TRILITH



Trilith is a place where makers live, create and inspire the world.

Chief Financial Officer

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ABOUT TRILITH

Trilith began as a dream when former Chick-fil-A CEO Dan Cathy and his wife toured Pinewood Studios outside London and envisioned building a movie studio in Georgia that could be a force for good in the filmmaking world. That dream became Trilith Studios, and Trilith Studios became a town ... and so much more ... in beautiful Fayette County, GA.

Founded in 2013, Trilith has grown to become a world-class mixed-use development of approximately 1,800 acres, anchored by the Town at Trilith, Trilith Studios, The Trilith Live events center (including a growing satellite campus for Passion City Church), and the new Arthur M. Blank U.S. Soccer Headquarters & National Training Center.

Dan's vision for Trilith is all about human flourishing. He believes that a community built for creatives, innovators, and storytellers can be a huge source for good in the world. Based on this core idea, the Trilith brand promise emerged:

2013
FOUNDED

1800+
ACRES

34
SOUNDSTAGES

1400
HOMES PLANNED

"At Trilith, we set the stage and enrich the lives of the story makers who inspire the world."



BACKLOTS



BROWNSTONE FACADE



SOUND STAGE



MISSION

Trilith exists to build a place where creators, makers, and innovators can live, learn, work, and raise families together, believing that community, not just individual talent, is what multiplies influence for good in the world. To bring this vision to life, the Trilith enterprise focuses on three core pillars:

1. Human Flourishing

Building a physical place (studio, town, and campus) designed for creators and innovators to do their best work and live well while doing it.

2. Creative Community

Connecting people who learn, raise families, work, and recreate side by side, so that influence compounds through community rather than in isolation.

3. Purpose-Rooted Culture

A deeply values-driven culture, grounded in stewardship, integrity, and investing in people.



TRILITH ENTERPRISES

Led by Founder Dan Cathy and CEO Garret Rutherford, Trilith Enterprises has grown into an expansive set of for-profit and non-for profit entities. The major elements of the enterprise include:





Trilith Studios



Trilith Studios spans 34 soundstages across more than 700 acres and has hosted productions including Marvel's Avengers, Guardians of the Galaxy films, Moana, Black Adam, and a host of live TV productions including several major game shows.

Town at Trilith

A 234-acre residential and mixed-use neighborhood anchored by more than 550 completed homes and lofts with another 300+ single-family homes now under construction in Phase III ... all built around beautiful common areas that include parks, walking trails, and communal seating and recreation areas throughout downtown Trilith.

The Town Centre includes ENZO Italian Steakhouse & Bar, Amici Italian Café, Barleygarden Kitchen & Craft Bar, CT Cantina & Taqueria, SENSU Sushi Restaurant & Bar, ROAM coworking space, and a host of retail shops across a spectrum of categories.

The Piedmont Wellness Center at Trilith, a 54,000 sq ft medically-integrated fitness center run in partnership with Piedmont Healthcare, offering equipment, classes (strength training, aerial yoga, Zumba, etc.), and health services.

Trilith Guesthouse, a high end Marriot hotel with fine dining, a rooftop bar & grill and upscale meeting space.
Trilith Outdoors: the grounds and landscaping operation, run as an external-facing contractor.





Trilith Live



A 530,000 square foot, 2,200-seat entertainment venue designed for interactive live performances, cinema, corporate events, and other live programming. Passion City Church, pastored by internationally known Pastor Louie Giglio, has established a satellite campus that meets weekly at Trilith Live.

Trilith Live includes a luxury 9-screen cinema complex operated by Georgia Theater Company. In addition to traditional cinema operations, Trilith Cinemas is used for premiers of the films produced at Trilith Studios.

Trilith Live was donated to the town of Fayetteville by Trilith Enterprises and operates as a separate 501(c) with an independent board.



Trilith Development

The real estate arm of Trilith Enterprises is leading the master-planned growth across all parcels, spanning residential, retail, hospitality, lodging, and commercial development in and adjacent to the Town at Trilith, as well as planning for additional phases across the 1,800 acres of outparcels that are part of Trilith's land holdings and could more than double the development over time.











Trilith Institute

A 501(c)(3) dedicated to the discovery, development, and professional advancement of the Story Artists who inspire the world, preparing the next generation of storytellers.

Provides leadership, oversight, and coordination of Story Arts education and cultivates programming for artists, writers, and educators. Champions creative expression as a driver of self-actualization and skill development.

Emerging Creative Residency provides Georgia-based filmmakers with housing in the Town at Trilith, production funding, a living stipend, and mentorship.







Trilith Foundation

A separate 501(c)(3) with diversified funding that creates runs programs and events to support the mental, physical, spiritual, and relational wellbeing of the Trilith community. Programming includes mental health subsidies and support, a crisis care program, the Studio Tour Experience, and other curated community events.

In addition to supporting the Trilith community, the Trilith Foundation hosts an annual fundraiser called “Reel People Care” benefiting 15 different nonprofits.







US Soccer HQ & Training Center

As Trilith has gained notoriety and momentum, an opportunity to partner with the US Soccer Federation arose. Ultimately, this led to US Soccer's plan to build a new $1B headquarters and training facility on 200 acres adjacent to the Town at Trilith. Trilith donated the land, and Home Depot Founder Arthur Blank donated $50M to the planned facility.

In May 2026, the Arthur M. Blank U.S. Soccer Headquarters & National Training Center opened. The facility includes 17 outdoor playing surfaces, including 13 natural grass fields, two artificial turf fields and two sand pitches, plus two indoor playing surfaces and a 115,000-square-foot indoor turf hall, along with about 200,000 square feet of high-performance space, a 10,000-square-foot gym, and 20 locker rooms.

The Center became a key pre-World Cup training base which created significant demand for the hospitality and lodging facilities at the Town at Trilith. The momentum at the US Soccer facility continues to grow which is bringing a corresponding increase in demand for the Town at Trilith amenities and is contributing to the need for expansion of lodging and retail establishments in the town.



THE OPPORTUNITY

Trilith's growth and the expansion into a significant multi-entity, multi-business line enterprise is nothing short of stunning. That said, the opportunity for Trilith Enterprises is even more impressive. Dan, Garret, the leadership team, and board members have established a vision for a "One Trilith" organization to catalyze continued expansion of the strategic plan and growth of Trilith. A core foundation of the One Trilith plan is to identify and recruit a Chief Financial Officer to oversee enterprise financial strategy, organizational enablement, and acceleration of Trilith's expansion.

The desired CFO will work closely with Dan and Garret to bring the discipline, systems, and financial architecture needed to turn what is now a set of separately run entities into a single enterprise operating model. The successful CFO will serve as the financial co-pilot, bringing a clear financial lens to operations, capital structure, strategic planning, and expansion opportunities. While there is a small accounting/finance team onsite at Trilith, the majority of the financial support is provided by the Cathy Family Office and Chick-fil-A finance leadership (Chick-fil-A CFO Brent Ragsdale lives at Trilith and is a board member). Building out the right finance team and layering in the appropriate financial reporting systems will be an early priority for the new CFO. In a parallel path, creating enterprise level P&L reporting and establishing financial performance management rigor across Trilith will be necessary.

Given the sensitivity of Trilith Enterprises to real estate asset appreciation, expansion of home ownership, occupancy driven business models, and the attraction and development of new commercial, entertainment, or other related businesses, the desired CFO must have related experience in real estate asset management, capital strategy and balance sheet management (including restructuring), and cash & liquidity management. Experience working across family office and institutional capital partners is a desired trait. Maturity, business acumen, and an orientation towards wise stewardship are all vital traits alongside these other core technical finance skills.

Beyond the core finance experience needed, Trilith's Enterprise CFO will be a very visible, on-site presence in the Trilith community. They will play a key "integrator" and operational co-pilot role to Dan and Garret and must share an overt passion for the vision, mission, and values that undergird Trilith. They will be engaged across the entire enterprise and must build healthy, productive, hospitable, servant relationships up, down, and sideways across the organization, retail & business partners, and residents. The desired CFO will have a winning, positive personality and presence, personally embodying the hopeful optimism and passion for human flourishing that has been the core driver of all things Trilith!





In addition, the desired new CFO for Trilith Enterprises will:

- Alongside CEO Garret Rutherford and founder Dan Cathy, develop the "One-Trilith" enterprise's 3-to-5-year strategic plan. Partner with leadership to implement the plan and achieve the vision of Trilith.
- Lead the implementation of appropriate systems, models, back office/shared services, and consolidated reporting spanning all Trilith entities and operating models (Trilith Studios, Town at Trilith, Trilith Foundation, Trilith Institute, + new entities). Wean Trilith Enterprises off the Cathy Family Office finance team support.
- Manage the capital structure, including a recurring monthly capital call between ownership and the Studios joint-venture partner, related debt facilities, and 50/50 JV structures supporting the Studios and the Land Fund.
- Build out the necessary HR and IT processes and systems.
- Support & partner with Dan and Garret in strategic planning and financial modeling to enable long-term financial health, profitability, and sustainability of Trilith.
- Help identify and evaluate capital partners for future development phases: hotel expansion, and satellite villages beyond the core Town of Trilith campus.
- Provide supporting financial services to Trilith Live, a separate 501(c)(3) now owned by the City of Fayetteville with a separate governance model but close synergistic ties with Trilith Enterprises.





The Ideal Candidate

- 15+ years of strategic finance experience, including at least 5 years in a CFO, VP of Finance, Controller seat, ideally with a track record across companies in the $50M to $500M revenue range.
- Multi-entity, private or family-office financial leadership, having operated across complex ownership structures: joint ventures, trusts, partnerships, and both nonprofit and for-profit entities, ideally with exposure to a shared-services model. Experience overseeing multiple P&Ls.
- Capital-intensive, asset-heavy finance fluency, from real estate/development, hospitality or resort development, entertainment or media infrastructure. Comfortable with capital stacks, development pro formas, debt structures, and partnership economics; real estate experience specifically is a plus, not a requirement.
- Capital markets and fundraising fluency: able to work directly with institutional investors, lenders, and possibly public incentive or tax-credit structures.
- FP&A experience and deep proficiency building forecasting models and scenario analysis vs. historical reporting.
- A builder … with experience envisioning, planning for, and implementing the system, process, team, and related components of a “right sized” finance and accounting team as well as the related HR and IT functions. Trilith runs lean and candidates that are overly accustomed to large team operating environments or “maintenance” roles will be frustrated and less effective.
- A strong communicator with an ownership mindset who can translate financial complexity for a creative, entrepreneurial, visionary ownership group.
- Proactive alignment with the mission, vision, and values of Trilith.





THE SEARCH TEAM

To learn more about this opportunity, please contact the CarterBaldwin search team.

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