



**PFLUGERVILLE** | a r o  
COMMUNITY DEVELOPMENT | o

**Minutes - Final**

**Wednesday, March 16, 2022**

**6:00 PM**

**PCDC Regular Meeting**

**3801 Helios Way, Ste. 130**

**Pflugerville Community Development Corporation**  
**(PCDC)**

You can attend in-person at 3801 Helios Way, Suite 130, Pflugerville, TX or virtually via webinar:

You are invited to a Zoom webinar.

When: Mar 16, 2022 06:00 PM Central Time (US and Canada)

Topic: PCDC Regular Meeting 3/16/2022

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84912478189?pwd=aktBUkFGU1ISSU1pbkJMRUI1eXAwQT09>

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## 1. Call to Order

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

Mr. George Vande Werken called the meeting to order at 6:02 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. Public Comment

Ms. Amy Madison recognized the Pflugerville Development Community Corporation receiving the Texas Economic Development Council 2021 Economic Excellence Recognition award for the eighth year in a row. Ms. Madison then recognized three Board members who received awards at the Pflugerville Chamber Annual Awards Banquet on March 8: Mr. Victor Gonzales, Citizen of the Year, Mr. Dennis Spencer, Member of the Year and Mr. Jonathan Kamenicky, Small Business of the Year.

4. Consent Agenda

- 4A. Discuss and consider action approving the PCDC January 19, 2022 Regular Meeting Minutes, February 26, 2022 Work Session Meeting Minutes, and February 26, 2022 Special Called Meeting Minutes.
- Mr. Jim McDonald moved to approve the minutes for January 19, 2022 Regular Board Meeting, February 26, 2022 Work Session and Special Called Meeting. Mr. Victor Gonzales seconded. Passed 7-0.

5. Discuss Only

- 5A. Discussion regarding City of Pflugerville's financial policies and contract with Valley View Consulting. Presentations by Melissa Moore, Finance Director, City of Pflugerville and Susan Anderson, Valley View Consulting.
- 5B. Discussion and presentation regarding PCDC Annual Video.
- 5C. Discussion and presentation regarding the Aspire Pflugerville 2040 Comprehensive Plan. Presented by Emily Barron, Planning & Development Services Director, City of Pflugerville.

6. Discuss and Action

- 6A. 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.
- Mr. Victor Gonzales moved to approve. Ms. Anita Husen seconded. Passed 7-0.

- 6B.** Discuss and consider action authorizing the Executive Director to approve a Construction Agreement with Joe Bland, LP in the amount of \$2,382,550.50 for construction services associated with the Impact Way Extension Phase III A & B project. Presented by Sinyale Woods, P.E., DCS Engineering, LLC.

**Ms. Anita Husen moved to approve. Mr. Dennis Spencer seconded. Passed 7-0.**

- 6C.** Discuss and consider action to authorize the PCDC Board President to enter into an Economic Development Performance Agreement between Pflugerville Community Development Corporation and Project New Future for the purpose of expansion and primary job grants not to exceed \$1,000,000.

**Mr. Victor Gonzales moved to approve. Mr. Jim McDonald seconded. Passed 7-0.**

## **7. Executive Session**

- 7A.** 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, Ground Control and Project Cedar.

- 7B.** 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.

**The Board went in to Executive Session at 8:13 p.m.**

**The Board was back from Executive Session at 9:13 p.m.**

## **8. Reopen Regular Meeting**

- 8A.** 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**No action was taken in Executive Session.**

## **9. Adjourn**

**Mr. George Vande Werken adjourned the meeting at 9:15 p.m.**

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 11th day of March, 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](mailto: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.**