

Congress of the United States
House of Representatives
Washington, DC 20515-4303

April 30, 2026

Secretary Scott Bessent
United States Treasury Secretary
1111 Constitution Avenue NW
Washington, D.C. 20224

Todd Blanche
Acting United States Attorney General
950 Pennsylvania Avenue, NW
Washington, D.C. 20530

Dear Secretary Bessent and Attorney General Blanche,

I am writing to formally request that the Internal Revenue Service (IRS) and the United States Department of Justice (DOJ) initiate investigations into the entities associated with the proposed "EPIC City", also known as "The Meadow", development in North Texas, including the East Plano Islamic Center (EPIC), Community Capital Partners (CCP), and EPIC Real Properties, Inc. (ERP).

An extensive investigative report, conducted and produced by the *Oversight Project*, presents detailed, and deeply concerning, evidence that these entities may be violating federal tax law, civil rights law, securities law, and potential improper financial arrangements involving tax exempt organizations.

Specifically, the report alleges that EPIC, a 501(c)(3) nonprofit organization, may be operating in a manner inconsistent with its tax-exempt status by controlling and benefiting from a network of for-profit entities. CCP, a for-profit partner of EPIC, reportedly exists to develop EPIC City and generate revenue that is then directed entirely back to EPIC. ERP, another for-profit entity, acts as the general partner of CCP, while EPIC is the sole shareholder of ERP. Materials indicate that 100% of net proceeds from the sale of residential lots are intended to be transferred to EPIC. This arrangement raises serious concerns that EPIC is not operating exclusively for exempt religious or charitable purposes. The organization appears to be engaged in substantial commercial activity through controlled for-profit entities, with the CCP functioning as an entity designed to shuttle revenue to EPIC in a way that circumvents nonprofit restrictions. These claims warrant an investigation and immediate review of EPIC's tax-exempt status and consideration of revocation.

Oversight Project's report also provides evidence that the development was marketed and sold in a manner which excluded individuals based on religion. Original marketing materials indicate that the community was promoted as a Muslim only enclave that included screening mechanisms to ensure compliance with that objective. Even though subsequent language was altered, raising approximately \$40 million through allegedly exclusionary practices raises questions regarding adherence to the Fair Housing Act.

The investor structure raises significant concerns as well. Individuals were required to purchase shares for substantial sums in order to obtain the right to build within the development, yet disclosures appear to have been misleading. Investors were reportedly informed that no return on

capital was expected, while the nonprofit stood to benefit entirely from the proceeds. This investor structure indicates potential violations of securities law.

Gaps and deficiencies in prior state level investigations are found in the report. These gaps and deficiencies include a failure to produce meaningful documents, assertions that key business documents do not exist, unresolved questions about marketing practices, and a conciliation agreement that failed to address past conduct. The absence of accountability for actions already taken, the scale of the project, which again reportedly involves tens of millions of dollars, and the seriousness of the allegations raised in the report, requires federal review.

Due to the concerns raised in Oversight Projects report, I request that:

- The IRS immediately review EPIC's compliance with 26 U.S.C 501(c)(3), including whether its relationship with CCP and ERP constitutes impermissible private benefit or activity inconsistent with its exempt purpose and initiate proceedings to revoke EPIC's tax-exempt status if warranted.
- The DOJ evaluates potential violations of federal civil rights laws, including the Fair Housing Act, as well as any applicable statutes related to fraud or unlawful financial conduct.
- Both agencies coordinate, as appropriate, with other relevant federal and state entities to ensure a comprehensive review of the facts.
- Appropriate enforcement actions be pursued without delay, including civil penalties and criminal prosecution if supported by the evidence.

The scale of the alleged conduct and potential erosion of public trust make this matter too serious to ignore. Prompt and decisive federal action is necessary to ensure accountability and uphold the rule of law.

Thank you for your attention to this crucial matter and I look forward to a response within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Self". The signature is fluid and cursive, with the first name "Keith" being more prominent than the last name "Self".

Keith Self
Member of Congress