



AGENDA
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION (PCDC)
Regular Meeting
100 East Main Street, Suite 500
Pflugerville, Texas
October 22, 2013
5:00 p.m.

1. Call to Order.

2. Discuss and Action.

- A. Discussion and Action regarding Loan for Approximately 7.5 million dollars to refinance the 130 Commerce Center.
- B. Discussion and Action Regarding Loan for Approximately 23 Million Dollars for Project Wave aka Hawaiian Falls Water Park.
- C. Discussion modifying the Performance agreement with Hawaiian Falls to allow for private financing of the facility.

3. Resolution.

- A. Consider Adoption of a Resolution Approving Loan for Approximately 7.5 million dollars to refinance the 130 Commerce Center.
- B. Consider Adoption a Resolution Approving Loan for Approximately 23 Million Dollars for Project Wave aka Hawaiian Falls Water Park.

4. Executive Session.

- A. Executive Session Item: 1) Sale and purchase of real property. Open Session Item: 2) Discussion and Action of Sale and purchase of real property.
- B. Executive Session Item: 1) Consultation with Attorney Regarding Performance, Construction, Leasing and Financing Agreements and purchase of real property with Project Wave aka Hawaiian Falls Water Park . Open Session Item: 2) Discussion and Action with Attorney Regarding Performance, Construction, Leasing and Financing Agreements

and purchase of real property with Project Wave aka Hawaiian Falls Water Park.

- C. Executive Session Item: 1) Discuss negotiations, activity, prospects, leads and other economic development topics for the purpose of discussing economic development. Open Session Item: 2) Discuss negotiations, activity, prospects, leads and other economic development topics.

5. Future Agenda Items and Topics to Consider.

6. 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 23rd of September, 2013 at 5:00 pm pursuant to Section 551-041, Government Code.

Floyd Akers, 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.