



Meeting Agenda

Pflugerville Community Development Corporation (PCDC)

Wednesday, April 21, 2021

6:00 PM

3801 Helios Way, Ste. 130

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:

You are invited to a Zoom webinar.

When: Apr 21, 2021 06:00 PM Central Time (US and Canada)

Topic: PCDC Regular Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87248474811>

Or One tap mobile :

US: +13462487799,,87248474811# or +16699006833,,87248474811#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866

Webinar ID: 872 4847 4811

International numbers available: <https://us02web.zoom.us/j/87248474811>

1. Call to Order
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
4. Consent Agenda
 - 4A. Approve March 24, 2021 Regular Meeting Minutes

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

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.
- 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.

6. Discuss Only

- 6A. [2021-0370](#) Discussion regarding the IEDC's Economic Development Week, May 9 - May 15, 2021.
- 6B. [2021-0369](#) Discussion regarding PCDC Quarterly Calendar.

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.

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.

9. 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.

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 16th day of April, 2021 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. Please contact Crystal Connally, Operations Director at crystalc@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.