



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, September 10, 2015

6:30 PM

16225 Impact Way, Suite 2

Special Meeting

1. **Call to Order**
2. **Approval of Meeting Minutes**
3. **Review and Approval of July 2015 Financials**
4. **Public Hearing**
 - 4A. [2015-4232](#) Conduct a public hearing on proposed project "Five Points" pursuant to Texas Local Government Code §505.159.
 - 4B. [2015-4240](#) Conduct a public hearing on proposed project "3D" pursuant to Texas Local Government Code §505.159.
5. **Discuss and Action**
 - 5A. [2015-4233](#) Discuss and Action to consider a sponsorship of 2015 ChiliPfest.
 - 5B. [2015-4234](#) Discuss and Action to consider a sponsorship of the Long Center Premier Economic Forecast 2016.
 - 5C. [2015-4160](#) Discuss and Action regarding PCDC Fund Reserve Policy.
6. **Executive Session**
 - 6A. [2015-4235](#) 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.
 - 6B. [2015-4236](#) 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.

- 6C. [2015-4237](#)
- 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 including Five Points, 3D, Tracking Point, Laser Manufacturing, Precision Ammunition and other prospects and to seek legal advice regarding such projects.
 - 2.) Open Session Item:
 - i. Discuss and consider action regarding a Settlement Agreement/ Amended Performance Agreement and Sub-Lease Agreement regarding Tracking Point;
 - ii. Discuss and consider action regarding the Performance Agreement and related financial agreements for Precision Ammunition, as needed;
 - iii. Discuss and Action to consider a Lease Agreement and Performance Agreement with project "Five Points"
 - iv. Discuss and consider action regarding a real estate contract and Performance Agreement regarding project "3D"
 - v. Discuss and consider action regarding Laser Manufacturing.

7. Future Agenda Items and Topics to Consider

8. 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.

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 4th of September, 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.