



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, September 18, 2019

6:00 PM

3801 Helios Way, STE 130

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Ms. A.K. Brewer, Mr. Victor Johnson, Mr. Ron Agnew, Mr. George Vende Werken, Mr. Doug Weiss, Mr. Jeff Coleman and Mr. Ken Dalfonso. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Ms. Crystal Connally, Executive Assistant.

Mr. Johnson called the meeting to order at 6:03 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

Mr. Johnson opened the meeting for Public Comment. Mr. Johnson closed the meeting to Public Comment.

4. Presentations

4A. [2019-7824](#) Presentation regarding Seedling presented by Dan Leal, Executive Director.

Mr. Leal, Seedling Executive Director, presented regarding the organization.

4B. [2019-7847](#) Presentation regarding Workforce Solutions Capital Area (WFSCA) Incumbent Worker Training Funds. Presented by Megan Elkins, Director of Talent Pipeline Success at WFSCA.

Ms. Elkins, Director of Talent Pipeline Success at Workforce Solutions Capital Area (WFSCA) presented regarding Incumbent Worker Training Funds.

5. Executive Session

- 5A. [2019-7826](#) 1.) 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, American Marksman, Typhoon Texas, Charm, Cedar, and Highland.
- 5B. [2019-7831](#) 2.) Executive Session Item: Discussion of the duties of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code.
- 5C. [2019-7827](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.
- Board adjourned to Executive Session at 6:37 p.m. The Board returned from Executive Session at 7:35 p.m. No action was taken.**

6. Discuss and Action

- 6A. [2019-7828](#) Discuss and consider action approving a second amendment to the first amended and restated water and adventure park ground lease and operating agreement.
- Mr. Dalfonso motioned to approve a second amendment to the First Amended and Restated Water and Adventure Park Ground Lease and Operating Agreement. Second by Mr. Vanderweken. Motion passed 7-0.**
- 6B. [2019-7829](#) Discuss and consider action on a second amendment, to the Flooring Services SW, LTD's Economic Development Performance Agreement.
- Mr. Agnew motioned to approve a second amendment, to the Flooring Services SW, LTD's Economic Development Performance Agreement. Ms. Brewer seconded. Motion passed 7-0.**

7. Discuss Only

- 7A. [2019-7825](#) Discussion regarding the PCDC Quarterly Calendar.
- Ms. Madison presented the PCDC Quarterly Calendar.**
- 7B. [2019-7849](#) Discussion and update on administrative changes to restate the FY2020 Annual Budget related to governmental financial reporting standards.
- Ms. Madison presented the administrative changes to the PCDC FY20 Budget. Changes include incorporating the Hancock Whitney principal payment on the budget along with the already included interest payment. Also to remove the Annual Reserve line item from the annual budget and to have that only on the balance sheet per governmental budget accounting standards.**

8. Approve August 21, 2019 Regular Meeting Minutes

Mr. Agnew motioned to approve the August 21, 2019 Regular Meeting Minutes.
Ms. Brewer seconded. Motion passed 7-0.

9. Approve August 2019 Financials

Mr. Agnew motioned to approve the August 2019 Financials. Mr. Vande Werken seconded. Motion passed 7-0.

10. Future Items

None requested.

11. Adjourn

Mr. Weiss motioned to Adjourn. Seconded by Mr. Vande Werken. Motion passed 7-0. Meeting adjourned at 7:52 p.m.

Minutes approved as submitted on October 23, 2019.
Respectfully submitted by:
Crystal Connally, Executive Assistant
Pflugerville Community Development Corporation

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.

Victor Johnson, President