1,315,000.00	04/22/2019	100.000
			8,270,000.00		

Note: *Preliminary Numbers for discussion purposes only.

SAVINGS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Date	Prior Debt Service	Prior Adjustments	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Savings	Present Value to 04/22/2019 @ 2.7502609%
08/01/2019	233,508.75	-82,271.10	50,412.55	100,825.10	63,789.69	37,035.41	36,380.99
08/01/2020	467,017.50	-164,542.20		302,475.30	256,962.50	45,512.80	44,423.24
08/01/2021	467,017.50	-164,542.20		302,475.30	256,275.00	46,200.30	43,876.75
08/01/2022	467,017.50	-164,542.20		302,475.30	255,587.50	46,887.80	43,327.46
08/01/2023	467,017.50	-164,542.20		302,475.30	254,900.00	47,575.30	42,775.91
08/01/2024	467,017.50	-164,542.20		302,475.30	254,212.50	48,262.80	42,222.63
08/01/2025	467,017.50	-164,542.20		302,475.30	253,525.00	48,950.30	41,668.11
08/01/2026	1,527,017.50	-164,542.20		1,362,475.30	1,317,837.50	44,637.80	37,013.91
08/01/2027	1,503,717.50	-139,933.78		1,363,783.72	1,317,862.50	45,921.22	37,019.94
08/01/2028	1,482,397.50	-114,050.60		1,368,346.90	1,317,062.50	51,284.40	40,160.56
08/01/2029	1,463,270.00	-92,997.54		1,370,272.46	1,315,437.50	54,834.96	41,700.62
08/01/2030	1,436,600.00	-71,109.78		1,365,490.22	1,317,987.50	47,502.72	35,125.98
08/01/2031	1,412,060.00	-48,279.80		1,363,780.20	1,319,575.00	44,205.20	31,755.96
08/01/2032	1,389,955.00	-24,607.72		1,365,347.28	1,315,200.00	50,147.28	34,967.86
	13,250,631.25	-1,725,045.72	50,412.55	11,475,172.98	10,816,214.69	658,958.29	552,419.92

Savings Summary

PV of savings from cash flow	552,419.92
Plus: Refunding funds on hand	2,130.80
Net PV Savings	554,550.72

Notes:

*Preliminary Numbers for discussion purposes only.

**Savings assume Net of Subsidy with 6.2% Sequestration reduction through maturity.

BOND PRICING

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	08/01/2020	25,000	2.750%	2.750%	100.000
	08/01/2021	25,000	2.750%	2.750%	100.000
	08/01/2022	25,000	2.750%	2.750%	100.000
	08/01/2023	25,000	2.750%	2.750%	100.000
	08/01/2024	25,000	2.750%	2.750%	100.000
	08/01/2025	25,000	2.750%	2.750%	100.000
	08/01/2026	1,090,000	2.750%	2.750%	100.000
	08/01/2027	1,120,000	2.750%	2.750%	100.000
	08/01/2028	1,150,000	2.750%	2.750%	100.000
	08/01/2029	1,180,000	2.750%	2.750%	100.000
	08/01/2030	1,215,000	2.750%	2.750%	100.000
	08/01/2031	1,250,000	2.750%	2.750%	100.000
	08/01/2032	1,280,000	2.750%	2.750%	100.000
		8,435,000			

Dated Date	04/22/2019	
Delivery Date	04/22/2019	
First Coupon	08/01/2019	
Par Amount	8,435,000.00	
Original Issue Discount		
Production	8,435,000.00	100.000000%
Underwriter's Discount		
Purchase Price	8,435,000.00	100.000000%
Accrued Interest		
Net Proceeds	8,435,000.00	

Notes:

*Preliminary Numbers for discussion purposes only.

BOND DEBT SERVICE

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Period Ending	Principal	Coupon	Interest	Debt Service
08/01/2019			63,789.69	63,789.69
08/01/2020	25,000	2.750%	231,962.50	256,962.50
08/01/2021	25,000	2.750%	231,275.00	256,275.00
08/01/2022	25,000	2.750%	230,587.50	255,587.50
08/01/2023	25,000	2.750%	229,900.00	254,900.00
08/01/2024	25,000	2.750%	229,212.50	254,212.50
08/01/2025	25,000	2.750%	228,525.00	253,525.00
08/01/2026	1,090,000	2.750%	227,837.50	1,317,837.50
08/01/2027	1,120,000	2.750%	197,862.50	1,317,862.50
08/01/2028	1,150,000	2.750%	167,062.50	1,317,062.50
08/01/2029	1,180,000	2.750%	135,437.50	1,315,437.50
08/01/2030	1,215,000	2.750%	102,987.50	1,317,987.50
08/01/2031	1,250,000	2.750%	69,575.00	1,319,575.00
08/01/2032	1,280,000	2.750%	35,200.00	1,315,200.00
	8,435,000		2,381,214.69	10,816,214.69

Note: *Preliminary Numbers for discussion purposes only.

BOND DEBT SERVICE

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/01/2019			63,789.69	63,789.69	63,789.69
02/01/2020			115,981.25	115,981.25	
08/01/2020	25,000	2.750%	115,981.25	140,981.25	256,962.50
02/01/2021			115,637.50	115,637.50	
08/01/2021	25,000	2.750%	115,637.50	140,637.50	256,275.00
02/01/2022			115,293.75	115,293.75	
08/01/2022	25,000	2.750%	115,293.75	140,293.75	255,587.50
02/01/2023			114,950.00	114,950.00	
08/01/2023	25,000	2.750%	114,950.00	139,950.00	254,900.00
02/01/2024			114,606.25	114,606.25	
08/01/2024	25,000	2.750%	114,606.25	139,606.25	254,212.50
02/01/2025			114,262.50	114,262.50	
08/01/2025	25,000	2.750%	114,262.50	139,262.50	253,525.00
02/01/2026			113,918.75	113,918.75	
08/01/2026	1,090,000	2.750%	113,918.75	1,203,918.75	1,317,837.50
02/01/2027			98,931.25	98,931.25	
08/01/2027	1,120,000	2.750%	98,931.25	1,218,931.25	1,317,862.50
02/01/2028			83,531.25	83,531.25	
08/01/2028	1,150,000	2.750%	83,531.25	1,233,531.25	1,317,062.50
02/01/2029			67,718.75	67,718.75	
08/01/2029	1,180,000	2.750%	67,718.75	1,247,718.75	1,315,437.50
02/01/2030			51,493.75	51,493.75	
08/01/2030	1,215,000	2.750%	51,493.75	1,266,493.75	1,317,987.50
02/01/2031			34,787.50	34,787.50	
08/01/2031	1,250,000	2.750%	34,787.50	1,284,787.50	1,319,575.00
02/01/2032			17,600.00	17,600.00	
08/01/2032	1,280,000	2.750%	17,600.00	1,297,600.00	1,315,200.00
	8,435,000		2,381,214.69	10,816,214.69	10,816,214.69

Note: *Preliminary Numbers for discussion purposes only.

ESCROW REQUIREMENTS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Period Ending	Interest	Principal Redeemed	Total
04/22/2019	78,164.44	6,115,000.00	6,193,164.44
08/01/2019	59,810.00	2,155,000.00	2,214,810.00
	137,974.44	8,270,000.00	8,407,974.44

Note: *Preliminary Numbers for discussion purposes only.

ESCROW DESCRIPTIONS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Type of Security	Type of SLGS	Maturity Date	First Int Pmt Date	Par Amount	Rate	Max Rate
Apr 22, 2019: SLGS	Certificate	08/01/2019	08/01/2019	2,200,117	2.420%	2.420%
				2,200,117		

SLGS Summary

SLGS Rates File	14FEB19
Total Certificates of Indebtedness	2,200,117.00

Note: *Preliminary Numbers for discussion purposes only.

ESCROW COST

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Type of Security	Maturity Date	Par Amount	Rate	Total Cost
SLGS	08/01/2019	2,200,117	2.420%	2,200,117.00
		2,200,117		2,200,117.00

Purchase Date	Cost of Securities	Cash Deposit	Total Escrow Cost	Yield
04/22/2019	2,200,117	6,193,164.75	8,393,281.75	2.435046%
	2,200,117	6,193,164.75	8,393,281.75	

Note: *Preliminary Numbers for discussion purposes only.

ESCROW CASH FLOW

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Date	Principal	Interest	Net Escrow Receipts	Present Value to 04/22/2019 @ 2.4350463%
08/01/2019	2,200,117.00	14,692.69	2,214,809.69	2,200,117.00
	2,200,117.00	14,692.69	2,214,809.69	2,200,117.00

Escrow Cost Summary

Purchase date	04/22/2019
Purchase cost of securities	2,200,117.00
Target for yield calculation	2,200,117.00

Note: *Preliminary Numbers for discussion purposes only.

ESCROW SUFFICIENCY

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Date	Escrow Requirement	Net Escrow Receipts	Excess Receipts	Excess Balance
04/22/2019	6,193,164.44	6,193,164.75	0.31	0.31
08/01/2019	2,214,810.00	2,214,809.69	-0.31	
	8,407,974.44	8,407,974.44	0.00	

Note: *Preliminary Numbers for discussion purposes only.

ESCROW STATISTICS

Downtown Savannah Authority
Proposed Refunding of Series 2009B (BABs)

PRELIMINARY NUMBERS

Bank Loan - 2.75%

2026 & 2027 Maturities Escrowed to 8/1/2019 Call Date

Total Escrow Cost	Modified Duration (years)	Yield to Receipt Date	Yield to Disbursement Date	Perfect Escrow Cost	Value of Negative Arbitrage	Cost of Dead Time
8,393,281.75	0.272	2.435046%	2.435046%	8,391,399.81	1,881.94	
8,393,281.75				8,391,399.81	1,881.94	0.00

Delivery date 04/22/2019
Arbitrage yield 2.750261%

Note: *Preliminary Numbers for discussion purposes only.