

Texas Workforce Housing Foundation  
Wednesday, December 1, 2021 11:00 AM  
Central

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. Discussion and possible action regarding opening a bank account with Frost Bank and/or PNC Bank on behalf of the Texas Essential Housing Public Facility Corporation.

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, its affiliates, or assigns 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, its affiliates, or assigns, 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 Z-Modular, 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; (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, Z-Modular, its affiliates, or assigns, and potential limited partner investors that shall acquire, develop, own, and operate essential housing developments; (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 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. Confirm next meeting date; discuss future agenda items

10. Adjournment