

MINUTES
REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE
(FALCON POINTE TIRZ)
BOARD OF DIRECTORS MEETING
100 EAST MAIN STREET, SUITE 500
WEDNESDAY, JULY 23, 2014
5:00 PM

- 1. Call to Order.** Chairman Mike Marsh called the meeting to order at 5:10 p.m. Boardmembers Scott Johnson (Vice Chair) and Scott Williams were in attendance. Boardmembers Ron Beyer and Bob Dwyer were absent. Attending: Trey Fletcher, Assistant City Manager; Lauri Gillam, Assistant City Manager; Amy Good, Finance Director; Karen Thompson, City Secretary; Charlie Zech, TIRZ Attorney, Denton, Navarro, Rocha and Bernal P.C.; Rainer Ficken, Newland Communities; Floyd Akers, Director, Pflugerville Community Development Corporation; Brad Marshall; Scott Mann; Holland Wiler; Cameron Hughey; and Dustin Hughey.
- 2. Public Comment.** There were no requests to address the Board under the public comment item.
- 3. Approval of the minutes of the May 21, 2014 meeting.** Mr. Williams made a motion to approve the minutes. Mr. Johnson seconded the motion. All voted in favor. The motion carried.
- 4. Discuss and consider action to approve expenditures.** Ms. Good provided information on financial statements from 2012 and 2013. Mr. Johnson made a motion to approve the 2012 legal fees. Mr. Williams seconded the motion. All voted in favor. The motion carried. Mr. Johnson made a motion to approve \$10,750 in city service payments for 2012. Mr. Williams seconded the motion. All voted in favor. The motion carried. Mr. Johnson made a motion to approve \$38,250 in city service payments for 2013. Mr. Williams seconded the motion. All voted in favor. The motion carried.
- 5. Discuss and consider action regarding the selection of an auditor.** Mr. Fletcher stated that staff had received one quote and that it would require additional. He stated that they expect to receive additional quotes and provide a recommendation at the next meeting.
- 6. Discuss progress report, budget and schedule update for Terrabrook Falcon Pointe LLC projects:**

 - A. South Tract Major Facilities (i.e. Colorado Sand Drive/Lone Star Ranch Blvd)
 - B. Falcon Pointe South Tract Lift Station No. 4
 - C. South Tract Amenity (i.e. ROW, entry, park, trail improvements)

D. 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 provided a report on the item.

7. **Discuss findings of the City of Pflugerville’s Financial Advisor (FA) on behalf of the Board to evaluate the AV growth in determining the viability of a potential first TIRZ Bond Sale (\$1.5M).** Ms. Gillam reported on the Financial Advisor’s recommendation, stating that he indicated that there are not enough funds to issue bonds at this time.
8. **Discuss and consider website improvements and marketing of development opportunities within the TIRZ.** The item was postponed.
9. **Discuss Quarterly development update.** Mr. Fletcher provided a report on the item and information on new construction permits, starts and finals.
8. **Discuss and consider website improvements and marketing of development opportunities within the TIRZ.** Mr. Marsh stated that he had talked with Mr. Fletcher as well as the City Manager regarding marketing and a website. Mr. Fletcher stated that the TIRZ website should be live next week.

Executive Session: Mr. Marsh announced that the Board was retiring to executive session on items 10 and 11. He read the items to be discussed and retired to executive session. The time was 5:35 p.m.

10. **Executive Session – Discussion 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 Project Sunshine.** Discussion on the item was to take place in executive session.
11. **Executive Session – Discussion 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 an office development project proposal and possible incentives.** Discussion on the item was to take place in executive session.

Executive Session Closed: Mr. Marsh reconvened in open session at 6:34 p.m. No action was taken.

12. **Discuss Economic Development Land Cost incentive for a proposed office development project.** There was discussion on the item. It was noted that there is \$4 million in the land acquisition that is included in the plan and legal counsel stated that they could spend more. Mr. Johnson stated a need for guidelines and stated interest in providing reimbursements after AV is increased. Mr. Marsh stated interest in using the “but for” principle.

13. Discuss and consider action regarding future agenda items and meeting schedule. The next meeting agenda was to include an item to discuss and consider guiding principles of economic development land acquisition.

14. Adjourn. Mr. Williams made a motion to adjourn. Mr. Johnson seconded the motion. All were in favor. The meeting was adjourned at 7:15 p.m.

Approved as presented on October 22, 2014.

Mike Marsh
Chair