



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Tuesday, June 27, 2017

6:00 PM

100 East Main Street, Suite 500

Worksession

1. Call to Order

Jim Swanzy, President, called the worksession to order at 6:03 p.m. Pflugerville Development Corporation (PCDC) Board Members in attendance: Jim Swanzy, President; Ron Agnew, Vice President; Victor Johnson, Treasurer; Jeff Thompson, Secretary; A.K. Brewer, and Doug Weiss. Boardmember Ken Dalfonso was absent. PCDC employees in attendance: Amy Madison, Executive Director; Christian Kurtz, Director of Business Development; Karla Henderson, Operations/Administrative Manager, and Sarah Griffin, Attorney. Mayor Victor Gonzales and Councilmembers Doug Weiss, Jeff Marsh, Starlet Sattler and Mike Heath were in attendance at the call to order. Councilmember Omar Peña entered at 6:40 p.m. City employees attending: Brandon Wade, City Manager; George Hyde, City Attorney; Lauri Gillam, Assistant City Manager; Karen Thompson, City Secretary; Jennifer Stubbs, Assistant City Secretary; Tom Word, Assistant City Manager; Jessica Robledo, Police Chief; James Hemenes, Parks Director; Terri Toledo, Communications Director; Amy Good, Finance Director; Jennifer Coffey, Library Director; Amy Giannini, City Engineer, Cindy Pierce, Development Engineering Director.

2. Discuss Only

2A. [2017-5957](#)

City Council and Pflugerville Community Development Corporation (PCDC) discussion regarding Council and PCDC board member policy regarding the use of Type B funding for capital infrastructure; the selection criteria for economic development prospects; criteria used for project evaluation; scope, type and amount of incentives considered; and, the PCDC Comprehensive Economic Development Strategy (CEDS) and PCDC operations.

Ms. Madison provided a report on the item and answered questions. Mr. Wade provided comments on further developing the city's working relationship with the PCDC. Ms. Madison provided information on the PCDC's target industries and recruiting efforts. There was further discussion of the Council and PCDC regarding working together more successfully.

2B. [2017-5967](#)

1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning economic development negotiations regarding a Pflugerville

Community Development Corporation (PCDC) economic development performance agreement with Project Base.

There was no discussion on the item during the worksession. Discussion and City Council action took place on the subject during the City Council regular meeting.

2C. [2017-5968](#)

1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning a Lease Agreement and Compromise and Settlement Agreement with Cortec Precision Sheet Metal, Inc.

There was no discussion on the item during the worksession. Discussion and City Council action took place on the subject during the City Council regular meeting.

2D. [2017-5954](#)

1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning economic development negotiations regarding:

1. Project Sydney
2. Project Rock
3. Costco
4. Project Drive (Requested by Councilmember Mike Heath)
5. Project Ag (Requested by Amy Madison, PCDC Executive Director)

There was no discussion on the item during the worksession. Discussion on the item took place in executive session during the City Council regular meeting.

2E. [2017-5955](#)

1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code and deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code regarding the purchase, exchange, lease, transfer and/or sale of real property.

A. Blackhawk Golf Course

There was no discussion on the item during the worksession. Discussion on the item took place in executive session during the City Council regular meeting.

3. Adjourn

Mr. Agnew made a motion to adjourn. Mr. Johnson seconded the motion. All voted in favor. The motion carried. The worksession was adjourned at 6:59 p.m.

Approved as Submitted on August, 17, 2017.

**Respectfully submitte by
Christian Kurtz, PCDC Business Development Director Board President**