

May 17, 2024

**Via Hand Delivery**

Ms. Tonya Grier  
Clerk to the Commission  
Fulton County Board of Commissioners  
141 Pryor Street, S.W.  
Atlanta, Georgia 30303

Re: Development Authority of Fulton County – Georgia Tech Facilities, Inc. Revenue Bonds (Curran Street Residence Hall Project), Series 2024

Dear Ms. Grier:

As attorney for the Development Authority of Fulton County (the “Issuer”), I am enclosing herewith for the signature of Chairman Pitts four copies of the TEFRA certificate, with attached standard supporting documentation, pertaining to the proposed issuance of its Development Authority of Fulton County Georgia Tech Facilities Revenue Bonds (Curran Street Residence Hall Project), Series 2024, in an amount not to exceed \$120,000,000 (the “Bonds”). The Bonds will be issued for the benefit of Georgia Tech Facilities, Inc., a Georgia non-profit corporation (the “Borrower”) and an affiliated organization of the Georgia Institute of Technology, a unit of the University System of Georgia (“Georgia Tech”), for the purpose of financing (a) the costs of the acquisition, construction, installation and equipping of an approximately 190,000 square foot, new first year residence hall, comprising approximately 862 beds, a fitness center, a café, resident advisor apartments, multipurpose space, laundry facilities, and an open kitchen, and related amenities located on or near the campus of Georgia Tech at 225 North Avenue NW in the City of Atlanta, Fulton County, Georgia, (b) the payment of capitalized interest on the Bonds during construction of the Project, and (c) the payment of all or a portion of the costs of issuance of the Bonds. The facilities financed from proceeds of the Bonds will be operated by Georgia Tech or entities affiliated with Georgia Tech.

Please note that the Borrower commits to comply with the Issuer’s Minority and Female Business Enterprises Policy, which was revised April 22, 2008, in accordance with the Fulton County Board of Commissioners Resolution adopted April 2, 2008, and the Borrower projects minority and female participation in the project to be approximately 5% to 10%.

If you or Chairman Pitts have any questions, please call me. Otherwise, please ask Chairman Pitts to execute the enclosed certificates at his earliest opportunity, and please then

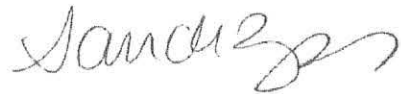
May 17, 2024

Page 2

return at least three executed certificates with supporting documentation to me at your earliest opportunity for further processing.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sandra Zayac", with a stylized flourish at the end.

Sandra Z. Zayac

SZZ

Enclosures

cc: Mr. Richard Anderson (w/o encl.)

County Manager

cc: Ms. Y. Soo Jo

County Attorney

**CERTIFICATE OF CHAIRMAN OF FULTON COUNTY BOARD OF  
COMMISSIONERS REGARDING PUBLIC APPROVAL FOR DEVELOPMENT  
AUTHORITY OF FULTON COUNTY  
PROPOSED REVENUE BONDS FOR  
GEORGIA TECH FACILITIES, INC.**

The undersigned is the Chairman of the Fulton County Board of Commissioners, and as such is the designated chief elected executive official of Fulton County. Georgia Tech Facilities, Inc., a Georgia non-profit corporation (the "Company") and an affiliated organization of the Georgia Institute of Technology, a unit of the University System of Georgia ("Georgia Tech") proposes to finance (a) the costs of the acquisition, construction, installation and equipping of an approximately 190,000 square foot, new first year residence hall, comprising approximately 862 beds, a fitness center, a café, resident advisor apartments, multipurpose space, laundry facilities, an open kitchen, and related amenities located on or near the campus of Georgia Tech at 225 North Avenue, NW, Atlanta, Fulton County, Georgia, (b) the payment of capitalized interest on the Bonds during construction of the Project, and (c) the payment of all or a portion of the costs of issuance of the Bonds (collectively, the "Project").

The Project is to be financed from the proceeds of revenue bonds to be issued by the Development Authority of Fulton County (the "Issuer") in the aggregate principal amount of not to exceed \$120,000,000 (the "Bonds"). The initial owner, operator or manager of the facilities financed by the Bonds will be Georgia Tech. The facilities financed by the Bonds are located in Fulton County.

On May 9, 2024, notice of the public hearing (the "Notice") was published on the website of the Issuer. The Notice was designed to apprise residents of Fulton County of the proposed issuance of the Bonds by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice. A copy of the Publisher's Affidavit including a copy of the Notice is attached as Exhibit "A" to the Certification of Hearing Officer (the "Certification") dated May 17, 2024, which is attached hereto.

On May 17, 2024, a public hearing (the "Hearing") with regard to the issuance of the Bonds was held at 10:00 a.m. via teleconference in accordance with Revenue Procedure 2022-20. The Hearing was accessible to the residents of the approving governmental unit by calling a toll-free telephone number. The public was invited to join by dialing 833-928-4609 (Meeting ID: 844 8292 8674). The Hearing was conducted in a manner that provided a reasonable opportunity for persons with differing views on both the issuance of the Bonds and the location and nature of the Project to be heard, as evidenced by the Certification, which is attached hereto.

The proceedings have been reviewed and determination made that the issuance of the Bonds is legally proper and a placement/investment letter and a Minority and Female Business Enterprise Policy ("MFBE") Utilization Report has been received, as evidenced by the Exhibits "C", "D" and "E", respectively, to the Certification, which is attached hereto.



Based on the foregoing, the undersigned duly approves the issuance of the Bonds as contemplated by the Notice for the purpose of financing the Project for the Company. This approval is solely intended to comply with the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, and shall not result in or impose any pecuniary liability upon or constitute a lien upon the property or a claim against Fulton County, the State of Georgia, or a political subdivision thereof.

This 7<sup>th</sup> day of June, 2024.

Robert L. Pitts  
Chairman, Board of Commissioners of  
Fulton County, Georgia

Approved as to form:

Attorney



ITEM # 24-0367 FRM 6 / 5 / 24  
FIRST REGULAR MEETING

**CERTIFICATION  
RELATIVE TO THE ISSUANCE OF  
DEVELOPMENT AUTHORITY OF FULTON COUNTY  
PROPOSED REVENUE BONDS  
(GEORGIA TECH FACILITIES, INC.)**

WHEREAS, the DEVELOPMENT AUTHORITY OF FULTON COUNTY (the "Issuer") is considering adoption of or has adopted a Resolution (the "Resolution") providing for the issuance of Development Authority of Fulton County Revenue Bonds related to the Project (the "Project"), in an amount not to exceed \$120,000,000 (the "Bonds"); and

WHEREAS, prior to the adoption of the Resolution, notice of public hearing (the "Notice") was published on May 9, 2024 on the website of the Issuer, as evidenced by the copy of Publisher's Affidavit including a copy of the Notice attached hereto as Exhibit "A". The Notice was designed to apprise residents of Fulton County of the proposed issuance of the Bonds by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice; and

WHEREAS, on May 17, 2024, a public hearing (the "Hearing") with regard to the issuance of the Bonds was held at 10:00 a.m. via teleconference in accordance with Revenue Procedure 2022-20. The Hearing was accessible to the residents of the approving governmental unit by calling a toll-free telephone number. The public was invited to join by dialing 833-928-4609 (Meeting ID: 844 8292 8674). The Hearing was conducted by the undersigned as authorized hearing officer for the Issuer in a manner that provided a reasonable opportunity to be heard for persons with differing views on both the issuance of the Bonds and the location and nature of the Project; and

WHEREAS, the names and addresses of all parties attending the Hearing, together with a summary of matters discussed at the Hearing, are set forth on the Hearing Report attached hereto as Exhibit "B"; and

WHEREAS, the documents involved in the proposed issuance of the Bonds have been approved by the attorney for the Issuer, as evidenced by an opinion letter attached hereto as Exhibit "C"; and

WHEREAS, a placement/investment letter relating to the contemplated placement or underwriting and sale of the Bonds, a copy of which is attached hereto as Exhibit "D", has been furnished to the Issuer, as required by procedures adopted by the Board of Commissioners of Fulton County;

WHEREAS, a Minority and Female Business Enterprise Policy ("MFBE") Utilization Report, a copy of which is attached hereto as Exhibit "E", has been furnished to the Issuer, as required by procedures adopted by the Board of Commissioners of Fulton County;

WHEREAS, a copy of the Issuer's Minority and Female Business Enterprise Policy is attached hereto as Exhibit "F", as required by procedures adopted by the Board of Commissioners of Fulton County;

NOW, THEREFORE, the undersigned does hereby certify the above facts are true and correct and does request the Board of Commissioners of Fulton County approve the issuance of the Development Authority of Fulton County Georgia Tech Facilities Revenue Bonds (Curran Street Residence Hall Project), Series 2024, for the purpose of complying with Section 147(f) of the Internal Revenue Code of 1986.

Given under my hand and seal of the Issuer, this 17<sup>th</sup> day of May, 2024.

A handwritten signature in black ink, appearing to read 'Lauren W. Daniels', written over a horizontal line.

**LAUREN W. DANIELS**  
Hearing Officer, Development  
Authority of Fulton County

**EXHIBIT "A"**

**(PUBLISHER'S AFFIDAVIT)**

## TEFRA Notices

[Georgia Tech Facilities, Inc. \(Curran Street Residence Hall Series 2024 Project\)](#) (Date Posted: May 9, 2024)

[RBH Social Impact, Inc. \(Teachers Village\)](#) (Date Posted: May 9, 2024)

[Georgia Tech Facilities, Inc. \(Series 2024A Bonds\)](#) (Date Posted: January 31, 2024)

[Union City Leased Housing Associates II, LLP \(Shannon Reserve\)](#) (Date Posted: January 29, 2024)

[Georgia Tech Facilities, Inc.](#) (Date Posted: October 30, 2023)

[Georgia Tech Athletic Association](#) (Date Posted: September 11, 2023)

[Atlanta International School, Inc.](#) (Date Posted: September 11, 2023)

[Young Men's Christian Association of Metropolitan Atlanta, Inc.](#) (Date Posted: September 18, 2023)

[Shepherd Center, Inc.](#) (Date Posted: October 19, 2022)

[The Westminster Schools, Inc.](#) (Date Posted: October 19, 2022)



**NOTICE OF PUBLIC HEARING ON PROPOSED  
REVENUE BONDS TO BE ISSUED BY THE  
DEVELOPMENT AUTHORITY OF FULTON COUNTY**

Notice is hereby given that on the 17<sup>th</sup> day of May, 2024, at 10:00 a.m. the hearing officer of the Development Authority of Fulton County (the "Issuer") will hold a public hearing via teleconference concerning the proposed issuance of revenue bonds in one or more series (the "Bonds") by the Issuer in the aggregate principal amount of not to exceed \$120,000,000, to be issued for the benefit of Georgia Tech Facilities, Inc., a Georgia non-profit corporation (the "Borrower") and an affiliated organization of the Georgia Institute of Technology, a unit of the University System of Georgia ("Georgia Tech"), for the purpose of financing (a) the costs of the acquisition, construction, installation and equipping of an approximately 190,000 square foot, new first year residence hall, comprising approximately 862 beds, a fitness center, a café, resident advisor apartments, multipurpose space, laundry facilities, an open kitchen, and related amenities located on the campus of Georgia Tech at 225 North Avenue NW, Atlanta, Georgia 30332 (the "Project"), (b) the payment of capitalized interest on the Bonds during construction of the Project, and (c) the payment of all or a portion of the costs of issuance of the Bonds. The Project will be operated by Georgia Tech or entities affiliated with Georgia Tech.

The Bonds, when and if issued, will be the limited obligation of the Issuer and will not constitute a general obligation of the State of Georgia, Fulton County, Georgia or the Issuer, nor shall the Bonds be payable in any manner by taxation, but are payable solely from the payments made by or on behalf of the Issuer, pursuant to an agreement between the Issuer and the Borrower which are pledged to the payment of the Bonds. The issuance of Bonds is in furtherance of the public purpose of the Issuer.

The hearing will be held before a hearing officer designated by the Issuer via teleconference in accordance with Revenue Procedure 2022-20 and will be accessible to the residents of the approving governmental unit by dialing 833-928-4609 (Meeting ID: 844 8292 8674). Any interested party having views on the proposed issuance of the Bonds or the nature or location of the proposed Project may be heard at such public hearing by joining the teleconference meeting as instructed herein.

**THE ISSUER WILL NOT CONDUCT ANY PERFORMANCE AUDIT OR  
PERFORMANCE REVIEW WITH RESPECT TO THE BONDS AS SUCH TERMS ARE  
DESCRIBED IN SECTION 36-82-100, OFFICIAL CODE OF GEORGIA ANNOTATED.**

**DEVELOPMENT AUTHORITY OF FULTON COUNTY**

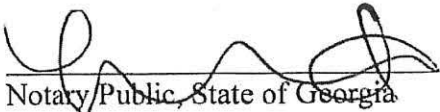
**AFFIDAVIT OF PUBLICATION**

Personally appeared before the undersigned officer authorized to administer oaths, Daniella Gutierrez, who upon being duly sworn deposes and says as follows:

I am the Marketing & Community Relations Manager of the *Development Authority of Fulton County*, a public body corporate and politic, duly created by the Development Authorities Law, O.C.G.A. § 36-62-1, *et seq.* and activated by resolution, as amended, of the governing body of Fulton County. Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (26 C.F.R. § 1.147(f)-1 (2018)), public notice has been given by electronic posting on the public website of the *Development Authority of Fulton County*, the on-behalf-of issuer, as an alternative to the public website of the approving governmental unit. Attached hereto is a true and correct copy of the publication of the TEFRA Notice concerning Georgia Tech Facilities, Inc. which was published on the *Development Authority of Fulton County* website (<https://www.developfultoncounty.com/tefra-notice>) in an area of the website used to inform its residents about events affecting the residents on the following date: May 9, 2024

Print Name: Daniella Gutierrez

Sworn to and subscribed before me  
This 9th day of May, 2024.

  
Notary Public, State of Georgia

My commission expires: 01/31/26

[NOTARY SEAL]



**EXHIBIT "B"**

**(HEARING REPORT)**

1. The names and addresses of all parties present for the Hearing are as follows:

No parties were in attendance.

2. The matters discussed at the Hearing are summarized as follows:

Because no parties were present at the Hearing, no matters were discussed.

**EXHIBIT "C"**

**(LETTER OF AUTHORITY ATTORNEY)**



May 17, 2024

The Board of Commissioners  
of Fulton County  
Atlanta, Georgia

Development Authority of  
Fulton County  
Atlanta, Georgia

Dear Sir or Madam:

We are delivering this opinion in compliance with the requirements of the Chairman of the Fulton County Commission relative to approval of financing.

This opinion is to accompany the approval of the Issuer and Financing described as follows:

Issuer: Development Authority of Fulton County

Financing: Revenue Bonds in the aggregate principal amount not to exceed \$120,000,000 (the "Bonds")

Borrower: Georgia Tech Facilities, Inc.

Project: to finance (a) the costs of the acquisition, construction, installation and equipping of an approximately 190,000 square foot, new first year residence hall, comprising approximately 862 beds, a fitness center, a café, resident advisor apartments, multipurpose space, laundry facilities, an open kitchen, and related amenities located on or near the campus of Georgia Tech at 225 North Avenue, NW, Atlanta, Fulton County, Georgia (the "Project"), (b) the payment of capitalized interest on the Bonds during construction of the Project, and (c) the payment of all or a portion of the costs of issuance of the Bonds.

Public hearing was held before the Development Authority of Fulton County on May 17, 2024, pursuant to an advertisement appearing on the website of the Development Authority of Fulton County on May 9, 2024.

May 17, 2024

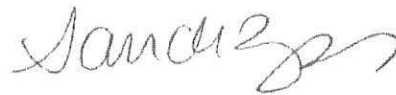
Page 2

In rendering this opinion, with your permission, we have relied conclusively on representations of representatives of the Issuer, the Borrower, or both as to the correctness of the information set forth above.

Based on the foregoing, we are of the opinion that the Issuer is authorized under the laws of the State of Georgia to issue financing for projects of the type and nature described hereinabove pursuant to Article IX, Section VI, Paragraph III, of the Constitution of Georgia of 1983, as amended, the Development Authorities Law (O.C.G.A. 36-62-1 et seq.) and the Revenue Bond Law (O.C.G.A. 36-82-60 et seq.).

This opinion relates solely to the application relating to the Financing identified above as submitted by or on behalf of the Borrower to the Issuer, and is rendered solely to the parties to whom it is addressed. This opinion is not to be used for any other purpose, quoted in whole or in part, relied upon by or delivered to any other person or party.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sandra Zayac", with a stylized flourish at the end.

Sandra Z. Zayac

SZZ

Enclosures

**EXHIBIT “D”**

**(Placement/Investment Letter)**



Corporate &  
Investment Banking

May \_\_1\_\_, 2024

Development Authority of Fulton County  
c/o Sandy Zayac, Esq.  
Arnall Golden Gregory LLP  
171 17th Street NW, Suite 2100  
Atlanta, Georgia 30363

Dear Sir or Madam:

In connection with the public hearing, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, relating to the Development Authority of Fulton County (the "Issuer") and Georgia Tech Facilities, Inc. (the "Borrower"), we are pleased to provide our preliminary view regarding the ability of the Issuer and the Borrower to raise up to \$120,000,000 of debt financing. Our view is based on our understanding of the transaction as it is presently structured, including our current knowledge of the operations, tax status, financial results, conditions and prospects of the Issuer and the Borrower and general economic, industry and market conditions. We note also that our view is based upon the limited information we have been provided by the Issuer and the Borrower to date regarding the transaction and, as we have not had the opportunity to conduct due diligence, we understand that we will be provided the opportunity to conduct thorough due diligence prior to any financing or commitment.

Based upon and subject to the terms of this letter, we are pleased to confirm that it is our preliminary view that, based upon current market conditions, up to \$120,000,000 of debt securities of the Issuer could be sold in the debt capital markets. Our views in this letter are based on our understanding of the transaction as currently contemplated and are also subject to (i) satisfactory completion of the financing documents; (ii) satisfactory completion of an offering document for the financing; (iii) satisfactory completion of legal, accounting, financial and other due diligence customary in similar capital markets transactions; and (iv) the absence of any material adverse change in the condition, business, results, operations or prospects of the Issuer or the Borrower.

Furthermore, our view is subject to there not having occurred; (a) any general suspension of, or limitation on prices for, trading in securities in the New York Stock Exchange; (b) any suspension of trading in any securities of the Issuer or the Borrower; (c) any material adverse change in financial market conditions; (d) any declaration of a banking moratorium or any suspension of payments in respect of banks generally in New York or Georgia; or (e) any outbreak or escalation of hostilities or any other calamity or crisis that, in our judgment, is material and adverse.

This letter does not represent and should not be construed as a commitment by Wells Fargo Securities, LLC or any of our respective affiliates to underwrite or arrange any financing for the Issuer or the Borrower and does not constitute an undertaking or contractual commitment to purchase on a principal or agency basis any debt securities of the Issuer or the Borrower. Any commitment to underwrite debt securities of the Issuer or the Borrower will be conditioned on the execution of a mutually acceptable definitive bond purchase agreement. Nothing expressed or implied in this letter is intended to create legal relations between us or to constitute representations




or warranties on which the Issuer or the Borrower may rely.

This letter has been delivered to you for your informational purposes only and is not to be distributed or disclosed to, or otherwise relied upon by, any other person without our consent, except as required by law.

If you have any questions with respect to this letter, do not hesitate to call the undersigned.

Very truly yours,

**WELLS FARGO SECURITIES, LLC, as**  
Underwriter

By:  \_\_\_\_\_  
Managing Director

**EXHIBIT "E"**

**(Minority and Female Business Enterprise Policy Utilization Report of Company)**

### BORROWER'S MFBE UTILIZATION REPORT

This report must be submitted at the earlier of the date of TEFRA approval or final bond resolution, and thereafter, updated reports must be submitted on a quarterly basis, beginning with the first full quarter following the date of final bond resolution, to be received by the tenth day following the last day of the relevant quarter. The report should be mailed/mailed to: Development Authority of Fulton County, 141 Pryor Street, S.W., Suite 2052 (Peachtree Level), Atlanta, Georgia 30303 (sandra.zayac@agg.com). Upon the first submission of this report, please attach a copy of the Borrower's policy on hiring of minorities and females or the Prime Contractor's policy on the utilization of minority and female-owned businesses, as applicable. Please complete the report with "N/A - not applicable for refunding transactions" or mark "Not yet engaged" if contractors or subcontractors have not yet been retained.

REPORTING PERIOD		PROJECT NAME:	Curran Street Residence Hall Project
FROM:		BOND CAPTION:	DAFC Georgia Tech Facilities Revenue Bonds Series 2024
TO:		PROJECT ADDRESS:	Campus of Georgia Tech

PRIME CONTRACTOR (Identify if MFBE)		Contract Award Date	Contract Award Amount	Change Order Amount	Contract Period
Name:	New South Constuction - Not Yet Engaged				
Address:	1180 West Peachtree St NW Suite 700				
Telephone #:	(404) 443-4000				

AMOUNT OF REQUISITION THIS PERIOD: \$ \_\_\_\_\_  
TOTAL AMOUNT REQUISITION TO DATE: \$ \_\_\_\_\_

#### SUBCONTRACTOR or VENDOR UTILIZATION (for equipping of Project or acquisition of personal property)

Continue on additional page if necessary

Name of Sub-Contractor or Vendor (Identify if MFBE)	Description of Work or Goods Purchased	Contract Amount	Amount Paid To Date	Amount Requisition This Period	Contract Period	
					Starting Date	Ending Date
Not Yet Engaged						
TOTALS						

Borrower's Representative: Tanesha Steward

Address: 221 Uncle Heinie Way, Atlanta, GA 30332

Executed By: Tanesha Steward (Print Name)  
(Signature)

Phone: (678) 373-7162

Title: Executive Director Date: 4/8/2024

Email: [tanisha.steward@carnegie.gatech.edu](mailto:tanisha.steward@carnegie.gatech.edu)



## **EXHIBIT "F"**

### **(Copy of Authority's Minority and Female Business Enterprise Policy Revisions Adopted April 22, 2008)**

It is the policy of the Development Authority of Fulton County that discrimination against businesses by reason of the race, color, gender or national origin of the ownership of any such business is prohibited. The Company shall utilize contractors, subcontractors, suppliers and vendors that do not discriminate against employees or employment applicants because of race, color, gender or national origin, in connection with the development of the Project. The Company shall also make a good faith effort to utilize, to the extent feasible and reasonable under the circumstances, minority or female owned enterprises in connection with the development of the Project. In furtherance of this effort, the Company shall furnish to the Authority, at or before the earlier of the date of submission of TEFRA approval documentation, if applicable, or of the final bond resolution, a written report (i) projecting its utilization of minority and female owned business enterprises in connection with the construction and/or equipping of the proposed Project, (ii) identifying all significant contractors, subcontractors, suppliers, or vendors engaged or utilized to date in connection with the development of the Project, and (iii) specifically identifying all minority or female owned contractors, subcontractors, suppliers or vendors engaged or utilized to date. The report shall also identify a Company representative who will be responsible for future contact and information regarding minority and female owned business enterprise utilization in connection with Project construction and/or acquisition of personal property in conjunction with the Project. In addition to the aforementioned initial written report, the Company shall file updated reports with the Authority on a quarterly basis, beginning with the first full quarter following the date of final bond resolution and continuing through the date of completion of the Project. The Company shall also consent to on-site monitoring visits by the Authority to evaluate compliance with the Policy.