



Minutes - Final

Tuesday, November 14, 2023

5:00 PM

Joint Worksession with City Council

1611 Pfennig Lane, Pflugerville, TX 78660

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

PCDC Board President called the worksession to order at 5:00pm.

2. Public Comment

3. Discuss Only

3A. Joint meeting with PCDC Board and City Council for discussion regarding the Pflugerville Community Development Corporation (PCDC) Comprehensive Economic Development Strategic Plan 3.0 (CEDS 3.0).

PCDC Board Present: Dennis Spencer, Jonathan Kamenicky, Adam Rosenfield, Samantha Pisik, Victor Gonzales, Jim McDonald, Doug Weiss.

Mayor Gonzales opened the item for discussion. Amy Madison, PCDC Executive Director, discussed meeting with the steering committee and changes in the economic development profession. Tony Delisi, Ernst and Young, reviewed the CEDS 3.0 project schedule and reviewed accelerating changes, affordability, and expanded investment. Mr. Delisi discussed work from home trends reviewed stakeholder priorities. Mr. Rogers asked about an innovation district. Mr. Delisi stated it is to show opportunity for the area. Mr. Rosenfield discussed an innovation district as a center for new ideas. Discussion followed regarding AI uses. Mr. Metayer discussed needing an education center to help bring in the growing innovative environment. Mr. Metayer discussed people leaving Pflugerville to spend discretionary money. Ms. Holiday discussed the importance of bringing in higher education and concern about the housing market.

Mr. Delisi discussed a survey conducted with businesses and discussed future industries, workforce, and community. Mr. Ruiz discussed identifying what industries to bring to Pflugerville, then what kind of higher education might be needed in Pflugerville. Mr. Metayer discussed focusing on CR973 as well as SH130. Mr. Rogers discussed land banking to help guide the development. Ms. Madison discussed working with Retail Strategies to bring in more restaurants to the city and some discussions with Boeing.

4. Adjourn

Approved as submitted on 12-20-2023. 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 9th day of November, 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 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.