

Defined Area Tax Exempt
Multi-family Residential
\$149.40 per unit

Thank you,

Sarah Rowe
Water District Management Co., Inc.
17707 Old Louetta Rd., Houston, TX 77070
T: 281-376-8802
C: 832-326-4202
E: sarah@wdmtexas.com
Water District Management Co., Inc.
www.wdmtexas.com

On Feb 11, 2023, at 1:47 PM, John Wallace <jwallace@bwplegal.com> wrote:

Based on this information below, please immediately impose the new tax exempt MF rates on this project. Prepare a substitute billing in the event this month's bill has gone out and needs to be recalculated.

Thanks,
John

John R. Wallace
Bacon, Wallace & Philbin, LLP
6363 Woodway, Suite 800
Houston, TX 77057-1762
O: (713)739-1060
C: (281)216-6480
jwallace@bwplegal.com

From: Wood, David <DWood@rwbaird.com>
Sent: Friday, February 10, 2023 5:26 PM
To: Diego X. Burgos PE <dburgos@quiddity.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee PE <jlee@quiddity.com>; Margaret M. Banschbach <mbanschbach@quiddity.com>
Subject: RE: Northampton Reimbursements

Diego,

Please use the below amounts for Triad Real Estate and Inway Oaks in the SOC. Estimated interest rate should be 4.75%.

On Cypressbrook, my numbers were based on a value of \$34,903,976 for the Cypressbrook Gosling LP tract. On 10/25/22, Cypressbrook Gosling LP sold to

Ariza Gosling Owner, LLC. And on 10/27/22, Ariza Gosling Owner, LLC sold to Lakeside Place PFC (Houston Housing Authority).

HCAD is now showing a 2022 taxable value for the tract of \$28,592,572, which is 299/365 of \$34,903,976. HCAD has a prorated exemption for the portion of last year that the apartments were owned by Lakeside Place PFC. The 2023 taxable value should be \$0, so the amount in the SOC for Cypressbrook should be \$0 as well.

David Wood
O: 713-230-6130
M: 713-825-1437

From: Diego X. Burgos PE <dburgos@quiddity.com>
Sent: Wednesday, February 8, 2023 2:58 PM
To: Wood, David <DWood@rwbaird.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee PE <jlee@quiddity.com>; Margaret M. Banschbach <mbanschbach@quiddity.com>; Bartholomew, Jan <JBartholomew@rwbaird.com>
Subject: RE: Northampton Reimbursements

David:

We are preparing a Summary of Cost for a District bond issue in Northampton. Do we have any more recent values for three developments discussed below? If not, I can prepare my SOC based on these values and adjust accordingly later on.

What interest rate should we use?

<image001.png> **Diego X. Burgos PE**
Project Engineer

Email: dburgos@quiddity.com
T: (713) 389-1600

From: Wood, David <DWood@rwbaird.com>
Sent: Monday, May 23, 2022 2:43 PM
To: Diego Burgos, PE <dburgos@quiddity.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee, P.E. <jlee@quiddity.com>; Margaret Banschbach <mbanschbach@quiddity.com>; Bartholomew, Jan <JBartholomew@rwbaird.com>
Subject: RE: Northampton Reimbursements

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Diego,

Below are numbers for standalone capacity for each of the three:

1. Triad Real Estate (SHOPS ON GOSLING LLC): bond capacity of \$255,000 for \$237,150 of estimated reimbursement (including 2 years of interest) assuming cost of issuance at 93%.
2. Cypressbrook (CYPRESSBROOK GOSLING LP and GOSLING GREEN LLC): bond capacity of \$1,485,000 for \$1,381,050 of estimated reimbursement (including 2 years of interest) assuming cost of issuance at 93% of par.
3. Inway Oaks: bond capacity of \$360,000 for \$334,800 of estimated reimbursement (including 2 years of interest) assuming cost of issuance of 93% of par.

David Wood
Robert W. Baird & Co. Inc.
713-230-6130

From: Diego Burgos, PE <dburgos@quiddity.com>
Sent: Tuesday, May 17, 2022 4:43 PM
To: Wood, David <DWood@rwbaird.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee, P.E. <jlee@quiddity.com>; Margaret Banschbach <mbanschbach@quiddity.com>
Subject: Northampton Reimbursements

David:

Per our conversation earlier, see attached exhibits showing the Cypressbrook and Triad Real Estate tracts. Both these tracts have outstanding reimbursements. Please provide us the estimated BIR which each of these tracts can support as well as the Inway Oaks Tract.

Please note: the Cypressbrook developed is comprised of the Ariza Apartments (boxed in yellow) and the commercial retail (shown in green).

Let me know if you have any questions.

Thanks,

Diego Burgos, PE
Project Engineer

<image002.png>

<image003.png> dburgos@quiddity.com

<image004.png> (281) 363-4039

<image005.png> 1575 Sawdust Road, Suite 400, The Woodlands, Texas, 77380, United States

www.quiddity.com

[<image006.png>](#) [<image007.png>](#) [<image008.png>](#) [<image009.png>](#) [<image010.png>](#)

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ARIZA GOSLING OWNER LLC

MAKE CHECK
PAYABLE TO:

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

SERVICE ADDRESS

23223 GOSLING RD DOM

ACCOUNT NUMBER

75140-1400040001

SERVICE
PERIOD

FROM

TO

01/13/23

02/13/23

BILLING DATE

01/31/23

READ DATE(W) 02/13/23
METER NUM. 200583241
PRES. READ 4590.0
PREV. READ 4260.0
TOTAL GALLONS 330.0
Usage In 1,000's
CMP. MTR(W) 02/13/23
METER NUM. 200583241
PRES. READ 9222.0
PREV. READ 8970.0
TOTAL GALLONS 252.0
Usage In 1,000's

DESCRIPTION

AMOUNT

PAST DUE 19,034.81
WATER MULTI NT 24,063.40
SEWER MULTI NT 7,694.60
NHCRWA 3,078.78
THIS MONTH 34,836.78

TOTAL NOW DUE

53,871.59

PENALTY AMOUNT

3,483.67

PAY THIS AMOUNT AFTER

02/10/2023

57,355.26

Water District
Management

316 CONNECTIONS

2

ARIZA GOSLING OWNER LLC

MESSAGES

PAST DUE BALANCE MUST BE PAID IN FULL BY 5:00 PM ON 2/10/2023 to avoid disconnection of water and additional fees.

Payment Options:

Pay by phone (live agent): (855) 270-3592
Pay by phone (automated): (855) 512-3159
Pay your bill online: www.wdmtexas.com

If you have not received your tax statement and you do not escrow your taxes, please contact the Tax Office at 281-499-1223 or visit their website at www.taxtech.net.

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

154-E

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040001
Service Address 23223 GOSLING RD DOM

53,871.59

02/10/2023

57,355.26

AMOUNT PAID

ON OR BEFORE DUE DATE

DUE DATE

AFTER DUE DATE

ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

75140140004000100538715900573552600538715907

ARIZA GOSLING OWNER LLC

MAKE CHECK
PAYABLE TO:

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

SERVICE ADDRESS
23223 GOSLING RD IRR

ACCOUNT NUMBER
75140-1400040501

SERVICE
PERIOD

FROM TO
01/13/23 02/13/23

BILLING DATE
01/31/23

READ DATE(W) 02/13/23
METER NUM. 200837821
PRES. READ 3603.0
PREV. READ 3603.0
TOTAL GALLONS .0
Usage In 1,000's

DESCRIPTION	AMOUNT
PAST DUE	25.00
WATER IRR NT	25.00
THIS MONTH	25.00

TOTAL NOW DUE 50.00

PENALTY AMOUNT	PAY THIS AMOUNT AFTER
2.50	02/10/2023
	52.50

Management

2

ARIZA GOSLING OWNER LLC MESSAGES

PAST DUE BALANCE MUST BE PAID IN FULL BY 5:00 PM ON 2/10/2023 to avoid disconnection of water and additional fees.

Payment Options:

Pay by phone (live agent): (855) 270-3592
Pay by phone (automated): (855) 512-3159
Pay your bill online: www.wdmtexas.com

If you have not received your tax statement and you do not escrow your taxes, please contact the Tax Office at 281-499-1223 or visit their website at www.taxtech.net.

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

54-E

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040501
Service Address 23223 GOSLING RD IRR

50.00

02/10/2023

52.50

AMOUNT PAID

BEFORE DUE DATE

DUE DATE

AFTER DUE DATE

ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

7514014000405010000050000000525000000500004

John Wallace

From: John Wallace
Sent: Friday, February 17, 2023 4:46 PM
To: Wood, David; Landon T. Gerlich
Subject: RE: NH MUD

Agreed. thanks

John R. Wallace
Bacon, Wallace & Philbin, LLP
6363 Woodway, Suite 800
Houston, TX 77057-1762
O: (713)739-1060
C: (281)216-6480
jwallace@bwplegal.com

From: Wood, David <DWood@rwbaird.com>
Sent: Friday, February 17, 2023 12:38 PM
To: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>
Subject: FW: NH MUD

John and Landon,

I notice exemptions for 2023 is on the agenda for Monday. Currently, the district has a \$30,000 exemption for over 65 and disabled persons and does not grant a general residential homestead exemption. I would not recommend any change in those exemptions for the 2023 tax year, especially with the Ariza apartments coming off the tax roll and our plans to issue additional debt.

David Wood
O: 713-230-6130
M: 713-825-1437

From: Connie Wenske <cwenske@bwplegal.com>
Sent: Wednesday, February 15, 2023 9:38 AM
To: Cheryl Brisbane <cbrisbane@nhmud.com>; E. C. Thomas (<drpetrophysics@att.net>) <drpetrophysics@att.net>; Roger Flood <rogerflood3@gmail.com>; Scott Kirkpatrick (<skirkpatrick_nhmud@att.net>) <skirkpatrick_nhmud@att.net>; Terese Wahl <twahl@nhmud.com>
Cc: Acclaim Energy (<mudagendas@acclaimenergy.com>) <mudagendas@acclaimenergy.com>; agendas@taxtech.net; Gip, Caylyn <cgip@rwbaird.com>; Cherrelle Burkhalter (<ctburk@nhmud.com>) <ctburk@nhmud.com>; David Rowe <drowe@wdmtexas.com>; Wood, David <dwood@rwbaird.com>; Debra Loggins <debrarloggins@gmail.com>; Diego Burgos <dburgos@jonescarter.com>; ebflores@taxtech.net; Environmental Allies <agenda@environmentalallies.com>; Jim Ferguson <jferguson@wdmtexas.com>; Josh Lee (<jlee@jonescarter.com>) <jlee@jonescarter.com>; khebert@taxtech.net; Lisa June <ajlune@nhmud.com>; Do, Loan <lodo@rwbaird.com>; Margaret Banschbach <mbanschbach@jonescarter.com>; Megan Crutcher <mcrutcher@odysseyeg.com>; Phillip Brumfield <phillip@nhmud.com>; Ryan Haynes <rhaynes@environmentalallies.com>; Sarah Rowe <sarah@wdmtexas.com>; Selma Kylo <selma@wdmtexas.com>; Seth Samuelson <ssamuelson@odysseyeg.com>; Eustis, Stephen

<seustis@rwbaird.com>; Tim Raebig (tim@nhmud.com) <tim@nhmud.com>; WDM Associate
<WDMAP@wdmtexas.com>; mikewilk9@yahoo.com; Robert Miller <miller@lmhomes.net>; Ron Walkoviak
(ron@lakeviewlandgroup.com) <ron@lakeviewlandgroup.com>

Subject: NH MUD

Please see attached Agenda. Thank you.

Regards,

Connie U. Wenske
Bacon, Wallace & Philbin, L.L.P.
6363 Woodway, Suite 800
Houston, Texas 77057-1762
713.739.1060
cwenske@bwpllegal.com

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DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-13

In the District's Response to Order No. 1 and Motion to Dismiss on page 7, the District states that "[t]he rates [in the February 6 Amended Rate Order] reflected the District's determination that ad valorem tax revenues reflected the most accurate and fair means of determining the capital and maintenance costs, in addition to the general operational costs, for multi-family customers." Please state in detail each reason for that contention, including copies of all documents prepared by, or on behalf of, the District in support of this response.

RESPONSE:

See the District's Response to Order No. 1 and Motion to Dismiss, filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See, in particular, Exhibit F to each of the District's responses, which is the affidavit of John Wallace. See also AG RFI 1-1 Attachment.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-14

In the District's Response to Order No. 1 and Motion to Dismiss on page 7, the District stated that "In January 2023, in anticipation that an increasing number of property owners within its service area would seek and be granted tax exemption[.]" Please provide:

- (a) Any document providing factual support for the representation that the District anticipated an "increasing number of property owners within its service area would seek and be granted tax exemption[.]" and**
- (b) The total number of residential customers or property owners within the District's service area who were granted a tax exemption after January 2023.**
- (c) Whether any residential customer or property owner within the District's service area who was granted a tax exemption after January 2023 was reclassified to a different rate class after receiving a tax exemption.**

RESPONSE:

- (a) See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also the District's responses to AG RFI 1-11 and AG RFI 1-12.**
- (b) See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See, in particular, Exhibit F to each of the District's responses, which is the affidavit of John Wallace. See also the District's response to AG RFI 1-3.**
- (c) No. See the District's response to AG RFI 1-3. In addition, see AG RFI 1-14 Attachment.**

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

CERTIFICATE FOR RESOLUTION

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHAMPTON MUNICIPAL UTILITY DISTRICT §

I, the undersigned Secretary of the Board of Directors of Northampton Municipal Utility District of Harris County, Texas (the "District"), hereby certify as follows:

1. The Board of Directors of the District convened in regular session on the 20th day of February, 2023, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President
Terese Wahl	Secretary
Roger A. Flood, III	Treasurer/Investment Officer

and all of said persons were present, except for the following absentees: Director
Kirkpatrick, thus constituting a quorum. Whereupon, among other business, the following was adopted at said meeting:

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION FOR THE 2023 TAX YEAR

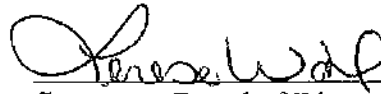
was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: 4 NOES: 0

2. A true, full, and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in said Board's minutes of such meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Resolution would be introduced and considered for adoption at such meeting and each of such

officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED the 20th day of February, 2023.


Secretary, Board of Directors



**RESOLUTION CONCERNING EXEMPTIONS
FROM TAXATION FOR THE 2023 TAX YEAR**

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHAMPTON MUNICIPAL UTILITY DISTRICT §

WHEREAS, the laws of the State of Texas provide, under certain circumstances, for the exemption of a portion of the value of residence homesteads from ad valorem taxation; and

WHEREAS, the Board of Directors of Northampton Municipal Utility District of Harris County, Texas (the "District"), desires to implement the following residence homestead exemptions for the 2023 tax year;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF NORTHAMPTON MUNICIPAL UTILITY DISTRICT THAT:

Section 1: The Board of Directors of the District hereby exempts from ad valorem taxation by the District for the 2023 tax year \$30,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, as authorized by Article VIII, Section 1-b, Texas Constitution and Section 11.13(d) of the Texas Tax Code, as amended. No person may claim both exemptions, but a person qualifying for both may choose the exemption that he wishes to have applied to his property.

Section 2: The Board of Directors has considered the matter and has determined to adopt no general residential homestead exemption for the 2023 tax year as authorized by Article VIII, Section 1-b(e), Texas Constitution and Section 11.13(n) of the Texas Tax Code.

Section 3: The Board of Directors has considered the matter and has determined to adopt no charitable organization exemption for the 2023 tax year as authorized by Article VIII, Texas Constitution and Section 11.184 of the Texas Tax Code.

Section 4: This Resolution constitutes official action by the Board of Directors of the District concerning the foregoing tax exemptions.

Section 5: This Resolution is applicable to all taxable property in the District as well as the Defined Area of the District.

PASSED AND APPROVED the 20th day of February, 2023.

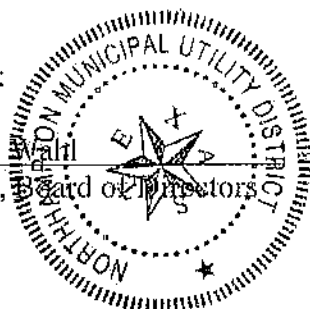
NORTHAMPTON MUNICIPAL UTILITY DISTRICT

/s/ E. C. Thomas
President, Board of Directors

ATTEST:

/s/ Terese Walil
Secretary, Board of Directors

(SEAL)



DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-15

Please produce each rate study or cost of service study prepared by, or for, the District in the past five (5) years.

RESPONSE:

See the Company's response to AG RFI 1-10. See AG RFI 1-1 Attachment.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-16

In the Board's meeting on February 6, 2023, the minutes reflect that the Board and John R. Wallace, the District's Attorney, discussed Houston Housing Authority activity outside city limits. Please provide any audio recording or video recording of this discussion.

RESPONSE:

There is no information responsive to this request.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-17

In the Board's meeting on May 15, 2023, the minutes reflect that the Board discussed the District's overall rate structure and analysis when discussing the Ariza Apartments classification. Please:

- (a) Provide any audio recording or video recording of this discussion; and**
- (b) Provide all analyses and documents relating to this discussion.**

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

- (a) There is no audio or video recording.
- (b) See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-18

Please produce all documents relied upon by the Board in deciding to re-classify Ariza Apartments during the May 15 Board meeting.

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. Ariza was not re-classified to another customer class at the May 15 Board meeting as it was already a member of the Tax Exempt Multi-Family Residential rate class.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-19

In the Board's meeting on May 1, 2023, the minutes state that the only change between the February 6 Amended Rate Order and the May 1 Amended Rate Order was to the tax-exempt customer classification based on new property value information. Please provide:

- (a) A detailed description of the change between the February 6 Amended Rate Order and the May 1 Amended Rate Order; and**
- (b) Copies of all documents presented to or relied upon by the Board in discussing the changes.**

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

- (a) See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.
- (b) See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-20

Please produce all documents relied upon by the Board in deciding to issue the June 19 Order during the June 19 Board meeting.

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-21

Please produce all documents discussed at any meetings between or among Board members, Northampton MUD staff, or any other party related to the Petition.

RESPONSE:

Pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. In addition, see the Company's response to AG RFI 1-2, AG RFI 1-10 and AG RFI 1-12 Attachment.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-22

Please produce all documents relating to communications regarding the Amended Rate Orders by or between Board members, MUD staff, or any other party.

RESPONSE:

See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. In addition, see the Company's responses to AG RFI 1-1 and AG RFI 1-10. In Addition see AG RFI 1-12 Attachment.

In addition, see AG RFI 1-22 Attachment.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

From: John Wallace
Sent: Saturday, February 11, 2023 1:47 PM
To: Sarah Rowe <sarah@wdmtexas.com>; Jim Ferguson <jferguson@wdmtexas.com>
Cc: Landon T. Gerlich <lgerlich@bwplegal.com>
Subject: Cypressbrook/Ariza apartments

Based on this information below, please immediately impose the new tax exempt MF rates on this project. Prepare a substitute billing in the event this month's bill has gone out and needs to be recalculated.

Thanks,
John

John R. Wallace
Bacon, Wallace & Philbin, LLP
6363 Woodway, Suite 800
Houston, TX 77057-1762
O: (713)739-1060
C: (281)216-6480
jwallace@bwplegal.com

From: Wood, David <DWood@rwbaird.com>
Sent: Friday, February 10, 2023 5:26 PM
To: Diego X. Burgos PE <dburgos@quiddity.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee PE <jlee@quiddity.com>; Margaret M. Banschbach <mbanschbach@quiddity.com>
Subject: RE: Northampton Reimbursements

Diego,

Please use the below amounts for Triad Real Estate and Inway Oaks in the SOC. Estimated interest rate should be 4.75%.

On Cypressbrook, my numbers were based on a value of \$34,903,976 for the Cypressbrook Gosling LP tract. On 10/25/22, Cypressbrook Gosling LP sold to Ariza Gosling Owner, LLC. And on 10/27/22, Ariza Gosling Owner, LLC sold to Lakeside Place PFC (Houston Housing Authority).

HCAD is now showing a 2022 taxable value for the tract of \$28,592,572, which is 299/365 of \$34,903,976. HCAD has a prorated exemption for the portion of last year that the apartments were owned by Lakeside Place PFC. The 2023 taxable value should be \$0, so the amount in the SOC for Cypressbrook should be \$0 as well.

David Wood
O: 713-230-6130
M: 713-825-1437

From: Diego X. Burgos PE <dburgos@quiddity.com>
Sent: Wednesday, February 8, 2023 2:58 PM
To: Wood, David <DWood@rwbaird.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee PE <jlee@quiddity.com>; Margaret M. Banschbach <mbanschbach@quiddity.com>; Bartholomew, Jan <JBartholomew@rwbaird.com>
Subject: RE: Northampton Reimbursements

David:

We are preparing a Summary of Cost for a District bond issue in Northampton. Do we have any more recent values for three developments discussed below? If not, I can prepare my SOC based on these values and adjust accordingly later on.

What interest rate should we use?



Diego X. Burgos PE

Project Engineer

Email: dburgos@quiddity.com

T: [\(713\) 389-1600](tel:(713)389-1600)

From: Wood, David <DWood@rwbaird.com>
Sent: Monday, May 23, 2022 2:43 PM
To: Diego Burgos, PE <dburgos@quiddity.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee, P.E. <jlee@quiddity.com>; Margaret Banschbach <mbanschbach@quiddity.com>; Bartholomew, Jan <JBartholomew@rwbaird.com>
Subject: RE: Northampton Reimbursements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Diego,

Below are numbers for standalone capacity for each of the three:

- Triad Real Estate (SHOPS ON GOSLING LLC): bond capacity of \$255,000 for \$237,150 of estimated reimbursement (including 2 years of interest) assuming cost of issuance at 93%.
- Cypressbrook (CYPRESSBROOK GOSLING LP and GOSLING GREEN LLC): bond capacity of \$1,485,000 for \$1,381,050 of estimated reimbursement (including 2 years of interest) assuming cost of issuance at 93% of par.
- Inway Oaks: bond capacity of \$360,000 for \$334,800 of estimated reimbursement (including 2 years of interest) assuming cost of issuance of 93% of par.

David Wood
Robert W. Baird & Co. Inc.
713-230-6130

From: Diego Burgos, PE <dburgos@quiddity.com>
Sent: Tuesday, May 17, 2022 4:43 PM
To: Wood, David <DWood@rwbaird.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee, P.E. <jlee@quiddity.com>; Margaret Banschbach <mbanschbach@quiddity.com>
Subject: Northampton Reimbursements

David:

Per our conversation earlier, see attached exhibits showing the Cypressbrook and Triad Real Estate tracts. Both these tracts have outstanding reimbursements. Please provide us the estimated BIR which each of these tracts can support as well as the Inway Oaks Tract.

Please note: the Cypressbrook developed is comprised of the Ariza Apartments (boxed in yellow) and the commercial retail (shown in green).

Let me know if you have any questions.

Thanks,

Diego Burgos, PE
Project Engineer



✉ dburgos@quiddity.com

☎ (281) 363-4039

📍 1575 Sawdust Road, Suite 400, The Woodlands, Texas, 77380, United States

www.quiddity.com



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DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-23

Please provide a written description of the methodology the District used to determine its current water rates, subject to this appeal.

RESPONSE:

See the District's Response to Order No. 1 and Motion to Dismiss filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. In addition, see the District's responses to AG RFI 1-5 and AG RFI 1-6.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

CERTIFICATE FOR ORDER

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHAMPTON MUNICIPAL UTILITY DISTRICT §

I, the undersigned Secretary of the Board of Directors of Northampton Municipal Utility District of Harris County, Texas (the "District"), hereby certify as follows:

1. The Board of Directors of the District convened in special session on the 19th day of June, 2023, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to wit:

E. C. Thomas	President
Cheryl Brisbane	1 st Vice President
Scott Kirkpatrick	2 nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood, III	Treasurer/Investment Officer

and all of said persons were present, except the following absentees: Director Kirkpatrick
_____ thus constituting a quorum. Whereupon,
among other business, the following was transacted at said meeting:

ORDER TO RESCIND ORDER ADOPTING AMENDED RATE ORDER


was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of said Order, prevailed and carried-by the following vote:

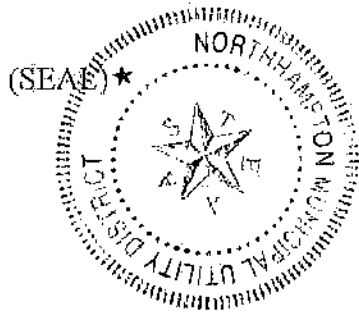
AYES: 4 NOES: 0

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; and that said Order has been duly recorded in said Board's minutes of said meeting; that the persons named in the above and foregoing paragraph were duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; that public notice of the

time, place and subject of said meeting was given as required by the Texas Government Code, §551.043, and the Texas Water Code, §49.063, as amended.

SIGNED AND SEALED the 19th day of June, 2023.


Secretary, Board of Directors



ORDER TO RESCIND ORDER ADOPTING AMENDED RATE ORDER

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHAMPTON MUNICIPAL UTILITY DISTRICT §

WHEREAS, the Board of Directors (the "Board") of Northampton Municipal District the (the "District") has from time to time adopted and amended certain orders, rules, and regulations establishing the conditions under which water and sanitary sewer service would be provided;

WHEREAS, the Board of the District has determined that it is in the best interest of the District to provide water and sanitary sewer services pursuant to that certain Order Adopting Amended Rate Order approved by the Board on February 6th, 2023 (the "February Rate Order");

WHEREAS, the Board of District has determined to rescind the District's Order Adopting Amended Rate Order approved by the Board on May 1st, 2023 (the "May Rate Order"), in its entirety and to give full effect to the February Rate Order.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF NORTHAMPTON MUNICIPAL UTILITY DISTRICT THAT:

Section 1: Northampton Municipal Utility District hereby rescinds the May Rate Order in its entirety.

Section 2: The February Rate Order is hereby reinstated and given full force and effect from the date so approved, the provisions of which shall be applied retroactively to the period in which the May Rate Order was deemed effective. To the extent any provision of the February Rate Order shall conflict with the May Rate Order, the February Rate Order shall govern.

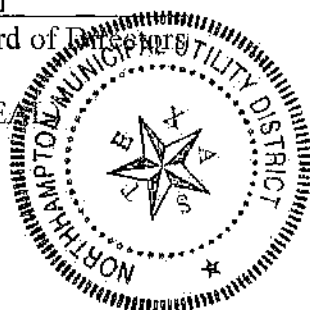
PASSED, ADOPTED, ORDERED and APPROVED as of the 19th day of June, 2023

/s/ E. C. Thomas
President, Board of Directors

ATTEST:

/s/ Terese Wahl
Secretary, Board of Directors

(DISTRICT SEAL)



PUC DOCKET NO. 54966

PETITION OF ARIZA GOSLING	§	
OWNER LLC APPEALING THE	§	PUBLIC UTILITY COMMISSION
WATER RATES ESTABLISHED BY	§	
NORTHAMPTON MUNICIPAL	§	OF TEXAS
UTILITY DISTRICT	§	

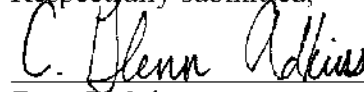
**NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S
SUPPLEMENTAL RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS
FOR INFORMATION 1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20**

Northampton Municipal Utility District ("the District") files these Supplemental Responses to the aforementioned requests for information.

I. WRITTEN RESPONSES

Attached hereto and incorporated herein by reference are the District's written supplemental responses to the aforementioned requests for information. The responses are set forth on or attached to a separate page upon which the request has been restated. The responses are also made without waiver of the District's right to contest the admissibility of any such matters upon hearing. The District stipulates that its responses may be treated by all parties exactly as if they were filed under oath.

Respectfully submitted,

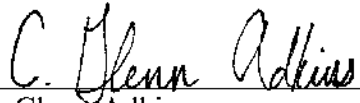


Evan D. Johnson
State Bar No. 24065498
C. Glenn Adkins
State Bar No. 24103097
Coffin Renner LLP
1011 W. 31st Street
Austin, Texas 78705
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(512) 879-0912 (fax)
evan.johnson@crtxlaw.com
glenn.adkins@crtxlaw.com

**ATTORNEYS FOR NORTHAMPTON
MUNICIPAL UTILITY DISTRICT**

CERTIFICATE OF SERVICE

I hereby certify that on November 15, 2023, notice of the filing of this document was provided to all parties of record via electronic mail in accordance with the Second Order Suspending Rules, issued in Project No. 50664.


C. Glenn Adkins

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-5

Please state in detail each factor the Board considered when it established the Tax Exempt Multi-Family Residential rate class and the Defined Area Tax Exempt Multi-Family Residential rate class in the Amended Rate Orders. Additionally, for each factor identified, please explain how the factor was weighed by the District.

FIRST SUPPLEMENTAL RESPONSE:

The Defined Area Tax Exempt Multi-Family Residential rate class does not have any customers and is not relevant to this proceeding. The District maintains its relevance objection to this portion of AG RFI 1-5.

Regarding the Tax Exempt Multi-Family Residential rate class, the District explained the rationale for and the factors considered in the creation of this rate class in the District's responses to Ariza Gosling's first and second amended petitions.

In brief, as stated more fully in the District's responses to Ariza Gosling's petitions, the Tax Exempt Multi-Family Residential rate class was created in anticipation of the possibility of one or more commercial, multi-family apartment homes seeking tax-exempt status under Local Gov't Code Ch. 303 ("Public Facility Corporation Act"), thereby reducing the tax revenues received by the District. Tax revenues are used by which the District requires to pay debt service on bonds issued to fund the cost of providing utility service to its customers and to provide for ongoing maintenance and operation of its utility systems. The District thus created the Tax Exempt Multi-Family Residential rate class after considering the total revenues, including ad valorem tax revenues received by the District from all known potential members of the class of customers as allowed by Texas Water Code § 49.2122(a)(4). Additionally, the Tax Exempt Multi-Family Residential rate class applies to customers that share similar characteristics to Ariza Gosling under Texas Water Code § 49.2122(1)(B), (D), and (E) because it applies to tax-exempt customers that are commercial, multi-family apartments, and rental housing customers. Finally, the Tax Exempt Multi-Family Residential rate class applies to customers receiving the same water and wastewater service, which is a factor under Texas Water Code § 49.2122(A)(2). Each of these factors weighted in favor of creating the Tax Exempt Multi-Family Residential rate class.

RESPONSE (Originally filed on September 26, 2023):

The Defined Area Tax Exempt Multi-Family Residential rate class does not have any customers and is not relevant to this proceeding. The District maintains its relevance objection to this portion of AG RFI 1-5.

Regarding the Tax Exempt Multi-Family Residential rate class, the District explained the rationale for and the factors considered in the creation of this rate class in the District's responses to Ariza Gosling's first and second amended petitions.

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

In brief, as stated more fully in the District's responses to Ariza Gosling's petitions, the Tax Exempt Multi-Family Residential rate class was created in anticipation of the possibility of one or more commercial, multi-family apartment homes seeking tax-exempt status under Local Gov't Code Ch. 303 ("Public Facility Corporation Act"), thereby reducing the tax revenues received by the District, which the District requires to pay debt service on bonds issued to fund the cost of providing utility service to its customers and to provide for ongoing maintenance and operation of its utility systems. The District thus created the Tax Exempt Multi-Family Residential rate class after considering the total revenues, including ad valorem tax revenues received by the District from all known potential members of the class of customers as allowed by Texas Water Code § 49.2122(a)(4). Additionally, the Tax Exempt Multi-Family Residential rate class applies to customers that share similar characteristics to Ariza Gosling under Texas Water Code § 49.2122(1)(B), (D), and (E) because it applies to tax-exempt customers that are commercial, apartment, and rental housing customers. Finally, the Tax Exempt Multi-Family Residential rate class applies to customers receiving the same water and wastewater service, which is a factor under Texas Water Code § 49.2122(A)(2). Each of these factors weighted in favor of creating the Tax Exempt Multi-Family Residential rate class.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-7

In the District's Response to Order No. 1 and Motion to Dismiss on page 12, the District states that it "maintained tax-exempt rates for other customers prior to adopting the tax-exempt multi-family rate structure." Please state in detail:

- (a) The number of residential customers with a property tax exemption pursuant to the homestead exemption under Texas Tax Code § 11.13.
- (b) The number of residential customers with a blanket property tax exemption pursuant to the disabled veteran exemption under Tax Code § 11.22.

FIRST SUPPLEMENTAL RESPONSE:

- (a) The District does not provide a residential homestead exemption. In 2022, according to its tax rolls, 1,939 District customers qualified for homestead tax exemptions from other taxing jurisdictions.
- (b) In 2022, according to its tax rolls, 30 District customers qualified for disabled veteran exemptions.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response.

- (c) The District does not provide a residential homestead exemption. In 2022, 1,939 District customers qualified for homestead tax exemptions from other taxing jurisdictions.
- (d) In 2022, 30 District customers qualified for disabled veteran exemptions.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-8

In the District's Response to Order No. 1 and Motion to Dismiss on page 2, the District states "After Ariza Gosling became tax-exempt, it stopped contributing to the tax base of the District, thus lowering the revenues the District requires to serve Ariza Gosling. The District then reclassified Ariza Gosling[.]". For any residential customer included in the District's answer to Question AG 1-7, please list whether that residential customer was reclassified to a different rate class after receiving the applicable property tax exemption.

FIRST SUPPLEMENTAL RESPONSE:

As a result of the Order Granting Motions to Compel, the District has reviewed its response to this RFI and confirms there is no further responsive information.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Subjection to that objection, the District provides the following response. The District does not have a tax-exempt customer class applicable to residential customers, so no residential customers were reclassified to a different rate class based on tax-exempt status.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-9

In the District's Response to Order No. 1 and Motion to Dismiss on page 12, the District states that its "process for calculating the tax-exempt multi-family rate is the same process it has used to calculate rates for all of its customers." Please provide any analyses related to the loss of tax revenue from classes of customers detailed in 1-7(a) and 1-7(b).

FIRST SUPPLEMENTAL RESPONSE:

For tax year 2022, 1,939 accounts on the Northampton tax roll qualified for homestead exemption, with an appraised value of \$683,339,017, for an average tax value of \$352,418. Northampton MUD does not offer a residential homestead exemption; therefore, the properties are taxed at full appraised value. All Single-Family Homes are charged rates for single-family homes customer class pursuant to the Rate Order.

The Northampton tax rolls contain numerous categories of disabled veterans exemptions as well as surviving spouse exemptions. In the aggregate, for the tax year 2022, the Northampton tax rolls showed 126 accounts that qualified for some exemptions falling within these various categories, with an aggregate appraised value of \$30,142,517 and an exemption amount of \$11,086,451 equating to an approximate tax exemption of 36.78% per account. The amount exempted under these types of exemptions represents approximately 1.05% of the total tax revenue collected by the District.

These exemption amounts have been taken into account when setting the annual tax rates for the District, and due to their nominal impact, have not prompted the Board of Directors to make up the revenue lost through exemptions by establishing separate tax-exempt customer classes for these ratepayers

On the other hand, the four apartment projects that could have obtained a full tax exemption by executing transactions with a Public Facility Corporation ("PFC") was an alarming prospect for the Board of Directors when the rush of PFC transactions in the multi-family market accelerated in 2022 and 2023. The District stood to lose approximately \$169,278,588 of assessed value (16% of its annual tax revenue) without notice or recourse. This would have caused a financial debacle for the District, its customers, residents, and bondholders. If the District had not created the Multi-Family Tax Exempt rate class, the financial impact would have been shifted to other customers or else risk unreasonable economic hardship. For instance, the District could have suffered a downgrade of its favorable bond rating, resulting in higher borrowing costs in the future.

In short, the District can readily address partial exemptions to individual residential properties constituting 1% of its tax base. It cannot afford to lose 16% of its tax base, and was therefore justified in establishing the tax exempt multi-family customer class and the rates set therein to preserve its financial capability and continue to provide continuous and adequate service.

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. The quoted statement is a general statement confirming that the process employed by the District evaluated water and sewer revenues and ad valorem tax revenues for different customer classes.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-17

In the Board's meeting on May 15, 2023, the minutes reflect that the Board discussed the District's overall rate structure and analysis when discussing the Ariza Apartments classification. Please:

- (a) Provide any audio recording or video recording of this discussion; and**
- (b) Provide all analyses and documents relating to this discussion.**

FIRST SUPPLEMENTAL RESPONSE:

Pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

- (a) There is no audio or video recordings of Board meetings of the District.
- (b) See the District's Response to Order No. 1 and Motion to Dismiss, filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

- (c) There is no audio or video recording.
- (d) See the District's Response to Order No. 1 and Motion to Dismiss, filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-18

Please produce all documents relied upon by the Board in deciding to re-classify Ariza Apartments during the May 15 Board meeting.

FIRST SUPPLEMENTAL RESPONSE:

As a result of the Order Granting Motions to Compel, the District has reviewed its response to this RFI and confirms there is no further responsive information.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. Ariza was not re-classified to another customer class at the May 15 Board meeting as it was already a member of the Tax Exempt Multi-Family Residential rate class.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-19

In the Board's meeting on May 1, 2023, the minutes state that the only change between the February 6 Amended Rate Order and the May 1 Amended Rate Order was to the tax-exempt customer classification based on new property value information. Please provide:

- (a) A detailed description of the change between the February 6 Amended Rate Order and the May 1 Amended Rate Order; and**
- (b) Copies of all documents presented to or relied upon by the Board in discussing the changes.**

FIRST SUPPLEMENTAL RESPONSE:

As a result of the Order Granting Motions to Compel, the District has reviewed its response to this RFI and confirms there is no further responsive information.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

- (a) See the District's Response to Order No. 1 and Motion to Dismiss, filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.**
- (b) See the District's Response to Order No. 1 and Motion to Dismiss, filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. See also AG RFI 1-1 Attachment.**

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S SUPPLEMENTAL
RESPONSES TO ARIZA GOSLING OWNER LLC'S REQUESTS FOR INFORMATION
1-5, 1-7 THROUGH 1-9, AND 1-17 THROUGH 1-20

AG RFI 1-20

Please produce all documents relied upon by the Board in deciding to issue the June 19 Order during the June 19 Board meeting.

SECOND SUPPLEMENTAL RESPONSE:

As a result of the Order Granting Motions to Compel, the District has reviewed its response to this RFI and confirms there is no further responsive information.

FIRST SUPPLEMENTAL RESPONSE (Originally filed on October 2, 2023):

Any material responsive to the request has been provided by the District in its Response to Order No. 1 and Motion to Dismiss, filed on July 7, the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023, and the AG RFI 1-1 attachment filed on September 26, 2023 with the District's First Set of RFI Responses.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

PUC DOCKET NO. 54966

PETITION OF ARIZA GOSLING	§	
OWNER LLC APPEALING THE	§	PUBLIC UTILITY COMMISSION
WATER RATES ESTABLISHED BY	§	
NORTHAMPTON MUNICIPAL	§	OF TEXAS
UTILITY DISTRICT	§	

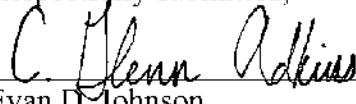
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S
FIRST SUPPLEMENTAL RESPONSE TO ARIZA GOSLING OWNER LLC'S FIRST
REQUEST FOR INFORMATION

Northampton Municipal Utility District ("the District") files this First Supplemental Response to the aforementioned requests for information.

I. WRITTEN RESPONSES

Attached hereto and incorporated herein by reference is the District's written supplemental response to the aforementioned request for information. The response is set forth on or attached to a separate page upon which the request has been restated. The response is also made without waiver of the District's right to contest the admissibility of any such matters upon hearing. The District stipulates that its response may be treated by all parties exactly as if it was filed under oath.

Respectfully submitted,




Evan D. Johnson
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C. Glenn Adkins
State Bar No. 24103097
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**ATTORNEYS FOR NORTHAMPTON
MUNICIPAL UTILITY DISTRICT**

CERTIFICATE OF SERVICE

I hereby certify that on October 2, 2023, notice of the filing of this document was provided to all parties of record via electronic mail in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

A handwritten signature in black ink, reading "C. Glenn Adkins", written over a horizontal line.

C. Glenn Adkins

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S FIRST SUPPLEMENTAL
RESPONSE TO ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR
INFORMATION

AG RFI 1-20

Please produce all documents relied upon by the Board in deciding to issue the June 19 Order during the June 19 Board meeting.

FIRST SUPPLEMENTAL RESPONSE:

Any material responsive to the request has been provided by the District in its Response to Order No. 1 and Motion to Dismiss, filed on July 7, the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023, and the AG RFI 1-1 attachment filed on September 26, 2023 with the District's First Set of RFI Responses.

RESPONSE (Originally filed on September 26, 2023):

This response is subject to a pending objection filed by the District on September 18, 2023. Additionally, pursuant to discussions among counsel between Ariza and the District, Ariza has agreed that it is not seeking attorney-client privileged communications or attorney work product as part of this set of RFIs.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

PUC DOCKET NO. 54966

PETITION OF ARIZA GOSLING	§	
OWNER LLC APPEALING THE	§	PUBLIC UTILITY COMMISSION
WATER RATES ESTABLISHED BY	§	
NORTHAMPTON MUNICIPAL	§	OF TEXAS
UTILITY DISTRICT	§	

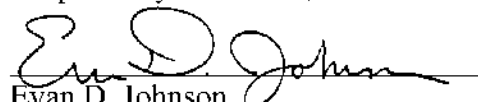
**NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S
RESPONSE TO STAFF'S FIRST REQUEST FOR INFORMATION**

Northampton Municipal Utility District ("the District") files this Response to the
aforementioned requests for information.

I. WRITTEN RESPONSES

Attached hereto and incorporated herein by reference are the District's written responses
to the aforementioned requests for information. The responses are set forth on or attached to a
separate page upon which the request has been restated. The responses are also made without
waiver of the District's right to contest the admissibility of any such matters upon hearing. The
District stipulates that its responses may be treated by all parties exactly as if they were filed under
oath.

Respectfully submitted,




Evan D. Johnson
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**ATTORNEYS FOR NORTHAMPTON
MUNICIPAL UTILITY DISTRICT**

CERTIFICATE OF SERVICE

I hereby certify that on November 6, 2023, notice of the filing of this document was provided to all parties of record via electronic mail in accordance with the Second Order Suspending Rules, issued in Project No. 50664.


Evan D. Johnson

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
STAFF'S FIRST REQUEST FOR INFORMATION

STAFF RFI 1-1

Please explain the rate setting methodologies utilized to set rates for the water service connection and provide supporting documentation.

RESPONSE:

See the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, including Exhibit D to its Response to Order No. 1 and Motion to Dismiss, also filed separately on July 7, 2023. In addition, see the District's Response to Ariza Gosling Owner, LLC's Second Amended Petition, filed on September 13, 2023.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
STAFF'S FIRST REQUEST FOR INFORMATION

STAFF RFI 1-2

Please confirm if Ariza Gosling Owner LLC is the only rate payer affected by the new Tax-Exempt Multi-Family Residential rate class.

RESPONSE:

Confirm that Ariza Gosling is the only District customer currently affected by the new Tax-Exempt Multi-Family Residential rate class because it is the only multi-family residential customer served by the District, that the District is aware of, that has been granted tax-exempt status. To be clear, the new Tax-Exempt Multi-Family Residential rate class will apply to any multi-family residential customers served by the District once the District is made aware that a multi-family residential customer was granted tax-exempt status.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District