



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, October 17, 2013

6:30 PM

203 East Main Street, Suite E

Regular Meeting

1. **Call to Order**
2. **Approval of Meeting Minutes**
- 2A. [2013-2389](#) Approval of the minutes of the September 26, 2013 PCDC Regular Meeting.
3. **Review and approval of the PCDC Monthly Financial Report**
- 3A. [2013-2390](#) Review and approval of the PCDC Monthly Financial Report.
4. **Presentation**
- 4A. [2013-2406](#) Presentation of the Gold Award from IEDC to Pflugerville Community Development Corporation for advertising campaign.
5. **Public Hearings**
- 5A. [2013-2393](#) Public hearing regarding Project Triple Threat.
- 5B. [2013-2394](#) Public hearing regarding Loan for Approximately 7.5 million dollars to refinance the 130 Commerce Center.
- 5C. [2013-2395](#) Public hearing regarding Loan for Approximately 23 million dollars for Project Wave aka Hawaiian Falls Water Park.
6. **Discuss and Action**
- 6A. [2013-2396](#) Discussion and Action regarding Sponsoring Chili Pfest.
- 6B. [2013-2397](#) Discussion and Action regarding Performance Agreement with Project Triple Threat.
- 6C. [2013-2398](#) Discussion and Action regarding Loan for approximately 7.5 million dollars to refinance the 130 Commerce Center.
- 6D. [2013-2399](#) Discussion and Action regarding Loan for approximately 23 million dollars for Project Wave aka Hawaiian Falls Water Park.
- 6E. [2013-2400](#) Discussion and Action regarding Project Triple Threat.

- 6F. [2013-2401](#) Discussion and Action regarding modifying the Performance agreement with Hawaiian Falls to allow for private financing of the facility.
- 6G. [2013-2402](#) Discussion and Action regarding modifying the Land Purchase agreement from 25 to 23 Acres for Project Wave aka Hawaiian Falls Water Park.
- 6H. [2013-2403](#) Discussion and Action Cancelling Agreement with the City of Pflugerville for Reimbursement of Certificates of Obligation Bonds for Project Wave aka Hawaiian Falls Water Park.

7. Resolutions

- 7A. [RES-0164](#) Consider Adoption of a Resolution Approving Loan for Approximately 7.5 million dollars to refinance the 130 Commerce Center.
- 7B. [RES-0165](#) Consider Adoption of a Resolution Approving Loan for Approximately 23 million dollars for Project Wave aka Hawaiian Falls Water Park.

8. Executive Session

- 8A. [2013-2391](#) 1.) Executive Session Item: Deliberations regarding real property pursuant to Chapter 551.072 of the Texas Government Code for discussion regarding the sale and purchase of real property. 2.) Open Session Item: Discussion and Action regarding the sale and purchase of real property.
- 8B. [2013-2405](#) 1.) Executive Session Item: Consultation with legal counsel regarding Performance, Construction, Leasing and Financing Agreements and purchase of real property with Project Wave aka Hawaiian Falls Water Park pursuant to Chapter 551.071 of the Texas Government Code. 2.) Open Session Item: Discussion and Action regarding Performance, Construction, Leasing and Financing Agreements and purchase of real property with Project Wave aka Hawaiian Falls Water Park.
- 8C. [2013-2392](#) 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code for discussion of negotiations, activity, prospects, leads and other economic development topics for the purpose of discussing economic development. 2.) Open Session Item: Discuss negotiations, activity, prospects, leads and other economic development topics.

9. Future Agenda Items and Topics to Consider

10. Adjourn

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; discussion of real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Chapter 551.086 of the Texas Government Code. Action, if any, will be taken in open session.

Omar Peña, 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 14th day of October, 2013 at 5:00 pm pursuant to Section 551-041, Government Code.

Floyd Akers, 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 Operations Manager 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.

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.