



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, October 25, 2017

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Ken D'Alfonso, Ron Agnew, Victor Johnson, A.K. Brewer, Doug Weiss, Jeff Thompson, and Jim Swanzy. Staff in attendance: Amy Madison, PCDC Executive Director; Christian Kurtz, PCDC Director of Business Development; Karla Henderson, PCDC Finance and Operations Manager, Crystal Connally, PCDC Executive Assistant, Zachariah Evans, Akers & Akers LLP. Mr. Agnew called to meeting to order at 6:35 p.m.

2. Approval of Minutes for September 21, 2017 PCDC Regular Meeting

Ms. Madison presented the September 21, 2017 regular meeting minutes. Motion to approve by Mr. Johnson. Seconded by Mr. Agnew. Motion approved unanimously.

3. Approval of Financials for September 2017

Ms. Madison presented the September 2017 Financials. Motion to approve by Mr. Agnew. Seconded by Mr. Thompson. Motion approved unanimously.

4. Presentations

- 4A. [2017-6251](#) Presentation and discussion on PCDC water park transportation impact analysis from Vivek Deshpande P.E. PTOE, Kimley-Horn.

Ms. Madison introduced Vivek Deshpande P.E. PTOE, from the Kimley-Horn agency, and Chad Wood, City's Traffic Engineer. Mr. Deshpande shared the PCDC water park transportation impact analysis. Mr. Wood provided additional information regarding transportation impact analysis in other areas of Pflugerville.

- 4B. [2017-6247](#) Presentation and discussion on SH 130 marketing analysis.

Ms. Madison advised the Board that PCDC is in discussions with the City of Pflugerville as we move forward to recruit and develop SH 130.

- 4C. [2017-6250](#) Presentation and discussion of PCDC Quarterly Report.

Ms. Madison presented PCDC's Quarterly Report covering FY17, fourth quarter.

- 4D. [2017-6246](#) Presentation and discussion on PCDC calendar to include PCDC Holiday Social in December.

Ms. Madison presented the PCDC Quarterly Events and Marketing Calendar.

5. Discuss and Consider Action

- 5A. [2017-6252](#) Discuss and consider action regarding the upcoming Joint Meeting of the City Council and Planning and Zoning Commission planned for November 6, 2017.

Ms. Madison and Mr. Swanzy presented a letter written to the City Manager, Brandon Wade, requesting a postponement of the Joint Meeting between the City Council and the Planning and Zoning Commission scheduled for November 6, 2017. The postponement would allow for a marketing analysis on SH 130 to be completed by PCDC. Mr. Agnew motioned to approve. Mr. Thompson seconded. Motion passed unanimously.

- 5B. [2017-6253](#) Discuss and consider action to approve the purchase of advertising in Site Selection Magazine in the amount of \$28,500 for purposes of marketing Pflugerville.

Ms. Madison presented an advertising package for Site Selection Magazine in the amount of \$28,500 for FY2018, in the amount of \$28,500. Mr. Johnson motioned to approve. Mr. Thompson seconded. Motion passed unanimously.

- 5C. [2017-6275](#) Discuss and consider action to approve authorizing the purchase of office furniture from McCoy-Rockford, Inc. in the amount of \$19,806.47 for the purpose of equipping the PCDC office at 3801 Helios Way, Suite 130.

Ms. Madison presented the furniture selections and an invoice of \$19,806.47, from Rockford/McCoy, for purposes of equipping the PCDC office located at 3801 Helios Way, Suite 130. Mr. Thompson motioned to approve. Mr. Agnew seconded. Motion passed unanimously.

6. Resolutions

- 6A. [RES-0467](#) Discuss and consider action on a Resolution authorizing an interlocal agreement between the City of Pflugerville and Pflugerville Community Development Corporation pertaining to infrastructure improvements.

Ms. Madison presented a resolution to authorize an interlocal agreement between the City of Pflugerville and Pflugerville Community Development Corporation pertaining to infrastructure improvements. After the public hearing, Mr. Thompson motioned to adopt Resolution #2017-012 and authorized the PCDC Executive Director to endorse the interlocal agreement upon

delivery of an appropriate 380 agreement from the City. Mr. Agnew seconded. Motion passed 6-1.

7. Public Hearing

- 7A. [2017-6263](#) Public hearing regarding an interlocal agreement between the City of Pflugerville and Pflugerville Community Development Corporation pertaining to infrastructure improvements.

A public hearing regarding an interlocal agreement between PCDC and the City was held. No one wished to speak. Mr. Agnew motioned to close the public hearing. Mr. Thompson seconded. Motion passed unanimously.

8. Executive Session

Mr. Swanzy adjourned the PCDC Board to Executive Session at 8:27 p.m. The PCDC Board returned from Executive Session and Mr. Swanzy called the meeting to order at 10:10 p.m.
No decisions made in Executive Session.

- 8A. [2017-6254](#) 1.) Executive Session Item: Deliberations in accordance with sections 551.071 and 551.074 of the Texas Government Code to discuss the duties and responsibilities of the Executive Director.

- 8B. [2017-6255](#) 2.) 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 American Marksman, AG, Next Step, Hastur, Flack, and Still.

9. Future Agenda Items and Topics to Consider

Ms. Madison presented Mr. Swanzy and Mr. Weiss with a framed photo of PCDC past presidents in appreciation of their service.
Mr. D'Alfonso requested the Dr. Killian present a strategic brief to PCDC.
Ms. Brewer requested a review of the CEDS implementation tables.

10. Adjourn

Mr. Thompson motioned to adjourn. Mr. Weiss seconded. Motion to adjourn passed unanimously. Adjourned at 10:09 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 on December 14, 2017

Respectfully Submitted,
Crystal Connally, Executive Assistant
Pflugerville Community Development