

City of Pflugerville



PFLUGERVILLE | a
COMMUNITY DEVELOPMENT | CO

Minutes - Final

Wednesday, January 19, 2022

6:00 PM

Regular Board Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You can attend this meeting either in person at 3801 Helios Way, STE. 130 or virtually using the link below. When: Jan 19, 2022 06:00 PM Central Time (US and Canada)
Topic: PCDC Regular Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83982983829>

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Webinar ID: 839 8298 3829

International numbers available: <https://us02web.zoom.us/j/83982983829>

1. Call To Order

Pflugerville Community Development Corporation Board members in attendance: Mr. Jim McDonald, Mr. Victor Gonzales, Mr. Anthony Nguyen, Mr. Dennis Spencer, Mr. Jonathan Kamenicky, Ms. Anita Husen, and Mr. George Vande Werken and Mr. Jim McDonald. Staff in attendance: Ms. Amy Madison, Executive Director; Ms. Crystal Connally, Business Retention and Workforce Director, Ms. Veronica Ramirez, Marketing and Communication Manager, Alisa Richey, Executive Assistant, Christian Kurtz, Business Development Director, Salom Tsoka, Finance Coordinator, and Ms. Patty Akers, General Counsel.

Mr. McDonald called the meeting to order at 6:03 p.m..

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 Action

3A. Discuss and consider action on Resolution 2022-001 to nominate and elect PCDC corporate officers for 2022 in accordance with PCDC Bylaws.

Motions were made to appoint Board Officers as follows: Mr. Victor Gonzales moved for Mr. George Vande Werken as Board President, Mr. Anthony Nguyen seconded. Passed 6-Y, 1 abstained. Mr. George Vande Werken moved to appoint Mr. Anthony Nguyen as Vice President, Ms. Anita Husen seconded, passed 7-0. Mr. Victor Gonzales moved to appoint Dennis Spencer for Board Secretary, Mr. Jim McDonald seconded, passed 7-0. Mr. Anthony Nguyen

moved to appoint Mr. Jonathan Kamenicky for Board Treasurer, Mr. George Vande Werken seconded. Passed 7-0.

- 3B.** Discuss and consider action on Resolution 2022-002 designating 2022 permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with PCDC Bylaws.

Mr. Anthony Nguyen moved to approve Resolution 2022-002. Mr. Victor Gonzales seconded. Passed 7-0.

4. Public Comment

Ms. Amy Madison recognized outgoing board members, Mr. Ken Dalfonso, Dr. Erin Kurtz and Mr. Mike Heath and presented appreciation awards. New Board Members, Mr. Victor Gonzales, Mr. Dennis Spencer and Mr. Jonathan Kamenicky were recognized by Ms. Madison. Introduction of PCDC new Finance Coordinator, Salom Tsoka was recognized by Ms. Madison

5. Public Hearing

- 5A.** Public Hearing regarding a performance agreement between Pflugerville Community Development Corporation (PCDC) and Cumberland Additive, Inc., ("Cumberland"), (Project GAP). Cumberland plans to bring up to 27 jobs and retain an additional 19 jobs in the city and make a capital investment of \$10,000,000 over the five year term. The PCDC will provide up to \$300,000 in incentives after all requirements are met.

Mr. Victor Gonzales moved to approve and Mr. Anthony Nguyen seconded. Passed 7-0.

6. Consent Agenda

- 6A.** Discuss and consider action approving the PCDC December 15, 2021 Regular Meeting Minutes.

- 6B.** Discuss and consider action accepting the PCDC FY22 Quarter One Financial and Investment Reports.

- 6C.** Discuss and consider action authorizing the Executive Director to submit an application with the City of Pflugerville for a specific use permit related to light industrial use for PCDC's remaining 24-acre tract located in the One Thirty Business Park.

No items were pulled under Consent Agenda. Mr. Jim McDonald moved to accept the Consent Agenda as one item. Mr. Victor Gonzales seconded. Passed 7-0.

7. Discuss and Action

7A. Discuss and consider action to approve a Pflugerville Independent School District Workforce Grant request, not to exceed \$52,875, for the purpose of a welding machine. Presented by Traci Hendrix, PFISD, CTE Director.

**Mr. George Vande Werken moved to approve. Mr. Anthony Nguyen seconded.
Passed 7-0.**

7B. Discuss and consider action authorizing the Executive Director to approve a contract for engineering and design services in the One Thirty Business Park with DCS Engineering, not to exceed, \$169,500, for the purposes of extending Impact Way in the One Thirty Business Park to include Phase III-A and Phase III-B and providing administrative services for a specific use permit related to light industrial use for PCDC's 24-acre tract. Presented by Darren Strozewski, P.E. Principal, DCS Engineering, LLC.

**Mr. Victor Gonzales moved to approve. Mr. George Vande Werken seconded.
Passed 7-0.**

7C. Discuss and consider action approving the Executive Director to engage in a contract with Lionheart Consulting not to exceed \$75,000 to create a Pflugerville Sub Area Plan for land generally located north of SH45, west of SH130 in the City of Pflugerville.

Item was postponed until 2/16/2022 regular Board meeting.

8. Discuss Only

8A. Discussion and presentation regarding PCDC's Impact Data Report. Presented by Paul Scheuren, Principal Economist.

8B. Discussion regarding PCDC Quarterly Calendar.

9. Executive Session

9A. 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: New Future and Charge.

9B. 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.

9C. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went into Executive Session at 7:52 pm.

The Board returned from the Executive Session at 8:34 pm.

No action was taken in Executive Session.

10. Adjourn

Mr. Anthony Nguyen moved to adjourn at 8:35. Ms. Anita Husen seconded.
Passed 7-0.

Approved as submitted on 3-16-2022. 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.

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 14th day of January, 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.