



City of Killeen

Agenda

Killeen Public Facility Corporation

Wednesday, December 1, 2021

City Hall
Council Chambers
101 N. College Street
Killeen, Texas 76541

IMMEDIATELY FOLLOWING SPECIAL CITY COUNCIL WORKSHOP MEETING

Call to Order

Roll Call

Directors

___ Jose Segarra	___ Nina Cobb
___ Debbie Nash-King	___ Jessica Gonzalez
___ Michael Boyd	___ Ken Wilkerson
___ Mellisa Brown	___ Rick Williams

City Staff

___ Kent Cagle, City Manager
___ Traci Briggs, City Attorney

Approval of Agenda

Citizen Comments

This section allows members of the public to address the Board regarding any item(s), other than a public hearing item, on the agenda for the Board's consideration. Each person shall sign up in advance, may speak only one time, and such address shall be limited to three (3) minutes. The Presiding Officer may allow a one (1) minute extension, if requested at the end of the original three (3) minute period. No other extensions will be allowed.

Approval of Minutes

1. [PFC-11](#) Consider Minutes of the Killeen Public Facility Corporation Meeting of November 16, 2021
Attachments: [Minutes](#)

Agenda Items

2. [PFC-12](#) Receive an update on the NRP North Killeen Apartments Project
3. [PFC-13](#) Consider a resolution authorizing transfer of the PFC structuring fee of

\$350,000 to the City of Killeen

Attachments: [Resolution](#)

4. [PFC-14](#) Discuss the approximately 3.5 acres of land at the corner of Terrace Drive and WS Young Drive
5. [PFC-15](#) Discuss construction plans recorded with the City and development standards and process

Adjournment

I certify that the above notice of meeting was posted on the Internet and on the bulletin boards at Killeen City Hall and at the Killeen Police Department on or before 5:00 p.m. on November 24, 2021.

Lucy C. Aldrich, City Secretary

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the City Council may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.



City of Killeen

Legislation Details

File #: PFC-11 **Version:** 1 **Name:** Minutes of November 16, 2021 Meeting
Type: Agenda Items **Status:** Agenda Item
File created: 11/23/2021 **In control:** Killeen Public Facility Corporation
On agenda: 12/1/2021 **Final action:**
Title: Consider Minutes of the Killeen Public Facility Corporation Meeting of November 16, 2021
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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City of Killeen
Killeen Public Facility Corporation
City Hall Council Chambers
November 16, 2021 at 6:00 p.m.

Presiding: President Mellisa Brown

Attending: Jose Segarra, Debbie Nash-King, Jessica Gonzalez, Nina Cobb, Michael Boyd, Vice President Ken Wilkerson, Rick Williams

Also attending were City Manager/Assistant Secretary Kent Cagle, City Attorney Traci Briggs, Treasurer Jon Locke and Secretary Leslie Hinkle

Approval of Agenda

Motion was made by Ken Wilkerson to approve the agenda as written. Motion seconded by Michael Boyd. The motion carried unanimously.

Citizen Comments

Ms. Sandra Minor - spoke on Agenda Item 4 (expenditure and uses of PFC revenue)

Mr. Anthony Kendrick - spoke on Agenda Item 4 (expenditure and uses of PFC revenue)

Approval of Minutes

1. Consider Minutes of the Killeen Public Facility Corporation Meeting of July 27, 2021.

Motion was made by Ken Wilkerson to approve the minutes as written. Motion seconded by Michael Boyd. The motion carried unanimously.

Agenda Items

2. Receive an update on NRP North Killeen Apartments project

Alastair Jenkin with NRP provided a project update.

3. Consider designating accounts and depositories to be created for PFC funds

Motion was made by Debbie Nash-King to approve the Resolution designating accounts and depositories to be created for PFC funds. Motion seconded by Michael Boyd. The motion carried unanimously.

4. Discuss expenditure and uses of PFC revenue

A discussion was held on expenditures and uses of PFC revenue to include whether the revenue should stay in the PFC Fund or be transferred to the City's General Fund.

Adjournment

Public Facility Corporation Meeting
November 16, 2021 – Page 2

With no further business, upon motion being made by Ken Wilkerson, seconded by Debbie Nash-King, and unanimously approved, the meeting was adjourned at 7:13 p.m.



City of Killeen

Legislation Details

File #: PFC-12 **Version:** 1 **Name:** Update on NRP North Killeen Apartments Project
Type: Agenda Items **Status:** Agenda Item
File created: 11/23/2021 **In control:** Killeen Public Facility Corporation
On agenda: 12/1/2021 **Final action:**
Title: Receive an update on the NRP North Killeen Apartments Project
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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City of Killeen

Legislation Details

File #: PFC-13 **Version:** 1 **Name:** Transfer of PFC Structuring Fee to City of Killeen
Type: Agenda Items **Status:** Agenda Item
File created: 11/23/2021 **In control:** Killeen Public Facility Corporation
On agenda: 12/1/2021 **Final action:**
Title: Consider a resolution authorizing transfer of the PFC structuring fee of \$350,000 to the City of Killeen
Sponsors:
Indexes:
Code sections:
Attachments: [Resolution](#)

Date	Ver.	Action By	Action	Result
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CERTIFICATE FOR RESOLUTION

The undersigned officer of the Killeen Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (“KPFC”) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of KPFC (the “Board”) held a meeting on December 1, 2021, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION AUTHORIZING THE TRANSFER OF THE \$350,000
STRUCTURING FEE FROM THE NORTH KILLEEN APARTMENTS
PROJECT TO THE CITY OF KILLEEN; AND OTHER MATTERS IN
CONNECTION THEREWITH

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of KPFC.

SIGNED December 1, 2021.

Kent Cagle, Assistant Secretary

RESOLUTION

RESOLUTION AUTHORIZING THE TRANSFER OF THE \$350,000 STRUCTURING FEE FROM THE NORTH KILLEEN APARTMENTS PROJECT TO THE CITY OF KILLEEN; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Killeen Public Facilities Corporation (KPFC) adopted its bylaws on February 2, 2021; and

WHEREAS, NRP and the PFC closed on the North Killeen Project in November 2021; and

WHEREAS, the agreements provide for a structuring fee of \$350,000 to be paid to the KPFC upon closing; and

WHEREAS, the KPFC may use the funds for designated purposes, or it may transfer the funds to the City of Killeen for its use; and

WHEREAS, this Board of Directors has determined that the action herein authorized is in the best interests of KPFC;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE KILLEEN PUBLIC FACILITY CORPORATION, THAT:

Section 1. The \$350,000 structuring fee received during closing of the North Killeen Apartment Project shall be transferred to the City of Killeen.

Section 2. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. This Resolution shall be in force and effect from and after its passage.



City of Killeen

Legislation Details

File #: PFC-14 **Version:** 1 **Name:** Discuss 3.5 acres of land at Terrace Drive and WS Young
Type: Agenda Items **Status:** Agenda Item
File created: 11/23/2021 **In control:** Killeen Public Facility Corporation
On agenda: 12/1/2021 **Final action:**
Title: Discuss the approximately 3.5 acres of land at the corner of Terrace Drive and WS Young Drive
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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City of Killeen

Legislation Details

File #: PFC-15 **Version:** 1 **Name:** Discuss Construction Plans
Type: Agenda Items **Status:** Agenda Item
File created: 11/24/2021 **In control:** Killeen Public Facility Corporation
On agenda: 12/1/2021 **Final action:**
Title: Discuss construction plans recorded with the City and development standards and process
Sponsors: City Council
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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