

**MINUTES**  
**REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE**  
**(FALCON POINTE TIRZ)**  
**BOARD OF DIRECTORS MEETING**  
**100 EAST MAIN STREET, SUITE 500**  
**WEDNESDAY, MAY 21, 2014**  
**6:00 PM**

- 1. Call to Order.** Chairman Mike Marsh called the meeting to order at 6:07 p.m. Boardmembers Scott Johnson (Vice Chair), Ron Beyer and Scott Williams were in attendance. Boardmember Bob Dwyer was 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; and Bill Meyer, Newland Communities.
- 2. Public Comment.** There were no requests to address the Board under the public comment item.
- 3. Approval of the minutes of the July 24, 2013 meeting.** Mr. Johnson made a motion to approve the minutes. Mr. Beyer seconded the motion. All voted in favor. The motion carried.
- 4. Discuss and consider action to approve expenditures for fiscal year 2013 and expenditures through the second quarter of fiscal year 2014.** Mr. Marsh reviewed the information with Ms. Good. Mr. Beyer made a motion to approve expenditures to City and Attorney for fiscal year 2013. Mr. Johnson seconded the motion. All voted in favor. The motion carried. Mr. Beyer made a motion approve expenditures to City and Attorney through second quarter of fiscal year 2014 totaling \$579. Mr. Williams seconded the motion. All voted in favor. The motion carried. Ms. Good reviewed the TIF Registry Annual Report submitted for 2013.
- 5. 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 handouts and an update under the item. No action was taken.

**6. Discuss and consider authorizing the TIRZ Bond Financial Advisor (FA) to evaluation the AV growth in determining the viability of a potential first TIRZ Bond Sale (\$1.5M).**

Mr. Ficken requested to work with the Financial Advisor to allow the Board to have preliminary numbers at the next meeting. Mr. Fletcher stated the need to engage the Financial Advisor to see if it is best to do a small bond issue or wait to do a larger issue. Discussion regarding timing followed. Mr. Marsh asked how long it might take for the Financial Advisor to review and provide a recommendation. Mr. Fletcher estimated perhaps 60 days. He stated that perhaps the Board could meet in July.

Mr. Beyer made a motion to engage the Financial Advisor for the evaluation. Mr. Williams seconded the motion. All voted in favor. The motion carried.

**7. Discuss project summary for the City of Pflugerville's recently completed Colorado Sand Street, Drainage, and Utility Improvement Project in accordance with Section II(C)(8) of the Development Financing Agreement.**

Mr. Fletcher provided a report and discussed with the Board.

**8. Quarterly development updates.**

Mr. Fletcher provided a report and discussed with the Board. He reported for residential construction that there had been \$43,675,509 in starts and \$31,328,407 in finals.

**9. Discuss Economic Development Land Cost incentive for a proposed office development project.**

Mr. Brad Marshall indicated he has partnered with an office building and fast food developer out of California and they are looking at where they might put office buildings and are considering this location. A potential land plan was distributed by Mr. Ficken. Mr. Marshall stated that the proposed development is for 270,000 square feet and they have a potential tenant that would take 50%. He stated that they feel pretty strongly that they can make this happen. He asked what incentives would be available from the TIRZ. He stated that it would be a \$10-11 million dollar project. Mr. Marshall, Mr. Ficken, and Mr. Meyer discussed with the Board regarding the project. Mr. Marsh indicated that he would want this project to be very nice as it will sort of be a gateway that sets the standard for the rest of the commercial development. Mr. Zech spoke to the economic development land cost participation allowed in the project plan and financing plan. Discussion continued with input from Mr. Fletcher. Mr. Marshall asked for guidance it what the incentive might look like. Mr. Marsh indicated he would support some incentives on any project on that corner if he was satisfied that it was going to lend a tremendous value to the property. He stated that it would need to increase the values of the other properties. Mr. Marsh indicated that he wants everything to be well documented and transparent. Mr. Fletcher indicated this is the first consideration of this kind and asked if the Board needs to develop a policy to issue guidance on these types of incentives. Mr. Marshall stated that he is not asking for guidance tonight. He asked if they could shoot for no later than their next agenda. He stated that they were going to go ahead and do renderings. Mr. Marsh stated his thought was that this money was to be used as seed money. He stated that he wanted to hear from the Board about whether they would be interested in receiving a request from the two parties to consider incentives. Mr. Marshall stated that they would put together a rendering and further develop their ideas and bring back to the next meeting. Mr. Marsh stated that they are very interested in

facilitating/incentivizing but to what extent they don't know. Mr. Marshall stated they would come back and make a request.

**10. Discuss and consider action regarding future agenda items and meeting schedule.**

The next meeting was to be scheduled in June or July when the Financial Advisor's evaluation report is ready and was to include discussion regarding Segment B phase 2, and further discussion regarding possible economic development land cost incentive.

**11. Adjourn.**

Mr. Beyer made a motion to adjourn. Mr. Johnson seconded the motion. All were in favor. The meeting was adjourned at 7:31 p.m.

Approved as presented on July 23, 2014.

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Mike Marsh  
Chair