



## Minutes - Final

# Pflugerville Community Development Corporation (PCDC)

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Wednesday, March 24, 2021

6:00 PM

3801 Helios Way, Ste. 130

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### Regular Virtual Meeting

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020 and Proclamation of March 16, 2020, members of the PCDC Board of Directors may be participating remotely in compliance with the Texas Open Meetings Act as temporarily modified by the Texas Governor. Members of the public may participate by joining at:

#### 1. Call To Order

Pflugerville Community Development Corporation Board members in attendance: Dr. Erin Kurusz, Mr. Ken Dalfonso, Mr. George Vande Werken, Mr. Anthony Nguyen, Ms. Anita Husen, Mr. Jim McDonald and Mr. Mike Heath. 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 Ms. Patty Akers, General Counsel.

Also in attendance: Mr. Trey Fletcher, Pflugerville Assistant City Manager. Mr. Dalfonso called the meeting to order at 6:03 p.m. Mr. Heath joined at 6:11p.m.

#### 2. Opening

- 2A. 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.
- 2B. 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

Ms. Madison relayed a letter of thanks from the Texas Workforce Commission recognizing PCDC as a We Hire Veterans organization.

Ms. Madison presented a letter of thanks from Pflugerville Independent School District (PFISD) for the PCDC's challenge grant funding for a plasma machine

for the PFISD's CTE program.

#### 4. Public Hearing

- 4A. [2021-0232](#) A Public Hearing regarding an Economic Development Performance Agreement between the Pflugerville Community Development Corporation, a Texas Type B Economic Development Corporation ("PCDC") and MDC Vacuum Products, LLC. ("MDC"), a Texas Corporation, not to exceed \$250,000, for the purpose of primary jobs.

**Mr. Dalfonso opened the Public Hearing.**

**No requests to speak for the Public Hearing.**

**Mr. Nguyen moved to close the Public Hearing. Mr. McDonald seconded.**

**Passed 7-0.**

#### 5. Presentations

- 5A. [2021-0193](#) Discussion and presentation regarding Pflugerville Manufacturing Academy. Presented by Dr. Laura Marmolejo, ACC Department Chair Advanced Manufacturing Department.

**Mr. Kurtz and Dr. Laura Marmolejo presented the current status of training offerings and plans for further out reach for future classes covering 3D Additive Manufacturing.**

- 5B. [2021-0183](#) Discussion and presentation regarding an updated drainage analysis titled "Hydraulics & Hydrologic Analysis for the SH-130 Commerce Center" and current progress on the extension of Impact Way. Presented by Darren Strozewski, DCS-Engineering.

**Mr. Darren C Strozewski, P.E. Principal, DCS Engineering, LLC., presented the updated drainage analysis report.**

#### 6. Approve the January 20, 2021 Regular Meeting Minutes, the January 30, 2021 Special Meeting Work Session Minutes and the March 4, 2021 Special Meeting Minutes

**Ms. Husen moved to approve the January 20, 2020 Regular Meeting Minutes, the January 30, 2021 Work Session Minutes, and the March 4th, 2021 Special Meeting Minutes as submitted. Mr. McDonald seconded. Passed 7-0.**

#### 7. Accept the January 2021 and February 2021 Financial Reports

**Mr. Vande Werken moved to accept the January 2021 and February 2021 Financial Reports. Dr. Kurusz seconded. Passed 7-0.**

#### 8. Discuss Only

- 8A. [2021-0185](#) Discussion regarding PCDC FY20 End of Year Video.

Ms. Ramirez presented the FY 20 End of Year video. Ms. Ramirez will work with the city to help promote the video to reach more residents.

Mr. Heath left the meeting at 7:11 p.m. and returned at 7:13 p.m.

8B. [2021-0184](#) Discussion regarding PCDC Quarterly Calendar.

Ms. Connally presented the PCDC Quarterly Calendar. Edits will be made and an updated calendar to be sent out.

## 9. Discuss And Action

9A. [2021-0063](#) Discuss and consider action approving the PCDC Community Engagement Grant Program.

Ms. Madison presented an updated Community Engagement Grant Program Policy document.

Mr. McDonald moved to approve with the addition of adding an approved as of date to the top of the document. Mr. Vande Werken seconded. Passed 7-0.

## 10. Executive Session

10A. [2021-0186](#) 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: Beeline, Ride-A-Long, Submarine, Next Step and Repeat.

10B. [2021-0187](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went to Executive Session at 7:44 p.m.  
The Board returned from Executive Session at 9:17 p.m.  
Mr. Dalfonso did not return to the open meeting.  
No action was taken.

## 11. Future Items

A request to hear the plans for Economic Development Week.

A request to receive information on PCDC Bond and loan prepayment options.

## 12. 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.

Mr. Nguyen moved to adjourn. Mr. Heath seconded. Passed 6-0.  
Meeting adjourned at 9:25 p.m.

Minutes Approved as Submitted on April 21, 2021  
Respectfully submitted by,  
Crystal Connally, Operations Director  
Pflugerville Community Development Corporation