

## CERTIFICATE OF PUBLIC HEARING

I, the undersigned, hereby certify in connection with the issuance by the Development Authority of Augusta, Georgia (the "**Authority**") of its revenue bonds pursuant to a plan of financing, in one or more series and in one or more years, in the principal amount not to exceed \$275,000,000 in the aggregate (collectively, the "**Bonds**"), for the benefit of Wellstar Health System, Inc., a Georgia nonprofit corporation ("**WHS**"), and one or more of its tax-exempt nonprofit affiliates (collectively, the "**System**"), as follows:

1. I am AVP and Assistant General Counsel for WHS, and have been duly authorized to conduct a public hearing on the issuance of the Bonds to finance or refinance the projects described in the notice of such hearing published in *The Augusta Chronicle* on July 31, 2023, a copy of which notice as published with an Affidavit of Publication is attached hereto as Exhibit A, all of which projects are or are to be owned, operated, or managed by the System and located in Augusta, Georgia, as described in the notice.

2. I conducted such hearing commencing at 9:00 a.m. on Tuesday, August 8, 2023, by telephone in the manner described in the notice referred to in paragraph 1 hereof, which was open to the public for purposes of the hearing.

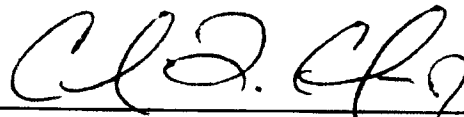
3. At the time for the commencement of the hearing, I publicly requested comments on the facilities to be financed or refinanced with proceeds of the Bonds and on the issuance of the Bonds.

4. At the hearing, no persons presented comments.

5. I imposed no time limitations on any public comments.

6. A copy of the minutes of the public hearing is attached hereto as Exhibit B.

IN WITNESS WHEREOF, I have hereunto set my hand this August 8, 2023.



\_\_\_\_\_  
Chuck Carder, Hearing Officer  
Development Authority of Augusta, Georgia

**EXHIBIT A**

**Affidavit of Publication**

*(See attached.)*

# LOCALiQ

The Augusta Chronicle  
Athens Banner-Herald  
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

## **PROOF OF PUBLICATION**

Rebecca Price  
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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:

07/31/2023

and that the fees charged are legal.  
Sworn to and subscribed before on 07/31/2023

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI County of Brown

My commission expires

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AMY KOKOTT  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC  
HEARING

NOTICE IS HEREBY GIVEN that, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the Development Authority of Augusta, Georgia (the "Authority") will hold a public hearing on August 8, 2023, at 9:00 a.m., accessible to the public by telephone, with respect to a plan of financing that will consist of the issuance and/or deemed reissuance for federal tax purposes, in one or more series and in one or more years, of the Authority's revenue bonds (the "Bonds"). The Bonds are proposed to be issued and/or deemed reissued as qualified 501(c)(3) bonds in a maximum aggregate principal amount of \$275,000,000 to (i) finance or refinance the acquisition, construction, and equipping of certain health care facilities, (ii) refund Authority obligations that were incurred to finance or refinance capital costs of health care facilities, and (iii) pay costs in connection with the issuance of the Bonds. The projects to be financed and refinanced with the Bonds (collectively, the "Projects") will all be located on the health care campus currently known as AU Medical Center (the "Campus") (a) which is bounded by Walton Way to the north, Laney-Walker Boulevard to the south, St. Sebastian Way to the east and Emmett Street to the west and (b) consists also of a corridor on the east and west side of 15th Street 0.2 miles north of the intersection of 15th Street and Walton Way. The principal address of the Campus is 1120 15th Street, Augusta, Georgia.

The Projects will be initially owned by the Board of Regents of the University System of Georgia or AU Medical Center, Inc., a Georgia nonprofit corporation ("AUMC"), and principally used by AUMC or one or more of its tax-exempt nonprofit affiliates.

The Bonds will be limited obligations of the Authority payable solely from the repayment of a loan of proceeds of the Bonds to AUMC or Wellstar Health System, Inc. and shall not be a charge upon the faith and credit of the Authority, the City of Augusta, Georgia or the taxing power of any entity.

All interested persons are invited to attend the public hearing by telephone and will be given an opportunity to address the question of whether the Augusta-Richmond County Commission should approve the plan of financing for the Projects and the issuance of the Bonds. Individuals may attend the public hearing by telephone toll-free by dialing (877) 853-5257. The conference code is 6308532545.

Questions, requests for additional information, or written comments may be directed in writing in advance of the hearing to the Authority in care of Wellstar Health System, Inc., 793 Sawyer Road, Marietta, Georgia 30062, Attention: Chuck Carder.

DEVELOPMENT AUTHOR-  
ITY OF AUGUSTA, GEOR-  
GIA

## EXHIBIT B

### **Minutes of a Public Hearing Conducted by the Development Authority of Augusta, Georgia on August 8, 2023**

A public hearing by the Development Authority of Augusta, Georgia was held telephonically pursuant to notice given. The hearing was called to order at 9:00 a.m. by the undersigned, as Hearing Officer.

The Hearing Officer then stated:

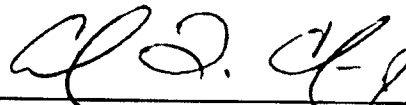
"Now is the time and place set for the public hearing to be conducted pursuant to Section 147 of the Internal Revenue Code of 1986, as amended, with respect to the issuance by the Development Authority of Augusta, Georgia (the "**Authority**"), of qualified 501(c)(3) bonds pursuant to a plan of financing, in one or more series and in one or more years (collectively, the "**Bonds**"), in an aggregate principal amount not to exceed \$275,000,000. The proceeds of the Bonds will provide funds to: (i) finance or refinance the acquisition, construction, and equipping of certain health care facilities, (ii) refund Authority obligations that were incurred to finance or refinance capital costs of health care facilities, and (iii) pay costs in connection with the issuance of the Bonds."

"The projects to be financed and refinanced with the Bonds are located at the addresses and in the maximum principal amounts listed in the notice of public hearing published in the *The Augusta Chronicle* on July 31, 2023."

"Members of the public are invited to comment with respect to the proposed financing plan and the nature of the projects to be financed or refinanced. Is there anyone present who wishes to comment?"

"The minutes of this hearing will reflect that no one has appeared at this hearing to comment and no written comments were submitted to the Authority in care of Chuck Carder as of August 8, 2023."

"The public hearing is now concluded."



\_\_\_\_\_  
Chuck Carder, Hearing Officer  
Development Authority of Augusta, Georgia

