



Minutes - Final

Wednesday, January 18, 2023

6:00 PM

Special Called Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar.

When: Jan 18, 2023 06:00 PM Central Time (US and Canada)

Topic: Special Called Meeting

Please click the link below to join the webinar:

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1. Call to Order

Pflugerville Community Development Corporation board members in attendance were as follows: Mr. Anthony Nguyen, Mr. Dennis Spencer, Mr. Jonathan Kamenickly, Mr. Jim McDonald, Mr. Victor Gonzales, Mr. Adam Rosenfield, and Ms. Samantha Pisik. Staff in attendance were: Ms. Amy Madison, Executive Director, Ms. Crystal Connally, Business Retention and Workforce Director, Ms. Veronica Ramirez, Marketing Communications Manager, Mr. Salom Tsoka, Finance Manager, Ms. Alisa Richey, Executive Assistant, and Ms. Patty Akers, General Counsel. Mr. Christian Kurtz, Director of Business Development attended virtually. Others in attendance were: Jeremy Frazzell, City of Pflugerville, Planning and Development Services Director, Kelly Rees and Ashley Martinez of Kimley-Horn, and Travis James, TXP.

Mr. Anthony Nguyen started the meeting 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. Discuss and Consider

- 3A. Discuss and consider action on Resolution 2023-001 to nominate and elect Pflugerville Community Development Corporation (PCDC) corporate officers for 2023 in accordance with PCDC Bylaws.

Motions were made to appoint Board Officers as follows: Mr. Victor Gonzales moved to appoint Dennis Spencer as Board President. Mr. Anthony Nguyen

seconded. Passed 7-0. Mr. Jim McDonald moved to appoint Samantha Pisik as Board Vice President. Mr. Victor Gonzales seconded. Passed 7-0. Mr. Victor Gonzales moved to appoint Anthony Nguyen as Board Secretary. Mr. Jim McDonald seconded. Passed 7-0. Mr. Anthony Nguyen moved to appoint Jonathan Kamenicky as Board Treasurer. Ms. Samantha Pisik seconded. Passed 7-0.

- 3B.** Discuss and consider action on Resolution 2023-002 designating 2023 permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with PCDC Bylaws.

Mr. Victor Gonzales moved to approve. Mr. Jim McDonald seconded. Passed 7-0.

4. Public Comment

There were no comments from the public. Ms. Amy Madison did recognize outgoing board members George Van de Werken and Anita Husen and thanked them for their time and service on the PCDC Board. Ms. Madison also recognized Crystal Connally, PCDC's Business Retention and Workforce Director, her five years of service with PCDC. Crystal was also congratulated on her recent appointment to the Pflugerville Chamber of Commerce Board.

5. Consent Agenda

Mr. Victor Gonzales moved to approve all items on Consent Agenda. Mr. Adam Rosenfield seconded. Passed 7-0

- 5A.** Approve the PCDC November 30, 2022 Special Called Meeting minutes.

- 5B.** Accepting the PCDC FY23 Quarter 1 Financial and Investment Reports.

6. Discuss Only

- 6A.** Discussion regarding PCDC Quarterly Calendar.

Ms. Amy Madison presented the PCDC Quarterly Calendar.

- 6B.** Discussion regarding the FM 685 Corridor Study. Presented by Jeremy Frazzell, Planning and Development Services Director, City of Pflugerville.

Jeremy Frazzell, City of Pflugerville, Planning and Development Services Director, Kelly Rees and Ashley Martinez, Kimley-Horn and Travis James, TXP presented plans for the FM685 Corridor Study.

7. Discuss and Consider

- 7A.** Discuss and consider action on a second amendment to the

Essentium, Inc. Economic Development Performance Agreement (EDPA).

Mr. Anthony Nguyen tabled this item until after the Executive Session.

After the Executive Session, Mr. Victor Gonzales moved to approve. Mr. Adam Rosenfield seconded. Passed 7-0.

8. Executive Session

8A. 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: Essentium, Inc.

8B. 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.

8C. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board moved to Executive Session at 7:18 p.m.

The Board returned from Executive Session at 7:55 p.m. No action was taken.

9. Adjourn

Mr. Anthony Nguyen adjourned the meeting at 7:56 p.m.

Approved as submitted on 03-22-2023.

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 13th day of January, 2023 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.