



## **Minutes - Final**

**Wednesday, October 18, 2023**

**6:00 PM**

**Regular Meeting**

**3801 Helios Way, Ste. 130**

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

You are invited to a Zoom webinar.

When: Oct 18, 2023 06:00 PM Central Time (US and Canada)

Topic: PCDC Regular Board Meeting

Please click the link below to join the webinar:

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## 1. Call to Order

Board President Dennis Spencer called the meeting to order at 6:00 p.m. Other members present were: Victor Gonzales, Doug Weiss, Adam Rosenfield, Jonathan Kamenicky. Jim McDonald arrived at 6:07. Samantha Pisik attended virtually. PCDC staff present: Amy Madison, Crystal Connally, Alisa Richey, Veronica Ramirez, Salom Tsoka and PCDC staff attorney Patty Akers. Absent was Christian Kurtz. City staff present Sereniah Breland.

## 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. Items of Community Interest

Amy Madison discussed the TEDC Annual Conference that she attended along with board member Jim McDonald and was held in Houston, TX. TEDC recognized Amy's completion of four year term on the TEDC Board. Ms Madison also gave a brief summary of the PCDC Business Pfirst luncheon on November 9, 2023. The topic is "The Way to Impact".

Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or PCDC staff may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

#### **4. Public Comment**

One public comment was received from Dr. Killian, Superintendent, PFISD. Dr. Killian discussed an item in the upcoming ballot. This item is the VATRE which is for a Voter Approval Tax Rate Election to be held on November 7, 2023.

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.

#### **5. Discuss Only**

- 5A. Discussion regarding PCDC Quarterly Calendar.

Amy Madison reviewed the PCDC Quarterly Calendar.

#### **6. Discuss and Consider**

- 6A. Approving the Minutes of the September 20, 2023 Regular Meeting.

Victor Gonzales motioned to approve the September 20, 2023 Regular Board Meeting Minutes. Doug Weiss 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 projects: Project Top Floor and Project Right.

**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.

**7C.** 3.) Executive Session Item: Discussion of the results of the workforce study pursuant to Chapter 551.074 and consult with the Board's Attorney pursuant to Chapter 551.071 of the Texas Government Code.

**7D.** 4.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**Board President Dennis Spencer called for an Executive Session at 6:11 p.m. The Board returned from Executive Session at 6:42 p.m. No action was taken.**

## **8. Adjourn**

**Board President Dennis Spencer adjourned the meeting at 6:42 p.m.**

**Approved as submitted on November 15, 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 13th day of October, 2023 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.**