



Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, December 16, 2020

6:00 PM

3801 Helios Way, Ste. 130

Regular Virtual Meeting

When: Dec 18, 2020 06:00 PM Central Time (US and Canada)

Topic: PCDC December 18, 2020 Regular Virtual Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84672349834>

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When: Dec 18, 2020 06:00 PM Central Time (US and Canada)

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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. Mike Heath 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 6:01 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

Mr. Nguyen made a brief statement of appreciation to being appointed t the PCDC Board. Ms. Madison notified the board on recent awards.

4. Discuss Only

- 4A.** [2020-8883](#) Presentation and discussion regarding Cowboys Fit Pflugerville. Presented by Kim Funk, Vice President of Texas Operations.
Kim Funk, Vice President of Texas Operations for Cowboys Fit, gave an update.
- 4B.** [2020-8893](#) Discussion regarding PCDC's 2020 quick reference postcard.
Ms. Madison presented the PCDC's 2020 quick reference postcard.
- 4C.** [2020-8884](#) Discussion regarding PCDC's Quarterly Calendar.
Ms. Madison reviewed the PCDD's upcoming calendar of events and meetings.

5. Approve November 18, 2020 Regular Meeting Minutes

Mr. Vande Werken. moved to approve the November 18, 2020 Regular Meeting Minutes. Ms. Brewer seconded

6. Accept November 2020 Financials

7. Executive Session

- 7A.** [2020-8885](#) 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: Devise, Beeline, Prost and Typhoon Texas.
- 7B.** [2020-8886](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

8. Discuss and Action

- 8A.** [2020-8888](#) Discuss and consider action regarding setting a date for the January 2020 PCDC Board Meeting.
- 8B.** [2020-8890](#) Discuss and consider action regarding the annual contract between

Pflugerville Community Development Corporation and Conway Data Inc., not to exceed \$28,500, for the purpose of advertising in *Site Selection Magazine*.

- 8C. [2020-8891](#) Discuss and consider action approving an Economic Development Performance Agreement between Pflugerville Community Development Corporation and Project Devise, a commercial electrical service company not to exceed \$40,000, for the purpose of relocation and expansion.
- 8D. [RES-0810](#) Discuss and consider action regarding Resolution 2020-007 of the Pflugerville Community Development Corporation regarding a community development challenge grant for Crown and Eagle, LLC., not to exceed \$100,000, for the purpose of public right-of-way infrastructure improvements benefiting the Downtown Business District
- 8E. [2020-8896](#) Discuss and consider action regarding a third amendment to the First Amended and ReStated Water and Adventure Park Ground Lease and Operating Agreement.

9. Future Agenda Items

10. Adjourn

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.

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 11th day of December, 2020 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. Please contact Crystal Connally, Operations Director at crystalc@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.

Minutes were approved as submitted on January 20, 2021.

Respectfully Submitted by,
Crystal Connally
Operations Director, PCDC