



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, March 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 and Victor Johnson. Jim Swanzy was not in attendance. Mr. Agnew, Board Vice President, presided over the meeting in the President's absence. PCDC Staff in attendance: Amy Madison, PCDC Executive Director; Christian Kurtz, PCDC Director of Business Development; and Karla Henderson, PCDC Finance and Operations Manager. Other meeting attendees: Shannon Kackley, General Counsel, DNRBH&Z; Trey Fletcher, Assistant City Manager; Ray DeLaughter, CFO Typhoon Texas; Mick Normington, Thomas Walker, Texas Workforce Commission; Roger Tovar and Adam McCann, Weaver; and Jeff Marsh, City of Pflugerville City Councilmember.

Mr. Agnew called to meeting to order at 6:28 p.m.

2. Review and approval of Meeting Minutes for February 16th and 28th of 2017

Ms. Madison presented the minutes for February 16 and 28, 2017 for the Board to review. Mr. Thompson made the motion to approve the minutes. Mr. Johnson seconded the motion. All voted in favor.

3. Review and approval of February 2017 Financials

Ms. Madison presented to the February 2017 Financials to the Board. Mr. Johnson made the motion to approve the Financials. Ms. Brewer seconded the motion. All voted in favor.

4. Discuss Only

4A. [2017-5678](#)

Discussion with by Ray DeLaughter, CFO of Typhoon Texas regarding improvements to Waterpark.

Mr. DeLaughter gave a presentation to the Board on the progress of Typhoon Texas at the Waterpark.

4B. [2017-5679](#)

Discussion with Mick Normington, Program Specialist, Texas Workforce Commission regarding Grant Programs.

Mr. Normington and Mr. Walker gave a presentation to the Board about the Workforce Commission and the Veteran's Grant Program.

- 4C. [2017-5680](#) Discuss recent and upcoming calendar events for PCDC including a steering committee recognition event and Board of Director's retreat.

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

- 4D. [2017-5681](#) Discussion regarding loan closing with Whitney Bank to refinance the \$24 Million loan with Capital One, N.A. and finalization of bid process.

Ms. Madison presented to the Board regarding the refinancing loan closing with Whitney Bank.

5. Discussion and Action Items

- 5A. [2017-5682](#) Discuss and Action on PCDC's Annual Audit for Fiscal Year 2016 presented by Roger Tovar, CPA/ Senior Manager, of Weaver.

Mr. Tovar and Mr. McCann presented to the Board. Mr. Thompson made a motion to approve the FY 2016 Audit once Weaver has added a note in Subsequent Events for the refinancing of the \$24 million loan that closed March 15, 2017. Mr. Johnson seconded the motion. All voted in favor.

- 5B. [RES-0401](#) Discussion and Action for Resolution authorizing the Executive Director to be the administrator for all banking transactions.

Ms. Madison presented to the Board. The Board requested that this item be brought back in the future for review and approval after Mr. Kackley add more specific guidelines to the resolution. No action was taken

- 5C. [RES-0402](#) Discussion and Action on Resolution designating PCDC Regular and Special Meeting locations.

Ms. Madison presented the Board. Mr. Weiss made the motion to approve the resolution. Mr. Thompson seconded the motion. All voted in favor.

6. Public Hearing

- 6A. [2017-5683](#) Public hearing regarding an Economic Performance Agreement regarding Accent Food Services, LLC (Project Edesia) for the relocation of its Regional Headquarters to Pflugerville, Texas.

Ms. Madison opened the public hearing and presented to the Board. No comments were made. Mr. Weiss made a motion to close the public hearing. Mr. Thompson seconded the motion. All voted in favor.

- 6B. [2017-5684](#) Public hearing regarding an Economic Performance Agreement regarding MW Builders, Inc. (Project Casa) for the relocation of its Regional Headquarters to Pflugerville, Texas.

Ms. Madison opened the public hearing and presented to the Board. No comments were made. Mr. Weiss made a motion to close the public hearing. Mr. Thompson seconded the motion. All voted in favor.

7. Executive Session

The Board adjourned to Executive Session at 8:38 p.m.

7A. [2017-5685](#)

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, SRH Hospitality, Precision Ammunition, Cortec Manufacturing, MRS Helios, and Projects Relo, Jetson, and String.

The Board returned from Executive Session at 9:44 p.m.

No Action was taken.

8. Future Agenda Items and Topics to Consider

No future agenda items or topics to consider were discussed.

9. Adjourn

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

The meeting was adjourned at 9:44 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

Approved as Submitted by
Christian Kurtz
PCDC Business Development Director