



# City of Pflugerville

## Minutes - 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

Pflugerville Community Development Corporation Board members in attendance: Doug Weiss, Ron Agnew, Jeff Thompson, A.K. Brewer, Ken Dalfonso, Jim Swanzy and Victor Johnson. Amy Madison, PCDC Executive Director; Christian Kurtz, PCDC Director of Business Development; Karla Henderson, PCDC Finance and Operations Manager; George Hyde, General Counsel, DNRBH&Z; Regina and George Cudd; Amy Holloway and Tony DeLisi, Avalanche Consulting; Rachel Lucio, Community Impact; and Trey Fletcher, Assistant City Manager. Mr. Weiss called to meeting to order at 6:39 p.m.

#### 2. Nominate and elect Corporate Officers for 2017

Mr. Weiss asked for nominations to the office of President. Mr. Dalfonso nominated Jim Swanzy. Mr. Thompson nominated Ken Dalfonso. Mr. Dalfonso declined the nomination. All voted in favor for Mr. Swanzy to become Board President.

For Vice President, Mr. Swanzy nominated Ron Agnew. All voted in favor for Mr. Agnew to become Board Vice President.

For Secretary, Mr. Agnew nominated Jeff Thompson. All voted in favor for Mr. Thompson to become Board Secretary.

For Treasurer, Mr. Agnew nominated Victor Johnson. Mr. Swanzy nominated Ken Dalfonso. Mr. Dalfonso declined the nomination. All voted in favor for Mr. Johnson to become Board Treasurer.

As newly named President, Mr. Swanzy took over as chair of the meeting from Mr. Weiss.

#### 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

Ms. Madison presented the minutes for November 17, November 28, December 12, December 15 and December 28, 2016 and January 3, 2017 for the Board to review. Mr. Agnew made the motion to approve the minutes for all of the aforementioned meetings. Mr. Thompson seconded the motion. All voted in favor.

#### 4. Review and approval of November and December 2016 Financials

Ms. Madison presented the November 2016 Financials to the Board. Mr. Dalfonso made the motion to approve the Financials. Mr. Agnew seconded the motion. All voted in favor.

## **5. Presentation**

- 5A.**    [2017-5504](#)            Presentation of recognition of service for out-going Board Member George Cudd.
- Mr. Weiss recognized George Cudd, out-going Board Member, for his years of service to the community.
- 5B.**    [2017-5505](#)            Presentation from Avalanche Consulting regarding the Comprehensive Economic Development Plan.
- Mr. DeLisi presented a draft of the Comprehensive Economic Development Strategic Plan to the Board.
- Mr. Weiss moved that the Board take a 10 minute recess. Mr. Agnew seconded. All voted in favor. The Board recessed at 8:05 p.m.
- Mr. Swanzy called the Board back to order after recess at 8:20 p.m

## **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).
- Mr. Swanzy opened the public hearing for the Economic Development Performance Agreement with Accent Food Services, LLC. No one from the public spoke. Mr Weiss made the motion to close the public hearing. Mr. Agnew seconded the motion. All voted in favor.

## **7. Discuss Only**

- 7A.**    [2017-5507](#)            Discuss recent and upcoming event calendar for PCDC.
- Ms. Madison presented to the Board.
- 7B.**    [2017-5508](#)            Discussion regarding the Comprehensive Economic Development Strategic Plan presented by Avalanche Consulting.
- Mr. Agnew made a motion to table the discussion of the Comprehensive Economic Development Strategic Plan until the Board has time to review it. Mr. Thompson seconded the motion. All voted in favor.

## **8. Discussion and Action Items**

- 8A.**    [2017-5509](#)            Discuss and Action regarding Budget Adjustments for Q1 of Fiscal Year 2017 Budget.
- Ms. Madison presented to the Board. Mr. Agnew motioned to approve the Budget Adjustments for Q1 of the Fiscal Year 2017 Budget. Mr. Thompson seconded the motion. All voted in favor.**
- 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.
- Ms. Madison presented to the Board. Mr. Thompson made the motion to give the Executive Director the power to sign the Agreement. Mr. Agnew seconded the motion. All voted in favor.**
- 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).
- Ms. Madison recommended that the Board meet in Executive Session to go over at the agreement. Mr. Johnson made a motion to table this item. Mr. Thompson seconded the motion. All voted in favor.**
- 9.      Resolution**
- 9A.**    [RES-0383](#)            Discuss and Action regarding a Resolution authorizing an interlocal agreement between the City of Pflugerville and Pflugerville Community Development Corporation pertaining to infrastructure improvements
- Ms. Madison presented to the Board. Mr. Thompson made the motion to approve the resolution. Mr. Agnew seconded the motion. All voted in favor.**
- 10.     Executive Session**
- The Board adjourned to Executive Session at 8:55 p.m.**
- 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.
- The Board returned from Executive Session at 10:16 p.m.**
- No Action was taken.**
- Mr. Weiss made the motion that item 8C be tabled until the next meeting. Mr. Agnew seconded the motion. All voted in favor.**

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

For future items Mr. Weiss brought up setting goals for the Executive Director after the Strategic Plan, that signatories be set and that everyone read the CEDS in order to submit their comments.

## **12. Adjourn**

Mr. Dalfonso made a motion to adjourn the meeting. Mr. Agnew seconded the motion. All voted in favor.

The meeting was adjourned at 10:20 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.

Doug Weiss, Board Vice President

Respectfully Submitted,  
Christian Kurtz  
PCDC Business Development Director