

**NOTICE OF CALLED MEETING
PLANO PUBLIC FACILITY CORPORATION**

NOTICE IS HEREBY GIVEN THAT THE PLANO PUBLIC FACILITY CORPORATION WILL MEET IN A CALLED MEETING AT 1:00 PM WEDNESDAY, MAY 17, 2023 AT THE PLANO HOUSING AUTHORITY ADMINISTRATION BUILDING, 1740 AVENUE G, PLANO, TEXAS 75074

- I. Roll Call – 1:00 P.M.
(A) Acknowledgement of Guests and Attendees**

- II. PUBLIC COMMENTS: The agency will hear comments of public interest. Time restraints may be directed by the Chairperson. Specific factual information, explanation of current policy, or clarification of the Public Facility Corporation may be made in response to an inquiry. Any other discussion must be limited to the option of a proposal to place the item on a future agenda.**

- III. OPEN MEETING**

- IV. APPROVAL OF MINUTES**

- V. OLD BUSINESS**

VI. NEW BUSINESS

- A. Presentation from City of Plano regarding PFC activities.**
- B. Presentation from Inclusive Communities Project regarding PFC activities.**
- C. Plano PFC Resolution 05 001 2023 Thornbury at Chase Oaks - A Resolution authorizing the execution of any and all documents, and the taking of any and all actions, that are necessary or desirable to:**
 - 1. Execute a Memorandum of Understanding (the "MOU") to set out terms with L+M Workforce Housing Fund II, LP, a Delaware limited partnership (the "Developer") for the purposes of acquiring and operating the apartment community known as Thornbury at Chase Oaks located at 7107 Chase Oaks Blvd., Plano Texas 75025 (the "Property") and providing additional affordable units therein;**
 - 2. Purchase the Property;**
 - 3. Execute a Master Lease (the "Master Lease") with Plano Public Facility Corporation, as landlord, and Texas limited liability company to-be-created by the Developer (the "Owner"), as tenant, to facilitate the acquisition and operation of the Property by the Owner, including the placement of affordable housing units at the Property;**
 - 4. Serve as the sole member of the special member of the Owner and execute a Limited Liability Company Agreement governing Owner (the "Operating Agreement"), with an affiliate of the Developer as the managing member of the Owner, and an affiliate of the Developer as the investor member of the Owner (the "Investor Member");**
 - and 5. Execute any such further documentation as necessary or desirable, including any financing documentation, to facilitate the development and operating of the Property.**
- D. Plano PFC Resolution 05 002 2023 Avalon at Chase Oaks - A Resolution authorizing the execution of any and all documents, and the taking of any and all actions, that are necessary or desirable to:**

- 1. Execute a Memorandum of Understanding (the "MOU") to set out terms with L+M Workforce Housing Fund II, LP, a Delaware limited partnership (the "Developer") for the purposes of acquiring and operating the apartment community known as Avalon at Chase Oaks located at 801 Legacy Drive, Plano Texas 75023 (the "Property") and providing additional affordable units therein; 2. Purchase the Property; 3. Execute a Master Lease (the "Master Lease") with Plano Public Facility Corporation, as landlord, and Texas limited liability company to-be-created by the Developer (the "Owner"), as tenant, to facilitate the acquisition and operation of the Property by the Owner, including the placement of affordable housing units at the Property; 4. Serve as the sole member of the special member of the Owner and execute a Limited Liability Company Agreement governing Owner (the "Operating Agreement"), with an affiliate of the Developer as the managing member of the Owner, and an affiliate of the Developer as the investor member of the Owner (the "Investor Member"); and 5. Execute any such further documentation as necessary or desirable, including any financing documentation, to facilitate the development and operating of the Property.**
- E. Plano PFC Resolution 05 003 2023 Preserve at Preston - A Resolution authorizing the execution of any and all documents, and the taking of any and all actions, that are necessary or desirable to:**
- 1. Execute a Memorandum of Understanding (the "MOU") to set out terms with Ashcroft Capital or its affiliate (the "Developer") for the purposes of acquiring and operating the apartment community known as Preserve at Preston located at 2523 Ohio Dr., Plano Texas 75093 (the "Property") and providing additional affordable units therein; 2. Purchase the Property; 3. Execute a Lease (the "Lease") with Plano Public Facility Corporation, as landlord, and a Texas limited liability company or Texas limited partnership to-be-created by the Developer (the "Owner"), as tenant, to facilitate the acquisition and operation of the Property by the Owner, including the placement of affordable housing units at the Property; 4. Serve as the sole member of the special member of the Owner and execute a Limited Liability Company Agreement or Agreement of Limited Partnership governing Owner (the**

"Operating Agreement"), with an affiliate of the Developer as the managing member or general partner of the Owner, and an investor member or investor limited partner of the Owner (the "Investor Member"); and 5. Execute any such further documentation as necessary or desirable, including any financing documentation, to facilitate the development and operating of the Property.

EXECUTIVE SESSION – Pursuant to Chapter 551, Subchapter D, Texas Government Code at any time during the meeting of the Board, the Board may meet in executive session in order to conduct a closed meeting in the Plano Housing Authority Administration Building to discuss any item listed on this Agenda in accordance with Chapter 551 of the Texas Government Code, including, but not limited to:

- A. Section 551.071 Consultation with and advice from legal counsel concerning pending/contemplated litigation, settlement offers and negotiations, ongoing disputes and potential disputes, and other legal issues.**
- B. Section 551.072. Deliberation Regarding Real Property – Discussion of real property purchase, exchange, lease, license, gift, donation, and/or negotiated settlement, including property to be acquired.**
- C. Section 551.074. Personnel Matters – Deliberation concerning the appointment, employment, reassignment, evaluation, duties, discipline, and/or dismissal of personnel.**

Adjourn

The Plano Housing Authority Administration Building is wheelchair accessible. A sloped curb entry is available at the front and side entrance into the building with specially marked parking spaces nearby. Request for sign interpreters or special services must be received forty-eight hours prior to the meeting time by calling 972-423-4928 Ext 200.

David W. Young

Secretary to the Board