

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 Wednesday, January 12, 2022, at Locke Lord LLP, 600 CONGRESS AVE , STE 2200, Austin, TX 78701.

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. Administer oath of office to new board members.
5. Status update on approved transactions and guidance from the SH130 Municipal Management District No. 1; discussion related thereto.
6. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Sabot Development or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Sabot Development or its affiliates, and potential limited partner investors that shall acquire, develop, own, and operate essential housing; (3) the Texas Essential Housing Public Facility Corporation to contract for the acquisition of such projects to be financed by proceeds from one or more series of tax-exempt bonds in addition to the approved bonds currently contemplated in the approved plan of finance; and (4) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction 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 agreements with Lonestar Acquisition Group 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; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Lonestar Acquisition Group or its affiliates, and potential limited partner investors that shall acquire, develop, own, and operate essential housing developments; and (3) authorizing 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 Vaquero Ventures, LLC 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; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-

be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Vaquero Ventures, LLC or its affiliates, and potential limited partner investors that shall acquire, develop, own, and operate essential housing developments; and (3) authorizing 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 Buchanan Capital Partners 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; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Buchanan Capital Partners or its affiliates, and potential limited partner investors that shall acquire, develop, own, and operate essential housing developments; and (3) authorizing 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 and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Graham 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; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Graham Development or its affiliates, and potential limited partner investors that shall acquire, develop, own, and operate essential housing developments; and (3) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith
11. Authorize the hiring of employees and procurement of office space.
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}

Ross Martin, Attorney