

City of Pflugerville



Minutes - Final

Thursday, September 15, 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: Wayne Cooper, George Cudd, Ron Agnew, Jeff Thompson, Jim Swanzy, Doug Weiss and Ken Dalfonso. Amy Madison, PCDC Executive Director; Christian Kurtz PCDC Director of Business Development; Karla Henderson PCDC Finance Manager; Brandon Wade, City of Pflugerville City Manager; Shannon Kackley, General Counsel; and C. Terrell Palmer, Senior Vice President, First Southwest. Mr. Cooper called the meeting to order at 6:35 pm.

2. Review and approval of Meeting Minutes of July 21 and August 18, 2016

Mr. Agnew made the motion to approve the meetings' minutes from July 21 and August 18, 2016. Mr. Thompson seconded the motion. All voted in favor.

3. Review and approval of August 2016 Financials

Ms. Madison presented the August financials. Mr. Swanzy made the motion to approve the August financials. Mr. Agnew seconded the motion. All voted in favor.

4. Presentations

4A. Presentation for Long Center sponsorship for 2016-2017 by Lyn Chasteen.

Lyn Chasteen, Long Center, made a presentation to the Board on the benefits of a 2016-2017 Long Center sponsorship.

5. Discuss Only

5A. Discuss recent and upcoming event calendar for PCDC.

Ms. Madison presented the recent and upcoming events for the PCDC.

5B. Discuss 130 Commerce Center signage & maintenance.

Ms. Madison presented to the Board an option regarding signage and maintenance per two performance agreements with Marriott and Best Western.

5C. Discussion on Comprehensive Economic Development Strategic Plan activities in August and September.

Ms. Madison gave an update about the upcoming steering committee and focus group interviews associated with the Comprehensive Economic Development Strategic Plan.

6. Discussion and Action Items

- 6A.** Discuss and action regarding budget amendments.

Ms. Madison presented the Board with a review of the budget amendment for the month of August, which was associated with transferring money into the reserve account. Mr. Agnew made the motion to approve the budget amendment, Mr. Thompson seconded the motion. All voted in favor.

7. Resolution

- 7A.** Adopt a Resolution ratifying terms of a loan to refinance the Capital One loan.

Mr. Palmer, Financial Advisor, First Southwest, spoke to the Board regarding a resolution to ratify PCDC's loan with Capital One Bank. The item was tabled for a future meeting.

- 7B.** Adopt a Resolution approving the conveyance of PCDC's interest in Lot 3 of Pflugerville Industrial Park and authorizing the Executive Director to execute documents approved by the PCDC's attorney on PCDC's behalf.

Mr. Kackley explained the resolution to convey PCDC's interest in Lot 3 and authorizing the Executive Director to execute documents approved by the PCDC's attorney. Mr. Weiss made the motion to approve the resolution, Mr. Thompson seconded the motion. All voted in favor.

8. Executive Session

The Board adjourned to Executive Session at 7:27 pm.

- 8A.** 1.) Executive Session Item: To deliberate the appointment, employment and duties of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action on duties related to the Executive Director.

- 8B.** Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 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, including Projects: Edesia, Hestia, Precision, 130 Commerce Center LLC, Kompan, North Forest Office, Cortec, MRS Holdings, Gauge, and Casa.

The Board returned from Executive Session at 9:53 pm. No action was taken.

9. Future Agenda Items and Topics to Consider

Mr. Weiss requested that the City give an update for the Drop by Drop Challenge Grant.

10. Adjourn

Mr. Weiss made the motion to adjourn the meeting, Mr. Agnew seconded the motion. All voted in favor. The meeting adjourned at 9:55 pm.

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 Chapter 551.071 of the Texas Government Code; discussion of real estate pursuant to Chapter 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Chapter 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 Sept 9th, 2016 at 5:00 pm pursuant to Section 551-041, 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 Chapter 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.