

NOTICE OF MEETING

ARCOLA MUNICIPAL MANAGEMENT DISTRICT NO. 1

The Board of Directors (“Board”) of Arcola Municipal Management District No. 1 (“District”) will hold a regular meeting, open to the public, on **Wednesday, January 8, 2025, at 6:00 p.m., at The Muller Law Group, PLLC, 202 Century Square Boulevard, Sugar Land, Texas 77478** to discuss and, if appropriate, act upon the items below.

1. Public comments.
2. Minutes.
3. Audit for fiscal year end September 30, 2024.
4. Financial and bookkeeping matters, including the payment of bills.
5. Tax assessment and collections matters, including the payment of bills.
6. Developer reimbursement report for Series 2025 Bonds, including authorization for disbursement of bond proceeds.
7. Developer Financing Agreements, including:
 - a. Amendment No. 3 to Master Development Financing Agreement with Poste Oak Pointe, LTD.;
 - b. Supplemental Development Financing Agreement with Fennwood Development LLC and Waiver of Special Appraisal; and
 - c. Termination of Master Development Financing Agreement with NT Houston Investments, LLC.
8. Approve and authorize execution of the following in connection with the issuance of the National Finance Authority Special Revenue Capital Appreciation Bonds (Lackland Holdings Projects), Series 2025, including:
 - a. Acknowledgement of the Sale and Assignment Agreement;
 - b. Letter of Representation;
 - c. Consent to the Issuance;
 - d. Closing Tax Certificate; and
 - e. consider taking such other actions and executing such other documents and certificates necessary to complete the National Finance Authority’s issuance of bonds.
9. Engineering matters, including:
 - a. authorization of design for projects in the service area, including:
 - b. approval of plans and specifications and authorization of advertisement for bids for the construction of projects in the service area, including:
 - i. offsite utilities to serve the Reverie Ranch development;
 - ii. drainage and paving to serve Post Oak Pointe Commercial Driveways;
 - iii. industrial site driveway design to serve Post Oak Pointe development; and
 - iv. Reverie Ranch, Section 1.
 - c. review of bids, award of contracts, and approval of Letter Financing Agreements for construction of projects in the service area, including
 - i. lift station No. 1 to serve the Reverie Ranch development;
 - ii. Reverie Ranch Detention, Phase 1.
 - d. approval of pay estimates and change orders and acceptance of projects, as appropriate, for construction of projects in the service area, including:
 - i. City of Arcola lift station no. 1 – replacement;
 - ii. Post Oak Pointe, Recreation Center-Phase 2;

- iii. City of Arcola wastewater treatment plant upgrade;
- iv. City of Arcola Lift Station No. 2 Force Main;
- v. water, sewer, drainage, paving, and appurtenances to serve Post Oak Pointe, Section 4; and
- vi. hardscape and landscape to serve Post Oak Pointe, Sections 1, 3, 4, and 5.
- e. permits, deeds, easements, consents to encroachment, and utility commitment letters, including:
 - i. Special Warranty Deed – Detention Bond, Lake A; and
 - f. Utility Conveyance and Security Agreement;
- 10. Report on development.
- 11. Update and action on matters related to Reinvestment Zone Number 1, City of Arcola, Texas.
- 12. Next meeting date.



Joel Cleveland,
Attorney for the District

Members of the public are invited to attend the meeting in-person or by videoconference through Microsoft Teams (note, link may not be compatible with Safari browser):

<https://districtmtg.com/qw6>

A copy of the written materials for this meeting may be accessible prior to and during the Board meeting at this website: <https://districtmtg.com/9r7>

Arcola Municipal Management District No. 1 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (281) 500-6050 at least three business days prior to the meeting so that appropriate arrangements can be made.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. A description of this process can be found at: [Water District Board Meeting Location Change Form \(texas.gov\)](#).