

MINUTES
REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE
BOARD OF DIRECTORS MEETING
100 EAST MAIN STREET, SUITE 500
MONDAY, MAY 6, 2019
6:00 PM

1. Call to Order.

Chairman Thompson called the meeting to order at 6:01pm.

Board members Ray Mason, Jeffrey Thompson, Chuck Lesniak, Scott Williams, Bob Dwyer were in attendance.

Also attending: Trey Fletcher, Assistant City Manager; Amy Good, Finance Director; Emily Barron, Planning Director; Charlie Zech, City Attorney; Trista Evans, Deputy City Secretary

2. Public Comment. None.

3. Approval of the minutes of the November 19, 2018 meeting.

Postponed. Returned to after item 5. Mr. Williams moved to approve the minutes as submitted. Mr. Dwyer seconded. All voted in favor. The motion carried.

4. Review financial reports and discuss and consider action to approve expenditures.

Amy Good provided comment and description of expenditures and sought approval from the Board. Mr. Thompson asked for clarification regarding expenditures during the first quarter. Ms. Good answered some additional questions from Mr. Fletcher and Mr. Thompson. Mr. Lesniak asked about the next payment due date, Ms. Good clarified it is bi-annual. Mr. Mason made a motion to approve second quarter legal expenses. Mr. Williams approved. All voted in favor. Mr. Mason made a motion to approve debt service payment. Mr. Dwyer seconded. All voted in favor. The motion carried.

5. Discuss quarterly development update.

Mr. Fletcher provided some comments regarding current development status and answered questions from the board. Mr. Lesniak requested a project list for status updates. Mr. Fletcher stated that in the future that will be provided to the board. Mr. Thompson stated that he would like details of Colorado Sand be brought to the board. Mr. David Wallace with Presidium Group provided some information regarding the Pecan District development. Mr. Wallace stated that conversations have begun for future development projects, residential and retail. Mr. Wallace answered questions from the board regarding the ICSC conference.

6. Discuss and consider action regarding the Development Financing Agreement by and among the City of Pflugerville, Texas, Reinvestment Zone Number One, City of Pflugerville, Texas, and the Commons at Heatherwilde and Pecan, LP.

- Mr. Fletcher provided some background information regarding the Agreement.
- Mr. Dwyer requested some information regarding the differences between this

agreement and other Development Financing Agreements. Mr. Fletcher provided some details on the aspects that are consistent with other agreements and pointed out a few differences. Mr. Fletcher answered questions from the board. Mr. Zech provided some clarification regarding terminology within the agreement. Mr. Wallace provided some additional information regarding land acquisition as specified within the agreement. Mr. Fletcher provided additional information. Mr. Williams asked for clarification regarding the steps of the process. Mr. Mason made a motion. Mr. Thompson seconded. All voted in favor. The motion carried.

7. Adjourn.

Mr. Mason and Mr. Thompson made comments thanking staff for their assistance and explanations.

Mr. Dwyer moved to adjourn. Mr. Thompson seconded. All voted in favor.

Meeting adjourned at 6:35PM.

Approved as submitted on August 5, 2019


Jeffrey Thompson, Chair