



Minutes - Final

Friday, June 2, 2023

2:00 PM

Special Called Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar.

When: Jun 2, 2023 02:00 PM Central Time (US and Canada)

Topic: Special Called Meeting

Please click the link below to join the webinar:

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1. Call to Order

PCDC Staff in attendance: Amy Madison, Christian Kurtz, Veronica Ramirez and Salom Tsoka. PCDC Board members in attendance were: Dennis Spencer, Jim McDonald, Victor Gonzales, Samantha Pisik and Adam Rosenfield. PCDC Board Members absent: Anthony Nguyen and Jonathan Kamenicky.

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

Amy Madison introduced Bob Evans, EVS Metals.

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.

4. Discuss and Consider

4A. Discussion and action on ratification of the vote taken on May 17, 2023 which approved a self-supporting agreement between the City of Pflugerville and the Pflugerville Community Development Corporation

(PCDC) related to the allocation of funding in support of the Downtown East Project and which authorized the President to execute same.

Amy introduced our bond attorney and financial advisor, Dustin Traylor, and explained this ratification was to attached an updated schedule A that had previously been estimated at the prior Board Meeting when the item was approved. Dustin explained the process the City used to go to the bond market for the certificate of obligations. Discussion with the board ensued. Dates for PCDC funding were established as prior to February 1, 2024 interest only, and August 1, 2024, principle and interest, each year. This begins in 2024. Adam Rosenfield moved to approve. Jim McDonald seconded. Passed 5-0.

5. Executive Session

5A. 1.) Executive Session Item: Deliberation in accordance with Section 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property.

5B. 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went into Executive Session at 2:10 p.m. The Board returned from Executive Session at 2:23 p.m. No action was taken.

Jim McDonald then moved to approve the EVS Metals contract. Adam Rosenfield seconded. Passed 5-0.

The Board President, Dennis Spencer re-opened Public Comment at which time Amy Madison shared with staff and the board of Dennis Spencer's birthday.

6. Adjourn

Meeting was adjourned at 2:25 p.m.

Approved as submitted on June 28, 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, Dennis Spencer.

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 30th day of May, 2023 at 2:00 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.