



PFLUGERVILLE | a r o
COMMUNITY DEVELOPMENT | o

Minutes - Final

Wednesday, April 20, 2022

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar. You may join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/87893306882?pwd=SkV0dmE0SWtjQlJ4WnlSUFNlU3hUQT09>

Passcode: 649234

Or One tap mobile:

+13462487799,,87893306882# US (Houston)

+12532158782,,87893306882# US (Tacoma)

You can join in person at 3801 Helios Way, Suite 130, Pflugerville, TX or via virtual link or join by phone:

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

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

Webinar ID: 878 9330 6882

International numbers available: <https://us02web.zoom.us/j/87893306882>

1. Call To Order

Pflugerville Community Development Corporation Board members in attendance: Mr. George Vande Werken, Mr. Victor Gonzales, Mr. Anthony Nguyen, Mr. Dennis Spencer, 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. Nicole B. Warren, General Counsel filling in for Patty Akers, General Counsel.

Mr. George Vande Werken called the meeting to order at 6:03 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 read a letter from the Texas Workforce Commissioner Bryan Daniel congratulating the City of Pflugerville and Pflugerville Community Development Corporation on the recent announcement of REE Automotive and offered continued support for workforce training and placement. Ms. Madison discussed upcoming events for the board and staff to include activities for Economic Development week, May 9-13 and the State of the City address, May 17. Members of the Board and the PCDC staff recognized Trey Fletcher, Deputy

City Manager, for the contributions he has made to the City of Pflugerville and the Pflugerville Community Development Corporation and wish him the very best in his next career move at West Lake Hills as City Administrator.

4. Public Hearing

- 4A. Public Hearing regarding a performance agreement between Pflugerville Community Development Corporation (PCDC) and Austin Data Center 1, LLC (Project Charge). The PCDC funds will be used to incentivize the project based on performance by Austin Data Center to bring up to 10 jobs and invest as much as \$584 million in business facilities and equipment over a 10-year term.

Mr. George Vande Werken opened and then closed. No comments were made.

- 4B. Public Hearing regarding a performance agreement between Pflugerville Community Development Corporation (PCDC) and REE Automotive USA Inc., (Project New Future). The PCDC funds will be used to incentivize the project based on performance by REE to bring up to 125 jobs and invest as much as \$24.75 million in business facilities and equipment over an eight-year term.

Mr. George Vande Werken opened and then closed. No comments were made.

5. Consent Agenda

- 5A. Discuss and consider action approving the PCDC March 16, 2022 Regular Meeting Minutes.
- 5B. Discuss and consider action to accept PCDC Quarterly Financials FY22 Quarter 2 - Financial and Investment Reports.

No items were pulled under Consent Agenda. Mr. Victor Gonzales moved to accept the Consent Agenda. Mr. Jim McDonald seconded. Passed 7-0.

6. Discuss Only

- 6A. Discussion and presentation on the City of Pflugerville's Parks, Recreation and Open Space Master Plan. Presented by Jason Genck, Senior Consultant, BerryDunn.

Mr. Jason Genck, Senior Consultant with BerryDunn presented regarding the City of Pflugerville's Parks, Recreation and Open Space Master Plan.

- 6B. Discussion and presentation regarding NANA Academy Appliance Training Program. Presented by Aaron Hill, NANA Academy Program Manager.

Mr. Aaron Hill with NANA attended virtual and presented regarding NANA Academy Appliance Training Program.

7. Discuss and Action

- 7A. Discuss and consider action to accept PCDC FY21 Annual Audit. Presented by Todd Truitt, PA Audit Partner with Pattillo, Brown & Hill.
Ms. Anita Husen moved to approve. Mr. Dennis Spencer seconded. Passed 7-0.

8. Executive Session

- 8A. 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: Project Ground Control and Project Cedar.
- 8B. 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 into Executive Session at 7:09 p.m.
The Board was back from Executive Session at 7:55 p.m.
- 8C. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.
No action was taken in Executive Session.

Discuss and Action

- 7B. 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 Ground Control not to exceed \$150,000.
The Board returned to the meeting and Mr. Anthony Nguyen moved to approve item 7B. Ms. Anita Husen seconded. Passed 7-0.

9. Adjourn

Mr. George Vande Werken adjourned the meeting at 7:55 p.m.

Approved as submitted on May 18, 2022. 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 15th day of April, 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 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.