

# City of Pflugerville



**PFLUGERVILLE**  
Community Development Corporation

## Minutes - Final

Thursday, August 18, 2016

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: Ron Agnew, Jeff Thompson, Doug Weiss and Ken Dalfonso. Board Members George Cudd and Jim Swanzy were absent. Amy Madison, PCDC Executive Director; Christian Kurtz, PCDC Director of Business Development; Shannon Kackley, General Counsel and George Hyde, General Counsel, DNRBH&Z. Mr. Weiss called to meeting to order at 6:38 p.m. Board Member Wayne Cooper joined the meeting at 7:20 pm.

**2. Review and approval of Meeting Minutes of July 23 and August 2, 2016**

Mr. Agnew made a motion to approve the minutes from July 23, 2016 and August 2, 2016 special meetings. Mr. Thompson seconded the motion. All voted in favor.

**3. Review and approval of July 2016 Financials**

Ms. Madison presented the July financials. Mr. Agnew made a motion to approve the July financials. Mr. Thompson seconded the motion. All voted in favor.

**4. Presentations**

**4A.** Presentation and request for sponsorship from Pflugerville Downtown Association for 2017 Sponsorship of PflugerGolf.

Ms. Madison introduced Mike Marsh of the Pflugerville Downtown Organization who gave a presentation on the 12th Annual PflugerGolf event. Mr. Weiss opened agenda item 6A to discuss and take action regarding Pflugerville Downtown Association request for 2017 sponsorship of PflugerGolf. Mr. Agnew made a motion to set \$10,000 for the Golf budget. Mr. Thompson seconded the motion to allocate \$10,000 in the FY 2017 budget. Discussion occurred regarding the sponsorship earmarked for FY 2017. Ms. Madison suggested that the vote be tabled and brought back once City Council has approved the FY 2017 budget. Mr. Agnew made the motion to table the decision to sponsor the event until the next budget cycle. Mr. Thompson seconded the motion. All voted in favor.

**4B.** Presentation and request for Challenge Grant funding from Highland Park North HOA.

Representatives from the Highland Park North HOA gave a presentation to the board for the Challenge Grant funding needed to complete the HOA's trail system. Mr. Weiss opened the agenda item 6B to discuss and take action regarding the Challenge Grant request from Highland Park North HOA. Mr. Dalfonso made a motion of approve for the FY 2017 budget, not to exceed the line item of \$35,000, subject to approval of the FY 2017 budget by the City Council. Mr. Agnew seconded the motion. All voted in favor.

**4C.** Presentation on BigStep Pflugerville from Stephanie Douglas of BigAustin.

Stephanie Douglass began the presentation to the Board for BiGStep Pflugerville. Latoya Collins Jones, an instructor for BigStep introduced the two members of the winning team, Christopher Mercado and Dailia Winn, who gave a presentation of their app PostEd. Mr. Weiss opened the discussion for agenda item 5A.

- 4D. Presentation on quarterly activities of PCDC BusinessPFirst program, a local business retention - expansion program for local business.
- Mr. Kurtz made a presentation to the Board on the quarterly update of the Business PFirst retention and expansion program for the PCDC.

## 5. Discuss Only

- 5A. Discussion on BigStep Pflugerville.
- Discussion on BigStep Pflugerville was held after the presentation associated with agenda item 4C.
- 5B. Discuss recent and upcoming event calendar for PCDC.
- Ms. Madison presented the recent and upcoming events for the PCDC. Mr. Dalfonso requested The Golf Inc. Strategies Summit be added to the events. The PflugerGolf event will be added also.
- 5C. Discussion on Comprehensive Economic Development Strategic Plan activities in July and August.
- Ms. Madison gave an update of the upcoming Comprehensive Economic Development Strategic Plan activities.

## 6. Discussion and Action Items

- 6A. Discuss and action regarding Pflugerville Downtown Association request for 2017 sponsorship of PflugerGolf.
- The agenda item was opened for discussion and action which was taken after the presentation associated with agenda item 4A.
- 6B. Discuss and action regarding Challenge Grant request from Highland Park North HOA.
- The agenda item was opened for discussion and action which was taken after the presentation associated with agenda item 4B.
- 6C. Discuss and action regarding revised PCDC Bylaws and a Resolution to approve.
- The Board discussed making minor edits to the proposed Bylaws. Mr. Weiss made a motion to approve the Bylaws with the discussed amendments. Mr. Thompson seconded the motion. All voted in favor.
- 6D. Discuss and action regarding approval of a Drainage Easement

Relocation Agreement for the relocation of private drainage easements on Lot 2E of Renewable Energy Park.

**Ms. Madison presented to the Board regarding the Easement Relocation Agreement. Mr. Thompson made the motion to give the Executive Director authorization to move forward. Mr. Agnew seconded the motion. All voted in favor.**

- 6E.** Discuss and action regarding approval of a Resolution approving the PCDC's Investment Policy.

**Ms. Madison presented to the Board regarding approval of the resolution approving the PCDC Investment Policy. Mr. Agnew moved to approve the PCDC Investment Policy. Mr. Thompson seconded the motion. All voted in favor.**

## **7. Executive Session**

**The Board adjourned to Executive Session at 9:07 p.m.**

- 7A.** Executive Session Item: Deliberations under Sections 551.071, 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations which may include the sale, purchase or lease of real property and financial information received from business prospects the corporation seeks to have locate, stay, or expand in or near the City of Pflugerville and to seek legal advice regarding such projects, incentives and negotiations, regarding the following companies or projects: Edesia, Hastur, Hestia, Precision, 130 Commerce Center LLC, Kompan, Casa and Hammer.

**The Board returned from Executive Session at 10:25 p.m. No action was taken.**

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

**No future items or topics were discussed.**

## **9. Adjourn**

**Mr. Thompson motioned to adjourn the meeting. Mr. Agnew seconded the motion. All voted in favor. The meeting was adjourned at 10:25 p.m.**

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment on any item listed on the Agenda for the purpose of consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code; discussion of real estate pursuant to Section 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Section 551.087 of the Texas Government Code by majority vote of the Board. Action, if any, will be taken in open session.

**Wayne Cooper, 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 August 12, 2016 at 5:00 pm pursuant to Section 551.041 of the Texas Government Code.

**Amy Madison, Executive Director**

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Christian Kurtz, Business Operations Director at 512-990-3725 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 272-9916 or may utilize the statewide Relay Texas program at 1-800-735-2988.

This agenda has been reviewed and approved by the PCDC's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Section 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**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.