

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 24, 2013
6:00 PM

1. Call to Order. Chairman Mike Marsh called the meeting to order at 6:00 p.m. Boardmembers Scott Johnson (Vice Chair), Ron Beyer, Bob Dwyer and Scott Williams were in attendance. Attending: Trey Fletcher, Assistant City Manager; Beth Davis, Finance Director; Amy Good, Assistant Finance Director; Karen Thompson, City Secretary; Charlie Zech, TIRZ Attorney, Denton, Navarro, Rocha and Bernal P.C.; Rainer Ficken, Newland Communities; Floyd Akers, Director of Pflugerville Community Development Corporation (PCDC).

2. Public Comment. There were no requests to address the Board under the public comment item.

3. Approval of the minutes of the April 17, 2013 meeting. Mr. Beyer made a motion to approve the minutes as presented. Mr. Dwyer seconded the motion. All voted in favor. The motion carried.

4. Discuss and consider action to approve expenditures for the third quarter of fiscal year 2013. Ms. Davis stated that there was one expense for attorney expenses in the amount of \$253.50, as provided in the report. Mr. Dwyer made a motion to approve expenditures for the third quarter of fiscal year 2013 as presented. Mr. Beyer seconded the motion. All voted in favor. The motion carried. Discussion of the Board and Ms. Davis followed regarding the financial statement.

5. Discuss progress report, budget and schedule update for Terrabrook Falcon Pointe L.P. projects:

South Tract Major Facilities (i.e. Colorado Sand Drive/Lonestar Ranch Blvd)

Falcon Pointe South Tract Lift Station No. 4

South Tract Amenity (i.e. ROW, entry, park, trail improvements...)

Mr. Ficken provided handouts and an update under the item. No action was taken.

6. Discuss and consider action to amend the Final Project Plan and Reinvestment Zone Financing Plan to include the expansion of 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 information and answered questions of the Board on the item. Mr. Beyer made a motion to approve the amendment of the Final Project Plan and Reinvestment Zone Financing Plan to include the expansion of 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. Dwyer seconded the motion. All voted in favor. The motion carried.

7. Discuss progress report, budget and schedule update for City of Pflugerville projects: Colorado Sand Street, Drainage, and Utility Improvement Project

Mr. Fletcher reported that the project is on schedule with an expected completion in November 2013. Board discussion with Mr. Fletcher followed regarding the project.

8. Quarterly development update.

Mr. Fletcher reported that there were 187 residential starts and 118 completions overall and 40 starts and 34 completions in the last quarter.

Mr. Marsh announced that the Board was retiring to executive session under item 9. He read the item to be discussed and retired to executive session. The time was 7:39 p.m.

9. Executive Session Item: Discussions regarding deliberations on economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code. Discussion on the item was to take place in executive session. No action was taken.

Mr. Marsh reconvened in open session. The time was 7:42 p.m.

10. Discuss and consider action regarding future agenda items and meeting schedule. October 16, 2013 was reserved for the next meeting of the Board. The Board was to meet as needed.

11. Adjourn. Mr. Beyer made a motion to adjourn. Mr. Dwyer seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 7:42 p.m.

Approved as presented on May 21, 2014.

Mike Marsh
Chair