



# City of Pflugerville

## Minutes - Final

### Pflugerville Community Development Corporation (PCDC)

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Wednesday, August 19, 2020

6:00 PM

3801 Helios Way, Ste. 130

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#### Regular Meeting (Telephone/Video Conference)

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020 and Proclamation of March 16, 2020, members of the PCDC Board of Directors may be participating remotely in compliance with the Texas Open Meetings Act as temporarily modified by the Texas Governor. Members of the public may participate by joining at:

**When:** Aug 19, 2020 06:00 PM Central Time (US and Canada)

**Topic:** August 19, 2020 PCDC Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89487857624>

Or iPhone one-tap :

US: +13462487799,,89487857624# or +12532158782,,89487857624#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 253 215 8782 or +1 669 900 6833 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 894 8785 7624

International numbers available: <https://us02web.zoom.us/j/89487857624>

Public Comments will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. All public comment will occur at the beginning of the meeting under the public comment item. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit comments, please email [crystalc@pfdevelopment.com](mailto:crystalc@pfdevelopment.com) at least 2 hours in advance of the meeting. A recording of the telephone/video meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

#### 1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Ms. A.K. Brewer, Dr. Erin Kurusz, Mr. Ron Agnew, Mr. Ken Dalfonso, Mr. George Vande Werken, Mr. Jim McDonald and Mr. Jeff Coleman. 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 6:00 p.m.

## 2. Opening

A. 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.

B. 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

Ms. Madison notified the Board that PCDC received several awards from the International Economic Development Council.

## 4. Public Hearing

- 4A. [2020-8589](#) A Public Hearing regarding an Economic Development Performance Agreement between Amazon.com Services LLC., (Amazon) and Pflugerville Community Development Corporation (PCDC), not to exceed 3.8MM, for the purpose of infrastructure improvements and primary jobs.

No requests to speak. Mr. McDonald moved to close the Public Hearing. Mr. Agnew seconded. Passed 7-0.

## 5. Discuss Only

- 5A. [2020-8534](#) Discussion regarding Pflugerville Cares Small Business Grant program funded by the City of Pflugerville, utilizing Travis County C.A.R.E.S. allocation.

Ms. Madison updated the Board on the progress of the Pflugerville Cares Small Business Grant.

## 6. Approve June 17, 2020 Regular Meeting Minutes and July 14, 2020 Special Meeting Minutes

Mr. McDonald moved to approve the June 17, 2020 Regular Meeting Minutes and the July 14, 2020 Special Meeting Minutes. Mr. Agnew seconded. Passed 7-0.

## 7. Accept June 2020 and July 2020 Financials

Mr. Agnew moved to accept the June 2020 and July 2020 Financials. Mr. McDonald seconded. Passed 7-0.

## 8. Executive Session

- 8A. [2020-8530](#) 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: Typhoon Texas, Medway Plastics, RNDC, PFit, Next Step, and Lucky.

**The PCDC Board went to Executive Session at 6:47 p.m.**

- 8B. [2020-8531](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**The PCDC Board returned from Executive Session at 8:46 p.m.  
No action was taken in Executive Session.**

## 9. Discuss and Action

- 9A. [2020-8549](#) Discuss and consider action regarding an Economic Development Performance Agreement (EDPA) between Pflugerville Community Development Corporation (PCDC) and Football Fit Pflugerville, LLC., not to exceed \$150,000, for the purpose of marketing and advertising the City of Pflugerville.

**Mr. Agnew moved to accept the Economic Development Performance Agreement (EDPA) between Pflugerville Community Development Corporation (PCDC) and Football Fit LLC., not to exceed \$150,000, for the purpose of marketing and advertising the City of Pflugerville.. Ms. Brewer seconded. Passed 6-1.**

**Mr. Coleman voted no.**

- 9B. [2020-8568](#) Discuss and consider action regarding a First Amendment of Economic Development Performance Agreement (EDPA) for Project "Five Points" dated September 24, 2015 by and between Medway Plastics Corporation and the Pflugerville Community Development Corporation.

**Mr. McDonald moved to approve the First Amendment of Economic Development Performance Agreement (EDPA) for Project "Five Points" dated September 24, 2015 by and between Medway Plastics Corporation and the Pflugerville Community Development Corporation. Mr Vande Werken seconded. Passed 7-0.**

- 9C. [2020-8588](#) Discuss and consider action authorizing the PCDC President to execute an exclusive easement and right of way agreement for a wastewater pipeline, 785 square feet out of the William Caldwell survey no.66, abstract no.162, situated in the City of Pflugerville, Travis County, Texas and being a portion of Lot 3F, Final Plat, Re-Plat of Lot 3-C Renewable Energy Park, a subdivision of record in document no.201300274, of the

official public records of Travis County.

Mr. Vande Werken moved to authorize the PCDC President to execute an exclusive easement and right of way agreement for a wastewater pipeline, 785 square feet out of the William Caldwell survey no.66, abstract no.162, situated in the City of Pflugerville, Travis County, Texas and being a portion of Lot 3F, Final Plat, Re-Plat of Lot 3-C Renewable Energy Park, a subdivision of record in document no.201300274, of the official public records of Travis County. Ms. Brewer seconded. Passed 7-0.

**9D.** [2020-8532](#)

Discuss and consider action on a First Amendment of the Economic Development Performance Agreement ("Amendment" of "EDPA as amended") by and between Pflugerville Community Development Corporation (PCDC), a Texas Type B economic development corporation and Republic National Distributing Company Texas, LLC.,(RNDC).

Mr. McDonald moved to approve the First Amendment of the Economic Development Performance Agreement ("Amendment" of "EDPA as amended") by and between Pflugerville Community Development Corporation (PCDC), a Texas Type B economic development corporation and Republic National Distributing Company Texas, LLC.,(RNDC). Mr. Agnew seconded. Passed 7-0.

**10. Future Items**

CEDS 2.0 Update.

**11. Adjourn**

Ms. Brewer moved to adjourn. Mr. Agnew seconded. Passed 7-0.  
Meeting adjourned at 9:13 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 9/23/3030.  
Respectfully submitted by, Crystal Connally, PCDC Director of Operations.