



## **Minutes - Final**

**Wednesday, June 18, 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/87129354199>

Phone one-tap:

+13462487799,,87129354199# US (Houston)

Join via audio:

+1 346 248 7799 US (Houston)

Webinar ID: 871 2935 4199

International numbers available: <https://us02web.zoom.us/u/kjVQ914Kc>

## 1. Call to Order

PCDC Board President Darelle White called the meeting to order at 6:00 p.m.  
Board members present: Victor Gonzales, Mark Lee, Oscar R. Mitchell, Adam Rosenfield, Jeff Thompson, and Darelle White.

Virtual Attendee: Jerry W. Jones, Jr.

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

Interns: Elad Fainshtein, and Steve Rayan Benhamou.

Board member absent: Cesar Ruiz.

## 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 provided an overview of the Team Texas Road Show, where he was attending in Boston.

Mr. Jones introduced the Home 2 Texas interns, Elad Fainshtein and Steve Rayan Benhamou. Both interns expressed their gratitude to the Board and PCDC for giving them the opportunity to work this summer.

Mr. Jones congratulated Adam Maxon and Lisa Curtis on completing and earning their Basic Economic Development Certification from the Texas Economic Development Council (TEDC).

Mr. Jones informed the board that, in addition to the weekly update, he will

produce a monthly Executive Director's staff report to provide a higher-level overview of the PCDC's work, opportunities, progress, and current projects. An example of the Monthly Newsletter was visually presented.

Board member Rosenfield provided an update on the Texas Venture Fest & Forum, highlighting the start-up innovation tech ecosystem he and Mr. Jones attended. He urged the board to seek new opportunities beyond those pursued in the past. Rosenfield has initiated conversations and had follow-up meetings with Mr. Jones and Ms. Laura Postler of Solution Focused.

Board member Mitchell provided an update on the Pforge summer program for high school students in partnership with PFISD and PCDC. He also had the opportunity to be a guest speaker for one of the entrepreneurship sessions. Mitchell announced their "pitch contest," which will take place on the last day, June 19, 2025.

#### 4. Public Comment

No public comment was made.

Mayor Gonzales commented on the marketing of the PCDC board meetings. He stated that typically, no one is present for public comment or to listen in at each meeting. Mr. Jones shared the recent advertisement created and distributed for the board meeting, which was sent across all PCDC social media platforms, and he will continue to expand that reach to other avenues.

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. [2025-0485](#)

Discuss and consider action to approve the PCDC May 21, 2025 Regular Meeting Minutes.

Mr. Gonzales moved to approve the May 21, 2025 Regular meeting minutes. Mr. Lee seconded. Motion for Approval: Passed 6-0.

Votes:

Victor Gonzales

Mark Lee

Oscar R. Mitchell

Adam Rosenfield

Jeff Thompson

Darelle White

5B. [2025-0486](#)

Update on Project Greenfield

Mr. Jones provided an overview of the timeline he presented at the PCDC April board meeting concerning Project Greenfield and detailed the project's history and background. He stated that following the council meeting on Tuesday, June 10, 2025, at the city council's request, the Request for Quote was removed from all current posts. The City Council requested a Special Meeting on June

24, 2025, at 5:00 PM to further discuss Project Greenfield. President White encouraged board members to attend.

Action item: Mr. Jones will send each board member the Request for Quote and Request for Qualifications for their review.

**5C.**     [2025-0489](#)

Discuss and consider action to provide direction to the Executive Director to review all governing documents that may remove or reduce the flexibility provided to the organization legislatively and identify items that should be discussed by the PCDC board and council.

Mr. Jones outlined the reason for this item and emphasized the importance of identifying governing documents that may limit or remove PCDC's legislative flexibility.

Mr. Gonzales moved to approve this item. Mr. Rosenfield seconded. Motion for Approval: Passed 6-0.

**Votes:**

**Victor Gonzales**

**Mark Lee**

**Oscar R. Mitchell**

**Adam Rosenfield**

**Jeff Thompson**

**Darelle White**

**5D.**     [2025-0488](#)

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: Z Star, Listen, Pforward, Cap, Server and Sim.

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 Retention & Workforce Development Director, Business Development Director, Innovation & Entrepreneurship Manager, Research & Data Analyst, and Executive Assistant.

**The Board went into Executive Session at 7:33 PM.**

**6. Regular Meeting**

- 6A.**    [2025-0490](#)            Open Session Item: Discuss and consider action on Executive Session items as needed.

**The Board returned from Executive Session at 7:55 PM.**

**No Action taken.**

**7. Adjourn**

**Mr. White adjourned the meeting at 7:56 p.m.**

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 13th day of June, 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.**