



PFLUGERVILLE | a
COMMUNITY DEVELOPMENT | CO

Minutes - Final

Wednesday, November 30, 2022

6:00 PM

Special Called 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. Anthony Nguyen, Mr. Dennis Spencer, Mr. Jim McDonald, Mr. Jonathan Kamenicky. Ms. Anita Husen attended virtually. Mr. Victor Gonzales was absent. PCDC staff members present: Ms. Amy Madison, Executive Director, Mr. Christian Kurtz, Director of Business Development, and Ms. Veronica Ramirez, Marketing Communications Manager and Mr. Salom Tsoka, Finance Coordinator. Ms. Crystal Connally, Business Retention and Workforce Director and Ms. Alisa Richey, Executive Assistant, attended virtually. Mr. Darren Strozewski, DCS Engineering, a presenter, attended virtually. Ms. Sereniah Breland, City Manager was also in attendance.

Mr. George Vande Werken called the meeting to order at 6:03pm.

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 general public. Ms. Madison recognized PCDC staff member, Christian Kurtz for his service and dedication of ten years. His time and dedication to PCDC has been crucial in PCDC becoming the award winning organization it is today. Congratulations to Christian.

4. Approval of Minutes for the October 12, 2022 Regular Board Meeting.

Mr. Jim McDonald motioned to approve the October 12, 2022 Regular Board Meeting minutes. Mr. Anthony Nguyen seconded. Passed 6-0.

5. Discuss Only

5A. Discussion regarding PCDC Quarterly Calendar.

Ms. Amy Madison presented the PCDC Quarterly Calendar.

5B. Discussion regarding a Conservation Easement approval from the United States Army Corps of Engineers for the One Thirty Business Park. Presented by Mr. Darren Strozewski, P.E. with DCS.

Mr. Darren Strozewski with DCS presented the approved Conservation

Easement by the United States Army Corps of Engineers for the One Thirty Business Park.

6. Discuss and Consider

6A. Discuss and consider action amending the PCDC Capitalization Policy.

Mr. Salom Tsoka, Finance Coordinator, gave a presentation regarding edits to the PCDC Capitalization Policy. Mr. Anthony Nguyen motioned to approve. Mr. Jonathan Kamenicky seconded. Passed 6-0.

6B. Discuss and consider amending the PCDC Community Engagement Grant Program (CEGP).

Ms. Amy Madison presented amendments to PCDC's Community Engagement Grant Program. Mr. Jim McDonald motioned to accept. Ms. Anita Husen seconded. Passed 6-0

6C. Discuss and consider action on a fourth amendment to the RNDC Texas, LLC Economic Development Performance Agreement (EDPA).

Mr. George Vande Werken tabled item 6C until after Executive Session. Once the Board returned from Executive Session, Item 6C was discussed. Mr. Jonathan Kamenicky motioned to approve. Mr. Anthony Nguyen seconded. Passed 6-0.

7. Executive Session

7A. 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.087 of the Texas Government Code to discuss economic development negotiations 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 projects: Accent Food Services, LLC, Essentium, Inc., and RNDC Texas, LLC.

7B. 2.) Executive Session Item: Deliberations in accordance with Sections 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property.

7C. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**The Board moved to Executive Session at 6:50 p.m.
The Board returned from Executive Session at 7:23 p.m.
No action was taken.**

8. Adjourn

Mr. George Vande Werken adjourned the meeting at 7:24 p.m.

**Approved as submitted on January 18, 2023. 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 23rd day of November, 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.