

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 12/4/2025
Meeting Date: 12/22/2025
Submitted By: _____
Department: CJO
Signature of Elected Official/Department Head:

Court Decision:
This section to be completed by County Judge's Office



12-22-2025

Description:
Acknowledge Receipt of the Incentive Advisory Company's Notification of Applicant, Mund Holdings LLC., 12425 N US Hwy 377 Stephenville, TX 76401 Applying for 4% Noncompetitive Housing Credits from Federal Government and State Credits on a New Construction of Apartments, Mela Ranch, Located at 427 N. Hyde Park Blvd, Cleburne TX, Johnson County-County Judges Office

(May attach additional sheets if necessary)

Person to Present: _____
(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Development Services Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

IAC
INCENTIVE ADVISORY COMPANY
Grow with us

December 4th, 2025

Johnson County Judge Christopher Boedeker
Presiding Officer of the Governing Body of the County
Johnson County Courthouse
2 N. Main Street
Cleburne, TX 76033

Dear Christopher:

Pursuant to Government Code Section 2306.6705(9), an applicant for housing tax credits in Texas needs to provide evidence that the applicant has notified the following entities with respect to the filing of the application:

- (A) Any neighborhood organization on record with the state or county in which the development is to be located and whose boundaries contain the proposed development site;
- (B) The superintendent and the presiding officer of the board of trustees of the school district containing the development;
- (C) The presiding officer of the governing of any municipality containing the development and all the elected members of that body.
- (D) Mayor of the municipality and all elected members of the governing body of the municipality (if the Development Site is within a municipality or its extraterritorial jurisdiction);
- (E) The presiding officer of the governing body of the county containing the development and all the elected members of that body; and
- (F) The state senator and state representative of the district containing the development.

Items of notification and details include the following:

- (A) Mund Holdings LLC., 12425 N US HWY 377 Stphenville, TX 76401, Jerod Mund, 817-300-9838
- (B) Mela Ranch, 427 N. Hyde Park Blvd, Cleburne, and Johnson County;
- (C) Applicant is applying for 4% noncompetitive housing credits from federal government and state credits if available.
- (D) This development proposes new construction.
- (E) This proposed development is for apartments.
- (F) The total number of units for this development is 280. The total number of low income units proposed is 280.
- (G) The residential density of the Development, i.e., the number of units per acre is 28.00.

(H) An interested party or Neighborhood Organization can provide input to the Department in numerous ways including but not limited to the following:

- Written Input can be provided to TDHCA during the application review process.
- TDHCA may hold public hearings for specific LIHTC applications. These public hearings are announced on the TDHCA's website.
- Local government engagement with the City of Cleburne or Johnson County
- Direct communication with TDHCA

(I) As of the date of this letter there are no proposed property tax exemptions or property tax exemptions in place. However, inquiries have been made to the City of Cleburne and Johnson County Economic Development.

Thank you in advance for reviewing this notification.

Sincerely,

Josh Hole CPA, MT, MBA

Managing Partner