

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 17, 2018
6:00 PM

- 1. Call to Order.** Chairman Mike Marsh called the meeting to order at 6:03 p.m. Boardmembers Mike Marsh, Jeffrey Thompson, Ray Mason, and Scott Williams were in attendance. Boardmember Bob Dwyer was absent. Also attending: Shannon Kackley, Attorney; Trey Fletcher, Assistant City Manager; Lauri Gillam, Assistant City Manager; Karen Thompson, City Secretary; Amy Good, Finance Director; Trista Neeley, Assistant City Secretary; Rainer Ficken, Newland Communities; Jeff Marsh, Councilmember.
- 2. Public Comment.** None.
- 3. Approval of the minutes of the May 24, 2017 meeting.** Mr. Thompson made a motion to approve the minutes as presented. Mr. Williams seconded the motion. All voted in favor. The motion carried.
- 4. Review financial reports and discuss and consider action to approve expenditures.** Ms. Good provided information and answered questions. Ms. Good detailed information regarding a conversation with the financial advisor about money due to the city. Mr. Marsh requested Ms. Good go through financial reports, and Ms. Good provided information on the revenues and expenditures. Ms. Good requested action to consider approval for the remaining fiscal year 2017 expenditures and to consider approval of the fiscal year 2018 first quarter debt service payment. Mr. Thompson made a motion to approve the expenditures as outlined. Mr. Williams seconded the motion. All voted in favor. The motion carried. Mr. Mason made a motion to approve the fiscal year 2018 first quarter debt service payment as presented. Mr. Williams seconded the motion. All voted in favor. The motion carried.
- 5. Discuss quarterly development update.** Mr. Fletcher provided information regarding projects underway and answered questions from the Board. Mr. Ficken provided input regarding details of the apartment complex as well as specific tracts of land. Mr. Fletcher provided information regarding Costco property and answered questions detailing infrastructure and deeds.
- 6. Discuss the lifespan of the Falcon Pointe TIRZ.** Mr. Marsh asked for an estimate to how long the TIRZ will exist and possibility of retiring it early. Ms. Good answered that as scheduled, it will be done in 2041, and it cannot be reevaluated until 2026 when bonds can be called and refinanced.

7. **Discuss and consider action regarding future agenda items and meeting schedule.** Mr. Fletcher stated a plan to meet twice a year: in January and July, and any additional meetings as needed. Mr. Fletcher suggested discussion in a future meeting regarding retiring payment to the city. Mr. Thompson requested a future item regarding expanding the scope and effectiveness of projects and infrastructure within a modified TIRZ boundary.

8. **Adjourn.** Mr. Thompson made a motion to adjourn. Mr. Mason seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 6:32 p.m.

Approved as presented on July 9, 2018.

Mike Marsh
Chair