



Minutes - Final

Wednesday, March 22, 2023

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar.

When: Mar 22, 2023 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/84115658306?pwd=aTBwLzY0ZHFhd2ZSTndTUUFFpYjBkZz09>

Passcode: 785053

Or One tap mobile : US: +13462487799,,84115658306# or +17193594580,,84115658306#

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Webinar ID: 841 1565 8306 International numbers available:

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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, Mr. Christian Kurtz, Director of Business Development and Ms. Nicole Warren, General Counsel.

Mr. Dennis Spencer called the meeting to order at 6:00 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. Items of Community Interest

Ms. Amy Madison announced that the PCDC was recognized and awarded a Certificate of Achievement for Economic Excellence for 2022. This is the eighth year in a roll that PCDC has received this award. The award was presented to Ms. Madison by Carlton Schwab, President, Texas Economic Development Council (TEDC). Ms. Madison also commented that PCDC was awarded a Certificate of Recognition from the "We Hire Vets" program with the Texas Workforce Solutions. PCDC is very proud to have hired a veteran, Ms. Veronica Ramirez, Marketing and Communications Manager.

Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or PCDC staff may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

4. Public Comment

No public comment were received.

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the PCDC Board. No formal action, discussion, deliberation, or comment will be made by the Board. Each person providing public comment will be limited to 3 minutes.

5. Public Hearing

As a reminder, Ms. Madison stated that the PCDC Board approved a resolution on October 12, 2022, supporting funding of the Downtown East Multi-generational Recreation Center in an amount not to exceed \$50,000,000 over a 30 year term and authorizing the President to approve. Emily Barron, City of Pflugerville, Planning Department gave a brief overview and a presentation of the project. A few comments were heard from PCDC Board Members and one from a local citizen, Lillian Yount.

- 5A. Public Hearing regarding the expenditure of Type B sales tax funds of PCDC in support of the following projects: constructing, improving, extending, expanding upgrading and/or developing a multi-generational recreation center as part of the City of Pflugerville's Downtown East project and related roads, streets and water and sewer facilities in an amount not to exceed \$50,000,000.

6. Discuss Only

- 6A.** Presentation regarding 4A/4B law, economic development best practice, and related Texas state legislation for 2023. Presented by Carlton Schwab, President, Texas Economic Development Council (TEDC).

Mr. Carlton Schwab, President, Texas Economic Development Council gave a presentation regarding 4A/4B law, economic development best practice, and related Texas state legislation for 2022.

- 6B.** Update on the PCDC Quarterly Calendar.

Ms. Madison gave a briefing of upcoming PCDC calendar events and informed the PCDC Board of the PCDC FY24 Budget Timeline.

7. Discuss and Consider

- 7A.** Approving the PCDC January 18, 2023 Special Called Meeting Minutes and the PCDC March 4, 2023 Worksession Meeting Minutes.

Mr. Jim McDonald moved to approve the minutes of 1-18-2023 Special Called Meeting and the minutes of 3-4-2023 Worksession. Mr. Adam Rosenfield seconded. Passed 7-0.

- 7B.**

Approving acceptance of the PCDC FY22 Annual Audit. Presented by Todd Truitt, PA Audit Partner with Pattillo, Brown & Hill.

Mr. Todd Truitt, PA Audit Partner with Pattillo Brown & Hill presented an overview of PCDC's FY22 Annual Audit. Mr. Adam Rosenfield moved to approve. Mr. Jonathan Kamenicky seconded. Passed 7-0

8. Executive Session

- 8A.** 1.) 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.

- 8B.** 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board moved to Executive Session at 7:58 p.m.

The Board returned from Executive Session at 9:05 p.m. No action was taken.

9. Adjourn

Mr. Dennis Spencer adjourned the meeting at 9:05 p.m.

Approved as submitted on April 19, 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 17th day of March, 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.