

**RESOLUTION NO. 2026-04-005 (MHFC)**

**RESOLUTION AUTHORIZING THE FORMATION OF MCKINNEY FRANKLIN BRANCH CONTRACTOR, LLC (THE “CONTRACTOR”) IN CONNECTION WITH THE MCKINNEY HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (FRANKLIN BRANCH APARTMENTS), SERIES 2026; AUTHORIZING THE DESIGNATION OF THE CORPORATION AS THE SOLE MEMBER OF THE CONTRACTOR; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE CONTRACTOR; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO**

**WHEREAS**, the McKinney Housing Finance Corporation (the “*Corporation*”) has been duly created and organized pursuant to and in accordance with the provisions of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the “*Act*”), for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices they can afford; and

**WHEREAS**, the Corporation intends to issue, sell and deliver its Multifamily Housing Revenue Bonds (Franklin Branch Apartments), Series 2026, in an aggregate principal amount not to exceed \$51,000,000 (the “*Bonds*”) to provide for the financing by Franklin Branch Apartments Ltd., a Texas limited partnership (the “*Borrower*”), of the acquisition, construction and equipping of a multifamily residential rental development to be known as Franklin Branch Apartments located in the McKinney, Collin County, Texas (the “*Development*”), the payment of certain costs of issuance of the Bonds in accordance with the Constitution and laws of the State of Texas; and

**WHEREAS**, the Contractor, a Texas limited liability company whose sole member is the Corporation, will serve as general contractor to the Borrower in connection with the construction of the Development; and

**WHEREAS**, as the sole member of the Contractor, the Corporation desires to authorize all action necessary and appropriate to enter into and carry out all actions for the benefit of the Borrower in connection with the Development, to appoint officers of the Contractor; to approve of the Contractor’s formation and the form and substance of its Limited Liability Company Agreement (the

“Company Agreement”); and to ratify all actions previously taken on behalf of the Contractor.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MCKINNEY HOUSING FINANCE CORPORATION THAT:**

- Section 1. *Formation of Contractor.* The formation of McKinney Franklin Branch Contractor, LLC is hereby approved and ratified.
- Section 2. *Designation of Sole Member.* The designation of the Corporation as the sole member of the Contractor is hereby approved and ratified.
- Section 3. *Approval and Execution of the Company Agreement.* The form and substance of the Company Agreement are hereby approved, and the officers of the Corporation, as sole member of the Contractor, are each hereby authorized to execute the Company Agreement.
- Section 4. *Appointment of Officers of the Contractor.* Tyler Underwood is appointed President, Lisa Emery is appointed Vice President, Ranjith Ranghunath is appointed Treasurer and Cristel Todd is appointed Secretary of the Co-Developer.
- Section 5. *Execution and Delivery of Financing Documents.* The officers of the Contractor or the Corporation as sole member of the Contractor are each hereby authorized to negotiate the terms of, execute and attest to any such agreements, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.
- Section 6. *Ratification of Previous Actions.* The Corporation hereby ratifies, confirms and adopts all actions previously taken on behalf of the Contractor to carry into effect the transactions contemplated by this Resolution.
- Section 7. *Effective Date.* This Resolution shall be in full force and effect from and upon its adoption.
- Section 8. *Severability.* If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

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**DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE  
MCKINNEY HOUSING FINANCE CORPORATION ON THE 10th DAY OF APRIL, 2026.**

MCKINNEY HOUSING FINANCE  
CORPORATION

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Tyler Underwood, President

ATTEST:

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Cristel Todd, Secretary