



## Minutes - Final

### Pflugerville Community Development Corporation (PCDC)

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Saturday, November 2, 2019

9:00 AM

3801 Helios Way, STE 130

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#### Special Meeting

#### 1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Ms. A.K. Brewer, Mr. Victor Johnson, Mr. Ron Agnew, Mr. George Vende Werken, Mr. Jeff Coleman and Mr. Ken Dalfonso. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Ms. Crystal Connally, Executive Assistant, Veronica Ramirez, Marketing and Communication Manager and Jerry Briones, Business Recruitment Director.

Mr. Doug Weiss absent.

Mr. Jeff Coleman absent.

Mr. Johnson called the meeting to order at 9:00 a.m.

#### 2. Discuss Only

##### 2A. [2019-7925](#)

Discussion regarding the PCDC Community Economic Development Strategic Plan 2.0. Presented by Tony DeLisi, Vice President, Avalanche Consulting.

Tony DeLisi, VP Avalanche Consulting, presented the draft PCDC CEDS 2.0.

#### 3. Public Hearing

##### 3A. [2019-7746](#)

A Public Hearing regarding an Economic Development Performance Agreement between Project Cedar and Pflugerville Community Development Corporation for the purpose of infrastructure and primary job grants, not to exceed \$1,200,000.

Mr. Johnson opened the public hearing regarding Economic Development Performance Agreement for Project Cedar. Mr. Agnew moved to close the hearing. Mr. Dalfonso seconded. Passed 5-0. Mr. Johnson closed the public hearing.

#### 4. Executive Session

##### 4A. [2019-7923](#)

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, for project Cedar.

- 4B. [2019-7924](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**Board went into Executive Session at 12:37 p.m. Board returned from Executive Session at 1:27 p.m. No action was taken in Executive Session.**

## 5. Discuss and Consider Action

- 5A. [2019-7941](#) Discuss and consider action allowing the Executive Director to enter into a contract with Conway Inc., not to exceed \$28,500, for the purpose of advertising.

**Mr. Dalfonso moved to approve the Executive Director to enter into a contract with Conway, not to exceed \$28,500 for the purpose of FY20 advertising. Ms. Brewer seconded. Passed 5-0.**

- 5B. [2019-7937](#) Discuss and consider action to approve Pflugerville Community Development Corporation's Community Economic Development Strategic Plan (CEDS 2.0).

**Mr. Vande Werken moved to approve CEDS 2.0 with suggested edits. Ms. Brewer seconded. Passed 5-0.**

- 5C. [2019-7844](#) Discuss and consider action to authorize the PCDC President to enter into an Economic Performance Agreement between Pflugerville Community Development Corporation and Project Cedar for the purpose of infrastructure and primary job grants, not to exceed \$1,200,000.

**Mr. Agnew moved to approve authorizing the PCDC President to enter into an Economic Performance Agreement with Project Cedar. Mr. Vande Werken seconded. Passed 5-0.**

## 6. Approved October 23, 2019 Regular Meeting Minutes

**Ms. Brewer moved to approve the October 23, 2019 meeting minutes. Seconded by Mr. Vande Werken. Passed 5-0.**

## 7. Adjourn

**Mr. Johnson moved to adjourn. Mr. Agnew seconded. Passed 5-0. Meeting adjourned at 1:33 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.

Victor Johnson, President

Approved as submitted on December 18, 2019  
Respectfully submitted by Crystal Connally, Operations Director  
Pflugerville Community Development Corporation