



Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, April 21, 2021

6:00 PM

3801 Helios Way, Ste. 130

Regular Virtual Meeting

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 6:01 p.m. Mr. Heath joined at 6:05p.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

Mr. McDonald advised that he, Mr. Dalfonso and Ms. Madison will be participating in School House Scramble benefiting PFISD and that early voting for the school board was beginning. Ms. Madison shared a letter from Mayor Gonzales appreciating all Boards and Commissions. Ms. Madison also advised that the City's Youth Advisory Committee (YAC) was joining the meeting to listen in and that she has made a presentation to the (YAC) to give them information on PCDC's role in the community.

4. Consent Agenda

4A. Approve March 24, 2021 Regular Meeting Minutes

Mr. Vande Werken moved to approve the consent agenda item 4A. Dr. Kurusz seconded. Passed 7-0.

4B. Accept the PCDC FY21 Quarter 2 Investment and Financial Reports.

Item 4B was pulled from Consent for further review. Mr. McDonald moved to accept the FY21 Quarter 2 Investment and Financial Reports. Mr. Vande Werken seconded. Passed 7-0.

5. Discuss and Action

- 5A. [2021-0402](#) Discuss and consider action accepting the PCDC FY2020 Annual Audit Report. Presented by Todd Pruitt, CPA Audit Partner, Pattillo, Brown & Hill, LLP.

Todd Pruitt, CPA Audit Partner with Patillo, Hill & Brown LLC., presented the PCDC FY20 Audit. Dr. Kurusz moved to accept the FY20 PCDC Audit. Ms. Husen seconded. Passed 7-0.

- 5A. [2021-0371](#) Discuss and consider action to approve a request for funding for a TIRZ Feasibility Study in the City of Pflugerville, not to exceed \$50,000. Presented by Trey Fletcher, Deputy City Manager.

Mr. Fletcher, Deputy City Manager presented a TIRZ Feasibility Study funding request. Dr. Kurusz moved to approve. Ms. Husen seconded: Dr. Kurusz, yes; Husen, Yes; Vande Werken, Yes; McDonald, Yes; Dalfonso, Yes; Heath, No; Nguyen, No. Passed 5-2.

6. Discuss Only

- 6A. [2021-0370](#) Discussion regarding the IEDC's Economic Development Week, May 9 - May 15, 2021.

Ms. Ramirez advised the Board on the upcoming PCDC activities for International Economic Development Week.

- 6B. [2021-0369](#) Discussion regarding PCDC Quarterly Calendar.

Ms. Connally reviewed the Quarterly Calendar or upcoming PCDC meetings and events.

7. Executive Session

- 7A. [2021-0367](#) 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: Beeline, Design and Gap.

- 7B. [2021-0393](#) 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. [2021-0368](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went to Executive Session at 7:53 p.m.
The Board returned from Executive Session at 9:57 p.m.
No action was taken.

8. Discuss and Action

- 8A. [2021-0258](#) Discuss and consider action on an Economic Development Performance Agreement ("EDPA") made by and between Pflugerville Community Development Corporation, a Texas Type B Economic Development Corporation ("PCDC") and Project Beeline, a Texas Corporation, not to exceed \$300,000, for the purpose of relocation and primary jobs.

Mr. Heath moved to approve. Mr. Nguyen seconded. Passed 6-1. Ms. Husen voted No.

9. Adjourn

Mr. Nguyen moved to adjourn. Mr. Heath seconded. Passed 7-0.
The Board adjourned at 10 p.m.

Minutes approved on June 16, 2021 as submitted.
Respectfully submitted by Crystal Connally, Operations Director.

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.