



## Minutes - Final

### Pflugerville Community Development Corporation (PCDC)

---

Wednesday, January 20, 2021

6:00 PM

3801 Helios Way, Ste. 130

---

#### Regular Virtual Annual Meeting

#### 1. Call To Order

Pflugerville Community Development Corporation Board members in attendance: Dr. Erin Kurusz, Mr. Ken Dalfonso, Mr. George Vande Werken, Mr. Anthony Nguyen, Ms. Anita Husen, Mr. Jim McDonald and Mr. Mike Heath. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Ms. Crystal Connally, Operations Director, Ms. Veronica Ramirez, Marketing and Communication Manager and Mr. Monte Akers, General Counsel. Also in attendance: Mr. Trey Fletcher, Pflugerville Assistant City Manager. Mr. Dalfonso called the meeting to order at 6:01 p.m. Mr. Heath joined at 6:05 p.m.

#### 2. Opening

#### 3. Discuss and Action

- 3A. [RES-0817](#) Discuss and consider action on Resolution 2021-001 to nominate and elect PCDC corporate officers for 2021 in accordance with the PCDC bylaws.

Dr. Kurusz moved to nominate Ken Dalfonso for President. Mr. McDonald seconded. Passed 6-0.  
Mr. McDonald moved to nominate Dr. Kurusz as Vice President. Ms. Husen seconded. Passed 6-0.  
(Mr. Heath arrived at the meeting at 6:05pm)  
Mr. McDonald moved to nominate Mr. Vande Werken as Treasurer. Mr. Nguyen seconded. Passed 7-0.  
Dr. Kurusz moved to nominate Mr. McDonald as Secretary. Mr. Vande Werken seconded. Passed 7-0.

- 3B. [RES-0818](#) Discuss and consider action on Resolution 2021-002 designating 2021 permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with the PCDC bylaws.

Mr. Vande Werken moved to approve Resolution 2021-002 designating locations for the PCDC Regular Meetings. Dr. Kurusz seconded. Passed 7-0.

#### 4. Public Comment

Mr. Dalfonso thanked the outgoing board members and welcomed the incoming board members. The outgoing Board Members, Brewer, Agnew and Coleman received an appreciation award for their service to the community and PCDC. Mr. Nguyen, said a few words as a new member of the Board. Ms. Madison shared the Site Selection Magazine January edition that has an article featuring Pflugerville Economic Development.

#### 5. Public Hearing

- 5A. [2021-0037](#) A Public Hearing regarding an Economic Development Performance Agreement between the Pflugerville Community Development Corporation, a Texas Type B Economic Development Corporation ("PCDC") and Walker Engineering, Inc., a Texas Corporation ("Walker"), not to exceed \$40,000, for the purpose of primary jobs.

Mr. Dalfonso opened the Public Hearing regarding an EDPA between PCDC and Walker Engineering. No Comment. Mr. Heath moved to close the public hearing. Mr. McDonald seconded. Passed 7-0.

#### 6. Discuss Only

- 6A. [2021-0065](#) Presentation and discussion regarding PCDC's updated Impact Data Source Report. Presented by Paul Scheuren, Principal Economist, Impact Data Source.

Paul Scheuren, Principal Economist, Impact Data Source presented PCDC's Impact Data Source Report. Paul will send an updated version to PCDC staff correcting a graph error.

- 6B. [2020-8889](#) Presentation and discussion regarding the City of Pflugerville's Legislative Agenda. Presented by Trey Fletcher, Deputy City Manager.

Trey Fletcher, Deputy City Manager, presented the City of Pflugerville's Legislative Agenda.

- 6C. [2021-0044](#) Discussion regarding the Texas Economic Development Council's Legislative Agenda.

This item was tabled for discussion until the January 30th, Board Work Session.

- 6D. [2021-0043](#) Discussion regarding PCDC's Quarterly and Annual Calendar.

Ms. Madison informed the Board on PCDC's upcoming quarterly calendar of events and meetings.

## 7. Discuss and Action

- 7A. [2021-0038](#) Discuss and consider action on a Challenge Grant with the Pflugerville Education Foundation benefiting the Pflugerville Independent School District, not to exceed \$16,000, for the purpose of purchasing equipment for the Certified Technical Education Program. Presented by Traci Hendrix, CTE Director, Pflugerville ISD and Marie Felan, Executive Director, Pflugerville Education Foundation.

Traci Hendrix, CTE Director, Pflugerville ISD and Marie Felan, Executive Director, Pflugerville Education Foundation presented to the Board for consideration on a Challenge Grant with the Pflugerville Education Foundation benefiting the Pflugerville Independent School District, not to exceed \$16,000, for the purpose of purchasing equipment for the Certified Technical Education Program.

Mr. Heath moved to approve the Challenge Grant. Mr. Nguyen seconded.  
Approved 7-0.

## 8. Approve December 16, 2020 Regular Meeting Minutes

Mr. McDonald moved to approve the December 16, 2020 Regular Meeting Minutes. Mr. Vande Werken seconded. Passed 7-0.

## 9. Accept December 2020 Financials

Mr. McDonald moved to accept the December 2020 Financials. Dr. Kurusz seconded. Approved 7-0.

## 10. Accept PCDC Quarterly Investment Report

Mr. Vande Werken moved to Accept the Quarterly Investment Report for October 1, 2020 ending December 31, 2020. Ms. Husen seconded. Passed 7-0.

## 11. Executive Session

- 11A. [2021-0039](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations including the sale, purchase, or lease of real property 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, including: Beeline and RUTL.

- 11B. [2021-0040](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went into Executive Session at 8:22 p.m.  
The Board returned from Executive Session at 9:16 p.m.

No action was taken.

**12. Future Agenda Items**

Bring back TEDC Legislative Agenda to the January 30th Work Session.

**13. Adjourn**

Mr. Nguyen moved to adjourn. Dr. Kurusz seconded. Passed 7-0.  
The Board adjourned at 9:17 p.m.

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, Ken Dalfonso.

Minutes were approved as submitted on March 24, 2021.

Respectfully submitted by,  
Crystal Connally, Operations Director  
Pflugerville Community Development Corporation.