



PFLUGERVILLE | a r o
COMMUNITY DEVELOPMENT | o

Minutes - Final

Wednesday, March 20, 2024

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar.

When: Mar 20, 2024 06:00 PM Central Time (US and Canada)

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Topic: PCDC Regular Board Meeting

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1. Call to Order

Board President, Jeff Thompson called the meeting to order at 6:00 p.m. Additional board members present were: Adam Rosenfield, Oscar R. Mitchell, Darelle White, Jim McDonald, Victor Gonzales, and Ceasar Ruiz. PCDC staff in attendance: Amy Madison, Christian Kurtz, Crystal Connally, Alisa Richey, Salom Tsoka, Veronica Ramirez, and Josh Brockman-Weber, PCDC Attorney. City Staff present: James Hartshorn, Deputy City Manager, Emily Barron, Assistant City Manager, and Tracy Waldron, Director of Finance.

2. Opening

2A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands; One Nation under God, indivisible, with liberty and justice for all.

2B. Pledge of Allegiance to the Texas State Flag: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3. Items of Community Interest

Amy Madison, PCDC Executive Director, announced that for the tenth year in a row, PCDC has been recognized for the Economic Excellence Award from TEDC. PCDC is one of 54 Economic Development Corporations throughout the State of Texas to be recognized. Ms. Madison announced PCDC receiving a Certificate of Appreciation from the Pflugerville ISD Career and Technology Program for supporting the emergency medical technician program and providing funding for a mobile lab training vehicle. The award was presented at

the Industry Leadership Council Meeting on March 20, 2024. She also congratulated Christian Kurtz for earning the designation of Certified Economic Developer (CEcD) by the International Economic Council (IEDC). Of the six candidates who successfully passed the examinations this month, Kurtz was the only Texan and is one of 141 active Texas designations. Jeff Thompson congratulated Mr. Kurtz for the achievement.

Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or PCDC

staff may announce items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

(1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary

or salutary recognition for purposes of this subdivision; (4) a reminder about an

upcoming event organized or sponsored by the governing body; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

4. Public Comment

No public comments were received.

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the PCDC Board. No formal action, discussion, deliberation, or comment will be made by the Board. Each person providing public comment will be limited to 3 minutes.

5. Regular Agenda

- 5A.** Approving the minutes of the February 28, 2024 Regular Board Meeting.

Victor Gonzales motion to approve. Darelle White seconded. Passed 7-0

5B. Discussion regarding the PCDC Quarterly Calendar.

Ms. Madison discussed the PCDC Quarterly Calendar and noted two specific Council meetings, 3-26-2024 and 4-9-2024 that PCDC will have items on the agendas. **Mr. Rosenfield** asked to acknowledge the upcoming BusinessPfirst PFarm to PFab luncheon on 3-28-2024. **Ms. Madison** gave a summary of the luncheon. **Mr. Rosenfield** then asked if there are any plans for after the meeting to have side meetings to encourage folks to bring businesses to Pflugerville. **Ms. Madison** did state that there is a plan for this. **Mr. Gonzales** asked for a list of panelists and attendees for networking purposes. **Ms. Madison** will send a compiled list to the board.

5C. Presentation and discussion regarding Home To Texas Internship Program facilitated by the University of Texas at Austin.

Ms. Crystal Connally gave a brief summary on the Home to Texas Internship program. PCDC has been offered a scholarship to retain an intern from this program.

5D. Presentation and discussion regarding an update on the Multi-generational Recreation Center located in the Downtown East Project.

Mr. Thompson opened discussion for status updates regarding the City Downtown East Project. **Emily Barron, Assistant City Manager,** gave a summary on this project. **Ms. Barron** discussed the project goals. One of the goals includes the Multi-Generational Recreation Center which PCDC approved to provide funding. Construction estimated to begin in December 2024. Tentative designs for the recreation center were shared as well.

5E. Discuss and consider action amending an PCDC City Services Agreement between the Pflugerville Community Development Corporation, and the City of Pflugerville to include full financial services, and authorizing the Executive Director to execute the same.

Mr. Thompson stated there are three major agenda items for next discussion. He would like to move the items around and start with item number 5F. **Mr. Thompson** then opened up this item for discussion after Item 5G. **Ms. Madison** gave a summary of meetings that were previously held in reference to the current item document. Discussion was had regarding the timeline for the PCDC/City transitioning for Full Financial Services. Discussion continued regarding the review of the proposed updates. **Mr. Gonzales** motioned to approve and **Mr. Ruiz** seconded. **Mr. White** suggested to review each amendment to the agreement before approval. **Mr. Gonzales** agreed and withdrew his motion. Specific sections discussed were Section 1 (c) and (g)-(i), Section 3 (a). It was determined to add under Section 1. City Obligations (g) 4 - Provide software support and problem resolution services. **Mr. Thompson** asked for any further comments. **Mr. Gonzales** motioned to accept the service agreement with subject edits discussed and added to the final agreement. **Mr. Thompson** seconded. Passed 7-0

5F. Discuss and consider action to amend the Pflugerville Community

Development Corporation Bylaws.

Mr. Thompson opened for discussion. Ms. Madison gave a summary of the item amending the PCDC Bylaws. Board members then discussed the proposed changes. A few typos and numbering corrections were discussed. There were no material changes. Mr. White motioned that staff finalize the edits discussed with the PCDC attorney and the President and if the changes are incorporated into the draft document, and then submit to City Council at the March 26, 2024 meeting for review and action, and be brought back to PCDC for final approval if there are further changes. Mr. McDonald seconded. Approved 7-0.

5G.

Discuss and consider action to amend the Pflugerville Community Development Corporation Articles of Incorporation.

Mr. Thompson opened item for discussion. Ms. Madison discussed the name change from Articles of Incorporation to Certificate of Formation. A few typos and numbering sequences were discussed. Article IX was discussed. Mr. Thompson asked for any other comments. No additional comments were made. Mr. Thompson motioned to accept the document with the edits of typos and numbering sequence. Mr. Gonzales seconded. Approved 7-0.

5H.

1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.087 of the Texas Government Code to discuss economic development negotiations and financial information received from businesses expanding or relocating in the City of Pflugerville and to seek legal advice regarding such projects, incentives, and negotiations.

2.) Executive Session Item: Deliberations in accordance with Sections 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property.

3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

Mr. Thompson stated that there are no items for discussion and therefore no Executive Session is needed.

6. Adjourn

Mr. Thompson adjourned the meeting at 9:46 p.m.

Approved as submitted on April 20, 2024.
Respectfully submitted by Alisa Richey, Executive Assistant.

The Pflugerville Community Development Corporation may retire to executive session any time between the meeting's opening and adjournment on any item listed on the Agenda for the purpose of consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code; discussion of real estate pursuant to Section 551.072 of the Texas Government Code; and/or deliberation regarding economic development negotiations pursuant to Section 551.087 of the Texas Government Code by majority vote of the Board. Action, if any, will be taken in open session. PCDC President, Jeff Thompson.

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on the 15th of March, 2024, at 5:00PM pursuant to Section 551.041, Government Code. The Pflugerville Community Development Corporation is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Requests to speak during Public Comment must be received at least 2 hours prior to the meeting. To request to speak please contact Alisa Richey, Executive Assistant at alisar@pfdevelopment.com or 512-990-3725 for information. This agenda has been reviewed and approved by the PCDC's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion. Attendance By Other Elected or Appointed Officials: It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act. VIDEO CONFERENCE CALL: PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, ONE OR MORE MEMBERS OF THE PCDC BOARD MAY PARTICIPATE IN A MEETING REMOTELY, FOLLOWING CERTAIN GUIDELINES AND NOTICE REQUIREMENTS. A QUORUM OF THE PCDC WILL BE PHYSICALLY PRESENT FOR THE SCHEDULED MEETING AT THE ABOVE STATED LOCATION. THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT AT THE STATED MEETING LOCATION. THE MEMBER OF THE PCDC BOARD PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THE ABOVE PUBLIC LOCATION. VIDEO CONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO COMMUNICATION WITH EACH MEMBER. PARTICIPATING REMOTELY WILL BE MADE

AVAILABLE AND EACH PORTION OF THE MEETING HELD BY VIDEO CONFERENCE THAT IS REQUIRED TO BE OPEN TO THE PUBLIC CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE LOCATION SPECIFIED.

Amy Madison, PCDC Executive Director.