

STAYS IN FILE



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SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1
201 W. 5th Street, Suite 1350
Austin, Texas 78701

Public Notice of Regular Meeting
of
The Board of Directors of SH130 Municipal Management District No. 1

Notice and Attendance Information

PLEASE TAKE NOTICE that, pursuant to the Texas Open Meetings Act, TEX. GOV'T CODE §§ 551.001 *et seq.*, a regular meeting of the Board of Directors ("**Board**") of SH130 Municipal Management District No. 1 ("**District**") will be held starting at **12:30 p.m. CT** on **Wednesday, July 17, 2024** at **100 Congress Avenue, Suite 1100, Austin, Texas 78701**.

A quorum of the Board will attend the meeting in person or by videoconference. Members of the general public may attend the meeting in person.

Regular Meeting Agenda

1. Call to order.
2. Roll call.
3. Hear any public comments presented at the meeting, *i.e.*, this is when the general public may address the Board about their concerns. The Board will not comment or deliberate, except as authorized by TEX. GOV'T CODE § 551.042.
4. Review and approve the minutes of the last regular meeting of the Board, which was held on June 20, 2024.
5. Report to the Board regarding the Hayes Innovation Center for Advanced Manufacturing ("**HICAM**"). specifically, update on overall operations and status of building renovation. If and as needed, the Board will discuss and take appropriate action concerning any action items presented in the Report.
6. Review, discuss, and take appropriate action on the cash activity report for the District and its affiliates and any related payments, and take further action with regard to any additional reporting or budget related matters.
7. Regarding the previously approved "economic development studies loan for the Emerald Island project for \$1.4 million which would be half collateralized with the funds to be managed by the District staff", (*see* April 17, 2024 minutes of the Board):
 - a. Report to the Board regarding the negotiation and proposed terms of the loan documents;

- b. Discuss and take appropriate action to clarify the public purpose of the loan and consider any modifications to the terms; and
 - c. Review, discuss, and take appropriate action regarding Land Design Studio's invoice(s) to the District for services related to the Emerald Island project, including the potential modification of the principal loan amount in light of the invoice(s).
8. Discussion concerning the appointment of Ty Cunningham to fill the vacancy on the Board.
9. **Executive Session:** Recess into executive session to deliberate and consult with attorney(s) about the following matters:
- a. Discussion about the proposed acquisition of an approximately 37-acre tract of land for use in relation to the District. *See* TEX. GOV'T CODE § 551.072 (deliberation regarding real property).
 - b. Update and legal advice regarding the proposed annexation and imposition of sales tax for all or part of the District-owned 4- and 7-acre tracts of land located near the District (together with the HICAM facility situated on the 7-acre tract). *See* TEX. GOV'T CODE § 551.071 (consultation with attorney); *see* TEX. GOV'T CODE § 551.072 (deliberation regarding real property); *see* TEX. GOV'T CODE § 551.087 (deliberation regarding economic development negotiations).
 - c. Legal advice concerning the proposed internal governance rules, policies, and procedures for the District, specifically, the "Rules of Governance of SH130 Municipal Management District No. 1", "Contract Review and Approval Policy of SH130 Municipal Management District No. 1", and "Signature Authorization Policy of SH130 Municipal Management District No. 1" tentatively dated and effective as of July 17, 2024 (collectively, "**Internal Governance Documents**"). *See* TEX. GOV'T CODE § 551.071 (consultation with attorney).
 - d. Update and legal advice regarding the June 2024 open records request from the Office of Representative Gary Gates. *See* TEX. GOV'T CODE § 551.071 (consultation with attorney).
 - e. Discussion about the lease of office space for the District at current and proposed locations and related negotiations with lessors. *See* TEX. GOV'T CODE § 551.072 (deliberation regarding real property).
 - f. Status of and legal advice concerning negotiation of potential modification of "Oversight and Compliance Management Services Agreement" with Affordable Housing Compliance Services, LLC. *See* TEX. GOV'T CODE § 551.071 (consultation with attorney); *see also* TEX. GOV'T CODE § 551.072 (deliberation regarding real property).
10. Reopen the meeting and take appropriate action regarding the matters discussed in the executive session as follows:
- a. First, take appropriate action regarding the adoption on the Internal Governance Documents; then

- b. Second, discuss and take appropriate action regarding the resignation and appointment of applicable director and officer titles under the Internal Governance Documents: then
- c. Third, take appropriate action regarding any other matters discussed in the executive session.

11. Discuss and confirm date for next meeting, which is tentatively scheduled for Friday, August 16, 2024.

12. Adjournment.


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This public notice is being posted at least seventy-two (72) hours before the scheduled meeting in compliance with the Texas Open Meetings Act, TEX. GOV'T CODE §§ 551.001 *et seq.*

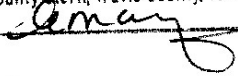
EXECUTED on this 11 day of July, 2024.



SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1

By: 
 Print Name: Mike Krusee
 Title: President of the Board of Directors

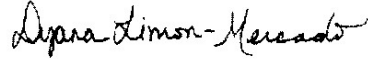
Came to hand and posted on a Bulletin Board in the
 County Recording Office, Austin, Travis County, Texas on this the
12 day of July 2024
 Dyana Limon-Mercado
 County Clerk, Travis County, Texas

By: 
E. MARTINEZ



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**




 Dyana Limon-Mercado, County Clerk
 Travis County, Texas