



Meeting Agenda

Pflugerville Community Development Corporation (PCDC)

Thursday, November 15, 2018

6:30 PM

3801 Helios Way, STE 130

Regular Meeting

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. Approve October 22, 2018 Special Meeting Minutes

5. Approve October 2018 Financials

6. Discuss Only

6A. [2018-7204](#) Discussion on PCDC Quarterly Calendar.

6B. [2018-7174](#) Discussion regarding highlights of the PCDC hosted inter-city tours conducted on October 28th - 30th.

6C. [2018-7173](#) Discussion regarding staff activities on veteran employment services.

6D. [2018-7205](#) Discussion regarding possible amendments to the Pflugerville Community Development Corporation (PCDC) Bylaws.

7. Discuss and Action

7A. [2018-7179](#) Discuss and consider action to approve the Non-Profit Presentations Process and to approve the Executive Director as the facilitator of the process.

- 7B** [2018-7181](#) Discuss and consider action authorizing the Executive Director to complete and submit a City of Pflugerville Zoning Application to allow for light industrial land uses for lot 3F, 24.393 acres of real property situated between Sunlight Near Way and Impact Way near 130, in Pflugerville, Texas, Travis County.
- 7C.** [RES-0568](#) Discuss and consider action by the Board of Directors of the Pflugerville Community Development Corporation to approve a Resolution to amend the First Amended and Restated Water and Adventure Park Ground Lease and Operating Agreement between Pflugerville Community Development Corporation and Typhoon Texas Waterpark of Pflugerville, LLC, pertaining to infrastructure, capital maintenance and other improvements for a previously approved project: Approving an amendment to the PCDC Annual Budget by transferring existing funds; providing findings of fact; directing the President of the Board to endorse the amended agreement.
- 7D.** [RES-0569](#) Discuss options for investment of PCDC funds; Discuss and consider action by the Board of Directors of the Pflugerville Community Development Corporation to approve a TexPool Resolution and application allowing TexPool and TexPool Prime as authorized investments in accordance with the approved PCDC Investment Funds Policy.

8. Executive Session

- 8A.** [2018-7177](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.074 of the Texas Government Code to discuss the employment, evaluation, duties of the Executive Director and to seek advice of the PCDC attorney regarding the same.
- 8B.** [2018-7178](#) 2.) 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 Charm, Electric Rose, Acquire and Typhoon Texas. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

9. Future Agenda 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.

Ken D'Alfonso, 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 12th day of November, 2018 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 Crystal Connally, Executive Assistant 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 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 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.