



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, July 21, 2016

6:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. **Call to Order**
2. **Review and approval of Meeting Minutes of June 16, 2016**
3. **Review and approval of June 2016 Financials**
4. **Presentation**
 - 4A. [2016-5048](#) Presentation and update by City of Pflugerville regarding Drop by Drop Challenge Grant and FY2016 Kompan playground equipment order for Pfluger Park.
 - 4B. [2016-5050](#) Presentation on BusinessPFirst, a business, retention and expansion program for the PCDC.
5. **Discuss Only**
 - 5A. [2016-5051](#) Discuss recent and upcoming event calendar for PCDC.
 - 5B. [2016-5052](#) Discuss existing and future Financial policies.
 - 5C. [2016-5053](#) Discuss PCDC video conferencing policy.
6. **Discussion and Action Items**
 - 6A. [2016-5054](#) Approving a resolution authorizing the sale of approximately 29.79 acres of land owned by the Pflugerville Community Development Corporation (PCDC) in the One-Thirty Commerce Center described as Renewable Energy Park, Renewable Energy Park Lot 3D and Lot 3E, Final Plat Replat of Lot 3C - Renewable Energy Park as described in Exhibit A to Southern Land, LLC.
 - 6B. [RES-0336](#) Approving a resolution authorizing amendments to the PCDC Bylaws and Articles of Incorporation.
 - 6C. [RES-0337](#) Approving a resolution authorizing and establishing a schedule and protocol for approval of economic development incentives offered in performance agreements.

- 6D. [2016-5055](#) Discussion and action on contract award for comprehensive economic development strategic plan.
- 6E. [2016-5056](#) Discussion and action regarding Phase 3 Impact Way Extension in the 130 Commerce Center Business Park.
- 6F. [2016-5058](#) Discussion and action regarding proposal from Catalyst Engineering Group for engineering services to replat Lot 1B in the One Thirty Commerce Center - Renewable Energy Park.
- 6G. [2016-5057](#) Discussion and action regarding PCDC Quarterly Budget Amendments.

7. Executive Session

- 7A. [2016-5059](#) 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Chapter 551.071, 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations which may include the sale, purchase or lease of real property and financial information received from business prospects the corporation seeks to have locate, stay, or expand in or near the City of Pflugerville and to seek legal advice regarding such projects, incentives and negotiations, including Projects: Hestia, Hastur, Alba, and negotiations regarding the sale of one 30 acre tract of real property within the One Thirty Commerce Center.

8. Future Agenda Items and Topics to Consider

9. 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 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 by majority vote of the Board. Action, if any, will be taken in open session.

Wayne Cooper, 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 July 18, 2016 at 5:00 pm pursuant to Section 551-041, Government Code.

Amy Madison, 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.

This agenda has been reviewed and approved by the PCDC's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

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.