



City of Pflugerville

Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, November 17, 2016

5:30 PM

100 East Main Street, Suite 500

Regular Meeting

1. **Call to Order**
2. **Review and approval of Meeting Minutes of October 27, 2016, and November 7, 2016**
3. **Presentation**
 - 3A. [2016-5374](#) Presentation regarding the Comprehensive Economic Development Strategic Plan by Avalanche.
4. **Review and approval of October 2016 Financials**
5. **Discuss Only**
 - 5A. [2016-5375](#) Discuss recent and upcoming event calendar for PCDC.
 - 5B. [2016-5376](#) Discussion on Comprehensive Economic Development Strategic Plan activities in October and November.
6. **Discussion and Action Items**
 - 6A. [2016-5377](#) Discuss and Action on changing date for December 2016 Regular Meeting.
 - 6B. [2016-5378](#) Discuss and Action on contract with DCS regarding replatting, developing engineering plans, and specifications for the extension of Impact Way Road and Utilities.
 - 6C. [2016-5379](#) Discuss and Action regarding Traffic Impact Analysis for the Renewable Energy Park.
 - 6D. [2016-5380](#) Discuss and Action on amendment to Performance Agreement with Pflugerville Hospitality regarding signage.
 - 6E. [RES-0362](#) Discuss and Action on a Resolution mandating participation in Property Owners Association in 130 Commerce Center Park before any property owner is eligible to receive economic incentives from PCDC.
 - 6F. [2016-5382](#) Discuss and Action to ratify commercial real estate listing agreement with Don Quick and Associates through December 31, 2016.

6G. [2016-5383](#) Discuss and Action regarding Termination of Performance Agreement with Kompan, Inc.

6H. [2016-5384](#) Discuss and Action regarding Budget Adjustments for Q1 of 2016-2017 Budgets.

7. Executive Session

7A. [2016-5385](#) 1.) Executive Session Item: Deliberations regarding economic development negotiations pursuant to Sections 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 expand in or near the City of Pflugerville and to seek legal advice regarding such projects, incentives and negotiations, including Projects, Economic Agreements, and Sales Contract regarding: Edesia, Precision, 130 Commerce Center LLC, Gauge, MRS Holdings, MRS Helios, Kompan, Inc., Pflugerville Hospitality, Source Horizon LLC, Energy Park, Southern Land One Thirty, LLC, and Casa.

7B. [2016-5387](#) 1.) Executive Session Item: Deliberations regarding legal advice pursuant to Section 551.071 of the Texas Government Code regarding contemplated litigation and settlement offer with 130 Commerce Center LLC concerning Master Lease.

8. Open Session Items

8A. [2016-5388](#) Discuss and Action regarding Performance Agreement with Project Edesia.

8B. [2016-5389](#) Discuss and Action regarding Performance Agreement with Project Gauge.

8C. [2016-5390](#) Discuss and Action regarding settlement negotiations with 130 Commerce Center, LLC concerning Master Lease.

8D. [2016-5391](#) Discuss and Action regarding resolution and sale of Lt 1C, approximately 1.5 acres of land, in the 130 Commerce Center, to MW Builders. Inc.

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 on any item listed on the Agenda for the purpose of consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code; discussion of real estate pursuant to Section 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Section 551.087 of the Texas Government Code by majority vote of the Board. Action, if any, will be taken in open session.

Wayne Cooper, Board 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 November 14, 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 Development 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 Section 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.