



# City of Pflugerville

## Minutes - Final

### Pflugerville Community Development Corporation (PCDC)

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Thursday, September 5, 2013

6:30 PM

100 East Main Street, Suite 500

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#### Regular Meeting

#### 1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Bob Dwyer, Starlet Sattler, Darelle White, Janice Heath, Randy Duncan and Omar Peña, Doug Weiss arrived at 7:35pm. Floyd Akers (arrived at 6:36 pm), PCDC Director, Mary Poche, PCDC Business Recruitment Specialist and Christian Kurtz, PCDC Operations Manager, were also in attendance. Present at this meeting was Brandon Wade, Pflugerville City Manager. Mr. Peña called the meeting to order at 6:35pm.

#### 2. Approval of Meeting Minutes

- 2A. [2013-2256](#) Approval of the minutes of the August 24, 2013 PCDC Special Meeting.

Mr. White made a motion to approve the minutes. Ms. Sattler seconded the motion. All voted in favor.

#### 3. Review and Approval of the Monthly Financial Report.

- 3A. [2013-2262](#) Review and approval of the PCDC Monthly Financial Report.

Mr. Akers presented the Monthly Financial Reports to the Board. Mr. Duncan made a motion to approve the financial reports. Ms. Heath seconded the motion. All voted in favor.

#### 4. Public Hearing

- 4A. [2013-2255](#) Public hearing regarding the PCDC 2013-2014 budget.

Mr. Akers presented the PCDC 2013-2014 budget to the Board. Mr. Peña explained the particulars in the Revised version of the budget. Mr. Duncan made motion to close the public hearing. Mr. White seconded the motion. All voted in favor.

#### 5. Discuss and Action

- 5A. [2013-2229](#) Discussion and Action concerning PCDC goals for fiscal year 2013-2014.

Mr. Aker presented the previous year's Goal sheet to the Board. Mr. Pena offered a version of Goals for the Board's consideration. Discussion about the goals occurred. This was tabled until next Agenda. No action was taken at this time.

5B. [2013-2230](#) Discussion and Action regarding PCDC 2013-2014 budget.

Mr. Pena addressed the differences between the Revised budget vs. the Working budget. Mr. Wade addressed the board and explained the guidelines the city uses to set the budget totals. Mr. Akers addressed the reasoning behind projections for sales tax increase. Mr. Duncan made a motion to approve, Mr. Dwyer seconded. All voted in favor.

## 6. Resolution

6A. [RES-0155](#) Consider Adoption of a PCDC Resolution Approving the purchase of Approximately 25 Acres of property located on 2411 FM RD 685.

Mr. Akers presented the Resolution to the Board. Mr. White made a motion to approve the Resolution Approving the purchase of Approximately 25 Acres of property located on 2411 FM RD 685. Mr. Duncan seconded the motion. All voted in favor.

## 7. Executive Session

The Board adjourned to Executive Session at 7:17pm.

7A. [2013-2261](#) 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.

7B. [2013-2260](#) 1.) Executive Session Item: Discuss personnel matters pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss personnel matters.

7C. [2013-2258](#) 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.

7D. [2013-2259](#) 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.

Mr. Akers presented the need to adopt a resolution for the sale of land to Thin-nology, which had been previously approved by both the PCDC Board and City Council in order to satisfy the title company. Mr. Weiss made a motion to approve the resolution. Ms. Sattler seconded the motion. All were in favor.

The Board returned from Executive Session at 8:40pm. No actions were taken.

**8. Future Agenda Items and Topics to Consider**

Future items include PCDC Financial Goals.

**9. Adjourn**

Mr. Duncan made a motion to adjourn. Ms. Sattler seconded the motion. All voted in favor. The meeting was adjourned at 8:43pm.

Respectfully submitted,

Randy Duncan  
Board Secretary

Approved as presented on September 26, 2013.