

SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Section 551 of the Texas Government Code that the Board of Directors of SH130 Municipal Management District No. 1 will hold a Texas Workforce Housing Foundation Board Meeting at 12:00 PM on Thursday, May 11, 2023, at Hayes Building, 8108 N. FM 973, Austin, Texas 78724.

1. Call to order and determine if a quorum is present
Adam Harden
2. Public comments: this time is provided for the public to address the Board on issues and concerns. No action can or will be taken on issues raised under this portion of the meeting. Please state your name for the record and limit your remarks to a period not to exceed three minutes
Adam Harden
3. Approve minutes from prior board meeting.
Adam Harden
4. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Ascendant or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Newmark or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
Adam Harden
5. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Slate or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Vaquero Ventures or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
Rudy Mejia
6. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Silverstone Partners or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing

Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Mission Development Group or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

7. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Cambrian Development LLC or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, City Street or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
8. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with City Street or its affiliates or assigns to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, BMC Capital or its affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
9. Consideration and possible approval of a 2023 Application.
10. EXECUTIVE SESSION

A. The Board may go into Executive Session to deliberate on any item referenced in this agenda for open session or executive session based on the following potential exceptions under the Act.

B. Pursuant to §551.071, Texas Government Code, the Board may consult with its attorney(s) to seek their advice on any matter(s) in which the duty of the attorney(s) to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

C. Pursuant to §551.071, Texas Government Code, the Board may consult with its attorneys about pending and threatened litigations.

D. Pursuant to §551.074, Texas Government Code, the Board may consult with its attorneys about pending EEOC charges.

E. Pursuant to §551.072, Texas Government Code, the Board may deliberate the purchase, exchange, lease, or value of real property.

11. Confirm next meeting date; discuss future agenda items.
12. Adjournment.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1

[DISTRICT SEAL}

Ross Martin, Attorney