

May 6, 2022

VIA EMAIL

Mr. Bill Bilyeu  
Collin County Administrator  
Collin County Administration Building  
2300 Bloomdale Rd.  
Suite 4192  
McKinney, Texas 75071

Re: Consent by Collin County to financing by New Hope Cultural Education  
Facilities Finance Corporation for The Outlook at Windhaven Forefront Living

Dear Mr. Bilyeu:

Enclosed is a request by The Outlook at Windhaven Forefront Living (the "Borrower"), a Texas nonprofit corporation exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, that Collin County consent to the issuance of obligations by New Hope Cultural Education Facilities Finance Corporation (the "Issuer") for the financing and refinancing of a retirement community for the Borrower.

As the enclosed letter explains, federal tax law requires that Collin County's consent be obtained prior to the financing by the Issuer. Collin County will have no liability with respect to the proposed obligations.

The Issuer and the Borrower would appreciate being placed on the next available agenda.

Please let me know if you have any questions.

We appreciate your assistance.

Thank you,

McCall, Parkhurst & Horton L.L.P.



Abraham "Abe" Benavides

AAB:bc  
Enclosures

May 5, 2022

The Honorable County Judge  
and Commissioners Court of Collin County  
Collin County Administration Building  
2300 Bloomdale Rd.  
Suite 4192  
McKinney, Texas 75071

Re: Consent by Collin County to financing by New Hope Cultural Education  
Facilities Finance Corporation for The Outlook at Windhaven Forefront Living

Ladies and Gentlemen:

New Hope Cultural Education Facilities Finance Corporation (the "Issuer") proposes to issue obligations (the "Obligations") pursuant to the Cultural Education Facilities Finance Corporation Act, Chapter 337, Texas Local Government Code, as amended (the "Act") to provide funds to finance and refinance certain health facilities for The Outlook at Windhaven Forefront Living, a Texas nonprofit corporation (the "Borrower"), and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Borrower"). The proceeds of the Obligations will be used to finance and refinance a portion of the cost of a retirement community located in Plano, Texas (the "Project").

The Project will consist of the acquisition, construction, equipping and improvement of a retirement community consisting of independent living units, assisted living units and memory support units, along with associated common areas, which will be located on a tract of land in Plano, Texas, consisting of approximately 18.25 acres located north of Windhaven Parkway, west of Spring Creek Parkway and adjacent to the intersection of Windhaven Parkway and Willow Bend Drive. The Project will be owned and operated by the Borrower and/or affiliated entities.

Because the Project is located in Collin County, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that the approval of Collin County (or the highest elected official of Collin County) be obtained to the financing by the Issuer after the holding of a public hearing. A public hearing was held on May 5, 2022 and a copy of the minutes of the public hearing is enclosed at Exhibit A.

For your convenience, I have enclosed as Exhibit B a proposed form of a consent resolution. This approval is required solely for the purposes of satisfying the requirements of the Code and to enable the Issuer to proceed with the proposed financing of the Project with the Obligations. This approval in no way imposes any payment or other obligations on Collin County in connection with the financing or the Project. Collin County will have no liability with respect to the proposed Obligations.



Therefore, on behalf of the Issuer and the Borrower, we respectfully request that consideration of adoption of the enclosed consent resolution be placed on the agenda for the next available meeting of Collin County, Texas, and that the Commissioners Court approve and adopt such resolution. Upon such approval, I would also very much appreciate if you would email a scan or return an original version of the executed resolution to me at the contact information below.

Please do not hesitate to contact me at (214) 754-9266 or [abenavides@mphlegal.com](mailto:abenavides@mphlegal.com) should you have any questions or comments. Thank you very much for your assistance.

Sincerely,

McCall, Parkhurst & Horton L.L.P.

Abraham "Abe" Benavides

AAB:bc  
Enclosures

Contact:  
Abe Benavides  
(214) 754-9266  
[abenavides@mphlegal.com](mailto:abenavides@mphlegal.com)  
McCall, Parkhurst & Horton L.L.P.  
717 North Harwood, Suite 900  
Dallas, Texas 75201

EXHIBIT A

MINUTES OF PUBLIC HEARING

MINUTES OF PUBLIC HEARING  
New Hope Cultural Education Facilities Finance Corporation

Re: New Hope Cultural Education Facilities Finance Corporation Retirement Facility Revenue Bonds (The Outlook at Windhaven Forefront Living Project) Series 2022

The undersigned, Abraham Benavides, designated Hearing Officer of New Hope Cultural Education Facilities Finance Corporation (the "Issuer"), the Issuer of the above referenced Bonds (the "Bonds"), called the Public Hearing of the Issuer held on Thursday, May 5, 2022 to order at 10:00 a.m. CT via teleconference.

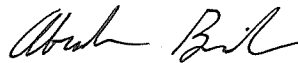
I declared that a Public Hearing, required under section 147(f) of the Internal Revenue Code of 1986 was open for purposes of discussing the Bonds and the project to be financed, refinanced or constructed with the proceeds of the Bonds (the "Project") by The Outlook at Windhaven Forefront Living.

I declared that the required notice of the Public Hearing for the Project was published in the DALLAS MORNING NEWS, being a newspaper of general circulation in Dallas County, Collin County and Town of New Hope, Texas, as evidenced by an Affidavit of Publication attached hereto as Exhibit A.

I proceeded to hold the Public Hearing. No member of the public joined the teleconference for the Public Hearing and thus no comments were made or discussed about the Project or the Bonds.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, I declared the Public Hearing closed at 10:15 a.m. via teleconference.

Dated: May 5, 2022



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Abraham Benavides, Hearing Officer  
New Hope Cultural Education Facilities  
Finance Corporation

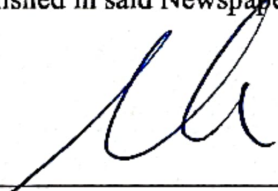
EXHIBIT A

AFFIDAVIT OF PUBLICATION

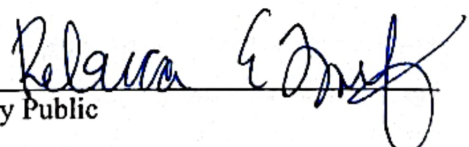
AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS                    §  
COUNTY OF DALLAS                   §  
CITY OF DALLAS                        §

BEFORE ME, a notary public in and for the above named County, on this day personally appeared the person whose name is subscribed below, who, having been duly sworn, says upon oath that he or she is a duly authorized officer or employee of THE DALLAS MORNING NEWS, (1) which is a newspaper of general circulation in Dallas County, Collin County and Town of New Hope, Texas; and (2) said newspaper is a "newspaper" as described in Sections 2051.044 and 2051.048 of the Texas Government Code; and that a true and correct copy of the NOTICE OF PUBLIC HEARING, a clipping of which is attached to this affidavit, was published in said Newspaper on April 27, 2022.

  
\_\_\_\_\_  
Authorized Officer or Employee

SUBSCRIBED AND SWORN TO BEFORE ME on the 28<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
Notary Public

NOTARY SEAL





NOTICE OF PUBLIC HEARING

NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION

Notice is hereby given of a public hearing to be held by the New Hope Cultural Education Facilities Finance Corporation (the "Issuer") on Thursday, May 5, 2022, at 10:00 a.m. CT via teleconference, with respect to the issuance by the Issuer of its bonds or notes in one or more series (the "Obligations") pursuant to a plan of financing in an aggregate principal amount not to exceed \$225,000,000, the proceeds of which will be loaned to The Outlook at Windhaven Forefront Living (the "Borrower"), or an affiliated entity. The Obligations will be issued to finance and refinance a portion of the cost of a retirement community located in Plano, Texas (the "Project").

The Project will consist of the acquisition, construction, equipping and improvement of a retirement community consisting of independent living units, assisted living units and memory support units, along with associated common areas, which will be located on a tract of land in Plano, Texas, consisting of approximately 18.25 acres located north of Windhaven Parkway, west of Spring Creek Parkway and adjacent to the intersection of Windhaven Parkway and Willow Bend Drive. The Project will be owned and operated by the Borrower and/or affiliated entities.

All interested parties are invited to express their views with respect to the Project and the Obligations by attending the public hearing to be held via teleconference, by dialing the following toll-free number: 1-888-557-8511 (Passcode: 3788659#). Any interested persons unable to attend the hearing may submit their views in writing to the Issuer c/o Abraham "Abe" Benavides, McCall, Parkhurst & Horton L.L.P., 717 North Harwood, Suite 900, Dallas, Texas 75201, prior to the date scheduled for the hearing.

This notice is published and the above-described hearing is to be held in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exemption from federal income taxation of interest on the Obligations. The public hearing will be held via teleconference in accordance with Revenue Procedure 2022-20 issued by the Internal Revenue Service.



EXHIBIT B

FORM OF CONSENT RESOLUTION

RESOLUTION APPROVING THE FINANCING BY  
NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION  
OF HEALTH FACILITIES LOCATED WITHIN  
COLLIN COUNTY, TEXAS

WHEREAS, the Cultural Education Facilities Finance Corporation Act, Chapter 337, Texas Local Government Code, as amended (the "Act"), authorizes and empowers New Hope Cultural Education Facilities Finance Corporation (the "Issuer") to issue revenue bonds or notes on behalf of the Town of New Hope, Texas (the "Issuing Unit") to finance the costs of health facilities found by the Board of Directors of the Issuer to be required, necessary or convenient for health care, research and education, any one or more, within the State of Texas and in furtherance of the public purposes of the Act; and

WHEREAS, The Outlook at Windhaven Forefront Living, a Texas nonprofit corporation and Section 501(c)(3) organization (the "Borrower"), has requested the Issuer to issue its bonds or notes (the "Obligations") pursuant to a plan of financing in an aggregate principal amount not to exceed \$225,000,000 for the purpose of the acquisition, construction, equipping and improvement of a retirement community consisting of independent living units, assisted living units and memory support units, along with associated common areas, which will be located on a tract of land in Plano, Texas, consisting of approximately 18.25 acres located north of Windhaven Parkway, west of Spring Creek Parkway and adjacent to the intersection of Windhaven Parkway and Willow Bend Drive (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the Issuer has caused to be published a notice of a public hearing (the "TEFRA Notice") with respect to the issuance of the Obligations and the financing of the Project, and held such hearing after reasonable notice on May 5, 2022 (the "TEFRA Hearing"); and

WHEREAS, pursuant to the provisions of Section 147(f) of the Code, the Commissioners Court of Collin County, Texas, after the TEFRA Hearing, must approve issuance of the Obligations by the Issuer to enable the Obligations to qualify as tax-exempt obligations under the Code; Now Therefore,

BE IT RESOLVED BY THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS:

Section 1. The Commissioners Court, solely for the purposes of Section 147(f) of the Code, hereby approves the issuance of the Obligations by the Issuer to finance and refinance the Project for the benefit of the Borrower.

Section 2. The foregoing approval is given in accordance with the provisions of Section 147(f) of the Code and for no other purposes and is not to be construed as an undertaking by Collin County, Texas. The Obligations shall not constitute a liability, indebtedness, or an obligation of Collin County, Texas nor shall any of the assets of Collin County, Texas be pledged to the payment of the Obligations.

Section 3. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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County Judge