



# City of Pflugerville

## Minutes - Final

### Tax Reinvestment Zone No. 1 Board

---

Wednesday, May 22, 2024

6:00 PM

1611 Pfennig Lane

---

#### Regular Meeting

#### 1. Call to Order

Mike Martin called the meeting to order at 6:00pm. Commissioners Elizabeth Montoya, George Vande Werken, Robert Romig and Darryl Houston were in attendance.

City staff in attendance: Emily Barron, Assistant City Manager; Tracy Waldron, Finance Director; Ashley Lobb, Deputy City Secretary

#### 2. Public Comment

There was no one present wishing to speak under public comment.

Public comment that is made on an item topic that is not included on the published final agenda will only be heard by the Board. No formal action, discussion, deliberation or comments will be made by the Board. Each person providing public comment will be limited to 3 minutes.

#### 3. Discuss and Consider Action

##### 3A. [2024-0460](#) Discuss and consider action to approve the August 1, 2023 minutes.

Mr. Martin opened the item for discussion. Mr. Vande Werken stated that he wanted a change made to the wording of the minutes to "less than reported at the previous meeting."

Mr. Houston motioned to approve the minutes as amended. Ms. Montoya seconded the motion. All voted in favor. The motion passed.

##### 3B. [2024-0498](#) Discuss and consider action regarding financial reports and approval of expenditures.

Mr. Martin opened the item for discussion. Ms. Waldron gave an overview of the financial reports. Ms. Waldron also gave an overview of the TIRZ debt service. Ms. Waldron answered questions from the Board on how to interpret the TIRZ financials reports. Ms. Naina Magon with Hawes Hill & Associates answered questions from the Board regarding CO's and the TIRZ.

Ms. Montoya motioned to approve the financial reports as presented. Mr. Darryl seconded the motion. All voted in favor. Motion carried.

#### **4. Discuss Only**

- 4A. [2024-0499](#) Discussion regarding progress report, budget and schedule update regarding Pecan District.

Mr. Martin opened up the item for discussion. Kenley Reid, Harrison Petrivich and Shaun Do with Presidium Real Estate introduced themselves to the TIRZ Board. Mr. Reid gave an overview of the existing site plan and discussed changes. Mr. Reid discussed Phase 1 and Phase 2 of the proposed concept plan. Mr. Reid answered questions from the Board regarding the concept plan, pedestrian areas and parking. Mr. Petrivich answered questions from the Board regarding the plan and TIRZ funds. Discussion occurred regarding the project and the difference in offices and retail.

- 4B. [2024-0500](#) Discussion regarding Downtown East next steps.

Mr. Martin opened the item for discussion. Ms. Barron provided an update for Downtown East and reviewed the timelines. Mr. Barron discussed the next steps and answered questions from the Board.

#### **5. Adjourn**

Mr. Martin moved to adjourn the meeting. Ms. Montoya seconded the motion. All voted in favor. The meeting was adjourned at 7:07pm.

Respectfully submitted,

Ashley Lobb  
Deputy City Secretary

Approved as \_\_\_\_\_ on July 24, 2024