

## 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 SH 130 MMD Board Meeting at 12:30 PM on Wednesday, July 17, 2024, at Jackson Walker, 100 Congress Ave, STE 1100, Austin, TX 78701.

1. Call to order
2. Roll call.
3. Hear any public comments presented at the meeting, i.e, this is when the general public may address the Board about their concerns. The Board will not comment or deliberate, except as authorized by TEX. Gov't CODE§ 551.042.
4. Review and approve the minutes of the last regular meeting of the Board. which was held on June 20, 2024.

Emilio

5. Report to the Board regarding the Hayes [nnovation Center for Advanced manufacturing ("HICAM'). Specifically, update on overall operations and status of building renovation. If and as needed, the Board will discuss and take appropriate action concerning any action items presented in the Report.

Marcus Metzger

6. Review, discuss, and take appropriate action on the cash activity report for the District and its affiliates and any related payments. and take further action with regard to any additional reporting or budget related matters.

Candice Salazar and Accounting Team

7. Regarding the previously approved "'economic development studies loan for the Emerald Island project for \$1.4 million which would be half collateralized with thl' funds to he managed by the District staff', (see April 17, 2024 minutes of the Board):
  - a. Report to the Board regarding the negotiation and proposed terms of the loan documents;
  - b. Discuss and take appropriate action to clarify the public purpose of the loan and consider any modifications to the terms; and
  - c. Review, discuss, and take appropriate action regarding Land Design Studio's invoice(s) to the District for services related to the Emerald Island project, including the potential modification of the principal loan amount in light of the invoice(s).
8. Discussion concerning the appointment of Ty Cunningham to fill the vacancy on the Board.

9. Executive Session: Recess into executive session to deliberate and consult with attorney(s) about the following matters:
  - a. Discussion about the proposed acquisition of an approximately 3.7-acre tract of land for use in relation to the District. See TEX. GOV'T CODE § 551.072 (deliberation regarding real property).
  - b. Update and legal advice regarding the proposed annexation and imposition of sales tax for all or part of the District-owned 4- and 7-acre tracts of land located near the District (together with the HICAM facility situated on the 7-acre tract). See TEX. GOV'T CODE § 551.071 (consultation with attorney); see TEX. GOV'T CODE § 551.072 (deliberation regarding real property); see TEX. GOV'T CODE § 551.087 (deliberation regarding economic development negotiations).
  - c. Legal advice concerning the proposed internal governance rules, policies, and procedures for the District, specifically, the "Rules of Governance of SH130 Municipal Management District No. 1", "Contract Review and Approval Policy of SH130 Municipal Management District No. 1", and "Signature Authorization Policy of SH130 Municipal Management District No. 1" tentatively dated and effective as of July 17, 2024 (collectively, "Internal" Governance Documents"). See TEX. GOV'T CODE § 551.071 (consultation with attorney).
  - d. Update and legal advice regarding the June 2024 open records request from the Office of Representative Gary Gates. See TEX. GOV'T CODE § 551.071 (consultation with attorney).
  - e. Discussion about the lease of office space for the District at current and proposed locations and related negotiations with lessors. See TEX. GOV'T CODE § 551.072 (deliberation regarding real property).
  - f. Status of and legal advice concerning negotiation of potential modification of "Oversight and Compliance Management Services Agreement" with Affordable Housing Compliance Services, LLC. See TEX. GOV'T CODE § 551.071 (consultation with attorney); see also TEX. GOV'T CODE § 551.072 (deliberation regarding real property).
10. Reopen the meeting and take appropriate action regarding the matters discussed in the executive session as follows:
  - a. First, take appropriate action regarding the adoption on the Internal Governance Documents; then
  - b. Second, discuss and take appropriate action regarding the resignation and appointment of applicable director and officer titles under the Internal Governance Documents: then
  - c. Third, take appropriate action regarding any other matters discussed in the executive session.
11. Discuss and confirm date for next meeting, which is tentatively scheduled for Friday, August 16, 2024.
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}

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Ross Martin, Attorney