



City of Pflugerville

Minutes - Final Pflugerville Community Development Corporation (PCDC)

Saturday, August 24, 2013

9:00 AM

203 W. Main Street, Suite E

Special Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Janice Heath, Darelle White, Starlet Sattler, Randy Duncan, Bob Dwyer and Omar Peña. Doug Weiss arrived at 9:06. Floyd Akers, PCDC Director; Mary Poche, PCDC Business Recruitment; and Christian Kurtz, Business Operations Manager were also in attendance. In attendance as well; Jim Wilkerson, Curt Dempsey, Darren Stozewski, Judy Key, Christi Baylor, David Weeks and Suzanne Hoffmann Erickson. The meeting was called to order at 9:05 am.

2. Approval of Minutes

- 2A. [2013-2235](#) Approval of the minutes of the July 25, 2013 Regular Meeting.

Mr. Akers presented the minutes. Mr. White made motion to approve the minutes. Mr. Dwyer seconded the motion. All voted in favor.

3. Discussion

- 3A. [2013-2224](#) Discuss 130 Commerce Center and other Real Property.

Mr. Akers presented an update on the projects in the 130 Commerce Center. The board discussed.

4. Discuss and Action

- 4A. [2013-2225](#) Discussion and Action regarding sponsoring the Annual Rotary Golf Tournament.

Mr. Akers presented to the board and introduced Jim Wilkerson from the Rotary Club. Mr. Wilkerson addressed the board and asked for continued sponsorship for the Rotary Club's Golf Tournament. Mr. White made a motion to approve. Mr. Dwyer seconded the motion. All voted in favor.

- 4B. [2013-2226](#) Discussion and Action regarding entering into Agreement with R&R Marketing for comprehensive review of PCDC Marketing Strategy.

Mr. Akers presented to the board and introduced David Weeks and Suzanne Hoffmann Erickson of R&R Partners. Mr. Weeks and Ms. Erickson addressed

the board. Mr. White made a motion to approve the contract as written. Mr. Duncan seconded the motion. All were in favor.

4C. [2013-2227](#)

Discussion and Action regarding Royal Point Home Owners Association Challenge Grant.

Mr. Akers presented to the board and introduced Judy Key, Christi Baylor and a gentleman, all from Royal Pointe HOA. Ms. Key and Ms. Baylor addressed the board and asked for \$30,000 for a challenge grant to rebuild a boundary fence that is in danger of falling down. Mr. Weiss made a motion to approve the Challenge Grant contingent upon the HOA securing all of the funding prior to the PCDC funds being made available. Mr. White seconded the motion with an explanation that his vote was due to the road's construction being one of the first, major projects undertaken by PCDC and due to its impact on the neighborhood and that it is seen as a one time situation. All but Ms. Heath voted in favor. The motion passed. Ms. Heath added that her vote against was on principal of not setting a precedent for such projects being taken by the PCDC and not based on merit of need.

4D. [2013-2228](#)

Discussion and Action regarding Accepting Bid Proposal for Phase 3 Construction in 130 Commerce Center.

Mr. Akers presented to the board and introduced Darren Strozewski and Curt Dempsey from DCS Engineering. Mr. Strozewski and Mr. Dempsey addressed the board about the bid proposals for Phase 3 and gave recommendations to accept the lowest bids. Doug Weiss made a motion to approve the recommended bids. Mr. White seconded the motion. All Voted in favor.

4E. [2013-2229](#)

Discussion and Action concerning PCDC goals for fiscal year 2013-2014.

Mr. Akers presented to the board the past goals for PCDC from 2012-2013. The board discussed. No action was taken.

4F. [2013-2230](#)

Discussion and Action regarding 2013-2014 budget.

Mr. Akers presented the proposed outline for the PCDC 2013-2014 Annual Budget. The board discussed. No action was taken.

5. Executive Session

the Board retired to executive session at 1:14pm.

5A. [2013-2231](#)

1.) Executive Session Item: Discuss personnel matters related to the evaluation of the Executive Director and all PCDC employees pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss personnel matters related to the Executive Director.

5B. [2013-2232](#)

1.) Executive Session Item: Discuss personnel matters pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss personnel matters.

5C. [2013-2233](#)

1.) Executive Session Item: Deliberations regarding real property

pursuant to Chapter 551.072 of the Texas Government Code for discussion regarding the sale, purchase and lease of real property. 2.) Open Session Item: Discussion regarding the sale, purchase and lease of real property.

5D. [2013-2234](#)

1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code for discussion of negotiations, activity, prospects, leads and other economic development topics for the purpose of discussing economic development. 2.) Open Session Item: Discuss negotiations, activity, prospects, leads and other economic development topics.

The Board returned from Executive session at 2:10 pm. No action was taken.

6. Future Agenda Items and Topics to Consider

7. Adjourn

Ms. Sattler made a motion to adjourn. Mr. Peña seconded the motion. All voted in favor. The meeting adjourned at 2:10 pm.

Respectfully submitted,

Randy Duncan
Board Secretary

Approved as presented on August 24, 2013.