



City of Pflugerville

Meeting Agenda

Pflugerville Community Development Corporation (PCDC)

Thursday, December 5, 2013

6:30 PM

203 W. Main Street, Suite E

Regular Meeting

1. **Call to Order**
2. **Approval of Meeting Minutes**
- 2A. [2013-2530](#) Approval of the minutes of the October 17, 2013 PCDC Regular Meeting, October 22, 2013 PCDC Special Meeting, October 29, 2014 PCDC Special Meeting and November 18, 2013 PCDC Special Meeting.
3. **Financial Reports**
- 3A. [2013-2531](#) Review and approval of the PCDC Monthly and End of Year Financial Reports.
4. **Discuss Only**
- 4A. [2013-2532](#) Thanking Bob Dwyer and Mary Poche for their years of service to the Pflugerville Community Development Corporation.
5. **Presentation**
- 5A. [2013-2533](#) Presentation of Zonability and Update on www.pfdevelopment website.
6. **Public Hearing**
- 6A. [2013-2537](#) Public Hearing regarding reimbursement and refund agreement between Pflugerville Community Development Corporation and the City of Pflugerville for Certificate of Obligation Bonds for the Construction of Impact Way and related dry and wet utilities and detention for the 130 Commerce Center.
- 6B. [2013-2536](#) Public Hearing regarding Project Morpheus.
7. **Discuss and Consider**
- 7A. [2013-2550](#) Discussion and Action regarding reimbursement and refund agreement between Pflugerville Community Development Corporation and the City of Pflugerville for Certificate of Obligation Bonds for the Construction of

Impact Way and related dry and wet utilities and detention for the 130 Commerce Center.

- 7B. [2013-2552](#) Discussion and Action regarding Project Morpheus.
- 7C. [2013-2553](#) Discussion and Action regarding EB5 Program for 130 Commerce Center.
- 7D. [2013-2554](#) Discussion and Action regarding entering into contract with First Southwest.
- 7E. [2013-2229](#) Discussion and Action concerning PCDC goals for fiscal year 2013-2014.

- 8. **Executive Session**
 - 8A. [2013-2558](#) 1.) Executive Session Item: Discuss personnel matters related to the evaluation of the Executive Director and all PCDC employees pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss personnel matters related to the Executive Director.
 - 8B. [2013-2561](#) 1.) Executive Session Item: Deliberations regarding real property pursuant to Chapter 551.072 of the Texas Government Code for discussion regarding the sale, purchase and lease of real property. 2.) Open Session Item: Discussion and Action regarding the sale, purchase and lease of real property.
 - 8C. [2013-2562](#) 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 2nd day of December, 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.