



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, April 21, 2016

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. **Call to Order**
2. **Review and Approval of Meeting Minutes of February 5, 2016 and March 10, 2016**
3. **Review and Approval of February and March 2016 Financials**
4. **Open Session Items for Consideration and Action, as needed:**
 - 4A. [2016-4818](#) Presentation of PCDC's Annual Audit for Fiscal Year 2015 by Weaver (independent third-party auditing firm) and Staff recommendation to accept Audit Report.
 - 4B. [2016-4819](#) Discuss PCDC interest and attendance at upcoming events.
 - 4C. [2016-4820](#) Discussion and action on proposed amendments to the PCDC Bylaws.
 - 4D. [2016-4821](#) Discussion and action on a proposed PCDC Fund Reserve Policy.
5. **Executive Session**
 - 5A. [2016-4822](#) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.071 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 a business prospect 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 Alba, Hasture, Easy E, iRobot and Outdoors. **Open Session Item:** Conduct public hearings on projects Easy E, iRobot and Outdoors; Consider staff recommendation to approve performance agreements for Easy E, iRobot and Outdoors.
 - 5B. [2016-4824](#) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding entering into a Memorandum of Understanding on the computation of lease payment amounts when past due for the Hawaiian Falls Waterpark lease agreement. **Open Session Item:** Consider Staff

recommendation to approve a Memorandum of Understanding on the computation of lease payment amounts when past due for the Hawaiian Falls Waterpark lease agreement.

5C. [2016-4828](#) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice regarding entering into a settlement agreement with P.E. Ceramics to enforce a performance agreement. **Open Session Item:** Consider Staff recommendation to ratify the execution of a settlement agreement with P.E. Ceramics to enforce a performance agreement.

5D. [2016-4829](#) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 and 551.072 of the Texas Government Code for legal advice regarding the sale, purchase and lease of real property and regarding the creation of a Property Owners Association for the sale of available property in the One Thirty Commerce Center; **Open Session Item:** Consider Staff recommendation to accept an offer to sell approximately 15 acres of real property from the One Thirty Commerce Center.

6. **Future Agenda Items and Topics to Consider**

7. **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 Chapter 551.071 of the Texas Government Code; discussion of real estate pursuant to Chapter 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code by majority vote of the Board. Action, if any, will be taken in open session.

Wayne Cooper, 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 April 15, 2016 at 5:00 pm pursuant to Section 551-041, Government Code.

Amy Madison, Executive Director

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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.