

**MINUTES**  
**REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE**  
**(FALCON POINTE TIRZ)**  
**BOARD OF DIRECTORS MEETING**  
**100 EAST MAIN STREET, SUITE 500**  
**WEDNESDAY, JANUARY 25, 2012**  
**6:00 PM**

**1. Call to Order.** Chairman Mike Marsh called the meeting to order at 6:10 p.m. Boardmembers Ron Beyer, Bob Dwyer and Scott Williams were in attendance. Scott Johnson (Vice Chair) was absent. City employees attending: Trey Fletcher, Assistant City Manager; Lauri Gillam, Assistant City Manager; Beth Davis, Finance Director; Karen Thompson, City Secretary. Others attending: Rainer Ficken, Newland Communities; George Hyde, Attorney, Denton, Navarro, Rocha and Bernal P.C.

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

**3. Approval of the minutes of the January 11, 2012 meeting.** Ms. Thompson noted a correction to the minutes. Mr. Beyer made a motion to approve the minutes. Mr. Dwyer seconded the motion. All voted in favor. The motion carried.

**4. Presentation of projects which are anticipated to proceed into project design and construction by Terrabrook Falcon Pointe L.P. in accordance with Section IIC(1) of the Development Financing Agreement:**

**Segment A-Phase 1**  
**Segment A-Phase 2**  
**Lonestar Boulevard**  
**Lift Station**  
**Regional Detention**

Mr. Ficken provided handouts and discussed the item with the Board. He indicated that he would send a monthly project status report to Ms. Thompson for distribution. He explained that following the bidding of the projects he would bring an item to the Board for the selection of the contractors. He indicated that he is willing to attend a meeting to show the project designs prior to bidding, if the Board desires, otherwise he would be working with city staff and following the city's process and requirements. The Board discussed a proposed quarterly meeting schedule with the next meeting expected in April. Mr. Ficken was to submit monthly reports to Ms. Thompson as suggested.

**5. Discuss and consider action regarding Terrabrook Falcon Pointe L.P. projects which are anticipated to proceed into project design and construction:**

**Segment A-Phase 1**  
**Segment A-Phase 2**  
**Lonestar Boulevard**  
**Lift Station**  
**Regional Detention**

Mr. Dwyer made a motion for the projects presented under item 4 to go forth. Mr. Beyer seconded the motion. All voted in favor. The motion carried.

**6. Discuss and consider action regarding Reinvestment Zone No. One (Falcon Pointe TIRZ) Financial Report.** Ms. Davis presented a financial report. She reported that \$6.5 million was the base property tax value and the projected increment is \$1.199 million. Discussion of the group followed. No action was taken on the item.

**7. Discuss and consider action to approve a letter of engagement and the appointment of Denton, Navarro, Rocha and Bernal P.C. as the attorney for Reinvestment Zone No. One (Falcon Pointe TIRZ).** Mr. Marsh stated that he met with Mr. Hyde and the City Manager and his reservations had been satisfied. He indicated that he was comfortable with the hiring of Denton, Navarro. Mr. Beyer made a motion to approve the letter of engagement. Mr. Dwyer seconded the motion. All voted in favor. The motion carried.

**8. Discuss and consider action regarding future agenda items and meeting schedule.** The third Wednesday of each month was identified as the regular meeting date of the Board. Evening meetings were to be held as needed in Suite 500 with meetings expected to take place in April, July and October. Minutes, project status reports and financial updates were stated as expected items for the meetings.

**9. 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 7:13 p.m.

Approved as presented on April 18, 2012.

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Mike Marsh  
Chair