

MINUTES
REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE
(FALCON POINTE TIRZ)
BOARD OF DIRECTORS MEETING
100 EAST MAIN STREET, SUITE 500
WEDNESDAY, AUGUST 24, 2016
5:30 PM

- 1. Call to Order.** Chairman Mike Marsh called the meeting to order at 5:37 p.m. Boardmembers Mike Marsh, Jeff Thompson, Bob Dwyer and Scott Williams were in attendance. Boardmember Ron Beyer was absent. Also attending: Charlie Zech, TIRZ Attorney; Trey Fletcher, Assistant City Manager; Lauri Gillam, Assistant City Manager; Karen Thompson, City Secretary; Amy Good, Finance Director; Rainer Ficken, Newland Communities.
- 2. Public Comment.** None.
- 3. Approval of the minutes of the March 30, 2016 meeting.** Mr. Dwyer questioned the incomplete minutes on item 9. Consideration of the minutes was postponed until later in the meeting.
- 4. Review financial reports and discuss and consider action to approve expenditures.** Ms. Good provided information and answered questions. Mr. Thompson made a motion to approve the item. Mr. Dwyer seconded the motion. All voted in favor. The motion carried.
- 5. Discuss quarterly development update.** Mr. Fletcher provided information. Mr. Ficken provided information on the upcoming construction of apartments and condominiums as well as a planned convenience store with gas pumps and answered questions of the Board. There was discussion on the item.
- 6. Discuss and consider action to approve a TIRZ (Tax Increment Reinvestment Zone) Debt Administration Agreement between the City of Pflugerville and Reinvestment Zone Number One, City of Pflugerville, Texas.** Ms. Gillam provided information and answered questions. She noted that she expects to be able to issue debt in 2018 to complete the payment for the current projects. There was discussion on the item. Ms. Good provided input in the discussion. Mr. Thompson made a motion to approve the agreement. Mr. Williams seconded the motion. All voted in favor. The motion carried.
- 7. Discuss the process to change the boundaries of Reinvestment Zone No. One of the City of Pflugerville, to include additional property.** Mr. Fletcher provided information and reviewed possible areas to include. Discussion on the item followed. Mr. Zech stated that the City Council would decide if appropriate to expand the boundaries. Mr. Dwyer asked about creating another TIRZ instead. Discussion continued. Mr. Ficken provided input in the discussion.

- 8. 1.) Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code and consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code for legal advice concerning economic development negotiations.** Mr. Marsh announced that the Board was retiring to executive session on the item. He read the item and retired to executive session. The time was 6:06 p.m. Mr. Marsh reconvened in open session at 6:50 p.m. No action was taken.
- 3. Approval of the minutes of the March 30, 2016 meeting.** Ms. Thompson provided the correction to item 9 of the minutes showing, “Mr. Beyer seconded the motion. All voted in favor. The motion carried.” Mr. Thompson made a motion to approve the minutes as amended. Mr. Dwyer seconded the motion. All voted in favor. The motion carried.
- 9. Discuss and consider action regarding future agenda items and meeting schedule.** No items or meetings were scheduled.
- 10. Adjourn.** Mr. Thompson made a motion to adjourn. Mr. Williams seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 6:52 p.m.

Approved as presented on May 24, 2017.

Mike Marsh
Chair