

City of Pflugerville



Minutes - Final

Thursday, April 24, 2014

6:30 PM

Regular Meeting

100 East Main Street, Suite 500

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance were : Janice Heath, Darelle White, George Cudd, Starlet Sattler and Doug Weiss. Absent were Randy Duncan and Omar Peña. Floyd Akers, PCDC Director, Christian Kurtz, Business Operation Manager, Ricca Keepers, Planning & Research Tech, Trey Fletcher, Assistant City Manager, and Brandon Wade, City Manager, were also in attendance. The meeting was called to order at 6:30pm.

2. Approval of meeting minutes

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

3. Financial Report

3A. Monthly Financial Reports.

Mr. Akers presented to the board. The Board asked questions about the categories. A request to create a sub-committee to address the issues with reporting was made. Mr. White agreed to head the sub-committee.

4. Public Hearing

4A. Public Hearing on a Challenge Grant to constrict 775 linear feet of a six foot sidewalk from the corner of FM 685 and 130 to the Hawaiian Falls Park Sidewalk.

Mr. Akers presented to the Board. Mr. Fletcher presented the need to the Board. Ms. Sattler made motion to close the public hearing. Ms. Heath seconded the motion. All voted in favor.

4B. Public Hearing on Performance Agreement with Project Chipper.

Mr. Akers presented to the Board. Mr. Weiss opened the meeting for public input. Ms. Sattler made motion to close. Mr. White seconded. All voted in favor

4C. Public Hearing on Performance Agreement, Lease and Sublease with Project Exit.

Mr. Akers presented to the Board. Mr. Weiss opened the meeting to the public. Mr. White made motion to close the public hearing. Ms. Sattler Seconded. All voted in favor..

5. Discuss and Action

5A. Discuss and Action regarding the PCDC Capitalization Policy.

Mr. Akers presented to the board. Mr. White made motion to adopt the

Capitalization Policy as written. Mr. Weiss seconded. All voted in favor.

- 5B.** Discussion and Action regarding a Challenge Grant to constrict 775 linear feet of a six foot sidewalk from the corner of FM 685 and 130 to the Hawaiian Falls Park Sidewalk.

The Board asked Mr. Fletcher questions and discussed. Mr. White made a motion to construct 775 linear feet of a six foot sidewalk from the corner of 65 and 130 to the Hawaiian Falls Park Sidewalk. Ms. Heath seconded the motion. All voted in favor.

- 5C.** Discussion and Action on Performance Agreement Project Chipper .

Mr. Akers presented to the Board. Mr. White made motion to approve. Ms. Sattler seconded. All were in favor.

- 5D.** Discussion and Action on Performance Agreement, Lease and Sublease with Project Exit.

Mr. Akers presented to the Board. Mr. White made a motion to approve. Mr. Cudd seconded. All voted in favor.

6. Executive Session

The board adjourned to Executive Session at 7:05pm.

- 6A.** 1.) Executive Session Item: Deliberations regarding real property pursuant to Chapter 551.072 of the Texas Government Code for discussion regarding the sale and purchase of real property. 2.) Open Session Item: Discussion regarding the sale and purchase of real property.

6A Open Session 2) Mr. Akers presented to the Board. Ms. Sattler made a motion to approve the real estate contract with Russell Interests for purchase of land in the 130 Commerce Center. Mr. White seconded. All voted in favor.

- 6B.** 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 for the purpose of discussing economic development.

- 6C.** 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code concerning economic development initiatives. 2.) Open Session Item: Consultation with legal counsel concerning economic development initiatives.

7. Future Agenda Items and Topics to Consider

The board returned from Executive Session at 8:03pm. No action was taken.
Future Topics updates for Hawaiian falls

8. Adjourn

The board adjourned at 8:08 pm.

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; discussion of real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Chapter 551.086 of the Texas Government Code. Action, if any, will be taken in open session.

Omar Peña, President

This is to certify that a copy of the agenda for this meeting was posted on the bulletin board located at the City Municipal Building on the 21st of April, 2014 5:00 pm pursuant to Section 551-041, Government Code.

Floyd Akers, Executive Director

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Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.

