



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, November 15, 2018

6:30 PM

3801 Helios Way, STE 130

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Mr. Victor Johnson, Mr. Ron Agnew, Ms. A.K. Brewer, Ms. Melody Ryan, Mr. Ken Dalfonso, and Mr. Doug Weiss. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Mr. Matt Lara, Marketing and Communications Manager; Ms. Crystal Connally, Executive Assistant, Mr. Jerry Briones, Business Recruitment Director, and Mr. Zachariah Evans, Akers & Akers LLP, General Counsel.

Mr. Thompson was absent.

Mr. Dalfonso called the meeting to order at 6:50p.m.

Ms. Ryan left at 9:10 p.m.

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. Public Comment

Ms. Madison recognized Mr. Christian Kurtz for five plus years of service.

Mr. Dalfonso mentioned attending Heroes Makes America event on November 13, 2018.

4. Approve October 22, 2018 Special Meeting Minutes

Mr. Agnew motioned to approve the minutes as presented. Ms. Brewer seconded. Motion passed 6-0.

5. Approve October 2018 Financials

Mr. Johnson motioned to approve the October 2018 Financials. Mr. Agnew seconded. Motion passed 6-0.

6. Discuss Only

- 6A.** [2018-7204](#) Discussion on PCDC Quarterly Calendar.
Ms. Madison presented the Quarterly Calendar.
- 6B.** [2018-7174](#) Discussion regarding highlights of the PCDC hosted inter-city tours conducted on October 28th - 30th.
Ms. Madison presented a brief report on the recent PCDC hosted inter-city tours.
- 6C.** [2018-7173](#) Discussion regarding staff activities on veteran employment services.
The PCDC staff presented various veteran focused meetings, events, and initiatives that have occurred over the last quarter.
- 6D.** [2018-7205](#) Discussion regarding possible amendments to the Pflugerville Community Development Corporation (PCDC) Bylaws.
Ms. Madison presented PCDC ByLaws for discussion. Determined to bring the ByLaws back as Resolution for action to request City Council approval.
- 7. Discuss and Action**
- 7A.** [2018-7179](#) Discuss and consider action to approve the Non-Profit Presentations Process and to approve the Executive Director as the facilitator of the process.
Ms. Madison presented the non-profit presentation process for Regular PCDC Meetings. Mr. Weiss motioned to approve presentation process with amendments adding that the board can submit new recommendations at any point and increase presentation time to 10 minutes. Seconded by Mr. Agnew. Motion passed 5-0.
- 7B** [2018-7181](#) Discuss and consider action authorizing the Executive Director to complete and submit a City of Pflugerville Zoning Application to allow for light industrial land uses for lot 3F, 24.393 acres of real property situated between Sunlight Near Way and Impact Way near 130, in Pflugerville, Texas, Travis County.
Ms. Madison informed the Board about a zoning application for Lot 3F, 24.393 of real property situated between Sunlight Near Way and Impact Way near 130, in Pflugerville, Texas, Travis County. Mr. Weiss motioned to approve Ms. Madison to complete and submit a zoning application for Lot 3F. Mr. Agnew seconded. Motion passed 5-0.
- 7C.** [RES-0568](#) Discuss and consider action by the Board of Directors of the Pflugerville Community Development Corporation to approve a Resolution to amend the First Amended and Restated Water and Adventure Park Ground Lease and Operating Agreement between Pflugerville Community

Development Corporation and Typhoon Texas Waterpark of Pflugerville, LLC, pertaining to infrastructure, capital maintenance and other improvements for a previously approved project: Approving an amendment to the PCDC Annual Budget by transferring existing funds; providing findings of fact; directing the President of the Board to endorse the amended agreement.

Mr. Agnew motioned to approve a Resolution to amend the First Amendment To First Amended and Restated Water and Adventure Park Ground Lease and Operating Agreement and resulting PCDC FY19 Budget amendments. Seconded by Mr. Weiss. Motion approved 6-0.

7D. [RES-0569](#)

Discuss options for investment of PCDC funds; Discuss and consider action by the Board of Directors of the Pflugerville Community Development Corporation to approve a TexPool Resolution and application allowing TexPool and TexPool Prime as authorized investments in accordance with the approved PCDC Investment Funds Policy.

Mr. Johnson motioned to authorize the President to sign the TexPool Resolution and authorizing Ms. Madison, Mr. Kurtz and Ms. Connally as authorized users to make transactions. Motion seconded by Mr. Agnew. Motion passed 6-0.

8. Executive Session

8A. [2018-7177](#)

1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.074 of the Texas Government Code to discuss the employment, evaluation, duties of the Executive Director and to seek advice of the PCDC attorney regarding the same.

8B. [2018-7178](#)

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 Charm, Electric Rose, Acquire and Typhoon Texas. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**Board recessed at 8:12 p.m. Board returned from recess at 8:17 p.m. Board adjourned to Executive Session at 8:18 p.m.
Board returned from Executive Session at 9:07 p.m.
No action taken.
Board adjourned to Executive Session at 9:09 p.m.
Board returned from Executive Session at 9:46 p.m.
No action was taken**

9. Future Agenda Items

Resolution on the PCDC ByLaws
Evaluation of Executive Director
First Non-Profit brief

10. Adjourn

Mr. Agnew motioned to adjourn. Mr. Weiss seconded. Motion passed 5-0.

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, President

Approved as submitted on December 13, 2018

Submitted by
Crystal Connally, Executive Assistant
Pflugerville Community Development Corporation