



## Meeting Agenda

### Pflugerville Community Development Corporation (PCDC)

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Wednesday, May 20, 2020

6:00 PM

3801 Helios Way, Ste. 130

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#### Regular Meeting

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020 and Proclamation of March 16, 2020, members of the PCDC Board of Directors may be participating remotely in compliance with the Texas Open Meetings Act, as temporarily modified by the Texas Governor. Members of the public may participate by joining at:

**When:** May 20, 2020 06:00 PM Central Time (US and Canada)

**Topic:** PCDC Regular Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/94895331667>

Or iPhone one-tap :

US: +13462487799,,94895331667# or +16699006833,,94895331667#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 948 9533 1667

International numbers available: <https://us02web.zoom.us/j/94895331667>

Public comment will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. All public comment will occur at the beginning of the meeting under the public comment item. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit written comments, please email

[crystalc@pfdevelopment.com](mailto:crystalc@pfdevelopment.com) at least 2 hours in advance of the meeting.

A recording of the telephone/video meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

#### 1. Call to Order

#### 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**

**4. Presentations**

- 4A. [2020-8408](#) Presentation and discussion regarding PCDC financial advisor engagement with RBC Capital Markets in accordance with the Administrative Agreement between the Pflugerville Community Development Corporation and the City of Pflugerville. Presented by Dustin Traylor, Managing Director and Robert Henderson, Managing Director.
- 4B. [2020-8220](#) Presentation and discussion regarding change to a modified accrual process. Presented by Ray DeLaughter, VantageCFO and Todd Pruitt, PB&H CPA, Audit Partner.
- 4C.. [2020-8359](#) Presentation and discussion regarding future improvements at FM685 and Pecan. Presented by Amy Giannini, Assistant City Manager, City of Pflugerville.

**5. Accept April 2020 Financials**

**6. Accept April 15, 2020 Regular Meeting Minutes**

**7. Discuss Only**

- 7A. [2020-8345](#) Discussion and update on FM685 improvements at PCDC waterpark. Presented by Amy Madison, PCDC Executive Director and Ty Weitzel, Typhoon Texas General Manager.
- 7B. [2020-8360](#) Discussion regarding Economic Development Week highlights.
- 7C. [2020-8278](#) Discussion regarding PCDC's Business Pfirst programming and upcoming webinar series for May and June.
- 7D. [2020-8407](#) Discussion and update regarding the Pflugerville Pfund.

**8. Executive Session**

- 8A. [2020-8384](#) 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: Typhoon Texas.

- 8B. [2020-8385](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

9. **Future Items**

10. **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. PCDC President, Ken Dalfonso.

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on 15th day of May, 2020 at 5:00 PM pursuant to Section 551.041, Government Code.

The Pflugerville Community Development Corporation is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Crystal Connally, Operations Director at [crystalc@pfdevelopment.com](mailto:crystalc@pfdevelopment.com) or 512-990-3725 for information. 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 Chapter 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. 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.

**VIDEOCONFERENCE CALL: PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, ONE OR MORE MEMBERS OF THE PCDC BOARD MAY PARTICIPATE IN A MEETING REMOTELY, FOLLOWING CERTAIN GUIDELINES AND NOTICE REQUIREMENTS. A QUORUM OF THE PCDC WILL BE PHYSICALLY PRESENT FOR THE SCHEDULED MEETING AT THE ABOVE STATED LOCATION. THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT AT THE STATED MEETING LOCATION. THE MEMBER OF THE PCDC BOARD PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THE ABOVE PUBLIC LOCATION. VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO COMMUNICATION WITH EACH MEMBER PARTICIPATING REMOTELY WILL BE MADE**

**AVAILABLE AND EACH PORTION OF THE MEETING HELD BY VIDEOCONFERENCE THAT IS REQUIRED TO BE OPEN TO THE PUBLIC CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE LOCATION SPECIFIED.**

**Amy Madison, PCDC Executive Director.**