



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, May 20, 2020

6:00 PM

3801 Helios Way, Ste. 130

Regular 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:

When: May 20, 2020 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/94895331667>

Or iPhone one-tap :

US: +13462487799,,94895331667# or +16699006833,,94895331667#

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 +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 948 9533 1667

International numbers available: <https://us02web.zoom.us/j/94895331667>

Public comment will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. All public comment will occur at the beginning of the meeting under the public comment item. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit written comments, please email crystalc@pfdevelopment.com at least 2 hours in advance of the meeting.

A recording of the telephone/video meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Ms. A.K. Brewer, Dr. Erin Kurusz, Mr. Jeff Coleman, Mr. Ron Agnew, Mr. Ken Dalfonso, Mr. George Vande Werken, and Mr. Jim McDonald.
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 Mr. Monte

Akers, General Counsel.

Also in attendance: Mr. Trey Fletcher, Pflugerville Assistant City Manager.

Mr. Dalfonso called the meeting to order at 6:02 p.m.

2. Opening

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.

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.

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:

3. Public Comment

No public comment.

4. Presentations

- 4A.** [2020-8408](#) Presentation and discussion regarding PCDC financial advisor engagement with RBC Capital Markets in accordance with the Administrative Agreement between the Pflugerville Community Development Corporation and the City of Pflugerville. Presented by Dustin Traylor, Managing Director and Robert Henderson, Managing Director.
- Dustin Traylor, Managing Director and Robert Henderson, Managing Director with RBC Capital Markets, presented their company to the PCDC Board. PCDC will use RBC Capital Markets as our Financial Advisor to be in alignment with the City per our Administrative Contract.**
- 4B.** [2020-8220](#) Presentation and discussion regarding change to a modified accrual process. Presented by Ray DeLaughter, VantageCFO and Todd Pruitt, PB&H CPA, Audit Partner.
- Ms. Madison, Ray Delaughter with Vantage CFO and Todd Pruitt with Patillo, Hill and Brown presented the new modified budget accrual process and structure that PCDC will be using going forward.**
- 4C..** [2020-8359](#) Presentation and discussion regarding future improvements at FM685 and Pecan. Presented by Amy Giannini, Assistant City Manager, City of Pflugerville.

Ms. Giannini presented the improvements plan for the Pecan and FM 685 intersection.

5. Accept April 2020 Financials

Mr. McDonald moved to accept the April 2020 Financials. Ms. Kurusz seconded. Passed 7-0.

6. Accept April 15, 2020 Regular Meeting Minutes

Mr. Agnew moved to approve the April 15, 2020 Regular Meeting minutes with edit to item 4A to be 7-0. Seconded by Mr. McDonald. Passed 7-0.

7. Discuss Only

- 7A. [2020-8345](#) Discussion and update on FM685 improvements at PCDC waterpark. Presented by Amy Madison, PCDC Executive Director and Ty Weitzel, Typhoon Texas General Manager.

Ms. Madison and Mr. Weitzel, Typhoon Texas General Manager, updated the Board on the water park entrance construction and restaurant plans. Construction anticipated to be completed in mid to late June. Mr. Weitzel informed the Board on two possible restaurant concepts.

- 7B. [2020-8360](#) Discussion regarding Economic Development Week highlights.

Ms. Ramirez, PCDC Marketing Manager informed the Board on activities during Economic Development week which included social media posts, highlighting some of our local primary employers and advertisement in Community Impact.

- 7C. [2020-8278](#) Discussion regarding PCDC's Business Pfirst programming and upcoming webinar series for May and June.

Ms. Madison advised the Board on the PCDC Business Pfirst concept in connection with our new budget layout. Business Pfirst encompasses recruitment, retention and workforce development.

- 7D. [2020-8407](#) Discussion and update regarding the Pflugerville Pfund.

Ms. Madison gave an update on the status of funds raised as well as applications received grants awarded by the Pflugerville Chamber.

8. Executive Session

- 8A. [2020-8384](#) 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: Typhoon Texas.

- 8B. [2020-8385](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

Board went into Executive Session at 8:19 p.m.

Board Returned from Executive Session at 8:59 p.m.

No action taken.

9. Future Items

No future items suggested.

10. Adjourn

Mr. McDonald moved to adjourn. Mr. Vande Werken seconded. Passed 7-0.
Meeting adjourned at 8:59 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, Ken Dalfonso.

Minutes Approved as submitted on June 17, 2020.

Respectfully submitted by

Crystal Connally, Operations Director