

City of Pflugerville



PFLUGERVILLE | a
COMMUNITY DEVELOPMENT | CO

Minutes - Final

Wednesday, April 16, 2025

6:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/86751720922>

Phone one-tap:
+13462487799,,86751720922# US (Houston)

Webinar ID: 867 5172 0922
International numbers available: <https://us02web.zoom.us/u/kdkK63zpa>

1. Call to Order

PCDC Board President Darelle White called the meeting to order at 6:06 p.m.
Board members present: Darelle White, Oscar R. Mitchell, Ceasar Ruiz, Adam Rosenfield, Mark Lee and Victor Gonzales.
Mr. Mitchell arrived at 6:25pm.
Board member absent: Jeff Thompson

PCDC staff members: Jerry Jones, Crystal Connally, Lisa Curtis, Adam Maxon and PCDC Counsel. Josh Brockman-Weber.

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

Mr. Jones introduced new staff member Adam Maxon as the Marketing and Communications Manager.
Mr. Jones presented a farewell acknowledgement for Ms. Crystal Connally.
Mr. Jones gave information regarding the Coffee on the Pfirst event as an acknowledgment of Small Business Week, in partnership with Chamber of Commerce.
Mr. Jones informed the board about May 12- May 16 as Economic Development Week, and named the events hosted by PCDC and the Chamber.
Mr. Jones invited Board members to the State of the City event hosted by the Chamber. PCDC sponsored a table.
Mr. Jones acknowledged a featured article in RedNews magazine regarding Pflugerville.

4. Public Comment

No public comment 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. [2025-0344](#) Discuss and consider action to approve the PCDC March 26, 2025 Regular Meeting Minutes.
- Mr. White moved to approve the March 26, 2025, Regular Meeting Minutes with the amendment to correct Mr. Thompson's attendance. Mr. Thompson was not present at the March 26, 2025 board meeting. Minutes were corrected. Mr. Ruiz seconded. Passed 5-0.**
- 5B. [2025-0345](#) Discuss and consider action to accept the FY25 Quarter 2 Financial Reports.
- Ms. Tracy Waldron. City Finance Director presented the PCDC FY25 Quarter 2 Financial report.**
- Mr. Gonzales moved to approve the PCDC FY25 Quarter 2 Financial Report. Mr. Mitchell seconded. Passed 6-0. Vote increased due to Mr. Mitchell arriving at 6:25pm.**
- 5C. [2025-0343](#) Presentation and update regarding C.E.D.S. 3.0.
- Ms. Crystal Connally presented the update regarding the C.E.D.S. 3.0. describing the successful measurements PCDC has achieved.**
- 5D. [2025-0342](#) Discussion regarding the PCDC FY26 Proposed Budget.
- Mr. Jones discussed the proposed budget in details. Mr. Jones is seeking guidance from the board on the direction of the funding balances.**
- 5E. [2025-0346](#)
- 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: Greenfield, Rushmore Mountain, TML and Listen.
 - 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.

The board went into Executive Session at 7:02pm.

6. Regular Meeting

- 6A. [2025-0347](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

Mr. Rosenfield left the Executive Session at 8:00pm.

Mr. White moved to direct the Executive Director to go forward with commissioning a marketing analysis regarding Project Greenfield from the standpoint of the lead, and to work in collaboration with the City staff designee. Mr. Mitchell seconded. Passed 5-0.

7. Adjourn

Mr. White adjourned the meeting at 8:54 p.m.

Approved as submitted on May 21, 2025.
Respectfully submitted by Lisa Curtis, 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, 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 April, 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.