

MINUTES
REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE
(FALCON POINTE TIRZ)
BOARD OF DIRECTORS MEETING
100 EAST MAIN STREET, SUITE 500
WEDNESDAY, APRIL 18, 2012
5:00 PM

1. Call to Order. Chairman Mike Marsh called the meeting to order at 5:08 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; Karen Thompson, City Secretary; Charlie Zech, TIRZ Attorney, Denton, Navarro, Rocha and Bernal P.C.; Rainer Ficken, Newland Communities.

Items were addressed in the order as recorded in the minutes.

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

3. Approval of the minutes of the January 25, 2012 meeting. Mr. Beyer made a motion to approve the minutes as presented. Mr. Williams seconded the motion. All voted in favor. The motion carried.

4. Quarterly development update by Trey Fletcher, Assistant City Manager. Mr. Fletcher reported on the progress of development within the TIRZ boundaries and discussed with the Board.

8. Discuss and consider action regarding an ordinance with the caption reading: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, DESIGNATING THE METHOD OF DETERMINATION OF THE AMOUNT OF THE TAX INCREMENT FOR REINVESTMENT ZONE NO. ONE, CITY OF PFLUGERVILLE, TEXAS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Zech provided information. Ms. Gillam indicated that City staff would provide a financial report at the next meeting. Mr. Johnson made a motion to recommend City Council approval of the ordinance. Mr. Beyer seconded the motion. All voted in favor. The motion carried.

5. Quarterly update report on Terrabrook Falcon Pointe L.P. projects:
Segment A-Phase 1
Segment A-Phase 2
Lonestar Boulevard
Lift Station
Regional Detention

Mr. Ficken provided handouts and a status report on their projects. He reported that project design is on schedule.

6. Presentation of projects which are anticipated to proceed into project design and construction by City of Pflugerville in accordance with Section IIC(1) of the Development Financing Agreement:

Colorado Sand Street, Drainage, and Utility Improvement Project

Mr. Fletcher provided information. He estimated that the design would take three months, bidding an awarding another three months and eight months for construction. Mr. Fletcher discussed the project with the Board.

7. Discuss and consider action regarding City of Pflugerville projects which are anticipated to proceed into project design and construction:

Colorado Sand Street, Drainage, and Utility Improvement Project

Mr. Marsh asked for a motion to authorize the City to move forward with the design and construction of the project. Mr. Beyer indicated to make the motion. Mr. Williams seconded the motion. All voted in favor. The motion carried.

9. Discuss and consider action regarding future agenda items and meeting schedule.

The next meeting was scheduled for July 18, 2012 with an agenda to include routine items and a financial update. The meeting was to be cancelled if found to be unnecessary.

10. Adjourn. Mr. Beyer made a motion to adjourn. Mr. Williams seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 5:54 p.m.

Approved as presented on April 17, 2013.

Mike Marsh
Chair