

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the "Board" or "Board of Directors") of SH130 Municipal Management District No. 1 (the "District") met in regular session, open to the public, on July 20, 2022 at 401 Congress Avenue, Suite 2100, Austin, Texas 78701, a designated office of the District outside the boundaries of the District, and the roll was called of the members of the Board to-wit:

Warren Hayes	President
Stephen Shang	Vice President
Jim Young	Secretary
Albert Hawkins	Treasurer/Asst. Secretary
Robert Walker	Asst. Secretary

All members of the Board were present at the commencement of the meeting, except Director Shang. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney, and Kimberly Studdard, paralegal, of Winstead PC ("Winstead"), General Counsel and Bond Counsel for the District, John Doucet of Doucet & Associates ("Doucet & Associates"), engineers for the District, Aundre Dukes (via teleconference), board member for the Texas Essential Housing Public Facility Corporation ("TEHPFC"), and related public facility corporations, as well as Executive Director for the District and Kristinn Massay, employee for the District. Additionally, Jim Carpenter and Kristina Hayes, representing landowners within the District, as well as Jessica Parrish, Chair for the W.B. Hayes Foundation, and Laura Sanders Fowler of The Fowler Law Firm, P.C. were in attendance.

1. The Board called for public communications and comments, at which time Jim Carpenter, a landowner within the District, discussed with the Board various letters of intent received and plans for development of "Emerald Island". Hearing no additional comments, the Board closed the public comment portion of the meeting.

2. The Board then confirmed receipt of the Minutes from the June 29, 2022 special meeting, and after a brief discussion and upon motion by Director Hayes, seconded by Director Hawkins, said Minutes were unanimously approved.

3. With respect to a Resolution to Negotiate and Execute an Agreement with a Private 501(c)(3) Non-Profit, Ms. Parrish presented to the Board a proposed partnership between the District and the W.B. Hayes Foundation, a private 501(c)(3) Non-Profit Organization formed in February

2022 with a focus on supporting communities in close proximity to the District by performing medical research and by providing diagnostic or other medical services and health education training to underserved residents of said communities. These services would include but are not limited to: MRIs, CT Scans, Genomic Testing, Radiation Therapy, and any other lifesaving or life enhancing methods of care not otherwise available. Ms. Fowler, the attorney for the W.B. Hayes Foundation, noted she believed the authority for the District to enter into such partnerships with private non-profit organizations was allowed under Chapter 375.092(i), Local Government Code. Mr. McPhail and Ms. Fowler both agreed to take a deeper dive into the legal basis for such a contract, and once sufficient research was performed by all parties involved, it was agreed the discussion would continue at a future meeting.

4. With regard to any proposed additions of lands and related matters, it was noted that there was nothing for consideration by the Board at such time.

5. Mr. McPhail then discussed with the Board renewal of their annual insurance and bonds, and it was noted that in light of current construction activity underway and the addition of District employees, Winstead and McDonald Wessendorf, the District's insurance consultant, deemed it timely to consider the addition of commercial general liability and excess liability coverages as well as possible workers' compensation insurance to cover the current District employees. Kristinn Massay confirmed there was a workers' compensation policy in place, and after a brief discussion, and upon motion by Director Hayes, seconded by Director Young and unanimously carried, the Board approved the addition of commercial general liability and excess liability coverages to the existing policy.

6. There being no representative from Inframark present to discuss the separate Cash Balance Report, Budget and Payment Register by Bank Account (collectively, the "Accounting Report"), attached hereto as **EXHIBIT "A"**, Ms. Massay discussed with the Board any action items as well as housekeeping matters related to timely submission of consultants' invoices and new process for submitting those invoices. It was noted that there was one invoice in the amount of \$10,320 payable to Greenberg Taurig, LLP needing Board approval and that \$30,000 in application fees had been received by the District since the last meeting. After a brief discussion, and upon motion by Director Hayes, seconded by Director Hawkins, the Board unanimously approved payment of \$10,320 to Greenberg Taurig, LLP, and upon motion by Director Hayes, seconded by Director Hawkins, the Board unanimously approved the Accounting Report.

7. With regard to development-related matters in the District, Mr. Dukes noted that as was previously discussed with regard to the Accounting Report, six application fees were received since the last meeting for possible developer partners, and that eight deals are slated to close between present and November 2022. It was noted that three additional deals are currently on hold.

8. Upon motion by Director Hayes, the Board entered into Executive Session at 1:58 p.m., which motion was seconded by Director Hawkins and unanimously carried. The record shall reflect all consultants, with the exception of the District's attorneys, members of the public and presenters left the room at this time.

9. At 2:22 p.m., following Executive Session, Director Hayes announced that the Board would reconvene in public session and that no action was taken in the Executive Session.

10. The Board confirmed the next regular meeting date of Wednesday, August 17th, and Director Young posed the question as to whether or not the next meeting could be moved to 11:30. The Board agreed, and there being no further business to conduct, Director Hayes moved that the meeting be adjourned, which motion was seconded by Director Young, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 19th day of October, 2022.



Robert Walker, Assistant Secretary
Board of Directors
SH130 Municipal Management District No. 1

