

RIVERS MARKET PLACE MUNICIPAL MANAGEMENT DISTRICT

TO: THE BOARD OF DIRECTORS OF RIVERS MARKET PLACE MUNICIPAL MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Section 551, that the Temporary Board of Directors of Rivers Market Place Municipal Management District will hold an Organizational Meeting on Friday, February 6, 2026 at 12:00 p.m. at 30°21'06.0"N 97°23'58.3"W (Dropped Pin Location: <https://maps.app.goo.gl/3SYyhNGGYu48bjNV8>) which is within the boundary of the District for the following purposes:

1. Public communication and comments;
2. Review and acknowledge Legislation for the creation of Rivers Market Place Municipal Management District No.1 of Travis County (Senate Bill 3047, 89th Session of the Texas Legislature, Regular Session) creating the District;
3. Confirm receipt of the Order Appointing Temporary Directors from the Texas Commission on Environmental Quality;
4. Qualify Directors and administer Statement of Officer forms and Oaths of Office;
5. Review and approve to the extent necessary City Development Agreements, Economic Development Corporation Agreement and execute related agreement(s);
6. Review insurance proposal and approve Directors and Officers Liability Insurance, Bonds and other insurance deemed appropriate at this time;
7. Elect Officers;
8. Hear Overview of the District and report on the status of the proposed development;
9. 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;
10. Consider and approve the engagement of BGE, Inc. as engineers for the District and execute related agreement(s) as well as consider and ratify any prior engineering agreements entered into on the District’s behalf;
11. Consider and approve the engagement of Hilltop Securities Inc. as financial advisor for the District and execute related agreement(s);
12. Consider and designate depository bank and authorize the opening of an operating account and execution of required account documents, including signature cards and related bank resolutions;
13. If applicable, consider and ratify prior actions taken and the payment of various out-of-pocket expenses made on behalf of the District;
14. Consider and approve a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
15. Consider and approve an Order Adopting Electronic Bidding Rules and authorize execution;
16. Adopt an Order Designating Office Locations outside of District and authorize publication of a Notice regarding same;
17. Consider and adopt Resolution Designating Location in District to Post Notices of Meetings;
18. Adopt District Seal;
19. Approve and authorize the filing of the District Information Form;
20. Review and approve Order Adopting a Travel Expense Policy, Limit on Fees of Office and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information, Including the Formation of an Audit Committee, Establishment of an Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters;
21. Review and approve the Order Adopting a Records Management Policy and Designating Records Manager;

22. Consider and adopt Resolution Creating a Website for the District;
23. Discuss and confirm the next proposed meeting date and location; and
24. Adjournment.

The Board of Directors will go 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 the 30th day of January, 2026.

RIVERS MARKET PLACE MUNICIPAL
MANAGEMENT DISTRICT



Matt McPhail, Attorney for the District