



Meeting Agenda - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, July 16, 2025

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/89186214391>

Phone one-tap:
+13462487799,,89186214391# US (Houston)

Join via audio:
+1 346 248 7799 US (Houston)

Webinar ID: 891 8621 4391

International numbers available: <https://us02web.zoom.us/u/kerZmtpQk3>

1. **Call to Order**
2. **Opening**

Pledge 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**
4. **Public Comment**

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. **Public Hearing**

- 5A. [2025-0557](#) In accordance with Texas Local Government Code Section 505.159, the City of Pflugerville Community Development Corporation ("PCDC"), will

hold a public hearing regarding the expenditure of Type B sales tax funds of PCDC in support of Project Nexus in an amount not to exceed \$1,000,000.00 for the development, planning, design, construction, expansion, renovation, equipping, and improvement of an approximate 53 acre parcel of real property owned by the PCDC. The development is intended for any lawful purpose under Texas Local Gov't Code Chapter 505 including but not limited to the following: (i) primary job training facilities for use by institutions of higher education; (ii) regional or national corporate headquarters facilities; and (iii) entertainment, tourist, and public park purposes, including but not limited to related stores, restaurants, concessions, parking facilities, infrastructure improvements, landscaping, signage, and other amenities or enhancements that support or are ancillary to these primary purposes.

5B. [2025-0558](#) Public hearing related to the approval of all programs, projects, and expenditures of the Pflugerville CDC for Fiscal Year 2025-2026 as further described in the Fiscal Year 2025-2026 Budget to be approved by the Board of Directors at this meeting.

5C. [2025-0559](#) In accordance with Texas Local Government Code Section 505.159, the City of Pflugerville Community Development Corporation ("PCDC") will hold a public hearing regarding expenditures for financial incentives for Project Anchor not to exceed \$5,000,000.00 in exchange for economic development obligations to the PCDC.

6. Regular Meeting

6A. [2025-0540](#) Discuss and consider action to approve the PCDC June 18, 2025 Regular Meeting Minutes and the June 24, 2025 Joint Special Meeting Minutes.

6B. [2025-0552](#) Review and discuss the PCDC June 2025 Staff Report to the Board of Directors.

6C. [2025-0541](#) Presentation regarding Pflugerville Venture Pfest on September 29 - October 3, 2025.

6D. [2025-0487](#) Presentation to provide matching funds to build a Pavillion at Pfluger Park.

6E. [2025-0543](#) Discuss and consider action to accept the FY25 Quarter 3 Financial Reports.

6F. [2025-0551](#) Discussion and consider action to approve the FY 2026 Proposed Budget and all programs and projects contained within the Proposed Budget.

6G. [2025-0544](#) Discussion and possible action to authorize Project Nexus in an amount not to exceed \$1,000,000.00 for the development, planning, design, construction, expansion, renovation, equipping, and improvement of an approximate 53 acre parcel of real property owned by the PCDC for any lawful purpose under Texas Local Gov't Code Chapter 505 including but

not limited to the following: (i) primary job training facilities for use by institutions of higher education; (ii) regional or national corporate headquarters facilities; and (iii) entertainment, tourist, and public park purposes, including but not limited to related stores, restaurants, concessions, parking facilities, infrastructure improvements, landscaping, signage, and other amenities or enhancements that support or are ancillary to these primary purposes.

6H. [2025-0555](#) Discuss and consider action authorizing the Executive Director to enter into a Professional Services Agreement with Retail Strategies in the amount of \$45,000 for the purpose of retail recruitment services

6I. [2025-0546](#) 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: Nexus, Z Star, Listen, Cap, Server, Sim, Bite, Pillar and Anchor.

2.) Executive Session Item: 551.071- Consultation with Attorney regarding pending litigation: 15508 Impact Way, LLC v. Pflugerville Community Development Corp., et al., Case No. 1:23-cv-00914, U.S. Dist. Court for the Western District of Texas.

3.) 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: Project Listen.

4.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Business Development Director, Innovation & Entrepreneurship Manager, and the Research & Data Analyst.

7. Reconvene Regular Meeting

7A. [2025-0547](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

7B. [2025-0553](#) Discuss and consider action to authorize Project Anchor, authorize the President of the Board of the PCDC to sign any necessary performance agreement providing for financial incentives to Project Anchor in exchange for economic development obligations to the PCDC.

8. Adjourn

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, Darelle White.

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 11th day of July, 2025, 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 Lisa Curtis, Executive Assistant at lisac@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. Jerry W. Jones Jr., PCDC Executive Director.