

Legacy Municipal Management District

Board Meeting

MINUTES

May 14, 2025

at 11:30 a.m. CST

1826 North Loop 1604 West, Suite 260,
San Antonio, Texas 78248

1. Determine Quorum and Call to Order:
 - a. Melissa Johnson called the meeting to order at 11:55 a.m. CST.
 - b. Directors Present: Kathleen "Kandy" Walker; Melissa Johnson; and William "Bill" Raney
 - c. Others Present: Johnathan L. Earl, Attorney for the District; Richard "Dick" McNary, Project Control
2. Public Comments: There were no public comments
3. Consent: The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the Board.
 - a. Consider approval of the Minutes of the Legacy Municipal Management District Meetings:
 - i. April 23, 2025
 1. *Kandy Walker made a motion to approve the March 11, 2025 Board Meeting minutes. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
 4. Action/Discussion Items:
 - b. Consider and take possible action regarding future meeting dates;
 - i. *Melissa Johnson made a motion hold a Board meeting on June 4, 2025, at 11:45 a.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248. Kandy Walker seconded the motion. The motion was unanimously approved and carried.*
 - c. Public Hearing(s):

Continuation of Public Hearing as to the advisability, general nature, estimated cost, and proposed method of assessment for the levy of assessments and the Authorized Improvements, as proposed by Petitioners. The Public Hearing may be

adjourned from time to time, as may be deemed necessary and appropriate, until the Board finds by resolution as to the:

- i. Advisability of the improvements;
 - ii. Nature of the improvements;
 - iii. Estimated cost of the improvements;
 - iv. Boundaries of the Proposed Assessed Property, and area benefitted;
 - v. Method of assessment;
 - vi. Method and time for payment of the assessment; and
 - vii. Apportionment of costs.
- 1. *Melissa Johnson opened the public hearing. Attorney for the District, Johnathan L. Earl, recommended that the public hearing be continued. Johnathan said that Developer is closer to securing financing.*
- 2. *Kandy Walker made a motion to continue the public hearing until the Board of Directors meeting is held on June 4, 2025. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- d. Consider and take possible action on Resolution accepting a Preliminary Service and Assessment Plan for the purpose of levying assessments under Chapter 375, TEX. LOC. GOV'T CODE;
 - i. **Tabled.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney seconded the motion. The motion was unanimously approved and carried.
- e. Consider and take possible action on Resolution as to the advisability of the Authorized Improvements, nature of Authorized Improvements, estimated costs of Authorized Improvements, boundaries of the Proposed Assessed Property and area benefitted, method of assessment, method and time for payment of the assessments, and apportionment of costs;
 - i. **Tabled.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney seconded the motion. The motion was unanimously approved and carried.
- f. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;
 - i. **Tabled.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney seconded the motion. The motion was unanimously approved and carried.
- g. Consider and take possible action on Resolution Approving Development Agreement and Reimbursement Agreement between District and SE Legacy

Development, LLC, and Authorizing the Board Secretary to Execute the Same on Behalf of the District;

i. *Johnathan L. Earl explained the Development Agreement applied to Phase 1 of the Township Tract and stated developer will construct the improvements and be reimbursed by the District through assessment revenues. Total reimbursement estimate is \$48,650,000.00 which includes estimated hard and soft costs for public improvements only. Melissa Johnson made a motion to approve the Development Agreement. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

5. Executive Session:

h. Pursuant to Sections 551.071, 551.072, 551.073 and 551.074, Texas Government Code, as may be necessary, to consult with attorney; deliberate regarding real property; and personnel matters; and

i. *No action.*

6. Adjourn.

i. *Kandy Walker made a motion to adjourn the meeting. Bill Raney seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 12:07 p.m. CST.*

Approved this 11th day of June, 2025.

(SEAL)





Secretary, Board of Directors