



City of Pflugerville

Minutes - Final

Tax Reinvestment Zone No. 1 Board

Wednesday, April 19, 2023

6:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Jeffrey Thomson called the board meeting to order at 6:00pm. Board members Sylvia Camarillo, Darryl Houston and Elizabeth Montoya were in attendance.

City Staff in attendance: Ashley Lobb, Deputy City Secretary; Erin Sellers, Principal Planner; Sara King, Assistant Finance Director; Jeremy Frazzell, Planning and Development Director; Megan Santee, City Attorney

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. [2023-0363](#) Discuss and consider action to approve the January 18, 2023 minutes.

Mr. Thompson opened the item for discussion. Ms. Montoya stated that Michelle Sheehan needed to be replaced with Sylvia Camarillo in the minutes. Mr. Thompson motioned to approve the January 18, 2023 minutes as amended. Ms. Camarillo seconded the motion. All voted in favor. Motion carried.

3B. [2023-0361](#) Discuss and consider action regarding financial reports and approval of expenditures.

Mr. Thompson opened the item for discussion. Ms. King gave an overview of estimated revenues and expenditures for FY23 Falcon Point. Ms. King gave an update on upcoming activity for FY23 regarding Falcon Point and Pecan District. Ms. King also went over the issuing of debt towards the Downtown East project to the amount of \$34 million in May 2023.

4. Discuss Only

4A. [2023-0360](#) Discussion regarding progress report, budget and schedule update regarding Pecan District Phase 2.

Mr. Moltz with Presidium, gave an update for the Pecan District Phase 2 project. Mr. Moltz stated that the preliminary plan and final plan phase two was approved at the April 4th planning and zoning meeting. Mr. Moltz discussed the marking conditions and interest rates. Discussion occurred regarding current interest rates, construction costs and material pricing.

4B. [2023-0362](#) Discussion regarding quarterly development update.

Mr. Thompson opened the item for discussion. Mr. Frazzell gave a quarterly development update. Mr. Frazzell gave an overview of current projects that included subdivisions and office developments.

5. Adjourn

Ms. Camarillo motioned to adjourn the meeting. Mr. Houston seconded the motion. All voted in favor. The meeting was adjourned at 6:28pm.

Respectfully submitted,

**Ashley Lobb, Deputy City Secretary
Approved as _____ on July 19, 2023**