

City of Pflugerville



Minutes - Final

Thursday, April 20, 2017

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: Jim Swanzy , Doug Weiss, Ron Agnew, Jeff Thompson, Ken D'Alfonso and Victor Johnson. Board Member A.K. Brewer arrived at 6:44 p.m. Amy Madison, PCDC Executive Director; Christian Kurtz, PCDC Director of Business Development; Karla Henderson, PCDC Finance and Operations Manager; Shannon Kackley, General Counsel, DNRBH&Z; Jerry Walker, Impact Data Source; and Mike Heath. Mr. Swanzy called to meeting to order at 6:40 p.m.

2. Review and approval of Meeting Minutes for March 16th and 30th of 2017.

Ms. Madison presented the minutes for March 16 and 30, 2017 for the Board to review. Mr. Agnew made the motion to approve the minutes. Mr. Thompson seconded the motion. All voted in favor.

3. Review and approval of March 2017 Financials.

Ms. Madison presented the March 2017 financial statements to the Board. Mr. Agnew made the motion to approve the Financials. Mr. Johnson seconded the motion. All voted in favor.

4. Presentation

4A. Presentation and discussion on Incentive Review and Evaluation with Jerry Walker, Impact Data Source, Austin.

Mr. Walker gave a presentation to the Board on Incentive Review and Evaluation.

5. Discussion

5A. Discuss recent and upcoming calendar events for PCDC including a Board of Director's retreat.

Mr. Madison presented the Upcoming Events Calendar to the Board.

5B. Discussion and update on implementation tables for Comprehensive Economic Development Strategy (CEDS).

Mr. Madison presented an update on the CEDS Implementation Tables to the Board.

6. Discussion and Action Items

6A. Discuss and action on Resolution acknowledging payment in full and satisfaction of all terms and conditions related to a loan in an aggregate amount of \$25,000,000 with Capital One, N.A. by the PCDC and acknowledging satisfaction of all obligations related thereto.

Ms Madison and Mr. Kackley presented to the Board a Resolution acknowledging satisfaction of all obligations related to a Capital One loan. Mr. Weiss made the motion to approve the Resolution. Mr. Agnew seconded the motion. All voted in favor.

- 6B.** Discussion and action on a Resolution authorizing the Executive Director to act as Administrator for internal banking transactions within the same banking institution.

Ms. Madison presented to the Board a Resolution authorizing the Executive Director to be the Administrator for internal banking transactions. Mr. Johnson made the motion to approve the Resolution. Mr. Agnew seconded the motion. All voted in favor.

- 6C.** Discuss and action on a Sign License Agreement with SRH Hospitality for the use of PCDC's sign easement in the 130 Commerce Center.

Ms. Madison and Mr. Kackley presented to the Board a Sign License Agreement with SRH Hospitality. Mr. Thompson made the motion to table the item. Mr. Weiss seconded the motion. All voted in favor, the item was Tabled.

- 6D.** Discuss and action on purchase of vehicle for PCDC.

Ms. Madison presented to the Board regarding purchasing the PCDC vehicle at the end of the lease. Mr. Weiss made the motion to approve. Mr. Thompson seconded the motion. All voted in favor

- 6E.** Discuss and action on 130 Commerce Center Traffic Impact Analysis.

Ms. Madison presented to the Board the Traffic Impact Analysis of 130 Commerce Center. Mr. Thompson made the motion to approve. Mr. Agnew seconded the motion. All voted in favor.

- 6F.** Discuss and action on PCDC's quarterly budget adjustments.

Ms. Madison presented the Q2 Budget Adjustments to the Board. Mr. Agnew made the motion to approve. Mr. Thompson seconded the motion. All voted in favor.

7. Executive Session

The Board adjourned to Executive Session at 8:30 p.m.

- 7A.** 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, settlements, leases, and negotiations, with the following: SRH Hospitality, Precision Ammunition, Cortec Manufacturing, MRS Helios, and Projects Relo, Jetson, and String.

8. Discussion and Action Items to Follow Executive Session

The Board returned from Executive Session at 10:08 p.m.

No Action was taken.

- 8A.** Discuss and action regarding an Economic Development Performance Agreement regarding Project Jetson for the expansion of its facilities in Pflugerville, Texas.

Ms. Madison presented the terms of the Performance Agreement with Project Jetson. Mr. Weiss made the motion to approve. Mr. Agnew seconded the motion. All voted in favor.

- 8B.** Discuss and action on a Settlement Agreement with Cortec Manufacturing.

Mr. Agnew made the motion to Table Item 8B and 8C. Mr. Weiss seconded the motion. All voted in favor.

- 8C.** Discuss and action on a Lease Agreement for PCDC office space.

Mr. Agnew made the motion to Table Item 8B and 8C. Mr. Weiss seconded the motion. All voted in favor.

9. Public Hearing

- 9A.** Public hearing regarding an Economic Performance Agreement regarding Project Jetson for expansion of its facilities Pflugerville, Texas.

Mr. Swanzy opened the public hearing regarding the Performance Agreement with Project Jetson. No comments were given. Mr. Weiss made a motion to close the public hearing. Mr. Thompson seconded the motion. All voted in favor.

10. Future Agenda Items and Topics to Consider

Mr. Weiss requested that Project Hastur be added to Future Agenda and Topics to Consider.

11. Adjourn

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

The meeting was adjourned at 10:14 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

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 17th of April 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.