

NEW PARK MUNICIPAL MANAGEMENT DISTRICT

TO: THE TEMPORARY BOARD OF DIRECTORS OF NEW PARK MUNICIPAL MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Pursuant to an Order of the Governor suspending certain requirements of the Texas Open Meetings Act, the Temporary Board of Directors of New Park Municipal Management District (“District”) will hold an organizational meeting on **Friday, February 12, 2021, at 1:00 p.m. solely by telephone conference** to mitigate the spread of COVID-19. The meeting will be conducted in a transparent and accessible manner pursuant to the guidance provided by the Office of the Attorney General.

Any member of the public may participate in this meeting by dialing: (888) 594-6783 and entering passcode 2147455761#.

Electronic copies of Board meeting packets are available upon request by email to Ross Martin at rmartin@winstead.com. This meeting will also be recorded and available for electronic distribution. The following items will be considered:

1. Review and acknowledge legislation creating the District;
2. Hear developer’s report on proposed development and overview of District;
3. Consider and review Conflict of Interest Questionnaire for local governmental officials;
4. Qualify temporary Directors and administer statement of officer forms and oaths of office, and discuss government training pursuant to Chapter 551 of the Texas Government Code;
5. Elect officers;
6. Review insurance proposal and approve placement of directors and officers liability insurance, bonds and other insurance deemed appropriate;
7. Consider and approve a Resolution Approving Contingent Fee Contract (see attached “Notice of Contingent Fee Contract by and between Winstead PC and the District”) and authorize execution of such engagement letter/contract for legal services;
8. Consider and approve engagement of bookkeeper for the District and execute related agreements and approve necessary authorizations;
9. Consider and designate depository bank and authorize the operating account and execution of required account documents, including signature cards and related bank resolutions, and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
10. Consider and approve bookkeeper’s report, including authorizing the payment of invoices presented;
11. Authorize the District’s bookkeeper to distribute funds as approved on the bookkeeping report pursuant to Section 49.151, Texas Water Code;
12. Consider supplemental agenda;

13. Consider any other matters that may come before the Board and take any action necessary or appropriate;
14. 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.

EXECUTED this 9th day of February, 2021.

NEW PARK MUNICIPAL
MANAGEMENT DISTRICT



Ross S. Martin,
Proposed Attorney for the District

SUPPLEMENTAL AGENDA

NEW PARK MUNICIPAL MANAGEMENT DISTRICT

TO: THE BOARD OF DIRECTORS OF NEW PARK MUNICIPAL MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Chapter 551, Texas Government Code that the Board of Directors of New Park Municipal Management District will hold a meeting on **Friday, February 12, 2021, at 1:00 p.m., solely by telephone conference.** Any member of the public may participate in this meeting remotely by dialing: **(888) 594-6783**; and entering passcode **2147455761#**. The following items will be considered:

1. Consider and approve an Order Calling Directors Election to be held on Saturday, May 1, 2021; and
2. Consider authorizing Notice of Election, and if timely, approval of a Contract for Election Services with Dallas County, Texas.

NEW PARK MUNICIPAL MANAGEMENT DISTRICT



Ross S. Martin, Attorney

ORDEN DEL DÍA SUPLEMENTARIO

DISTRITO MUNICIPAL GESTIÓN CONSOLIDADO DE NEW PARK

A: LA JUNTA DIRECTIVA DISTRITO MUNICIPAL GESTIÓN CONSOLIDADO DE NEW PARK Y TODAS LAS DEMÁS PERSONAS INTERESADAS:

Por la presente se da aviso, de conformidad con V.T.C.A., Código de Gobierno §551, que la Junta Directiva del Distrito Municipal Gestión Consolidado de New Park (el "Distrito") celebrará una reunión **el viernes, 1 de febrero de 2021, a las 1:00 p.m., exclusivamente por conferencia telefónica.** Cualquier miembro del público puede participar en esta reunión de forma remota marcando el **(888) 594-6783** e ingresando el código de acceso **2147455761#**. Se considerarán los siguientes asuntos:

1. Considerar y aprobar una Orden Convocando a una Elección de Directores que se celebrará el sábado, 1 de mayo de 2021; y
2. Considerar autorizar el aviso de elección y, si es oportuno, la aprobación de un acuerdo y contrato para servicios electorales con el Condado de Dallas, Texas.

DISTRITO MUNICIPAL GESTIÓN CONSOLIDADO DE NEW PARK



Ross S. Martin, Abogado

NOTICE OF
CONTINGENT FEE CONTRACT BY AND BETWEEN
WINSTEAD PC AND
NEW PARK MUNICIPAL MANAGEMENT DISTRICT

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that New Park Municipal Management District (the “District”) will consider a contingent fee contract for bond counsel legal services with Winstead PC (“Winstead”). The contingent fee contract by and between the District and Winstead will be presented to the District at a public meeting to be held on Friday, February 12, 2021, at 1:00 p.m. solely by telephone conference to mitigate the spread of COVID-19. The telephone conference meeting will be conducted in a transparent and accessible manner, pursuant to an Order of the Governor suspending certain requirements of the Texas Open Meetings Act. Any member of the public may participate in the meeting by dialing: (888) 594-6783; and entering passcode 2147455761#.

The engagement of Winstead is required to render professional services in connection with the authorization, sale, and delivery of bonds, certificates of participation, notes, or other evidences of indebtedness (“Bonds”) on behalf of the District. Winstead will coordinate with the District and its consultants in the preparation of bond applications, official statements, and transcripts of legal proceedings to comply with the requirements of the Attorney General of the State of Texas, and will coordinate with the District and its consultants in all matters relative to the receipt and tabulation of bids for purchase of bonds. Additionally, Winstead will supervise the execution and delivery of the bonds to the original purchasers. Winstead will additionally provide an Opinion to confirm the validity of the bonds, and the tax-exempt status of the interest earned thereon under Federal Income Tax regulations, if applicable.

Members of the Winstead Public Finance Practice Group have been advising clients and serving as bond counsel on tax-exempt and taxable bonds, and rendering market opinions for governmental issuers, including special districts, for over 40 years. Winstead Public Finance attorneys are active members of the National Association of Bond Lawyers.

Winstead’s fee for bond counsel services will be as follows: for new-money financings, 2.5% of the principal amount thereof; for refundings, 1.25% of the principal amount thereof; and for Anticipation Notes, 1%.

Winstead was engaged by the property owners of the District to create the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Winstead to serve as bond counsel at its organizational or meeting.

Winstead's specialized practice in public finance transactions provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies. Winstead is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Winstead would allow the District to proceed with the issuance of Bonds in the most efficient, cost-effective, and feasible manner, resulting in benefits to future residents of New Park Municipal Management District.