



## **Minutes - Final**

**Tuesday, September 26, 2023**

**5:00 PM**

**Joint Worksession with City Council**

**1611 East Pfenning Lane, Pflugerville**

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

**1. Call to Order**

PCDC Board President Dennis Spencer called the meeting to order at 5:00 p.m. Board members present were: Adam Rosenfield, Dennis Spencer, Victor Gonzales, Doug Weiss and Jim McDonald. PCDC staff members present were: Amy Madison, Christian Kurtz, Crystal Connally, Alisa Richey and Salom Tsoka. Board members absent: Jonathan Kamenicky and Samantha Pisik.

**2. Public Comment**

No Public Comments were requested.

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.

**3. Discuss Only**

**3A.** Joint meeting with PCDC Board and City Council: Discussion and presentation from Ernst and Young, LLP,(EY) regarding the Pflugerville Community Development Corporation (PCDC) Comprehensive Economic Development Strategic Plan 3.0 (CEDS 3.0).

Amy Madison, PCDC Executive Director, introduced Tony Delisi with Ernst and Young. Mr. Delisi reviewed the CEDS 2.0 vision and goals. Ms. Madison reviewed PCDC highlights since 2017, reviewing businesses brought into the city and partnerships. Mr. Delisi asked what recent economic development success the council was most proud of. Discussion followed regarding partnerships, working with small businesses, and working with the city. Mr. Ruiz discussed wanting less industrial. Discussion followed regarding the need for corporate spaces. Mr. Rogers discussed importance of going after a big fish and discussion followed regarding what constitutes that. Mr. Metayer discussed the impact of higher education availability. Mayor Gonzales discussed the job market. Mr. Rosenfield provided information about workforce outreach. Mr. Metayer discussed needing places to put businesses. Mr. McDonald discussed bringing in supporting businesses and community development. Mayor Pro Tem Weiss discussed focusing on what to incentivize. Discussion followed regarding land available in the city. Mr. Delisi discussed the City's strategic plan. Mr. Rogers discussed higher education. Mayor Pro Tem Weiss discussed retail recruitment. Discussion followed regarding the market and identifying who should be making moves. Mr. Delisi reviewed next steps including scheduling individual meetings to continue the conversation.

**4. Adjourn**

Board President Dennis Spencer adjourned the meeting at 6:22 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 21st day of September, 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.**