**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 at 12:00 PM on Thursday, April 6, 2023, at Hayes Building, 8108 N. FM 973, Austin, Texas 78724.

1. Call to order and determine if a quorum is present
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.
3. Approve minutes from prior board meeting
4. Consideration and possible approval of and allowance for:
   (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Vaquero Ventures, Ascendant Capital, or their 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, Ascendant Capital, or their affiliates or assigns, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;
   (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
5. Consideration and possible approval of and allowance for:
   (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Ascendant Development or its affiliates 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, Ascendant Development or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;
   (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
6. Consideration and possible approval of and allowance for:
   (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with RPM Living or its affiliates 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, RPM

Living or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;
(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 Kellam Development or its affiliates 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, Kellam Development or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;
(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 Stone Hawk or its affiliates 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, Stone Hawk or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and operate essential housing developments;
(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 and allowance for:
(1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Newmark 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;
(3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

10. Consideration and possible approval of a 2023 Application.

11. 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.

F. Pursuant to §551.073, Texas Government Code, the Board may deliberate regarding a negotiated contract for prospective gift or donation.

G. Pursuant to §551.074, Texas Government Code, the Board may deliberate the appointment, employment, evaluation, reassignment, duties, performance of duties, discipline, or dismissal of a public officer or employee(s).

H. Any action on these matters will be taken in Open Session.

12. Confirm next meeting date; discuss future agenda items
13. 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