



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, January 12, 2017

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. **Call to Order**
2. **Nominate and elect Corporate Officers for 2017**
3. **Review and approval of Meeting Minutes of November 17, 2016, November 28, 2016 December 12, 2016, December 15, 2016, December 28, 2016, and January 3, 2017**
4. **Review and approval of November and December 2016 Financials**
5. **Presentation**
 - 5A. [2017-5504](#) Presentation of recognition of service for out-going Board Member George Cudd.
 - 5B. [2017-5505](#) Presentation from Avalanche Consulting regarding the Comprehensive Economic Development Plan.
6. **Public Hearing**
 - 6A. [2017-5506](#) Public hearing regarding an Economic Development Performance Agreement with Accent Food Services, LLC for the relocation of its Central Texas Regional Headquarters to Pflugerville, Texas. (Project Edesia).
7. **Discuss Only**
 - 7A. [2017-5507](#) Discuss recent and upcoming event calendar for PCDC.
 - 7B. [2017-5508](#) Discussion regarding the Comprehensive Economic Development Strategic Plan presented by Avalanche Consulting.
8. **Discussion and Action Items**
 - 8A. [2017-5509](#) Discuss and Action regarding Budget Adjustments for Q1 of Fiscal Year 2017 Budget.
 - 8B. [2017-5510](#) Discuss and Action regarding a Placement Agent Agreement with Hutchinson, Shockey, Erley & Co. for the issuance of Series 2017

Bonds and authorizing the Executive Director to sign said agreement on behalf of the PCDC.

- 8C. [2017-5511](#) Discuss and Action regarding an Economic Performance Agreement with Accent Food Services, LLC for the relocation of its Central Texas Regional Headquarters to Pflugerville, Texas. (Project Edesia).

9. Resolution

- 9A. [RES-0383](#) Discuss and Action regarding a Resolution authorizing the reallocation of funds used to reimburse the City of Pflugerville (City) related to the City's debt service to the \$4,500,000 Investment Fund Reserve required by the Agreement with the City and Typhoon Waterpark of Pflugerville, LLC.

10. Executive Session

- 10A. [2017-5512](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071, 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations including the sale, purchase, or lease of real property and financial information received from businesses expanding or relocating in the City of Pflugerville, and to seek legal advice regarding such projects, incentives, and negotiations, including Accent Food Services, LLC (Project Edesia) and Project Casa.

11. Future Agenda Items and Topics to Consider

12. Adjourn

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.

Doug Weiss, Board Vice 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 January 9, 2017 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 Development 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 Section 551.144(c) of the Texas Government Code 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.