

AGENDA
The Board of Directors of the
Texas Essential Housing Public Facility Corporation
Will Hold a Meeting at 12:00 p.m. on
Thursday, January 5, 2023
8108 N FM 973
Austin, TX 78724

1. 2023-001 Call to order and determine if a quorum is present.

2. 2023-002 Public comments: this time is provided for the public to address the Board on issues and concerns. No action can or will be taken on issues raised under this portion of the meeting. Please state your name for the record and limit your remarks to a period not to exceed three minutes.

3. 2023-003 Approve minutes from prior board meeting.

4. 2023-004 Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Hixon Properties or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Hixon Properties or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

5. 2023-005 Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Bridgeview Real Estate LLC or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Bridgeview Real Estate LLC or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

6. 2023-006 Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Ascenda Capital or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Ascenda Capital or its affiliates, and potential limited partner or member investors that shall acquire, develop,

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own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.

7. 2023-007 Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Guefen Development Partners, LLC or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Guefen Development Partners, LLC or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
8. 2023-008 Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into an agreement with Ascendant Capital Fund LP or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing developments in the State of Texas and to serve as the General Contractor on such projects; (2) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the General Partner, Limited Partner, Managing Member, or otherwise for the to-be-formed limited partnership or limited liability company between the Texas Essential Housing Public Facility Corporation, Ascendant Capital Fund LP or its affiliates, and potential limited partner or member investors that shall acquire, develop, own, and, operate essential housing developments; and (3) authorizing the execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transactions and other matters in connection therewith.
9. 2023-009 Consideration and possible approval of a 2023 Application.
10. 2023-010 EXECUTIVE SESSION
 - A. The Board may go into Executive Session to deliberate on any item referenced in this agenda for open session or executive session based on the following potential exceptions under the Act.
 - B. Pursuant to §551.071, Texas Government Code, the Board may consult with its attorney(s) to seek their advice on any matter(s) in which the duty of the attorney(s) to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
 - C. Pursuant to §551.071, Texas Government Code, the Board may consult with its attorneys about pending and threatened litigations.
 - D. Pursuant to §551.074, Texas Government Code, the Board may consult with its attorneys about pending EEOC charges.

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E. Pursuant to §551.072, Texas Government Code, the Board may deliberate the purchase, exchange, lease or value of real property.

F. Pursuant to §551.073, Texas Government Code, the Board may deliberate regarding a negotiated contract for prospective gift or donation.

G. Pursuant to §551.074, Texas Government Code, the Board may deliberate the appointment, employment, evaluation, reassignment, duties, performance of duties, discipline, or dismissal of a public officer or employee(s).

H. Any action on these matters will be taken in Open Session.

- 11.** 2023-011 Confirm next meeting date; discuss future agenda items.
- 12.** 2023-012 Adjournment.

NOTICE OF PUBLIC MEETING

Notice of this meeting was posted on the 2nd Day of January, 2023 at 12:00 PM.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The location at which this hearing is held is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling Aundre Dukes at 512-554-6483.

The Board reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, Consultation with Attorney.