

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 March 20, 2024 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:

Mike Krusee	President
Vacant	Vice President
Austin Talley	Secretary
Albert Hawkins	Asst. Secretary
Robert Walker	Asst. Secretary

All members of the Board were present at the commencement of the meeting. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail and Ujaala Rashid-Ferraro, attorneys, and Kimberly Studdard (via teleconference), paralegal, of Winstead PC ("Winstead"), General Counsel and Bond Counsel for the District, Keith Young of Doucet & Associates, engineers for the District, Michele LaCour of Inframark, LLC ("Inframark"), bookkeepers for the District, and Jon Hockenyos, economic development consultant for the District. Additionally, Aundre Dukes, Tim Alcott, Kristinn Massay, and Kerry Joiner, all employees for the District, were also in attendance as well as Marcus Metzger of Hayes Innovation Center for Advanced Manufacturing ("HICAM"), Jennifer Freel, Emilio Nicolas and Rick Witte, all of Jackson Walker LLP ("Jackson Walker"), Heather Wagner Reed (via teleconference) and Tyler Ostby of Juice Consulting, public relations firm for the District, and Joanne Caplan, proposed board member for the Texas Workforce Housing Foundation ("TWHF").

1. The Board called for public communications and comments, and there being none, the Board proceeded on with the agenda.

2. The Board was presented with Minutes from the February 21, 2024 regular meeting, and after a brief discussion, and upon motion by Director Krusee, seconded by Director Walker, said Minutes were approved as written.

3. In an effort to accommodate various consultants' time constraints, the Board moved to item 7 of the agenda where Mr. Metzger provided a brief update with regard to HICAM, noting there was a lot of activity at the SXSW event with another event to occur the following day to preview the HICAM facility. Mr. Metzger noted he is currently working on a RACI Chart to streamline HICAM operations and that he would likely be presenting an initial version of that at

the April Board meeting. Both Mr. Hockenyos and Mr. Otsby expanded on those sentiments, and Mr. Hockenyos noted it was always the intention to have a member of the MMD Board appointed to the HICAM board so that's something that will likely be considered in the near future. A Resolution Designating Depository Bank and Authorized Signatories for HICAM Accounts ("Resolution") was then presented to the Board and discussed at length, and upon motion by Director Krusee, seconded by Director Walker, the Board unanimously approved said Resolution.

4. The Board then moved to item 5 of the agenda regarding resignation of an existing board member from the TWHF and possible appointment of a new board member to the TWHF board. Mr. Alcott introduced Joanne Caplan whom discussed her interest and prior experience with similarly situated entities, specifically in her roles as a commissioner of the San Antonio Housing Authority, real estate and planning and zoning positions as well as on a county appraisal board. Mr. Alcott noted that Mr. Dukes had submitted his resignation from the TWHF Board, but no action was taken with regard to appointment to fill such vacancy.

5. Mr. Alcott noted the Board would discuss item 8 of the agenda, and various consultants excused themselves from the room at this time. Ms. Freel introduced her colleagues, Emilio Nicolas and Rick Witte, whom discussed their firm's qualifications and experience in various practice areas. No action was taken, and the Board proceeded on with the agenda.

6. Mr. Alcott presented the Board with a social media policy prepared by Jackson Walker, and Director Talley noted his opposition to said policy for public officials in light of various laws concerning first amendment rights and the Public Information Act. After a brief discussion, and upon motion by Director Krusee, seconded by Director Walker, the Board unanimously approved the social media policy.

7. The Board circled back to item 6 of the agenda, and Ms. LaCour with Inframark discussed the Financial Statements for the month ending February 29, 2024, a Cash Balance Report and Payment Register by Bank Account (collectively, the "Accounting Report"), and revenues and expenditures as well as cash balances for both the District and the Texas Workforce Housing Foundation, formerly Texas Essential Housing Public Facility Corporation ("TEHPFC"), were discussed in detail. It was noted that total District revenue collected through February was \$5,585,286 while expenses were roughly \$2,428,987, and that the total TEHPFC revenue collected through February was \$4,668,097 with roughly \$4,497 in expenses. Additionally, it was noted that total District funds exceed \$11 million as of the date of the meeting. Mr. Dukes noted he would like future Accounting Reports redacted to remove tenant information for TWHF projects. A couple of invoices were presented to the Board and discussed at length, and upon motion by Director Krusee, seconded by Director Hawkins, the Board unanimously approved the Accounting Report as well as the following invoice: Winstead in the amount of \$30,877.50. It was noted that the invoice to McDonald Wessendorf for property insurance for HICAM was previously approved.

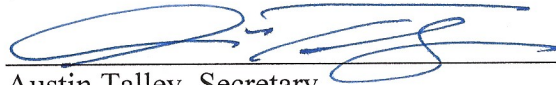
8. The Board next reviewed a letter from the Board Secretary confirming that the candidates in the upcoming May 4, 2024 directors' election (Albert Hawkins and Robert Walker) were unopposed. The Board next reviewed an Order Declaring Unopposed Candidates Elected and Canceling Election, and upon motion by Director Krusee, seconded by Director Talley and unanimously carried, the Board approved such Order and canceled the election, as authorized by Section 5.003, Texas Election Code. Upon motion by Director Krusee, seconded by Director Talley, the Board also accepted former Director Harris' prior resignation from the Board.

9. It was noted that following the May 4, 2024 election date, the newly elected directors will execute Statement of Officer Forms and be administered new Oaths of Office. The Board next considered the reelection of officers to be effective May 4, 2024, and upon motion by Director Krusee, seconded by Director Talley and unanimously carried, the following slate of officers were elected:

Mike Krusee	President
Vacant	Vice President
Austin Talley	Secretary
Albert Hawkins	Asst. Secretary
Robert Walker	Asst. Secretary

10. There being no need for Executive Session and no additional items for discussion, the Board confirmed their next regular meeting date of April 17, 2024, and there being no further business to conduct, Director Krusee moved that the meeting be adjourned, which motion was seconded by Director Walker, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 17th day of April, 2024.



Austin Talley, Secretary
Board of Directors
SH130 Municipal Management District No. 1

