



PFLUGERVILLE | a
COMMUNITY DEVELOPMENT | CO

Minutes - Final

Wednesday, May 18, 2022

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar.

When: May 18, 2022 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/81317248908?](https://us02web.zoom.us/j/81317248908?pwd=aDFoeW13RUpiUGU5MFg4c1ZNMGIzUT09)

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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 (virtual), Ms. Alisa Richey, Executive Assistant, (virtual) 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 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

No comments from the public. Ms. Madison acknowledge PCDC staff, Crystal Connally and Veronica Ramirez, who attended the TEDC Women in Economic Development conference. Ms. Madison also recognized Veronica Ramirez for her outstanding work recognizing Economic Development week with interviews and videos of PCDC staff which is posted on the PCDC website.

4. Public Hearing

- 4A.** Public Hearing regarding a performance agreement between Pflugerville Community Development Corporation (PCDC) and MOBOTREX, INC. (Project Ground Control). The PCDC funds will be used to incentivize the project based on performance by MOBOTREX, INC. to bring in a minimum of 110 jobs and invest as much as \$13 million in personnel property, capital improvements and a lease agreement in the City of Pflugerville.

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

5. Consent Agenda

- 5A.** Discuss and consider action approving the PCDC April 20, 2021 Regular Meeting Minutes.

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 regarding PCDC Quarterly Calendar.

Mr. Jim McDonald requested to add two items to the PCDC Quarterly Calendar: June 18th, 2022 Family Pride Celebration and June 19, 2022 - Pflugerville 2nd Annual Juneteenth Celebration

- 6B.** Discussion regarding Pflugerville Community Development Corporation FY23 budget schedule and workshop.

Ms. Madison discussed a pre-meeting with Board representation to be held on 5-19-2022. A draft of PCDC's FY23 Budget will be included in the packet for the budget work session to be held from 5:00-7:00pm with any action items to be discussed at the Regular Board to follow at 7:00pm.

7. Discuss and Consider Action

- 7A.** Discuss and consider action approving the Pflugerville Community Development Corporation's Public Funds Investment Policy.

Mr. Jonathan Kamenickly moved to approve. Mr. Anthony Nguyen seconded. Passed 7-0

- 7B.** Discuss and consider action approving Pflugerville Community Development Corporation's Fund Reserve and Budget Policy.

Mr. Anthony Nguyen moved to approve. Mr. Dennis Spencer seconded. Passed 7-0

- 7C.** Discuss and consider action on Resolution 2022-003 regarding review of the Fund Reserve and Budget Policy and the Public Funds Investment

Policy of the Pflugerville Community Development Corporation, Pflugerville, Texas.

Ms. Anita Husen moved to approve. Mr. Anthony Nguyen seconded. Passed 7-0

- 7D.** Discuss and consider action on Resolution 2022-004 of the Board of Directors of the Pflugerville Community Development Corporation approving and authorizing the Executive Director to negotiate and execute any and all contracts and other documents incident to establishing bank and investment account(s) for the purpose of investing in authorized investments and financial institution deposits.

Mr. Jonathan Kamenicky moved to approve. Ms. Anita Husen seconded. Passed 7-0

- 7E.** Discuss and consider action to authorize the Executive Director to enter into an agreement with Valley View Consulting, LLC., not to exceed \$12,000, for the purpose of financial investment consulting.

Mr. Victor Gonzales moved to approve. Mr. Jonathan Kamenicky seconded. Passed 7-0

- 7F.** Discuss and consider action to authorize the Executive Director to enter into an agreement with DCS Engineering, LLC., not to exceed \$19,500 for the purpose of the Replat of Lot 3F in the SH-130 Commerce Center into three distinct lots.

Mr. Jonathan Kamenicky moved to approve. Mr. Victor Gonzales seconded. Passed 7-0

- 7G.** Discuss and consider action to authorize the Executive Director to enter into an agreement with NaviRetail Inc., not to exceed \$30,000, for the purpose of retail consulting services.

Mr. Jim McDonald moved to approve. Mr. Dennis Spencer seconded. Passed 6-1

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 projects: Cedar, Acquire, Perfect Temp, Casper and Charge.

- 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 7:55 p.m.

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

No action was taken in Executive Session.

9. Discuss and Consider Action

- 9A.** Discuss and consider action approving the Board President to sign a third amendment on the Economic Development Performance Agreement between PCDC and Republic National Distribution Company LLC., to extend the construction requirements.

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

- 9B.** Discuss and consider action to approve a first amendment to the Economic Development Performance Agreement between Pflugerville Community Development Corporation and Austin Foam Plastics, LLC., amending capital investment and job requirements.

Ms. Anita Husen moved to approve. Mr. Jim McDonald seconded. Passed 7-0

10. Adjourn

Mr. George Vande Werken adjourned the meeting at 8:58 p.m.

Approved as submitted on June 15, 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 13th day of May, 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.