



# City of Pflugerville

## Minutes - Final

### Tax Reinvestment Zone No. 1 Board

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Wednesday, July 19, 2023

6:00 PM

1008 W. Pfluger St. Pflugerville, TX

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#### Regular Meeting

#### 1. Call to Order

Jeffrey Thompson called the meeting to order at 6:16 pm. Commissioners Elizabeth Montoya and Darryl Houston were in attendance. Commissioners Mike Martin and Sylvia Camarillo were not in attendance.

City staff in attendance: Emily Barron, Assistant City Manager; Erin Sellers, Innovation Strategist; Sara King, Assistant Finance Director; Trista Evans, City Secretary; Lee Simmons, Assistant City Attorney.

#### 2. Public Comment

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

#### 3. Discuss and Consider Action

- 3A. [2023-0657](#) Discuss and consider action to approve the April 19, 2023 minutes.

Mr. Thompson opened the item for discussion. Ms. Montoya moved to approve the minutes. Mr. Houston seconded the motion. All voted in favor. The motion carried.

- 3B. [2023-0625](#) Discuss and consider action regarding financial reports and approval of expenditures.

Mr. Thompson opened the item for discussion. Ms. King reviewed the FY23 financial report. Ms. King provided information about how the report was built to provide information about each district in the TIRZ. Ms. Montoya moved to approve the debt service payments and annual service fees not to exceed \$592,790. Mr. Houston seconded the motion. All voted in favor. The motion carried.

- 3C. [2023-0658](#) Discuss and consider a TIRZ reimbursement required for the public infrastructure associated with the NorthPointe East Development.

Mr. Thompson opened the item for discussion. Ms. Barron reviewed the NorthPointe East reimbursement request and zoning on the property. Ms. Barron discussed the proposed land uses for each lot. Ms. Barron provided information about the request and stated public dry utilities were removed from staff recommendation as the city does not own those utilities. Ms. Barron stated that staff would need costs to be broken down by hard or soft costs and

reviewed the breakdown of the staff recommended eligible project costs. Chad Colley with Trademark provided information regarding the company's project experience. Phillip Welch with Trademark discussed placemaking. Robert Wall with Periscope discussed senior housing campus. Ms. Montoya asked about senior facilities in the city. Ms. Barron provided information about the senior facility plans in the new recreation center. Ms. Montoya asked for more discussion about what items are eligible for TIRZ reimbursement. Discussion followed from the developers about the proposed projects. Mr. Colley reviewed the estimated tax revenue for the district and the public infrastructure. Tommy Mann with Winstead discussed the reimbursement from taxes generated by the project and discussed the TIRZ process. Mr. Colley reviewed the amount requested and discussion followed regarding how the requested amount was calculated. Mr. Houston asked about the public dry utilities that were still included in the developer request. Mr. Mann and Mr. Colley discussed the request and stated there are other items that can be put in as an equivalent amount. Ms. Montoya discussed the schedule and TIRZ reimbursement guidelines that was passed by council.

Mr. Thompson called for a recess at 8:05pm. Mr. Thompson reconvened the meeting at 8:13pm. Mr. Thompson stated he would bring forward item 4A. and return to discuss item 3C. after discussion on that item.

Mr. Thompson reopened the item after discussion on item 4A. Mr. Mann discussed the schedule for Phase 2 and discussed adding an item in the agreement related to requirements to meet reimbursement. Ms. Montoya moved to accept the city's recommendation with the city's language. Mr. Thompson asked if the board approves the city recommended amount what that means. Mr. Mann stated they will have to go recalculate. Ms. Barron provided information about the timeline. Mr. Thompson suggested scheduling a special meeting to give developers time to discuss. Ms. Barron suggested a postponement to a special called meeting within the next two weeks. Ms. Montoya withdrew her motion. Mr. Thompson moved to postpone until a special called meeting to be held as soon as possible within two weeks. Ms. Simmons stated with the provision that the agenda is posted under the open meetings act provision. Ms. Montoya seconded the motion. All voted in favor. The motion carried.

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

##### **4A. [2023-0660](#)**

Discussion regarding progress report, budget and schedule update regarding Pecan District Phase 2.

Mr. Thompson opened the item for discussion. Travis Moltz, representative for the Pecan District, stated they are working with city staff to work through the PUD details and there are no large updates on development at this time. Ms. Barron stated they will be back at the October TIRZ board meeting. Mr. Moltz stated they are also working with the Parks and Recreation Department on how parkland is dedicated in the city.

##### **4B. [2023-0670](#)**

Discussion regarding Downtown East next steps.

Mr. Thompson opened the item for discussion. Ms. Barron provided an update for Downtown East and reviewed the timelines. Ms. Barron provided an overview of the public private partnership delivery for the project and

discussed the developer's role. Ms. Barron discussed the exclusive negotiating agreement and reviewed next steps including a community engagement event in the fall.

## **5. Adjourn**

Mr. Houston moved to adjourn the meeting. Ms. Montoya seconded the motion. All voted in favor. The meeting was adjourned at 8:43pm.

Respectfully submitted,

Trista Evans  
City Secretary

Approved as submitted on December 11, 2024