



# City of Pflugerville

## Meeting Agenda - Final

### Pflugerville Community Development Corporation (PCDC)

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Thursday, October 27, 2016

7:00 PM

100 East Main Street, Suite 500

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#### Regular Meeting

1. **Call to Order**
2. **Review and approval of Meeting Minutes of September 15, 2016 and October 17, 2016**
3. **Review and approval of September 2016 Financials**
4. **Discuss Only**
  - 4A. [2016-5295](#) Discuss recent and upcoming event calendar for PCDC.
  - 4B. [2016-5296](#) Discussion on Comprehensive Economic Development Strategic Plan activities in September and October.
5. **Discussion and Action Items**
  - 5A. [2016-5297](#) Discuss and Action regarding sponsorship for the Long Center for 2016-2017.
  - 5B. [2016-5298](#) Discuss and Action regarding an amendment to the purchase and sale agreement between Southern Land, LLC, and the PCDC.
  - 5C. [2016-5299](#) Discuss and Action regarding traffic impact analysis for the 130 Commerce Center.
  - 5D. [2016-5301](#) Discuss and Action regarding Budget Adjustments for Q1 of 2016-2017 Budgets.
6. **Executive Session**
  - 6A. [2016-5302](#) 1.) Executive Session Item: Deliberations regarding the employment, evaluation, and duties of Executive Director Madison pursuant to Section 551.074 of the Texas Government Code.
  - 6B. [2016-5303](#) 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Sections 551.071, 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations which may include the sale, purchase or lease of real property and financial information received from business prospects the corporation seeks to have locate, stay, or

expand in or near the City of Pflugerville and to seek legal advice regarding such projects, incentives and negotiations, including Projects, Economic Agreements, and Sales Contract regarding: Edesia, Precision, 130 Commerce Center LLC, Gauge, MRS Holdings, MRS Helios, One Thirty Commerce Park Property Owners Association, Pflugerville Hospitality, Renewable Energy Park, Southern Land, LLC, and Casa.

- 6C. [2016-5304](#) 1.) Executive Session Item: Deliberations regarding legal advice pursuant to Section 551.071 of the Texas Government Code regarding contemplated litigation and settlement offer with 130 Commerce Center LLC concerning Master Lease.

**7. Open Session Item**

- 7A. [2016-5305](#) Discuss and action regarding the employment, evaluation and duties of Executive Director Madison.
- 7B. [2016-5306](#) Discuss and Action regarding Projects Edesia and Gauge.
- 7C. [2016-5307](#) Discuss and Action regarding settlement negotiations with 130 Commerce Center, LLC concerning Master Lease.

**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.

**Wayne Cooper, 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 October 24, 2016 at 5:00 pm pursuant to Section 551.041, 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 Texas Government Code Section 551.144(c) 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.