



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, August 16, 2018

6:30 PM

3801 Helios Way

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Mr. Victor Johnson, Mr. Ron Agnew, Mr. Jim Swanzy, Ms. A.K. Brewer, Mr. Doug Weiss, Mr. Ken D'Alfonso and Mr. Jeff Thompson. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Ms. Crystal Connally, Executive Assistant, Mr. Jerry Briones, Business Recruitment Director, Mr. Matt Lara, Marketing & Communications Manager, and Mr. Monte Akers, Akers & Akers LLP., General Counsel.

Mr. D'Alfonso called the meeting to order at 6:31pm.

2. Opening

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3. Approve August 4, 2018 Special Meeting Minutes

Mr. Johnson motioned to approve the August 4, 2018 Special Meeting Minutes as amended. Mr. Thompson seconded. Motion passed 6-0.

4. Approve July 2018 Financials

Mr. Weiss motioned to approved the July 2018 Financials. Mr. Agnew seconded. Motion passed 6-0.

5. Announcements

Ms. Madison highlighted the July Site Selection Magazine and "The 3D City" article in the magazine.

- 5A. Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

6. Discuss Only

- 6A. [2018-6980](#) Discussion on PCDC Quarterly Calendar. Presented by Amy Madison, PCDC Executive Director.

Ms. Madison presented the PCDC Quarterly Calendar.

7. Presentations

- 7A. [2018-6982](#) Presentation and discussion regarding the Pflugerville Library's workforce learning platform. Presented by Daniel Berra, Assistant Director, Pflugerville Public Library.

Mr. Berra, Library Assistant Director, presented the Library Workforce Learning Platform.

- 7B. [2018-6975](#) Presentation and discussion regarding Business Pfirst Program. Presented by Christian Kurtz, PCDC Business Development Director.

Mr. Kurtz presented an update on the Business Pfirst Program.

8. Discuss and Action

- 8A. [RES-0538](#) Discuss and consider action to authorize the Executive Director to approve a PCDC land sale to IGX Consolidated, LLC for Lot 3F, 24.393

acres of real property situated between Sun Light Near Way and Impact Way near Highway 130, in Pflugerville, Travis County, Texas. Presented by Amy Madison, PCDC Executive Director.

Ms. Madison introduced Mr. Wesbrook and DCS Engineering. Mr. Weiss motioned to approve Resolution 2018-009 authorizing the Executive Director or the President to execute a contract with IGX Consolidated, LLC. Mr. Thompson seconded. Motion passed 6-0.

8B. [2018-6981](#)

Discuss and consider action authorizing the Executive Director to terminate the Financial Advisory Agreement with First Southwest Company, LLC (now Hilltop Securities, Inc).

Ms. Madison requested authorization to terminate the PCDC Financial Advisory Agreement of First Southwest Company, LLC (now Hilltop Securities, Inc.). Mr. Johnson motioned to authorize the Executive Director to terminate the Agreement. Mr. Weiss seconded. Motioned passed 6-0.

8C. [2018-6995](#)

Discuss and consider action establishing the Pflugerville Community Development Corporation Code of Ethics Policy. Presented by Amy Madison, PCDC Executive Director and Monte Akers, General Council, Akers & Akers, LLC.

Mr. Johnson moved to adopt the Ethics Policy with the following edit: striking specific language of "likely to be" in Item H. Mr. Johnson requested that the Board Attorney present a revised document that will include future Canons and Standards. Mr. Agnew Seconded. Motion passed 5 yes - 1 abstain.

9. Resolutions

9A. [RES-0534](#)

Discuss and consider action regarding a Resolution designating Ken D'Alfonso, PCDC elected Board President, as an additional bank signatory for calendar year 2018.

Ms. Madison presented the requirement for the PCDC President to be a financial signatory. Mr. Johnson motioned to approve the Resolution adding Mr. D'Alfonso as a financial signatory for PCDC. Mr. Agnew seconded. Motion passed 6-0.

9B. [RES-0535](#)

Discuss and consider action to approve a Resolution authorizing the Executive Director to execute a professional services agreement with Post Oak Municipal Advisors, LLC. Presented by Terrell Palmer, President, Post Oak Municipal Advisors, LLC.

Mr. Terrell Palmer, President, Post Oak Municipal Advisors, LLC presented. Mr. Agnew motioned to approve Terrell Palmer, Post Oak Municipal Advisors, LLC as PCDC Financial Advisor. Mr. Thompson seconded. Motion passed 6-0.

10. Executive Session

The Board went into Executive Session at 7:50pm. The Board returned from Executive Session at 8:51pm.

The Board went back into Executive Session at 8:59pm. The Board returned from Executive Session at 10:18pm.

10A. [2018-6992](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 of the Texas Government Code for consultation with Attorney regarding issues related to American Marksman.

10B. [2018-6984](#) 2.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 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 Roots, String, Typhoon Texas, Still and Icing. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

No action taken.

11. Future Agenda Items

Mr. Weiss requested that a review of the revised Ethics Policy with Canons and Standards be added to the next agenda.

12. Adjourn

Mr. Johnson motioned to adjourn. Mr. Thompson seconded. Motion passed 6-0. Meeting adjourned at 10:57pm.

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

Ken D'Alfonso, Board President

Minutes were approved as submitted on 9/20/18.

Presented by
Crystal Connally
Executive Assistant, PCDC