



Meeting Agenda

Pflugerville Community Development Corporation (PCDC)

Tuesday, February 18, 2020

6:00 PM

100 East Main Street, Suite 500

Regular Meeting

1. Call to Order

2. Opening

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3. Public Comment

4. Accept January 15, 2020 Regular Meeting Minutes

5. Accept January 2020 Financials

6. Discuss Only

- 6A.** [2020-8223](#) Discussion regarding the PCDC Quarterly Calendar.
- 6B.** [2020-8227](#) Discussion and update regarding PCDC Reserve and Budget Policy recommendations.
- 6C.** [2020-8226](#) Discussion regarding Baylor Scott & White presentation for the May Business Pfirst Breakfast related to their community achievements.
- 6D.** [2020-8225](#) Discussion regarding progress on waterpark improvements on FM685.
- 6E.** [2020-8224](#) Discussion regarding a report on *The Economic Impact of the Pflugerville Community Development Corporation From 2013-2019* prepared by Impact DataSource.

7. Discuss and Action

- 7A. [RES-0705](#) Discuss and take action on adoption of Resolution 2020-003 to authorize assignment of Signage Easement from the Pflugerville Community Development Corporation to SRH Hospitality Holdings, LLC. in the One Thirty Business Park, and to authorize the PCDC President to execute the assignment.
- 7B. [2020-8133](#) Discuss and consider action authorizing the Executive Director to enter into an Agreement with the City of Pflugerville, not to exceed a 5% fee of the gross PCDC payroll and benefits, for the purpose of Administrative Services.

8. Executive Session

- 8A. [2020-8221](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations including the sale, purchase, or lease of real property and financial information received from businesses expanding or relocating in the City of Pflugerville, and to seek legal advice regarding such projects, incentives, and negotiations, including, Next Step and Charm.
- 8B. [2020-8222](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

9. Future Items

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. PCDC President, Ken Dalfonso.

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on 14th day of February, 2020 at 5:00 PM pursuant to Section 551.041, Government Code.

The Pflugerville Community Development Corporation is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Crystal Connally, Operations Director at crystalc@pfdevelopment.com or 512-990-3725 for information. 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. 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.
Amy Madison, PCDC Executive Director.