



# City of Pflugerville

## Meeting Agenda - Final

### Pflugerville Community Development Corporation (PCDC)

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Thursday, December 3, 2015

6:30 PM

100 East Main Street, Suite 500

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#### Regular Meeting

1. **Call to Order**
2. **Approval of Meeting Minutes**
3. **Discussion**
  - 3A. [2015-4487](#) Discussion on upcoming events and the scheduling of meetings.
  - 3B. [2015-4488](#) Discussion regarding PCDC first-quarter budget adjustments.
4. **Discussion and Action**
  - 4A. [2015-4489](#) Discussion and action regarding the appointment of Officers of the PCDC Board of Directors to fill vacancies in current unexpired terms for Secretary and Treasurer until appointment of new officers in January 2016.
  - 4B. [2015-4490](#) Discussion and action regarding redesignating PCDC Officers as signatories for financial transactions.
  - 4C. [2015-4491](#) Discussion and action authorizing the execution of required documents for First Texas Bank to secure the collateral for the finish out loan for 130 Commerce Center to include the lease with EOS as well as the lease with Tracking Point.
5. **Executive Session**
  - 5A. [2015-4492](#) 1.) Executive Session Item: To deliberate the appointment, employment and duties of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action on personnel matters related to the Executive Director.
  - 5B. [2015-4493](#) 1.) Executive Session Item: To deliberate the appointment, employment and duties of the General Council pursuant to Chapter 551.074 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action on personnel matters to consider a motion to ratify the engagement of Denton Navarro Rocha Bernal Hyde & Zech, P.C. as General Counsel for the Corporation.

- 5C. [2015-4494](#) 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: Discuss and consider action regarding the sale, purchase and lease of real property as necessary.
- 5D. [2015-4495](#) 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.087, 551.071 and 551.072 of the Texas Government Code to discuss and deliberate upon the sale, purchase or lease of real property; discuss and consider economic development negotiations and/or commercial or financial information received from a business prospect that the Corporation seeks to have locate, stay, or expand in or near the City of Pflugerville to seek legal advice regarding such projects. 2.) Open Session Item: Discuss and consider action regarding the Performance Agreement and related financial agreements, as needed.

**6. Future Agenda Items and Topics to Consider**

**7. 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 Chapter 551.071 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 551.087 of the Texas Government Code. Action, if any, will be taken in open session.

Doug Weiss, 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 30th of November, 2015 at 5:00 pm pursuant to Section 551-041, Government Code.

Amy Madison, Interim 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 Director 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.