



## Minutes - Final

# Pflugerville Community Development Corporation (PCDC)

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Wednesday, August 21, 2024

6:00 PM

3801 Helios Way, Ste. 130

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### Regular Meeting

You are invited to a Zoom webinar.

**When:** Aug 21, 2024 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/84076556741>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 346 248 7799 US (Houston)

Webinar ID: 840 7655 6741

#### 1. Call to Order

PCDC President Jeff Thompson called the meeting to order at 6 p.m. Board members present: Jeff Thompson, Victor Gonzales, Jim McDonald, Darelle White, and Oscar Mitchell. Board members absent: Adam Rosenfield and Ceasar Ruiz. PCDC staff members: Terri Toledo, Crystal Connally, Veronica Ramirez, Aishah Mallam and PCDC Counsel Josh Brockman-Weber. City representative: James Hartshorn, Deputy City Manager.

#### 2. Opening

**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.

**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

Ms. Ramirez announced the IEDC annual awards. PCDC won a silver award for the Annual Animated Report and a bronze award for the Mobile Training Lab in partnership with PFISD. PCDC was one of three winners selected internationally. Ms. Toledo recognized the gifts provided by the City of Pflugerville for Board appreciation.

Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or PCDC staff may announce 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

No public comment was made.

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 PCDC Board. Each person providing public comment will be limited to 3 minutes.

#### 5. Regular Meeting

- 5A. [2024-0782](#) Discussion regarding the PCDC Quarterly Calendar.
- Ms. Toledo highlighted Pflugerville Venture Week and the 2024 Pfamily Pfestival Business Expo. The PCDC Board members should notify Aishah of which time they can serve at the Pfamily Pfestival.
- 5B. [2024-0783](#) Presentation regarding Movability.
- Lonny Stern, Executive Director, presented on the organization Movability and highlighted opportunities in alternative transportation.
- 5C. [2024-0787](#) Discussion and update on Pflugerville's Workforce Study.
- Tip Strategies CEO and Founder Tom Stellman and his team presented an update on their findings and recommendations in the Pflugerville Workforce study. Mr. Thompson requested the detailed report to be sent to the Board for review. Mayor Gonzales requested identifying strategic activities that would address multiple recommendations. Tip Strategies will incorporate these suggestions.
- 5D. [2024-0788](#) Discussion and update on Impact Way Phase IV.
- Darren Strozewski, Principal with DCS Engineering provided an update on the

progress and estimated funding for Impact Way Phase IV. The Board advised Mr. Strozewski, they prefer limestone wall finish. DCS will post for bid and bring back construction contracts for consideration.

- 5E. [2024-0789](#) Discussion and update on the One Thirty Business Park Property Owners Association.

Ms. Toledo provided a timeline of actions in relation to the One-Thirty Business Park Property Owners Association. The POA has been established since 2018 and the POA Board has voted to accept common area maintenance and future maintenance on Helios Way. Community Financials is now the property management company for the POA.

- 5F. [2024-0790](#) Discuss and consider action to approve the July 17, 2024 Regular Meeting Minutes.

Mr. McDonald motioned to approve the July 17, 2024 Regular Meeting minutes. Mayor Gonzales seconded. Motion passed 5-0.

- 5G. [2024-0792](#) Discuss and consider action to approve the FY25 PCDC Proposed Budget.

Tracy Waldron, Finance Director for City of Pflugerville presented a final proposed PCDC FY25 Budget. She noted there were two changes since the May 2024 review. The first change was a minor reduction in legal expenses. The second is an addition of \$1.3MM added to the City projects line item in the Community Infrastructure section. She noted FY25 estimated revenue at \$12,180,566 and expenses at \$19,337,202. Mr. White motioned to approve the PCDC FY25 proposed budget. Mr. Thompson seconded. Motion passed 5-0.

- 5H. [2024-0793](#) Discuss and consider action to approve the PCDC Helios Way project, not to exceed a total amount of \$2,707,400, for the purpose of constructing a right-in / right-out at the TxDOT and PCDC Helios private road to allow ingress and egress for the business park.

Darren Strozewski, Principal with DCS Engineering provided an update on the progress and estimated funding for Helios Way Right In Right Out project. He anticipates FY24 expenditures at \$243,400, FY25 expenditures of \$1,200,000 and FY26 expenses of \$1,264,000. He estimates final construction July 15, 2026. Mr. McDonald motioned to approve project Helios Way Right In Right Out. Mr. Thompson seconded. Motion passed 5-0.

- 5I. [2024-0794](#) Discuss and consider action to approve the Interim Executive Director to enter into a donation agreement with TxDOT for the donation of the improvements within SH-130 Right of Way that is adjacent to Helios Way, valued at \$1,020,388 and to pay \$25,931 for the State's direct costs to review, monitor and inspect the work performed within the SH-130 Right of Way as part of the Helios Right In/Right Out Project.

Darren Strozewski, Principal with DCS Engineering informed the Board on the TxDOT Donation Agreement which donates the portion of the work being completed for the Helios Way Right In Right Out project to TxDOT, who will maintain the acceleration and deceleration lanes, as well as the ingress and

egress off of Helios Way and SH-130 access road.

**Mr. White motioned to approve the Interim Executive Director to enter into a donation agreement with TxDOT.**

**Mr. McDonald seconded. Motion passed 5-0.**

**5J. [2024-0795](#)**

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 project: Top Floor, Greenfield, Extra Care, and Jean.

2.) Executive Session Item: 551.071- Consultation with Attorney regarding pending or contemplated litigation involving EVS Metal and 15508 Impact Way LLC.

3.) Open Session Item: Discuss and consider action on Executive Session items as needed.

**Mr. Thompson called the Board into Executive Session at 8:48 p.m. The Board returned from Executive Session at 11:07 p.m. and no action was taken.**

**6. Adjourn**

**Mr. Thompson motioned to adjourn. Mayor Gonzales seconded. Meeting adjourned at 11:08 p.m.**

**Approved as submitted on September 25, 2024. Respectfully submitted by Aishah Mallam, Administrative 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, Jeff Thompson.

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 16th of August, 2024, at 5:00PM 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 [alesar@pfdevelopment.com](mailto:alesar@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. Terri Toledo, PCDC Interim Executive Director.**