

MINUTES
REINVESTMENT ZONE NO. ONE OF THE CITY OF PFLUGERVILLE
BOARD OF DIRECTORS MEETING
201-B EAST PECAN STREET
MONDAY, AUGUST 5, 2019
6:00 PM

1. Call to Order.

Chairman Thompson called the meeting to order at 6:02pm
Board members Jeffrey Thompson, Scott Williams, Darryl Houston, and Chuck Lesniak, were in attendance. Board member Bob Dwyer was absent.
Also attending: Trey Fletcher, Assistant City Manager; Emily Barron, Planning Director; Charlie Zech, City Attorney; Trista Evans, Deputy City Secretary; Victor Gonzales, Mayor; Brad Marshall; Adeline Bui;

2. Public Comment.

Victor Gonzales 2304 Dunes Drive. Stated that as Mayor since he has appointed people to board, he is attending his first TIRZ meeting, and thanked the board for their work.

3. Approval of the minutes of the May 6, 2019 meeting.

Mr. Williams made a motion to approve minutes as submitted. Mr. Lesniak seconded the motion. All voted in favor. The motion carried.

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

Mr. Fletcher stated Ms. Good is at jury duty, but has no report to file since last meeting. No action to be taken.

5. Discuss quarterly development update.

Mr. Fletcher provided comment that the apartments in the TIRZ are complete. There are six commercial unit spaces created, 2 completed: Austin Regional Clinic and Code Ninja. No other new development to discuss. No questions from board.

6. Discuss and consider action amending the Project Plan and Reinvestment Zone Financing Plan to assign project responsibility to the City of Pflugerville for the improvements of Colorado Sand Drive (Segment B, Phase 2).

Mr. Fletcher provided information on Colorado Sand Drive stating that voters approved improvements. This Project Plan assigns it to the City allowing for reimbursement and modifies project cost estimate. The cost estimate does not include ROW expenses which is separately accounted for in the project plan as "to be determined." Mr. Thompson asked for clarification on cost estimates. Mr. Lesniak asked for clarification on original estimate of \$800,000. Mr. Fletcher provided information on previous estimates and amount that voters approved as General Obligation Bonds. Mr. Fletcher provided detail on reimbursement and

usage of TIRZ increment to contribute to the project. The City will pay for the initial to start the project and the TIRZ will reimburse as project is completed. Mr. Lesniak clarified 5.6 mil and ROW acquisition cost is what would be approved. Mr. Fletcher clarified Segment B Phase One has been completed and TIRZ Board will still have to approve the reimbursement. Mr. Lesniak asked questions regarding how much oversight the board will have later when ROW acquisition amount is known. Mr. Houston asked for clarification about why some lines have \$0, Mr. Fletcher clarified it is because some lines are not used. Mr. Williams asked about a line item for "Sanitary Sewer", Mr. Fletcher stated we are not going to build the wastewater line. There was further review of line items on construction estimates. Mr. Lesniak asked for clarification on the amounts given, requested updated figures; requested information on decision of placement of road. Mr. Fletcher stated there have been talks about alignment with the property owners for years, line on map is a representation.

Mr. Lesniak moved to approve amending the Project Plan and Reinvestment Zone Financing Plan. Mr. Williams seconded the motion. All voted in favor. The motion carried.

7. Discuss and consider action amending the Development Financing Agreement by and among the City of Pflugerville, Texas Reinvestment Zone No. One, and the City of Pflugerville, Texas.

Mr. Fletcher provided information on projects subject to amendment, only two items are changed, everything else is governed by things already in development agreement.

Mr. Thompson moved to approve the amended Development Financing Agreement. Mr. Houston seconded. All voted in favor. The motion carried.

8. Discuss the Downtown Action Plan, including the establishment of a Tax Increment Reinvestment Zone, and associated implementation steps.

Mr. Fletcher provided introduction, explaining there are a number of implementation steps if downtown is to be part of TIRZ. Provided information on previous actions expanding TIRZ. TIRZ preferred mechanism to support downtown.

Ms. Barron passed out Downtown Action Plan (DAP).

Ms. Barron gave presentation regarding Downtown Action Plan as approved by Council. Mr. Fletcher provided additional information about current steps in downtown improvements, as well as MoKan discussions. Mr. Lesniak asked questions regarding economic analysis timing, stated it seems late. Asked why the schedule waits for PCDC and the economic analysis now that Council is putting a commitment into downtown. Mr. Thompson stated a need for multiple views of downtown, from government as well as private business and interests. Mr. Fletcher provided information of a bi-weekly meeting with PCDC to maintain communication. Mr. Lesniak asked about deciding placement of city hall. Ms. Barron provided information that the DAP was approved prior to the resolution stating city hall in downtown which is why it is not in current DAP. Mr. Thompson stated that the private side can provide help with downtown. Mr. Fletcher stated the city is bringing on a consultant firm to vet questions on how to

best structure the TIRZ to achieve the goals. Decision on structure of TIRZ should be decided prior to end of calendar year.

Mr. Zech stated creation of TIRZ is council decision. Mr. Fletcher stated that downtown needs champions and the more people pick up and support this the more successful it can be.

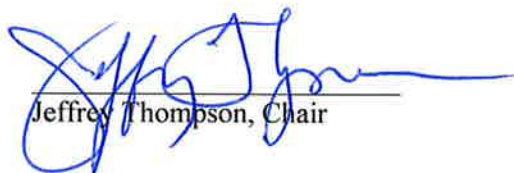
Ms. Bui passed out presentation document. Ms. Bui provided information on her downtown proposal. She has plans to develop 3 acres into Mixed Use, Commercial, and Residential. Mr. Thompson asked for clarification on plans. Ms. Bui clarified there are 5 different scenarios depending on the situation. Mr. Lesniak asked Mr. Fletcher where we are on Flood Study, Mr. Fletcher stated we follow the Austin schedule. Ms. Bui stated what is provided is most up to date flood plain information, as of this year. Ms. Bui stated meeting with PCDC, Amy stated a need for downtown office space. Ms. Bui stated plans to begin construction in 2020. Mr. Lesniak recommended meeting with Old Town neighborhood as this would be a big deal for them. Stated not good use of flood plain, stated his will be a no vote for TIRZ reimbursement for development on a flood plain. Mr. Lesniak also stated about a 4 or 5 story building as it is big change for downtown. Ms. Bui stated not asking for variance, if anything maybe a height variance.

Mr. Thompson stated vision of 8-10 stories to someday go up there and the board is in a position to facilitate. Mr. Fletcher stated part of the TIRZ is a market analysis. The Board asked additional clarification questions of Ms. Bui regarding Lots and plans of use. Mr. Williams stated wanting appraisal value, more detailed information about parking details.

9. Adjourn.

Mr. Thompson moved to adjourn. Mr. Houston seconded. All voted in favor. Meeting adjourned at 7:17pm.

Approved as presented on September 23, 2019


Jeffrey Thompson, Chair

