



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, March 16, 2017

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. **Call to Order**
2. **Review and approval of Meeting Minutes for February 16th and 28th of 2017**
3. **Review and approval of February 2017 Financials**
4. **Discuss Only**
 - 4A. [2017-5678](#) Discussion with by Ray DeLaughter, CFO of Typhoon Texas regarding improvements to Waterpark.
 - 4B. [2017-5679](#) Discussion with Mick Normington, Program Specialist, Texas Workforce Commission regarding Grant Programs.
 - 4C. [2017-5680](#) Discuss recent and upcoming calendar events for PCDC including a steering committee recognition event and Board of Director's retreat.
 - 4D. [2017-5681](#) Discussion regarding loan closing with Whitney Bank to refinance the \$24 Million loan with Capital One, N.A. and finalization of bid process.
5. **Discussion and Action Items**
 - 5A. [2017-5682](#) Discuss and Action on PCDC's Annual Audit for Fiscal Year 2016 presented by Roger Tovar, CPA/ Senior Manager, of Weaver.
 - 5B. [RES-0401](#) Discussion and Action for Resolution authorizing the Executive Director to be the administrator for all banking transactions.
 - 5C. [RES-0402](#) Discussion and Action on Resolution designating PCDC Regular and Special Meeting locations.
6. **Public Hearing**
 - 6A. [2017-5683](#) Public hearing regarding an Economic Performance Agreement regarding Accent Food Services, LLC (Project Edesia) for the relocation of its Regional Headquarters to Pflugerville, Texas.
 - 6B. [2017-5684](#) Public hearing regarding an Economic Performance Agreement regarding MW Builders, Inc. (Project Casa) for the relocation of its Regional Headquarters to Pflugerville, Texas.

7. Executive Session

- 7A.** [2017-5685](#) 1.) 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, SRH Hospitality, Precision Ammunition, Cortec Manufacturing, MRS Helios, and Projects Relo, Jetson, and String.

8. Future Agenda Items and Topics to Consider

9. Adjourn

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

This is to certify that a copy of the agenda for this meeting was posted on the bulletin board located at the City Municipal Building on the 9th of March, 2017 at 5:00 pm pursuant to Section 551.041 of the Texas Government Code.

Amy Madison, Executive Director

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Christian Kurtz, Business Development Director at 512-990-3725 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 272-9916 or may utilize the statewide Relay Texas program at 1-800-735-2988.

This agenda has been reviewed and approved by the PCDC's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Section 551.144(c) of the Texas Government Code and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.