



FINANCE COMMITTEE MEETING AGENDA

Commission Chamber

Tuesday, February 11, 2025

1:15 PM

FINANCE

- 1.** Adopt resolution of the Augusta-Richmond County Commission approving Public Finance Authority issue of tax-exempt bond not to exceed \$175,000,000, a portion of this amount will be used to finance costs of the acquisition of educational assets and associated operations from STVT-AAI Education Inc.

LOCALiQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Connie Lipovsek
Murray Barnes Finister LLP
3525 Piedmont RD NE
Atlanta GA 30305-1578

STATE OF GEORGIA, COUNTY OF RICHMOND

The Augusta Chronicle, a newspaper that is generally circulated in the county of Richmond and in the area adjacent thereto, State of Georgia, printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

02/03/2025

and that the fees charged are legal.
Sworn to and subscribed before on 02/03/2025

Michele Jacobs

Legal Clerk

Amy Kokott

Notary, State of WI, County of Brown

6/30/2025

My commission expires

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AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

Item 1.

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") will be held by James T. Plunkett, Interim County Attorney on behalf of Augusta, Georgia (the "Consolidated Government"), on Tuesday, February 11, 2025, at 9:00 a.m., in the offices of James T. Plunkett at Plunkett, Hamilton, Manton & Graves, LLP located at 429 Walker St., Augusta, Georgia. The hearing will be held with respect to a plan of finance for the proposed issuance by the Public Finance Authority (the "Issuer"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its Educational Facilities Revenue Bonds (Lindenwood Education System), in one or more issues (collectively, the "Bonds"), in a principal amount not to exceed \$175,000,000, in one or more tax exempt and/or taxable series.

The Bonds are expected to be issued by the Issuer pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be loaned to Lindenwood Education System (the "Borrower"), a Missouri nonprofit corporation and an organization described in Section 501(c)(3) of the Code that is exempt from tax under Section 501(a) of the Code. The Bonds are expected to be qualified 501(c)(3) bonds, as defined in Section 145 of the Code, and the proceeds of the Bonds will be applied along with other available funds, for the following purposes: (a) to finance, refinance, or reimburse all or a portion of the costs of the acquisition of the Acquired Assets (defined below) from STVT-AAI Education Inc. (the "Company"), (b) to acquire, construct, renovate and make improvements and purchase equipment and furnishings for the Borrower's existing educational facilities; (c) to fund interest on the Bonds and pay certain start-up working capital costs of the Borrower; (d) to refinance all or a portion of the Borrower's existing outstanding tax-exempt debt, and (e) to finance costs of issuance of the Bonds (collectively, the "Project").

The Acquired Assets consist of educational assets and associated operations that relate to the Company's offering of certificate programs, short courses, professional development courses, one-off courses, high school diplomas and associate and bachelor's degrees. The educational assets included in the scope of the Acquired Assets include the Company's (i) operation of 18 accredited campuses with training in the allied health, skilled-trades, business, education and technology fields, (ii) technology for delivering educational programs online; (iii) in-person and online workforce training development programs, (iv) ongoing relationship with its students; (v) existing institutional and programmatic accreditations from nationally recognized accrediting agencies (subject to approval or advance notice where and to the extent required); (vi) trade names recognized among prospective students and alumni; (vii) faculty and industry professionally-developed course curriculum; (viii) goodwill, going concern value, and an assembled workforce; (ix) certain working capital items, and (x) all educational, administrative facilities and equipment, furnishings and related software. The Acquired Assets relate to, benefit, or are otherwise used in an integrated operation for the Company's provision of educational services in many states.

In Augusta, the Acquired Assets relate to, benefit, or are otherwise used in the integrated operation for educational services, including educational assets and associated operations for training and educational programs for Miller-Motte College and other Ancora training facilities at the following locations: 3128-A Deans Bridge Rd. in Augusta, Georgia (collectively, the "Augusta Assets"). The maximum stated principal amount of the Bonds expected to be issued for the Augusta Assets is \$7,000,000. However, the Borrower, at its discretion, may allocate this entire principal amount of Bond proceeds to finance all, a part, or none of the Augusta Assets. The Project, including all the Acquired Assets, will be owned, operated and/or managed by the Borrower, Ancora Education Holdings, Inc. and/or one of the Borrower's other affiliates.

THE BONDS WILL NOT CONSTITUTE AN OBLIGATION OF THE CONSOLIDATED GOVERNMENT, OR OF THE STATE OF GEORGIA OR ANY OTHER AGENCY OR POLITICAL SUBDIVISION THEREOF. The Bonds will be special, limited obligations of the Issuer payable solely from the loan payments to be made by the Borrower to the Issuer, and certain funds and accounts established under the bond indenture(s) for the Bonds.

Any person may appear at such hearing and express his or her views, or may submit his or her views in writing, regarding the proposed Bonds and the location and nature of the Project described herein to be financed with the proceeds of the Bonds. Any written submissions must be sent to James T. Plunkett, Interim County Attorney, Plunkett, Hamilton, Manton & Graves, LLP, 429 Walker St., Augusta, GA 30901 or emailed to itplunkett@phmgllaw.com and clearly marked "Lindenwood Education System." Written submissions must be received by 9:00 a.m. the Thursday prior to the meeting.

Public Notices

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

IN THE FAMILY COURT FOR THE
FIFTH JUDICIAL CIRCUIT

Jessica A. Tomlin,
Plaintiff,
vs.
Martavious L. Tomlin,
Defendant.

SUMMONS

Docket No. 2024-DR-40-0554

TO: MARTAVIOUS L. TOMLIN, DEFENDANT ABOVE
NAMED:

YOU ARE HEREBY SUMMONED and required to answer the COMPLAINT in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to said COMPLAINT on the subscriber at 791 Greenlawn Drive, Suite 4, Columbia, South Carolina, 29209-2641 or Post Office Box 90860, Columbia, South Carolina, 29290-1860 within thirty (30) days from the service hereof, exclusive of the date of such service, and in case of the failure to do so, judgment by default may be rendered against you for the relief demanded in the COMPLAINT.

McDougall, Self, Currence & McLeod, LLP

By:
/s/ Adam Pickworth
ADAM PICKWORTH
791 Greenlawn Drive, Suite 4
Post Office Box 90860
Columbia, SC 29290
Telephone: (803) 776-3130
Facsimile: (803) 961-6653
ATTORNEYS FOR PLAINTIFF
January 28, 2025

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") will be held by James T. Plunkett, Interim County Attorney on behalf of Augusta, Georgia (the "Consolidated Government"), on Tuesday, February 11, 2025, at 9:00 a.m., in the offices of James T. Plunkett at Plunkett, Hamilton, Manton & Graves, LLP located at 429 Walker St., Augusta, Georgia. The hearing will be held with respect to a plan of finance for the proposed issuance by the Public Finance Authority (the "Issuer"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its Educational Facilities Revenue Bonds (Lindenwood Education System), in one or more issues (collectively, the "Bonds"), in a principal amount not to exceed \$175,000,000, in one or more tax exempt and/or taxable series.

The Bonds are expected to be issued by the Issuer pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be loaned to Lindenwood Education System (the "Borrower"), a Missouri nonprofit corporation and an organization described in Section 501(c)(3) of the Code that is exempt from tax under Section 501(c)(3) of the Code. The Bonds are expected to be qualified 501(c)(3) bonds, as defined in Section 145 of the Code, and the proceeds of the Bonds will be applied along with other available funds, for the following purposes: (a) to finance, refinance, or reimburse all or a portion of the costs of the acquisition of the Acquired Assets (defined below) from STVT-AAI Education Inc. (the "Company"), (b) to acquire, construct, renovate and make improvements and purchase equipment and furnishings for the Borrower's existing educational facilities; (c) to fund interest on the Bonds and pay certain start-up working capital costs of the Borrower; (d) to refinance all or a portion of the Borrower's existing outstanding tax-exempt debt, and (e) to finance costs of issuance of the Bonds (collectively, the "Project"). The Acquired Assets consist of educational assets and associated operations that relate to the Company's offering of certificate programs, short courses, professional development courses, one-off courses, high school diplomas and associate and bachelor's degrees. The educational assets included in the scope of the Acquired Assets include the Company's (i) operation of 18 accredited campuses with training in the allied health, skilled-trades, business, education and technology fields, (ii) technology for delivering educational programs online; (iii) in-person and online workforce training development programs, (iv) ongoing relationship with its students; (v) existing institutional and programmatic accreditations from nationally recognized accrediting agencies (subject to approval or advance notice where and to the extent required); (vi) trade names recognized among prospective students and alumni; (vii) faculty and industry professionally-developed course curriculum; (viii) goodwill, going concern value, and an assembled workforce; (ix) certain working capital items, and (x) all educational, administrative facilities and equipment, furnishings and related software. The Acquired Assets relate to, benefit, or are otherwise used in an integrated operation for the Company's provision of educational services in many states. In Augusta, the Acquired Assets relate to, benefit, or are otherwise used in the integrated operation for educational services, including educational assets and associated operations for training and educational programs for Miller-Motte College and other Ancora training facilities at the following locations: 3128-A Deans Bridge Rd. in Augusta, Georgia (collectively, the "Augusta Assets"). The maximum stated principal amount of the Bonds expected to be issued for the Augusta Assets is \$7,000,000. However, the Borrower, at its discretion, may allocate this entire principal amount of Bond proceeds to finance all, a part, or none of the Augusta Assets. The Project, including all the Acquired Assets, will be owned, operated and/or managed by the Borrower, Ancora Education Holdings, Inc. and/or one of the Borrower's other affiliates.

THE BONDS WILL NOT CONSTITUTE AN OBLIGATION OF THE CONSOLIDATED GOVERNMENT, OR OF THE STATE OF GEORGIA OR ANY OTHER AGENCY OR POLITICAL SUBDIVISION THEREOF. The Bonds will be special, limited obligations of the Issuer payable solely from the loan payments to be made by the Borrower to the Issuer, and certain funds and accounts established under the bond indenture(s) for the Bonds.

Any person may appear at such hearing and express his or her views, or may submit his or her views in writing, regarding the proposed Bonds and the location and nature of the Project described herein to be financed with the proceeds of the Bonds. Any written submissions must be sent to James T. Plunkett, Interim County Attorney, Plunkett, Hamilton, Manton & Graves, LLP, 429 Walker St., Augusta, GA 30901 or emailed to jtplunkett@phmglaw.com and clearly marked "Lindenwood Education System." Written submissions must be received by 9:00 a.m. the Thursday prior to the meeting.

2/3/25 #10989506

Public Notices

Public Sale

Public Sale
Riverwatch Self Storage
922 Stevens Creek Road
Augusta, GA 30907
706-863-1603

In accordance with Sec. #10-4-213 of the Georgia Self Storage Facility Act, the following unit(s) will be sold to pay rents & fees at on lockerfox.com to the highest bidder on Wednesday, 2/12/2025 at 10:30 am.
J. Daniel: T036: Air compressors, mortar mixer, nail gun, drill, boxes of stone, scaffolding, walk boards, wheelbarrow, misc., etc.
February 3, 10 2025
LGSC0232298

TS # 2024-10545-GA

Notice Of Sale Under Power
Georgia, Richmond County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Rowena Joseph to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated 3/4/2021, and recorded on 3/26/2021, in Instrument No.: 2021010714, Deed Book 1772, Page 249, Richmond County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 7/3/2024 in Instrument No.: 2024018706 Deed Book 1931, Page 2609, conveying the after-described property to secure a Note in the original principal amount of \$188,700.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Richmond County, Georgia, within the legal hours of sale on 3/4/2025, the following described property: All That Lot Or Parcel Of Land, Situate, Lying And Being In The State Of Georgia, County Of Richmond, Being Known And Designated As Lot 28, Block "E", Section IV, Phase V, Of Pinnacle Place Subdivision, As Shown On A Plat Thereof Prepared By Georgia L. Godman & Associates, Dated June 25, 1999, And Being Recorded In The Office Of The Clerk Of Superior Court Of Richmond County, Georgia, In Realty Reel 654, Page 1526. Reference Being Made To Said Plat For A More Complete And Accurate Description As To Metes, Bounds And Location Of Said Property. Said property is commonly known as 4710 Cahill Ct Hephzibah, GA 30815. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Rowena Joseph or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Rowena Joseph. Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2024-10545-GA For sale information, visit: https://www.nestortrustee.com/sales-information.com or call (888) 902-3989.
February 3, 10, 17, 24 2025
LGSC0228888

Public Sale

Public Auction

Alexander Drive Self Storage located at 1085 Alexander Drive, Augusta, GA, 30909 will hold a public auction on February 20, 2025 at 10:00 AM EST at the storage facility in front of building A100. The following unit will be sold: Unit #A132 Ian Beason - Tools and Household Items. Auctioneer: Glenn Rhodes GAL#2666
February 3, 10 2025
LGSC0216848

Storage Sense Augusta - Jimmie Dyess Parkway
NOTICE OF PUBLIC SALE The undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit: Wednesday the 19th day of February, 2025 at 11:00 AM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Sense Jimmie Dyess, 1005 Jimmie Dyess Parkway, Augusta, GA, 30909 Jones, Destiny 938 Bench, Dolly, Baskets, Cleft, Amanda M106 Fishing Poles, Furniture, Household items. Gaskin, Krysteana L. 832 Kirby Vacuum, Block Dining Table Chairs, Home Decorations. Lockhart, Lavacette 517 Elliptical, Power Rack, Weight Bench THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM, SALE IS SUBJECT TO ADJOURNMENT.
February 3, 10 2025
LGSC0230042

January Auctions

Notice of Public Sale of Personal Property: Notice is hereby given that Augusta's Best Storage, located at 545 Taylor Street, Augusta GA; intends to sell the personal property according to the Georgia Self Storage Act, 10-4-210 through 10-4-215 to satisfy the owner's lien.
All bids will be accepted online through www.storageauctions.com. The auction will end on or after February 18th, 2025, at 10:00 am. Augusta's Best reserves the right to withdraw units from such a sale and reject any bid. The terms of the sale are cash or money orders only.

Account # 784319
Lynda Barrs; 2052; Appears to contain; Decor, Plastic Containers, Misc. Boxes, Misc. Items, Suitcases, Coolers

Matthew Josey; 1134; Appears to contain; Power Tools, Microwave, Decor, Plastic Containers, Misc. Boxes, Misc. Items, Cleaning Supplies
February 3, 10 2025
LGSC0219969

Public Notices

Summons

Summons

IN THE JUVENILE COURT FOR THE
COUNTY OF RICHMOND, STATE OF GEORGIA

IN THE INTEREST OF:

R.L. CASE NO: 2021 J 113
SEX: Male
DOB: 11/28/2013
Child Under 18 Years of Age

NOTICE OF SUMMONS

TO IDA LOVETT and KENNETH LOVETT of the above minor child and any other party claiming to have a parental interest in said minor children born to Ida Lovett.

You are hereby notified that this proceeding and the hearing specified herein is for the purpose of termination of parental rights.

A petition has been filed in this Court concerning the above child. A copy of that petition is attached to this summons.

This is a summons requiring you to be in Court. If you fail to come to Court as required, you may be held in contempt of Court and punished accordingly.

Now therefore, you, the party named above, are commanded to be and appear on the date and time stated below, and to remain in attendance from hour to hour, day to day, month to month, year to year, and time to time, as said case may be continued, and until discharged by the Court, and you are commanded to lay any and all other business aside and to be and appear before the Juvenile Court of Richmond County, Georgia located at 735 James Brown Boulevard, Augusta, Georgia, on Tuesday, February 25, 2025 at 1:00 p.m. and you the said parents, are likewise hereby commanded to be and appear in Court at the time and place above stated, each of you then and there to make defense thereto and to show cause why the said child and all parties named herein should not be dealt with according to the provisions of the law.

WITNESS the Honorable Willie Saunders, Chief Judge of said Court, this 16th day of Jaanuary 2025.

Deputy Clerk, Juvenile Court
Richmond County, Georgia
January 28, February 3, 10 2025
LGSC0226418

In the Superior Court of Richmond County, State of Georgia
Civil Action File No. 2024RCCV00762
Michael Walker, Sr. versus Robert Cunningham
NOTICE OF SUMMONS to Defendant ROBERT CUNNINGHAM

You are hereby notified that the above-styled action seeking Damages was filed suit in said court against you for a tortious injury allegedly caused by your negligence on October 14, 2023 and by reason of an Order for service of summons by publication entered by the Court on December 13, 2024, you are hereby commanded and required to file with the Clerk of said Court and serve upon Kenneth S. Nugent, PC, attorneys for the party to this action whose address is One 10th Street, Suite 550, Augusta, Georgia 30901, an Answer in writing to the Plaintiff's Complaint within sixty (60) days of January 27, 2025.
January 27, February 3, 10, 17 2025
LGSC0224654

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A RESOLUTION OF AUGUSTA, GEORGIA APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF NOT TO EXCEED \$175,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS EDUCATIONAL FACILITIES REVENUE BONDS (LINDENWOOD EDUCATION SYSTEM), SERIES 2025A

WHEREAS, the Public Finance Authority (the “Issuer”) proposes to issue its Educational Facilities Revenue Bonds (Lindenwood Education System), Series 2025A (the “Bonds”) in an aggregate principal amount not to exceed \$175,000,000, and to loan the proceeds from the sale of the Bonds to Lindenwood Education System, a Missouri non-profit corporation (the “Borrower”), to provide for a plan of financing of the costs of the Project (defined below), a portion of which relates to, benefits, or is otherwise to be located in Augusta, Georgia (the “Consolidated Government”), as further described in the hereinafter defined Notice of Public Hearing, a copy of which is attached hereto;

WHEREAS, the Bonds will be issued in a maximum principal amount of \$175,000,000, and the proceeds of the Bonds will be applied by the Borrower to finance the Project, which consists of the use of such proceeds (a) to finance, refinance or reimburse all or a portion of the costs of the acquisition of the Acquired Assets (defined in the Notice of Public Hearing) from STVT-AAI Education Inc. (the “Company”); (b) to acquire, construct, renovate and make improvements and purchase equipment and furnishings for the Borrower’s existing educational facilities; (c) to fund interest on the Bonds and pay certain start-up working capital costs of the Borrower; (d) to refinance all or a portion of the Borrower’s existing outstanding tax-exempt debt, and (e) to finance costs of issuance of the Bonds (collectively, the “Project”);

WHEREAS, prior to the issuance of the Bonds, the public hearing and approval requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), require that the Consolidated Government, being the governmental unit having jurisdiction over the area which a portion of the Project relates to, benefits, or is otherwise to be located, approve the issuance of the applicable portion of the Bonds, after public hearing following reasonable notice;

WHEREAS, upon request of the Borrower, a Notice of Public Hearing was published in *The Augusta Chronicle* on February 3, 2025 (the “Notice of Public Hearing”), a copy of which Notice of Public Hearing is attached hereto and made a part of this Resolution;

WHEREAS, following the publication of such Notice of Public Hearing, a public hearing with respect to the Bonds and the location and nature of the Project described in such Notice of Public Hearing (the “Public Hearing”) was held by James T. Plunkett, Interim County Attorney on behalf of the Consolidated Government, pursuant to Section 147(f) of the Code, on February 11, 2025, at 9:00 a.m. (or as soon thereafter as the matter could be heard), in the offices of James T. Plunkett at Plunkett, Hamilton, Manton & Graves, LLP located at 429 Walker St., Augusta, Georgia;

WHEREAS, the Notice of Public Hearing provides that in Augusta, Georgia the Acquired Assets (defined in the Notice of Public Hearing) relate to, benefit, or are otherwise used in the integrated operation for educational services, including educational assets and associated operations for training and educational programs for Miller-Motte College and other

Ancora training facilities at the following locations: 3128-A Deans Bridge Rd. in Augusta, Georgia (collectively, the “Augusta Assets”), and that the maximum stated principal amount of the Bonds expected to be issued for the Augusta Assets is \$7,000,000.

WHEREAS, the Notice of Public Hearing indicates that the Project will be owned and operated by the Borrower, Ancora Education Holdings, Inc. and/or one of the Borrower’s other affiliates;

WHEREAS, the Bonds are to be issued in one or more series or sub-series, from time to time, and the Issuer intends to issue one or more series or sub-series of Bonds not later than one year from the date of adoption and approval of this Resolution;

WHEREAS, the Bonds will not be a debt, obligation or liability of the Consolidated Government or the State of Georgia or any agency or political subdivision thereof;

WHEREAS, the Bonds will constitute a special, limited obligation of the Issuer, payable solely out of the revenues and other funds pledged and assigned for their payment in accordance with one or more loan agreements each between the Borrower and the Issuer and one or more indentures pursuant to which the Bonds are issued; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Augusta-Richmond County Commission as required by, and solely for the purposes of, Section 147(f) of the Code, as to the issuance of the applicable portion of the Bonds to finance the portion of the Project located in Augusta, Georgia, being the Augusta Assets, as described in the Notice of Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE AUGUSTA-RICHMOND COUNTY COMMISSION, as follows:

1. Solely for the purpose of satisfying the requirements of Section 147(f) of the Code, the issuance of the applicable portion of the Bonds by the Issuer and the related plan of finance to provide funds to finance the portion of the Project located in Augusta, Georgia, being the Augusta Assets, is hereby approved.

2. The Bonds shall not constitute a debt, obligation or liability of the Consolidated Government, or of the State of Georgia or any other political subdivision thereof, and the Consolidated Government, the State of Georgia nor any other political subdivision thereof shall be obligated for the payment of the Bonds, for the manner or extent to which the proceeds from the sale of the Bonds are expended or allocated or for any aspect whatsoever of the Project.

ADOPTED AND APPROVED this 18th day of February, 2025.

AUGUSTA, GEORGIA

Mayor

ATTEST:

Clerk of Commission

EXHIBIT A
NOTICE OF PUBLIC HEARING



Finance Committee

Meeting Date: February 11, 2025

Tax Exempt Bonds – Lindenwood Educations

Department:	Finance Department
Presenter:	Timothy E. Schroer, Interim Finance Director
Caption:	Adopt resolution of the Augusta-Richmond County Commission approving Public Finance Authority issue of tax-exempt bond not to exceed \$175,000,000, a portion of this amount will be used to finance costs of the acquisition of educational assets and associated operations from STVT-AAI Education Inc.
Background:	Section 147 (f)(2)(A)(ii) requires the governmental unit with jurisdiction over the area in which a tax-exempt bond financed facility is located to approve the tax-exempt bonds. Also, the Wisconsin statute governing the Public Finance Authority (“PFA”) requires the political subdivision in whose jurisdiction a facility to be financed by the PFA is located to approve the PFA financing that facility. The Commission is the governing body of the consolidated government of Augusta, Georgia, which is the political subdivision with jurisdiction over the facility to be financed.
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Approve Resolution of the Augusta-Richmond County Commission approving Public Finance Authority revenue bonds and the financing by the Public Finance Authority of a capital improvement project to be located within Augusta, Georgia
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

MURRAY BARNES FINISTER LLP

3525 PIEDMONT ROAD • 5 PIEDMONT CENTER • SUITE 515 • ATLANTA, GEORGIA 30305

MEMORANDUM

TO: Timothy E. Schroer, Finance Director

FROM: Teresa P. Finister

DATE: February 5, 2025

RE: Host Jurisdiction Public Hearing and Approval Under Section 147(f) of the Internal Revenue Code Regarding Tax-Exempt Bonds for Lindenwood Education System

Our firm has been requested by Gilmore & Bell, Bond Counsel with respect to the Bonds described below, to assist their firm and the issuer of the Bonds with obtaining TEFRA approval in Augusta. Information concerning the Bond issue follows.

The Public Finance Authority (“PFA”) requests the assistance of Augusta, Georgia (the “Consolidated Government”) in providing “Host Approval” under Section 147(f) of the Internal Revenue Code in connection with the issuance of tax-exempt bonds on behalf of Lindenwood Education System, a Missouri nonprofit corporation headquartered in St. Charles, Missouri (the “Borrower”). PFA expects to issue tax-exempt bonds in an amount not to exceed \$175,000,000 (the “Bonds”) and a portion of this amount will be used to finance costs of the acquisition of educational assets and associated operations from STVT-AAI Education Inc.

In Augusta, the assets to be acquired by the tax-exempt bonds relate to, benefit, or are otherwise used in the integrated operation for educational services, including educational assets and associated operations for training and educational programs for Miller-Motte College and other Ancora training facilities located at 3128-A Deans Bridge Rd. in Augusta, Georgia (collectively, the “Augusta Assets”). The maximum stated principal amount of the Bonds expected to be issued for the Augusta Assets is \$7,000,000.

PFA is a governmental unit of the State of Wisconsin created for the purpose of issuing tax-exempt and taxable conduit bonds for public and private entities nationwide. PFA is sponsored by the National Association of Counties, the National League of Cities, the Wisconsin Counties Association, and the League of Wisconsin Municipalities. Debt issued by any entity under the auspices of PFA is not debt of the City or PFA, but rather is payable solely from debt service payments received from the Borrower.

Section 147(f) of the Internal Revenue Code requires that the PFA, as issuer of the tax-exempt bonds, obtain the approval of the governing body or chief elected representative of each

state or local government jurisdiction in which the financed assets are to be located following a public hearing by an authorized representative of the state or local jurisdiction. Notice of the public hearing must be published at least 7 days prior to the hearing date. Accordingly, PFA requests your assistance in this financing by conducting the public hearing and obtaining the host jurisdiction approval in accordance with the requirements of Section 147(f) of the Internal Revenue Code.

As Interim County Attorney and employee of the Consolidated Government, Jim Plunkett, is able to hold the public hearing, which is scheduled on Tuesday, February 11, 2025 at 9:00 a.m. so that it does not interfere with other matters. Enclosed is a copy, of the Notice of Public Hearing that was published on February 3, 2025, which is at least 7 days before the hearing date. In addition, we have prepared a resolution for the Augusta-Richmond County Commission approving the use of the proceeds of the tax-exempt bonds to finance the Augusta Assets. We ask that the Consolidated Government adopt the Resolution after the public hearing at its February 18, 2025 meeting.

I appreciate your assistance in this matter on behalf of PFA and the Borrower. If I can answer any questions or provide any additional information, please call me at 404-805-0932.

MINUTES OF PUBLIC HEARING
AUGUSTA, GEORGIA

Re: Public Finance Authority
Educational Facilities Revenue Bonds (Lindenwood Education System) Series 2025

The undersigned, James T. Plunkett, as Interim County Attorney and designated Hearing Officer, conducted a Public Hearing on behalf of Augusta, Georgia (the "Consolidated Government"), the host jurisdiction, for the above referenced Bonds (the "Bonds").

As the Hearing Officer, I called the Public Hearing of the Consolidated Government held on Tuesday, February 11, 2025, to order at 9:00 a.m. ET in the offices at Plunkett, Hamilton, Manton & Graves, LLP located at 429 Walker St., Augusta, Georgia.

I declared that a Public Hearing, required under section 147(f) of the Internal Revenue Code of 1986 was open for purposes of discussing the Bonds and the project to be financed with the proceeds of the Bonds (the "Project").

I declared that the required notice of the Public Hearing for the Project was published in The Augusta Chronicle on February 3, 2025], being a newspaper of general circulation in Augusta-Richmond County, Georgia, as evidenced by an Affidavit of Publication attached hereto as Exhibit A.

I proceeded to hold the Public Hearing. No member of the public was present or joined the Public Hearing and thus no comments were made or discussed about the Project or the Bonds. In addition, no written comments were submitted prior to the Public Hearing.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, I declared the Public Hearing closed at 9:15 a.m.

Dated: February 11, 2025

James T. Plunkett, Interim County Attorney
Augusta, Georgia

EXHIBIT A
AFFIDAVIT OF PUBLICATION