

**MINUTES**  
**REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE**  
**(FALCON POINTE TIRZ)**  
**BOARD OF DIRECTORS MEETING**  
**100 EAST MAIN STREET, SUITE 500**  
**WEDNESDAY, MAY 24, 2017**  
**6:00 PM**

- 1. Call to Order.** Chairman Mike Marsh called the meeting to order at 6:02 p.m. Boardmembers Mike Marsh, Jeff Thompson, Bob Dwyer and Scott Williams were in attendance. Boardmember Ron Beyer was absent. Also attending: Charlie Zech, TIRZ Attorney; Trey Fletcher, Assistant City Manager; Lauri Gillam, Assistant City Manager; Karen Thompson, City Secretary; Amy Good, Finance Director; Rainer Ficken, Newland Communities.
- 2. Public Comment.** None.
- 3. Approval of the minutes of the August 24, 2016 meeting.** Mr. Thompson made a motion to approve the minutes as presented. Mr. Dwyer 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 noted that it is anticipated that they will be able to issue debt later this year in order to cover the balances owed for development projects. Mr. Zech noted that no action would be needed by the TIRZ Board in order to issue the debt. Ms. Good reviewed the expenditures and stated that she is seeking approval of those items. Mr. Thompson made a motion to approve the expenditures as outlined by Ms. Good. Mr. Dwyer seconded the motion. All voted in favor. The motion carried. Ms. Good answered further questions regarding the last year's debt issuance.
- 5. Discuss quarterly development update.** Mr. Fletcher provided information and answered questions of the Board. There was discussion on the item. Mr. Ficken provided input in the discussion, stating that there are a small number of single family residential lots and the 1.2-acre commercial tract remaining for purchase and 72 condos and 320 multi-family units remaining for construction.
- 6. Discuss and consider action regarding future agenda items and meeting schedule.** Mr. Fletcher suggested planning to hold an annual meeting each year and any additional meetings as needed. Mr. Marsh stated that he would like an upcoming item to review the expected lifespan of the TIRZ.
- 7. Adjourn.** Mr. Dwyer made a motion to adjourn. Mr. Thompson seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 6:26 p.m.

Approved as presented on January 17, 2018.

Mike Marsh  
Chair