

NOTICE: ANY SUBJECT APPEARING ON THIS AGENDA, REGARDLESS OF HOW THE MATTER IS STATED, MAY BE ACTED UPON BY THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION.

PUBLIC FACILITIES DEVELOPMENT CORPORATION
BOARD OF DIRECTORS ANNUAL MEETING

AGENDA

MONDAY, OCTOBER 17, 2016 - 4:00 P.M.
CITY HALL CONFERENCE ROOM
1801 9th Ave. N.
Texas City, TX 77590

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

1. ROLL CALL
2. NEW BUSINESS
 - a. Consider and take action of election of Officers and Oath of Officers.
 - b. Consider and take action on minutes of the December 16, 2016, Public Facilities Development Corporation Board meeting.
 - c. Consider and take action on Resolution No. 16-01, approving the actions of the Officers of the Public Facilities Development Corporation for the previous fiscal year 2015-2016.
 - d. Consider and take action on Resolution No. 16-02, adopting the 2016-2017 fiscal year budget of the Public Facilities Development Corporation.
3. UPDATE
4. BOARD COMMENTS
5. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON FRIDAY, OCTOBER 14, 2016, AT 4:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

/S/ Michelle L. Garcia
Michelle L. Garcia, Board Secretary
Public Facilities Development Corporation

Public Facility Development Corporation Agenda

1.

Meeting Date: 10/17/2016

Submitted By: Michelle Garcia, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

ROLL CALL

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

2016 PFDC Boardmembers

PUBLIC FACILITIES DEVELOPMENT CORPORATION

CHARTER/FILE NO. 124862801 APPROVED BY SECRETARY OF STATE ON 11/3/92

PURPOSE: The purpose of the Public Facilities Development Corporation is to enhance the welfare and/or prosperity of the citizens of the City (Texas City, Texas) and the State of Texas through the acquisition, financing, construction, equipping, operation, and/or leasing, on behalf of the City, of facilities that promote or encourage economic, civic, social, and/or educational development or expansion. The Corporation shall have all of the powers granted to non-profit corporations under the Act and other applicable law, including (without limitation) the power to incur financial obligations. These obligations shall not constitute a liability of the City. (The above purpose statements are taken from the Articles of Incorporation approved on 11/3/92.)

PUBLIC FACILITIES DEVELOPMENT CORPORATION - Five directors will serve three-year (3) staggered terms. No limit on number of terms. Each Director shall hold office for the term for which he is appointed and until his successor shall have been appointed and qualified unless sooner removed. Meetings are held as required.

Beverly Delaney Mitchell, Director 6714 Park Avenue Texas City, Texas 77591 409-771-7749 (C) bevdmitch2002@yahoo.com First Appt: 10/1/11 (Term: 10/1/15 thru 9/30/18)	John Hackbarth, D.D.S. – Vice Chairman 1949 Bay Street Texas City, TX 77590 Business: 409-935-2111 Home: 409-941-0853 drhackbarth@texasdentalhealth.com First Appt.: 10/27/99 (Term: 10/1/14 thru 9/30/17)
Randy Dietel, Chairman Piling, Inc. 210 - 21st Street South P.O. Box 1847 Texas City, Texas 77592-1847 Phone: 945-3459(B) 945-4977(H) Fax: 945-4318 e-mail: randy@pilinginc.com First Appt. 10/28/92 (Term: 10/1/15 thru 9/30/18)	Beverly Guillory Lewis, M.D., Director 1228 N Logan Street, Suite 200 Texas City, TX 77590 Business: 409-945-0810 gensurg0220@att.net First Appt.: 8/12/96 (Term: 10/1/14 thru 9/30/17)
William T. Etheredge, III, Director 3206 Palmer Texas City, TX 77590 Phone: 948-1788 (B) 945-5712 (H) 771-0630 (C) bether3206@aol.com First Appt: 10/1/11 (Term: 10/1/15 thru 9/30/18)	City Staff: Ronald F. Plackemeier, City Attorney Nicholas Finan, Chief of Staff Laura Boyd, Director of Finance Michelle L. Garcia. – Board Secretary

Public Facility Development Corporation Agenda

2. a.

Meeting Date: 10/17/2016

Submitted By: Michelle Garcia, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action of election of Officers and Oath of Officers.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

No file(s) attached.

Public Facility Development Corporation Agenda

2. b.

Meeting Date: 10/17/2016

Submitted By: Michelle Garcia, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on minutes of the December 16, 2016, Public Facilities Development Corporation Board meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

[12.16.2015 PCFD Minutes](#)

PUBLIC FACILITIES DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

December 16, 2015 - 3:30 P.M.

CITY HALL CONFERENCE ROOM
1801 9th Avenue North
Texas City, TX 77590

The Public Facilities Development Corporation Board of Directors met Wednesday, December 16, 2015 at 3:30 P.M. in the City Hall Conference Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 3:31 P.M. by Chairman Randy Dietel with the following in attendance:

(1) ROLL CALL

Present: Randy Dietel, Chairperson
John Hackbarth, Vice-Chairperson
Beverly Delaney Mitchell, Director
William T. Etheredge, III, Director

Absent: Beverly G. Lewis, M.D., Director

Staff Present: Ron Plackemeier, City Attorney
Nick Finan, Executive Director of Management Services
Laura Boyd, Finance Director
Michelle Garcia, Board Secretary/Administrative Assistant
Justin Herter, Administrative Assistant

Attendees: Henry Gomez - Citizen

(2) NEW BUSINESS

- (a) Consider and take action of election of officers and Oath of Officers.

Motion by Director William T. Etheredge, Seconded by Vice - Chairman John Hackbarth to approve the election of officers and Oath of Officers.

Vote: 4 - 0 CARRIED

- (b) Consider and take action on Minutes of the March 23, 2015, Public Facilities Development Corporation Board meeting.

Motion by Vice Chairman Director John Hackbarth, Seconded by Director William T. Etheredge to approve the March 23, 2015, Public Facilities Development Corporation Minutes as presented in the packet.

Vote: 4 - 0 CARRIED

- (c) Consider and take actions of Resolution No. 15-03, approving the actions of the Officers of the Public Facilities Development Corporation for the previous fiscal year 2014-2015.

Motion by Director Beverly Delaney Mitchell, Seconded by Vice Chairman Director John Hackbarth to approve ?actions of the Officers of the Public Facilities Development Corporation for the previous fiscal year 2014-2015.

Vote: 4 - 0 CARRIED

- (d) Consider and take action on Resolution 15-04, adopting the 2015-2016 fiscal year budget of the Public Facilities Development Corporation.

Laura Boyd, Director of Finance, presented the Public Facility Development Corporation Budget for the 2015-2016 fiscal year.

Motion by Vice-Chairperson John Hackbarth, Seconded by Director Beverly Delaney Mitchell, III, to approve Resolution No. 15-04, adopting the 2015-2016 Public Facility Development Corporation Budget.

Vote: 4 - 0 CARRIED

- (3) UPDATE

None

- (4) BOARD COMMENTS

None

- (5) ADJOURNMENT

Having no further business, Director Beverly Delaney Mitchell, made a motion to adjourn at 3:46 P.M.; The motion was SECONDED by Director William Etheredge. The meeting was adjourned.

Board Secretary
Public Facilities Development Corporation

Date Approved: _____

Public Facility Development Corporation Agenda

2. c.

Meeting Date: 10/17/2016

Submitted By: Michelle Garcia, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 16-01, approving the actions of the Officers of the Public Facilities Development Corporation for the previous fiscal year 2015-2016.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 16-01 Approving the actions of the Officers of the PFDC for 2015-2016 Fiscal Year

PUBLIC FACILITIES DEVELOPMENT CORPORATION

RESOLUTION NO. 16-01

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION (PFDC) DURING THE 2015-2016 FISCAL YEAR; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Public Facilities Development Corporation (PFDC), duly held on October 17, 2016, consideration was given to approving the actions of the Officers of the Board of Directors of the Public Facilities Development Corporation during the 2015-2016 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION THAT:

SECTION 1: All of the actions taken by the Officers of the Board of Directors of the Public Facilities Development Corporation (PFDC) during the 2015-2016 Fiscal Year are hereby approved.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 17th day of October, 2016.

CHAIRPERSON/VICE CHAIRPERSON
Public Facilities Development Corporation

ATTEST:

Michelle L. Garcia
BOARD SECRETARY
Public Facilities Development Corporation

Public Facility Development Corporation Agenda

2. d.

Meeting Date: 10/17/2016

Submitted By: Michelle Garcia, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 16-02, adopting the 2016-2017 fiscal year budget of the Public Facilities Development Corporation.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 16-02 Adopting the budget for fiscal year 2016-2017

Exhibit A - 2016-2017 Public Facilities Development Budget

PUBLIC FACILITIES DEVELOPMENT CORPORATION

RESOLUTION NO. 16-02

A RESOLUTION ADOPTING THE PUBLIC FACILITIES DEVELOPMENT CORPORATION 2016-2017 FISCAL YEAR BUDGET; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Public Facilities Development Corporation (PFDC), duly held on October 17, 2016, a general discussion was held concerning the proposed 2016-2017 Budget of the Public Facilities Development Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Public Facilities Development Corporation hereby approves the 2016-2017 Fiscal Year Budget, for the Public Facilities Development Corporation, as approved by the City Commission of the City of Texas City.

SECTION 2: A copy of said Fiscal Year 2016-2017 Budget is attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 17th day of October, 2016.

CHAIRPERSON/VICE CHAIRPERSON
Public Facilities Development Corporation

ATTEST:

Michelle L. Garcia
BOARD SECRETARY
Public Facilities Development Corporation

T.C. PUBLIC FACILITIES DEVELOPMENT CORP. - 803
REVENUES & EXPENDITURES

CITY OF TEXAS CITY, TEXAS
FY 2016-17 ADOPTED BUDGET

ACCOUNT	ACCOUNT DESCRIPTION	FY 2013-14 ACTUAL	FY 2014-15 ACTUAL	FY 2015-16 AMENDED BUDGET	FY 2015-16 YEAR END PROJECTION	FY 2016-17 ADOPTED BUDGET
REVENUES:						
803-000-48107	RENT INCOME-MAINLAND CHILDREN'S	-	-	-	-	-
803-000-48108	RENT INCOME-D.H.S. & P.R.S.	240,998	240,998	240,998	240,998	240,998
*RENTS & CONCESSIONS		240,998	240,998	240,998	240,998	240,998
803-000-48801	MISCELLANEOUS INCOME	-	-	-	-	-
803-000-48802	INTEREST INCOME	1,080	1,166	1,000	1,000	1,000
*OTHER REVENUES		1,080	1,166	1,000	1,000	1,000
803-000-49103	PROCEEDS FROM SALE OF LAND	-	-	-	-	-
*OTHER SOURCES		-	-	-	-	-
TOTAL REVENUES		242,078	242,164	241,998	241,998	241,998
EXPENDITURES:						
803-050-51010	SALARIES	-	-	20,930	20,930	21,600
*SALARIES & BENEFITS		-	-	20,930	20,930	21,600
803-050-53060	EXPENSE-ADMINISTRATIVE	34	-	-	-	-
803-050-53065	EXPENSE-MAINLAND CHILDREN'S	240,998	240,923	240,998	240,998	240,998
803-050-53200	UTILITIES	(472)	-	-	-	-
803-050-53540	MAINTENANCE-BLDG. & GROUNDS	849	-	1,000	-	1,000
*CONTRACTUAL SERVICES		241,409	240,923	241,998	240,998	241,998
803-050-55010	LAND & BUILDING IMPROVEMENTS	-	-	-	-	-
803-050-55720	PROCUREMENT OF PROPERTY	-	-	-	-	-
*CAPITAL OUTLAY		-	-	-	-	-
TOTAL EXPENDITURES		241,409	240,923	262,928	261,928	263,598
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES		669	1,241	(20,930)	(19,930)	(21,600)
FUND BALANCE-BEGINNING OF YEAR		385,494	386,163	387,404	387,404	367,475
FUND BALANCE-END OF YEAR		\$ 386,163	\$ 387,404	\$ 366,474	\$ 367,475	\$ 345,875