

MINUTES
REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE
(FALCON POINTE TIRZ)
BOARD OF DIRECTORS MEETING
100 EAST MAIN STREET, SUITE 500
WEDNESDAY, FEBRUARY 18, 2015
6:00 PM

- 1. Call to Order.** Chairman Mike Marsh called the meeting to order at 6:05 p.m. Boardmembers Mike Marsh, Jeff Thompson, Bob Dwyer, and Scott Williams were in attendance. Boardmember Ron Beyer was absent. Also attending: Charles Zech, TIRZ Attorney; Trey Fletcher, Assistant City Manager; Lauri Gillam, Assistant City Manager; Amy Good, Finance Director; Karen Thompson, City Secretary; Rainer Ficken, Newland Communities.
- 2. Public Comment.** None.
- 3. Approval of the minutes of the October 22, 2014 meeting.** Mr. Dwyer made a motion to approve the minutes. Mr. Thompson seconded the motion. All voted in favor. The motion carried.
- 4. Review financial reports and discuss and consider action to approve expenditures.** Ms. Good provided a report and answered questions of the Board. Mr. Dwyer made a motion to approve the \$1043 in legal fees for the first quarter. Mr. Williams seconded the motion. All voted in favor. The motion carried.
- 5. Discuss and consider action regarding a Resolution of Reimbursement for StarStream Capital, LLC project located within the tax increment Reinvestment Zone No. One.** The Board reviewed and discussed the resolution. Mr. Zech noted that the resolution is nonbinding and does not force the board to do anything. Mr. Marsh requested to amend the resolution by striking the words “an annual” in the following sentence: “NOW THEREFORE, BE IT RESOLVED, that the TIRZ Board of Directors agrees to consider and submit for approval a plan to provide ~~an annual~~ reimbursement to Developer from the real property and ad valorem taxes collected from the Project (the “Reimbursement”) conditioned upon:.” There was discussion. Mr. Thompson made a motion to approve as amended. Mr. Williams seconded the motion. All voted in favor. The motion carried.
- 6. Discuss progress report, budget and schedule update for Terrabrook Falcon Pointe LLC projects:**

 - A. East Pflugerville Parkway to 4 lanes from State Highway 130 northbound frontage road to eastern boundary of the Zone, and a 10-foot multi-use path along the north side of the road.**

Mr. Ficken proved a report under the item and discussed with the Board.

7. **Discuss quarterly development update.** Mr. Fletcher provided a report under the item and discussed with the Board.
8. **Discussion regarding ad valorem property values and projections in the Zone.** Mr. Fletcher provided a report under the item. He stated that the AV (ad valorem) has not been in place to allow for bonding, but that they would be looking at it annually and would discuss possible bond capacity at the next TIRZ Board meeting.

Discuss and consider action regarding guiding principles of economic development incentives. The Board reviewed and discussed the draft guiding principles for TIRZ incentives:

1. Must enhance the Ad Valorem of the district as a whole. All incentives awarded should create pressure for higher appraised valuations.
2. Must pass the “But, for...” test of an individual project. Any incentive awarded should improve the features or function of an individual development beyond what is originally supported by market forces or conditions.
3. Incentivizing an individual project must not only improve the ad valorem of that individual project, but also set standards for other projects.
4. Should add aesthetic value to the District. Incentives should increase civic appreciation for the District, so that citizens may point to the incentivized improvement(s) with community pride.
5. An incentive should not exceed (blank) % of the entire project costs.

The Board was in agreement to remove item 5 in the draft. Mr. Williams made a motion to approve as amended. Mr. Thompson seconded the motion. All voted in favor. The motion carried.

9. **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.** There was no discussion on the item.
10. **Discuss and consider action regarding future agenda items and meeting schedule.** The next meeting was to include an item to discuss the AV in the TIRZ and possible bonding capacity.
11. **Adjourn.** The meeting was adjourned at 7:08 p.m.

Approved as presented on March 30, 2016.

Mike Marsh
Chair