

**MINUTES**  
**REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE**  
**(FALCON POINTE TIRZ)**  
**BOARD OF DIRECTORS**  
**INITIAL MEETING**  
**PFLUGERVILLE JUSTICE CENTER, 1611 E. PFENNIG LANE**  
**WEDNESDAY, AUGUST 24, 2011**  
**7:00 PM**

**1. Call to Order.** Chairman Mike Marsh called the meeting to order at 7:02 p.m. Boardmembers Ron Beyer, Scott Johnson, Bob Dwyer and Scott Williams were in attendance. City employees attending: Brandon Wade, City Manager; Lauri Gillam, Assistant City Manager; Trey Fletcher, Managing Director of Operations; Floyd Akers, City Attorney; Beth Davis, Finance Director; Karen Thompson, City Secretary. Others in attendance: Rainer Ficken, Newland Communities; Bill Meyer, Newland Communities; Timothy Austin, Allen Boone Humphries Robinson LLP; Julie Peak, First Southwest; John Barganski, First Southwest; David Garlick, Finance and Budget Committee Chair; Melody Ryan, Finance and Budget Committee member.

**2. Board of Directors Introductions.** The Board conducted introductions.

**3. Legal explanation and discussion regarding the Tax Increment Financing Act and Reinvestment Zone statutory laws.** Mr. Wade provided information on his background as a licensed professional engineer and City Manager. Mr. Austin distributed a revised Tax Code Title 3, Subtitle B, Chapter 311 Tax Increment Financing Act showing changes made during the 2011 Legislative session and provided information under the item. The Board also discussed the Open Meetings Act, ethics, and required Open Meetings Act training with Mr. Wade, Mr. Austin and Mr. Akers. No action was taken.

**4. Explanation and discussion regarding City of Pflugerville Ordinance creating Reinvestment Zone No. One and City of Pflugerville Resolution appointing Reinvestment Zone No. One Board of Directors.** Mr. Wade provided information on the ordinance and resolution. Mr. Austin also provided information under the item. No action was taken.

**5. Discussion regarding Reinvestment Zone No. One draft Project Plan.** Mr. Wade provided introductory information. Mr. Ficken presented the draft project plan and schedule and discussion followed. Ms. Ryan provided comments. She stated that subdivision improvements such as detention and drainage, landscaping, trails and recreation improvements and executive housing amenities should not be reimbursable projects. She explained that the City should not pay any economic incentives for residential housing, only commercial, since the City loses money on residential developments. She stated that Falcon Pointe is already approved as an ALUR and the development is already planned; that it is not new. She stated that there is no benefit to the City to include the north residential section of TIRZ Zone A. She stated that only \$3.2 million of the project costs would be included on in the City's CIP, so the remaining costs would not be something normally paid for by the City. Mr. Dwyer asked that the

Board be provided a copy of Ms. Ryan's comments. There was continued discussion relating to the draft project plan under the next item. No action was taken.

**6. Discussion regarding Reinvestment Zone No. One draft Financing Plan.** Mr. Wade deferred to First Southwest to provide information on the item. Mr. Barganski and Ms. Peak provided information on bond financing and the need for increment in funding bonds. Mr. Ficken and Mr. Austin also provided information and there was general discussion of the Board under the item to include discussion regarding the project plan. Mr. Fletcher provided information on the Kelly Lane traffic study during the discussion. Mr. Garlick reviewed the Finance and Budget Committee report which was provided to the Board and the concerns of the Finance and Budget Committee. Mr. Garlick noted that he noticed that the draft project and financing plan had been modified since their study of it and that some of their concerns might have already been addressed. Mr. Austin and Mr. Ficken spoke to address some of their concerns. Discussion followed regarding the northern residential area included in the TIRZ. Mr. Ficken noted that the area was included to generate revenue for the TIRZ. He addressed the projections and discussion followed. Mr. Wade asked the Board to allow him to generate a list of questions to be submitted to Mr. Ficken for response at the next meeting. Mr. Wade indicated that it is important that the Board get information on the current financial condition of the TIRZ and be provided with any and all potential outstanding bills. He indicated that the Board should focus on the project and financial plans and the need to define them clearly. No action was taken.

**7. Discuss and consider action regarding future meeting dates and agenda items.** Election of a vice chair, hiring of personnel, the project plan and financing plan and potential claims of expenses to date were to be considered at the next meeting. A public comment item was also to be included on the agenda. The next meeting was scheduled for Wednesday, September 7 beginning at 5:00 p.m. The location was to be determined. No action was taken.

**8. Adjourn.** Mr. Beyer made a motion to adjourn. Mr. Johnson seconded the motion. All voted in favor. The meeting was adjourned at 9:15 p.m.

Approved as presented on September 7, 2011.

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Mike Marsh  
Chair