

## 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 1:30 PM on Friday, June 2, 2023, at Saleen Performance Parts, 900 East Old Settlers Boulevard, #360, Round Rock, Texas 48664.

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. Public Hearings
  - Public Hearing regarding Archway Co. projects.
  - Public Hearing regarding Ascenda Capital projects.
  - Public Hearing regarding Augusta North Houston LLC projects.
  - Public Hearing regarding AZURE @ 1212 Borrower De LLC projects.
  - Public Hearing regarding Balvia Properties projects.
  - Public Hearing regarding BMC Capital projects.
  - Public Hearing regarding CAF Capital projects.
  - Public Hearing regarding Cambria Cove Holdings, LLC projects.
  - Public Hearing regarding Carriage Place Apartments Houston LLC projects.
  - Public Hearing regarding Dalian Development projects.
  - Public Hearing regarding Fulcrum Development LLC projects.
  - Public Hearing regarding Fundamentals projects.
  - Public Hearing regarding Heritage Investment Partners, LLC projects.
  - Public Hearing regarding Lion Head LLC projects.
  - Public Hearing regarding LRE Management projects.
  - Public Hearing regarding Morton Land Partners, LLC projects.
  - Public Hearing regarding Namma Corridor at Westchase SPE, LLC projects.
  - Public Hearing regarding Nitya Capital projects.
  - Public Hearing regarding TTI Capital projects.
  - Public Hearing regarding Verandas 5455 LLC projects.
5. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Archway Co. 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, Archway Co. 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.

6. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Ascenda Capital 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, Ascenda 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.
7. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Augusta North Houston 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, 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.
8. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with AZURE @ 1212 Borrower De 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, AZURE @ 1212 Borrower De LLC 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 and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Balvia Properties 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, Balvia Properties 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.

10. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with BMC Capital 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.
11. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with CAF Capital 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, CAF 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.
12. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Carriage Place Apartments Houston 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, Carriage Place Apartments Houston LLC 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.
13. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Dalian Development 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, Dalian Development 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.

14. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Fulcrum 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, Fulcrum Development LLC 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.
15. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Fundamentals 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, Fundamentals 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.
16. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Fundamentals 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, Fundamentals 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
17. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Heritage Investment Partners, 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, Heritage Investment Partners, LLC 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.

18. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Lion Head 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, Lion Head LLC 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.
19. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with LRE Management 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, LRE Management 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.
20. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Morton Land Partners, 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, Morton Land Partners, LLC 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.
21. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Namma Corridor at Westchase SPE, 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, Namma Corridor at Westchase SPE, LLC 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.

22. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Nitya Capital 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, Nitya 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.
23. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with TTI Capital 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, TTI 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.
24. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Verandas 5455 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, Verandas 5455 LLC 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.
25. Consideration and possible approval of an organizational name change.
26. Consideration and possible approval of a 2023 Application.

27. 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.

28. Confirm next meeting date; discuss future agenda items

29. 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