



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, January 18, 2018

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Mr. Jim Swanzy, Mr. Ken D'Alfonso, Mr. Victor Johnson, Ms. A.K. Brewer, Mr. Ron Agnew, Mr. Jeff Thompson. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Ms. Crystal Connally, Executive Assistant; Monte Akers, General Counsel. Mr. Swanzy called the meeting to order at: 6:38 P.M.

2. Discuss and Consider Action

- 2A. [2018-6441](#) Discuss and consider action to nominate, elect and approve a resolution designating corporate officers for 2018.

Mr. Agnew motioned to nominate Jim Swanzy for President. All voted in favor. Motion passed. Ms. Brewer motioned to nominate Ron Agnew for Vice President. All voted in favor. Motion passed. Mr. Swanzy motion to nominate Jeff Thompson for secretary. All voted in favor. Motion passed. Mr. Agnew voted to nominate Mr. Johnson for Treasurer. Mr. Thompson seconded. All voted in favor. Motion passed.

- 2B. [2018-6442](#) Discuss and consider action to approve a resolution designating permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with PCDC bylaws.

Mr. D'Alfonso motioned to approve resolution 2018-002 designating permissible locations for Regular Board Meetings as well as Regular Board Meeting dates of the PCDC Board of Director in accordance with PCDC bylaws with the exception of changing the May 17, 2018 Regular Board Meeting to May 24th, 2018. Mr. Agnew seconded. All voted in favor. Motion passed.

3. Approval of December 14, 2017 Regular Meeting Minutes

Mr. Agnew motioned to approve December 14, 2017 Regular Meeting Minutes. Ms. Brewer seconded. All voted in favor. Motion passed.

4. Approval of Financials for December 2017

Mr. Johnson motioned to approve the December 2017 financials. Mr. Agnew seconded. All voted in favor. Motion passed.
Mr. Monte Akers, Attorney Akers & Akers LLP, arrived at 6:45 P.M.

5. Presentations

- 5A. [2018-6432](#) Presentation and discussion regarding Typhoon Texas' Marketing Plan by Ty Weitzel, Typhoon Texas General Manager.

Presentation and discussion regarding Typhoon Texas' marketing plan by Ty Weitzel, Typhoon Texas General Manager and Lauren Stacks, Director of Marketing.
Mr. Doug Weiss arrived at 7:16 P.M.

- 5B. [2018-6469](#) Presentation and discussion regarding a revised Traffic Impact Analysis for FM 685/Towne Center Dr. signal and SH 130 and Towne Center Dr. Presentation by Vivek Deshpande, Kimley-Horn and Associates, Inc.

Presentation and discussion regarding a revised traffic impact analysis for FM 685/Towne Center Dr. signal and SH 130 and Towne Center Dr. by Vivek Deshpande, Kimley-Horn and Associates, Inc.

- 5C. [2018-6489](#) Presentation and discussion regarding a proposed website development contract by Joel Soape, President, EDSuite.

Presentation and discussion regarding a proposed website development contract by Joel Soape, President, EDSuite.

Recess at 9:10 P.M.
Returned at 9:23 P.M.

- 5D. [2018-6439](#) Presentation and discussion on Site Selection's January issue containing a four-page article and ad for Pflugerville.

Ms. Madison presented Site Selection's January issue containing a four-page article and ad for Pflugerville.

- 5E. [2018-6440](#) Presentation and discussion on PCDC quarterly calendar.

Ms. Madison presented the PCDC quarterly calendar.

6. Public Hearing

- 6A. [2018-6434](#) Public hearing regarding a Performance Agreement between Pflugerville Community Development Corporation and Project Flack.

Mr. Swanzy opened the public hearing regarding a Performance Agreement between Pflugerville Community Development Corporation and Project Flack. Mr. Weiss motioned to close the public hearing. Mr. Agnew seconded. All voted in favor. Motion passed.

7. Discuss and Consider Action

- 7A. [2018-6435](#) Discuss and consider action on approving a Performance Agreement between Pflugerville Community Development Corporation and Project Flack.

Mr. Thompson motioned to approve a Performance Agreement between Pflugerville Community Development Corporation and Project Flack with an amendment of the contract item 4.c to set incentive payments of \$125,000 within any single PCDC fiscal year (October 1 – September 30). Seconded by Mr. Weiss. All voted in favor. Motion passed.

- 7B. [2018-6488](#) Discuss and consider action regarding a challenge grant request by the City of Pflugerville Parks & Recreation Department, not to exceed \$90,000, for the enhancement of the Pfluger Park Playground Project.

Presentation and request for a challenge grant by the City of Pflugerville Parks & Recreation Department, not to exceed \$90,000, for supplemental enhancement of the Pfluger Park Playground Project. Mr. Weiss motioned to approve the grant request with an additional request that a description of each supplemental line item expenditure should be brought back to the PCDC board. Mr. Agnew seconded. All voted in favor. Motion passed.

- 7C. [2018-6467](#) Discuss and consider action authorizing the Executive Director to enter into a contract with EDSuite, not to exceed \$21,000, for the purpose of website development.

Mr. Johnson made a motion to approve the Executive Director to enter into a contract with EDSuite, not to exceed 25,000, and to exclude the photo upgrade option. Seconded by Mr. Thompson. All voted in favor. Motion passed.

- 7D. [2018-6468](#) Discuss and consider action authorizing the Executive Director to enter into an agreement with Kimley-Horn and Associates, Inc., not to exceed the amount of \$10,000, for the purpose of a revised Traffic Impact Analysis for FM 685/Towne Center Dr. signal and SH 130 and Towne Center Dr.

Mr. Weiss motioned to approve the Executive Director to enter into an agreement with Kimley-Horn and Associates, Inc., not to exceed the amount of \$10,000, for the purpose of a revised Traffic Impact Analysis for FM 685/Towne Center Dr. signal and SH 130 and Towne Center Dr. Mr. Thompson seconded. All voted in favor. Motion passed.

8. Executive Session

- 8A. [2018-6437](#)
- 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.074 of the Texas Government Code to discuss employment matters related to Karla Henderson and duties of the Executive Director and Attorney regarding the same.

 - 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 Next Step, Flack, Still and American Marksman.

Mr. Swanzy adjourned the PCDC Board to Executive Session at: 10:13 P.M.
The PCDC Board returned from Executive Session and Mr. Swanzy called the meeting to order at 11:06 P.M.
No Actions were taken in Executive Session.

9. Future Agenda Items

Mr. D'Alfonso requested a preview of the new webpage as well as a discussion on GIS and/or Costar. Mr. Weiss requested Parks and Recreation to return with line item descriptions for Pfluger Park Challenge grant. Mr. Thompson requested Typhoon Texas return to present marketing collateral. Mr. Thompson requested a review of the Executive Director for a qualitative component; Mr. Johnson requested a Business PFirst update. Mr. Thompson requested a Strategic Plan update.

10. Adjourn

Mr. Agnew motioned to adjourn. Mr. Johnson seconded. All approved. Motion passed.
Meeting adjourned at 11:28 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 March 29, 2018.
Crystal Connally

PCDC Executive Assistant