



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, February 16, 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; Shannon Klackley, General Counsel, DNRBH&Z; and Trey Fletcher, Assistant City Manager. Mr. Swanzy called to meeting to order at 6:40 p.m.

2. Review and approval of Meeting Minutes of January 12, 2017

Ms. Madison presented the minutes for January 12, 2017 for the Board to review. Mr. Dalfonso suggested two minor edits to the minutes. Mr. Weiss made the motion to approve the minutes with the stated updates. Mr. Thompson seconded the motion. All voted in favor.

3. Review and approval of December 2016 and January 2017 Financials

Ms. Madison presented to the December 2016 and January 2017 Financials to the Board. Mr. Agnew made the motion to approve the Financials. Mr. Thompson seconded the motion. All voted in favor.

4. Discuss Only

- 4A. [2017-5587](#) Discuss recent and upcoming event calendar event for PCDC to include a steering committee recognition event and board retreat, and establishing meeting dates as needed.

Ms. Madison presented to the Recent and Upcoming Events Calendar to the Board.

- 4B. [2017-5588](#) Discuss and update on Traffic Impact Analysis and proposed expenditures for study and infrastructure improvements.

Ms. Madison presented to the Board.

5. Discussion and Action Items

- 5A. [2017-5589](#) Discuss and Action regarding acceptance of bid to refinance the \$24

million loan with Capital One Bank.

Ms. Madison presented to the Board. No action taken. Mr. Agnew made a motion to table this item. Mr. Thompson seconded the motion. All voted in favor.

5B. [2017-5590](#)

Discussion and Action regarding the Comprehensive Economic Development Strategic Plan.

Ms. Madison presented to the Board. The Board Retreat was scheduled to be April 29, 2017. Mr. Thompson made the motion to accept the CEDS as the baseline subject to changes. Mr. Dalfonso stated for the record his appreciation that clergy was given a chance to input into the CEDS. He also wanted to stress that veterans and retirees need to be attracted and retained in the community due to their positive impact. Mr. Thompson un-tabled his motion to accept the CEDS. Mr. Agnew seconded the motion. All voted in favor.

5C. [2017-5591](#)

Discuss and Action regarding an Economic Performance Agreement regarding Project Edesia for the relocation of a Regional Headquarters to Pflugerville, Texas.

Mr. Thompson made the motion to table items 5C and 5D until after the Executive Session. Mr. Agnew seconded the motion. All voted in favor.

5D. [2017-5592](#)

Discuss and Action regarding an Economic Performance Agreement regarding Project Casa for the relocation of a Regional Headquarters to Pflugerville, Texas.

Mr. Thompson made the motion to table items 5C and 5D until after the Executive Session. Mr. Agnew seconded the motion. All voted in favor.

6. Resolution

6A. [RES-0391](#)

Discuss and Action regarding a Resolution designating bank signatories.

Ms. Madison presented to the Board. Mr. Agnew made the motion to accept the Resolution designating bank signatories. Mr. Thompson seconded the motion. All voted in favor.

7. Executive Session

The Board adjourned to Executive Session at 8:27 p.m.

7A. [2017-5593](#)

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, Marriott, Precision Ammunition, Accent Food Services, LLC (Project Edesia), Cortec Manufacturing, Project Relo, Wetzel

Engineering, and Project Casa.

7B. [2017-5594](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding compliance with the Texas Open Meetings Act, Attorney General Opinions, state statutes, and Tracking Point Settlement Agreement and Amendment.

The Board returned from Executive Session at 10:35 p.m.

Ms. Madison presented Item 5C, Project Edesia, to the Board. Mr. Weiss made the motion to accept the Economic Performance Agreement. Mr. Agnew seconded the motion. All voted in favor.

Ms. Madison presented Item 5D, Project Casa, to the Board. Mr. Weiss made the motion to accept the Economic Performance Agreement. Mr. Agnew seconded the motion. All voted in favor.

8. Future Agenda Items and Topics to Consider

No future agenda items or topics to consider were discussed.

9. Adjourn

Mr. Weiss 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.

Jim Swanzy, Board President

Respectfully Submitted,
Christian Kurtz
PCDC Business Development Director