



PFLUGERVILLE | a r o
COMMUNITY DEVELOPMENT | o

Minutes - Final

Wednesday, October 12, 2022

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

Pflugerville Development Community Corporation Board Members in attendance: Mr. George Vande Werken, Mr. Dennis Spencer, Mr. Jim McDonald, Mr. Jonathan Kamenicky, Mr. Victor Gonzales and Mr. Anthony Nguyen. Absent: Ms. Anita Husen. PCDC staff members present: Ms. Alisa Richey, Executive Assistant, Mr. Christian Kurtz, Director of Business Development, Ms. Crystal Connally, Business Retention & Workforce Director, Ms. Veronica Ramirez, Marketing Communications Manager, and Ms. Amy Madison, Executive Director, PCDC. Also in attendance: Mr. Monte Akers, Legal Council, Doug Killian, Ph.D., PFISD Superintendent and Mr. James Hartshorn, Deputy City Manager.

Mr. George Vande Werken called the meeting to order at 6:01pm.

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. Public Comment

No comments were received from the public. Mr. Jim McDonald talked about the City of Pflugerville's new RideShare program which began October 1.

Reading of the Consent Agenda

4. Consent Agenda

Mr. Jim McDonald requested that item 4B be pulled from the Consent Agenda.

4A. Approving the PCDC September 21, 2022 Regular Meeting Minutes.

Mr. Jim McDonald motioned to approve the September 21, 2022 Regular Board Meeting minutes. Mr. Anthony Nguyen seconded. Passed 6-0

4B. Accepting the PCDC FY22 Quarter 4 Financial and Investment Reports.

Mr. George Vande Werken suggested a financial training for incoming Board members. Mr. Jim McDonald moved to accept the PCDC FY22 Q4 Financials and Investment Reports. Mr. Jonathan Kamenicky seconded. Passed 6-0

5. Discuss Only

- 5A.** Discussion and presentation regarding the Pflugerville Independent School District election ballot for November 8, 2022. Presented by Dr. Killian, Superintendent.

Dr. Killian, Pflugerville ISD Superintendent, gave a presentation/overview on the upcoming election ballot regarding school bonds.

- 5B.** Discussion regarding PCDC Quarterly Calendar.

Ms. Amy Madison presented the PCDC Quarterly Calendar.

- 5C.** Discussion and presentation on the PCDC Marketing Program. Presented by Veronica Ramirez, Marketing Communications Manager.

Ms. Veronica Ramirez gave a presentation and updates on PCDC's Marketing Program.

6. Discuss and Consider

- 6A.** Discuss and consider action to authorize the Executive Director to allocate funding in support of the Downtown East project in an amount up to \$50,000,000 contingent upon preparation and approval by the City and the PCDC of a mutually acceptable agreement and satisfaction of legal requirements associated with public notice and hearings creating the Downtown East project.

Mr. Victor Gonzales moved to approve Resolution 2022-007 supporting PCDC funding of the Downtown East multi-generational recreation center in an amount not to exceed \$50,000,000 over a 30 year term and authorizing the President to sign the Resolution. Mr. Jim McDonald seconded. Passed 5-1. Mr. Nguyen opposed.

7. Executive Session

- 7A.** 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of The Texas Government Code for legal advice concerning an economic development agreement with the City of Pflugerville.

- 7B.** 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

Mr. George Vande Werken stated that there were no items to be discussed in Executive Session, therefore, the Board did not go into Executive Session.

8. Adjourn

Mr. George Vande Werken adjourned the meeting at 8:42 p.m.

Approved as submitted on November 30, 2022. 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, George Vande Werken.

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 7th day of October, 2022 at 5:00 PM 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.