

October 25, 2021

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 – Trinity School, Inc. Project

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 Revenue Bonds (Trinity School, Inc. Project) Series 2021, in an amount not to exceed \$22,500,000 (the “Bonds”). The Bonds will be issued for the benefit of Trinity School, Inc., a Georgia non-profit corporation, or an affiliate thereof (the “Borrower”), for the purposes of (a) financing or refinancing the acquisition, construction and equipping of certain school capital projects for the Borrower; (b) refinancing the outstanding Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000A and Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000B, which were originally issued to finance or refinance the acquisition, construction and equipping of certain school capital projects for the Borrower; and (c) paying all or a portion of the costs of issuance of the Bonds. The Borrower’s facilities financed or refinanced by the Bonds will be owned and operated by the Borrower and the facilities are to be located at 4301 Northside Parkway NW, Atlanta, Georgia 30327, in Fulton County, Georgia.

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 15% to 20%.

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

October 25, 2021

Page 2

Thank you for your cooperation in this matter.

Sincerely,



Sandra Z. Zayac

SZZ

Enclosures

cc: Mr. Richard Anderson (w/o encl.)
County Manager
cc: Ms. Kaye Burwell
Interim County Attorney

**CERTIFICATE OF CHAIRMAN OF FULTON COUNTY BOARD OF
COMMISSIONERS REGARDING PUBLIC APPROVAL FOR DEVELOPMENT
AUTHORITY OF FULTON COUNTY
REVENUE BOND FINANCING FOR
TRINITY SCHOOL, 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. Trinity School, Inc., a Georgia non-profit corporation (the "Company") proposes to (a) finance or refinance the acquisition, construction and equipping of certain school capital projects for the Company; (b) refinance the outstanding Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000A and Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000B, which were originally issued to finance or refinance the acquisition, construction and equipping of certain school capital projects for the Company; and (c) pay all or a portion of the costs of issuance of the Bonds (collectively, the "Project").

The Project is to be financed or refinanced from the proceeds of the Bonds. The initial owner, operator or manager of the facilities financed or refinanced by the Bonds will be the Company. The facilities financed or refinanced by the Bonds are located in Fulton County.

On October 11, 2021, notice of the public hearing (the "Notice") was published on the website of the Development Authority of Fulton County. 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 October 25, 2021, which is attached hereto.

On October 25, 2021, a public hearing (the "Hearing") with regard to the issuance of the Bonds was held at 10:30 a.m. via teleconference in accordance with Revenue Procedure 2021-39 due to the COVID-19 pandemic. 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 1-646-876-9923 (Meeting ID: 811 2851 9611). 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.

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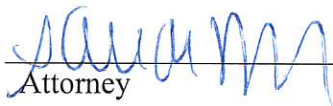
Based on the foregoing, the undersigned duly approves the issuance of the Bonds as contemplated by the Notice for the purpose of financing or refinancing the Project for the Company. This approval is solely intended to comply with the provisions of Section 147(f) of the Internal Revenue Code of 1986,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

This 9th day of November, 2021.



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

Approved as to form:


Attorney

**CERTIFICATION
RELATIVE TO THE ISSUANCE OF
DEVELOPMENT AUTHORITY OF FULTON COUNTY
REVENUE BOND FINANCING
(TRINITY SCHOOL, 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 (Trinity School, Inc. Project), Series 2021, in an amount not to exceed \$22,500,000 (the “Bonds”); and

WHEREAS, prior to the adoption of the Resolution, notice of public hearing (the “Notice”) was published on October 11, 2021 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 October 25, 2021, a public hearing (the “Hearing”) with regard to the issuance of the Bonds was held at 10:30 a.m. via teleconference in accordance with Revenue Procedure 2021-39 due to the COVID-19 pandemic. 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 1-646-876-9923 (Meeting ID: 811 2851 9611). 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;

EXHIBIT “A”

(PUBLISHER’S AFFIDAVIT)

TEFRA Notices

[🏠 \(https://www.developfultoncounty.com/\)](https://www.developfultoncounty.com/) > [TEFRA Notices \(https://www.developfultoncounty.com/tefra-notices/\)](https://www.developfultoncounty.com/tefra-notices/)

➤ Available TEFRA Notices

Below are all available TEFRA notices. Click "Download TEFRA Notice" beside a date to retrieve the file.

WellStar Health System, Inc. (Date Posted: December 27, 2019)

[Download TEFRA Notice](#) 

TUFF CAUB LLC (Date Posted: January 25, 2021)

[Download TEFRA Notice](#) 

Trinity School, Inc. (Date Posted: October 11, 2021)

[Download TEFRA Notice](#) 

The Westminster Schools, Inc. (Date Posted: February 10, 2020)

[Download TEFRA Notice](#) 

Reserve at Hollywood LLC (Date Posted: May 26, 2021)

[Download TEFRA Notice](#) 

Reserve at Hollywood LLC (Date Posted: February 22, 2021)

[Download TEFRA Notice](#) 


Reserve at Hollywood LLC (Date Posted: February 10, 2020)

[Download TEFRA Notice](#) 

Piedmont Healthcare, Inc. (Date Posted: August 14, 2019)

[Download TEFRA Notice](#) 

Phoenix Ridge (South) (Date Posted: May 26, 2021)

[Download TEFRA Notice](#) 

Phoenix Ridge (North) (Date Posted: May 26, 2021)

[Download TEFRA Notice](#) 

Jonesboro Road Senior Village, LP (Date Posted: October 11, 2021)

[Download TEFRA Notice](#) 

Holy Innocents' Episcopal School, Inc. (Date Posted: July 13, 2020)

[Download TEFRA Notice](#) 

Heritage Station Senior LLC (Date Posted: October 11, 2021)

[Download TEFRA Notice](#) 

Heritage Station Family LLC (Date Posted: October 11, 2021)

[Download TEFRA Notice](#) 

Georgia Tech Facilities, Inc. (Date Posted: January 25, 2021)

[Download TEFRA Notice](#) 

AMC Campus Project I, LLC (Date Posted: April 12, 2021)

[Download TEFRA Notice](#) 




Development Authority of Fulton County

141 Pryor Street S.W.

Suite 2052

Atlanta, Georgia 30303

Phone:  **404.612.8078** <tel:404.612.8078>

Fax: 404.612.3895

Quick Links

▶ **TEFRA Notices** (<https://www.devlopfultoncounty.com/tefra-notices/>)

▶ **Monthly Meetings** ([media-center/](#))

▶ **Archived Minutes|Agendas** ([media-center/#prioryears](#))

▶ **By-Laws / Policies** (<https://www.devlopfultoncounty.com/by-laws-policies/>)

▶ **FAQ** (<https://www.devlopfultoncounty.com/frequently-asked-questions/>)

▶ **News | Newsletter** (<https://www.devlopfultoncounty.com/news-updates/>)

NOTICE OF PUBLIC HEARING ON
PROPOSED REVENUE BOND FINANCING BY
THE DEVELOPMENT AUTHORITY OF FULTON COUNTY
FOR THE BENEFIT OF TRINITY SCHOOL, INC.

The Development Authority of Fulton County hereby gives notice that on 25th day of October, 2021, at 10:30 a.m., telephonically by dialing 1-646-876-9923 (Meeting ID: 811 2851 9611), a Public Hearing will be held in accordance with Revenue Procedure 2021-39 due to the COVID-19 pandemic and will be accessible to the residents of the approving governmental unit by joining the teleconference meeting as instructed herein. The Public Hearing concerns the proposed issuance by the Issuer in a maximum aggregate principal amount not to exceed \$22,500,000 of its Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project) Series 2021 (the "Bonds"). The Bonds will be issued as qualified 501(c)(3) bonds for the benefit of Trinity School, Inc. (the "School"), a Georgia non-profit corporation, for the purposes of (a) financing or refinancing the acquisition, construction and equipping of certain school capital projects for the School, (b) refinancing the outstanding (i) Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000A and (ii) Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000B, which were originally issued to finance or refinance the acquisition, construction and equipping of certain school capital projects for the School and (c) paying all or a portion of the costs of issuance of the Bonds (collectively, the "Project"). The School's facilities financed and refinanced by the Bonds will be owned and operated by the School and the facilities are and will be located on the School's existing campus at 4301 Northside Parkway, NW, Atlanta, Georgia 30327 in Fulton County, Georgia. The Bonds will not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation or political subdivision thereof, but will be payable solely from revenues derived from the School and pledged to the payment thereof. Any person interested in the proposed issuance of the Bonds or the location or the nature of the proposed Project may appear and be heard.

Any person wishing to express views on the proposed issuance of the Bonds may be heard at such Public Hearing by joining the teleconference meeting as instructed herein.

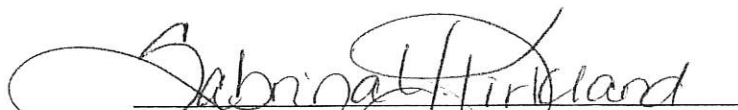
THE ISSUER WILL NOT CONDUCT ANY PERFORMANCE AUDIT OR PERFORMANCE REVIEW WITH RESPECT TO THE BONDS AS SUCH TERMS ARE DESCRIBED IN SECTION 36-82-100, OFFICIAL CODE OF GEORGIA ANNOTATED.

DEVELOPMENT AUTHORITY OF FULTON
COUNTY


AFFIDAVIT OF PUBLICATION

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

I am the Executive Assistant/Technology Associate 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 Trinity School, 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: October 11, 2021.


Print Name: Sabrina Kirkland

Sworn to and subscribed before me
this 11th day of October, 2021.


Notary Public, State of Georgia

My commission expires: 01/23/22

[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)

October 25, 2021

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 Bond in the aggregate principal amount not to exceed \$22,500,000 (the "Bonds")
Borrower:	Trinity School, Inc.
Project:	to (a) finance or refinance the acquisition, construction and equipping of certain school capital projects for the Borrower; (b) refinance the outstanding Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000A and Development Authority of Fulton County Revenue Bonds (Trinity School, Inc. Project), Series 2000B, which were originally issued to finance or refinance the acquisition, construction and equipping of certain school capital projects for the Borrower; and (c) pay all or a portion of the costs of issuance of the Bonds.

Public hearing was held before the Development Authority of Fulton County on October 25, 2021, pursuant to an advertisement appearing on

October 25, 2021

Page 2

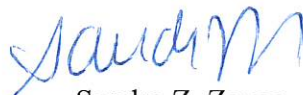
the website of the Development Authority of Fulton County on October 11, 2021.

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,



Sandra Z. Zayac

SZZ
Enclosures

EXHIBIT “D”

(Placement/Investment Letter)



October 22, 2021

Development Authority of Fulton County
Atlanta, Georgia

Re: Development Authority of Fulton County Revenue Bonds (Trinity School,
Inc. Project), Series 2021

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 Trinity School, Inc. (the "Borrower"), we are pleased to provide our preliminary view regarding the ability of the Issuer and the Borrower to raise up to \$22,500,000 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 \$22,500,000 of debt securities of the Issuer could be sold to and purchased by STI Institutional & Government, Inc. 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 legal, accounting, financial and other due diligence customary in similar capital markets; and (iii) 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 STI Institutional & Government, Inc. 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 purchase 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,

STI INSTITUTIONAL &
GOVERNMENT, INC.

By: *ginny phillippi*
Name: Ginny Phillippi
Title: Authorized Agent

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/emailed 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:	Trinity School, Inc.
FROM:		BOND CAPTION:	Development Authority of Fulton County Revenue Bonds (Trinity School, Inc)
TO:	10/1/2021	PROJECT ADDRESS:	4301 Northside Pkwy., Atlanta, GA 30327

PRIME CONTRACTOR (Identify if MFBE)		Contract Award Date	Contract Award Amount	Change Order Amount	Contract Period
Name:	Hodges and Hicks General Contractors	OLC- 4/13/2021	3,497,715	369,058	9 months
Address:	1085 Old Roswell Rd, Roswell, GA 30076	GYM - 10-2021	5,350,000	-61,000	10 months
Telephone #:	(678)325-3400	Dining- 10-2021	837,000		5 months

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

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

additional page if necessary

Continue on

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	Contract Period Ending Date
Great Southern Recreation	Play equipment, synthetic turf	1,494,224				
C & C Fence Co.	Fencing	5,000				
Gunby Construction Co.	Grading and foundations	323,675				
Ray Arthur Furniture Industries	Various interior	10,165				
C & C Fence Co.	Fencing	19,260				
TOTALS						

Borrower's Representative: Ken Bomar Address: 4301 Northside Parkway Atlanta, GA 30327

(Print Name)

Executed By: *Kenneth W. Bomar* Phone: (404) 428-8248

(Signature)

Title: Director of Finance Date: 10/26/21 Email: kbomar@trinityatl.org

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.