



**PFLUGERVILLE** | a r o  
COMMUNITY DEVELOPMENT | o

**Minutes - Final**

**Wednesday, August 20, 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/84247253342>

Phone one-tap:  
+13462487799,,84247253342# US (Houston)

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

Webinar ID: 842 4725 3342

International numbers available: <https://us02web.zoom.us/u/k99jXLGo5>

## 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

Rudy Metayer

Oscar R. Mitchell

Adam Rosenfield

Cesar Ruiz

Darelle White

PCDC Staff:

Lisa Curtis

Adam Maxon

Stacey Pfefferkorn

Atty. Samer Shobassy (Messer Fort Law Firm rep)

## 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

Executive Director Mr. Jones began the meeting by recognizing former Board member Jeff Thompson. He presented Mr. Thompson with an award for his contributions to the Board, and Mr. Thompson gave a brief speech. Mr. Jones also acknowledged and presented awards to the two summer interns, Elad Fainshtein and Steve-Rayan Benhamou, who also spoke. Finally, Mr. Jones introduced and welcomed Councilman Rudy Metayer to the PCDC Board. Councilman Metayer will serve the remaining four months of Mr. Thompson's term. President White also offered a welcome to Mr. Metayer.

#### 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. Public Hearing

- 5A. [2025-0668](#) 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 the following project being considered by the PCDC:
- Community Engagement Grant for Workforce and Career Development funding not to exceed \$105,000.00.

**Public Hearing 5A. was opened at 6:11 P.M.**  
**Motion to close Public Hearing 5A: Passed 7-0**  
**Motioned by: Mr. Gonzales**  
**Seconded by: Mr. Metayer**  
**Votes:**  
**Victor Gonzales – Yes**  
**Mark Lee – Yes**  
**Rudy Metayer – Yes**  
**Oscar R. Mitchell – Yes**  
**Adam Rosenfield – Yes**  
**Cesar Ruiz – Yes**  
**Darelle White – Yes**  
**Public Hearing 5A. was closed at 6:13 P.M.**

- 5B. [2025-0670](#) 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 the following project being considered by the PCDC:
- Community Engagement Grant submitted by Pflugerville Area Youth Baseball and Softball not to exceed \$315,455.00.

**Public Hearing 5B was opened at 6:13 P.M.**  
**Motion to close Public Hearing 5B: Passed 7-0**  
**Motioned by: Mr. Gonzales**  
**Seconded by: Mr. Rosenfield**  
**Votes:**  
**Victor Gonzales – Yes**  
**Mark Lee – Yes**  
**Rudy Metayer – Yes**  
**Oscar R. Mitchell – Yes**  
**Adam Rosenfield – Yes**  
**Cesar Ruiz – Yes**

Darelle White – Yes  
Public Hearing 5B. was closed at 6:14 P.M.

**5C.**    [2025-0671](#)

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 the following project being considered by the PCDC:

- Construction of the Helios Way Right-in & Right-out Driveway and Impact Way Phase IV projects not to exceed \$5,374,051.10.

**Public Hearing 5C. was opened at 6:14 P.M.**  
**Motion to close Public Hearing 5C: Passed: 7-0**  
**Motioned by: Mr. Rosenfield**  
**Seconded by: Mr. Lee**

**Votes:**  
**Victor Gonzales – Yes**  
**Mark Lee – Yes**  
**Rudy Metayer – Yes**  
**Oscar R. Mitchell – Yes**  
**Adam Rosenfield – Yes**  
**Cesar Ruiz – Yes**  
**Darelle White – Yes**  
**Public Hearing 5C. was closed at 6:15 P.M.**

**5D.**    [2025-0673](#)

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.

**Public Hearing 5D. was opened at 6:15 P.M.**  
**Motion to close Public Hearing 5D: Passed: 7-0**  
**Motioned by: Mr. Gonzales**  
**Seconded by: Mr. Mitchell**

**Votes:**  
**Victor Gonzales – Yes**  
**Mark Lee – Yes**  
**Rudy Metayer – Yes**  
**Oscar R. Mitchell – Yes**  
**Adam Rosenfield – Yes**  
**Cesar Ruiz – Yes**

Darelle White – Yes  
Public Hearing 5D. was closed at 6:17 P.M.

- 5E. [2025-0674](#) 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.

Public Hearing 5E was opened at 6:17 P.M.  
Motion to close Public Hearing 5E: Passed: 7-0  
Motioned by: Mr. Rosenfield  
Seconded by: Mr. Mitchell  
Votes:  
Victor Gonzales – Yes  
Mark Lee – Yes  
Rudy Metayer – Yes  
Oscar R. Mitchell – Yes  
Adam Rosenfield – Yes  
Ceasar Ruiz – Yes  
Darelle White – Yes  
Public Hearing 5E. was closed at 6:18 P.M.

- 5F. [2025-0675](#) 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.

Public Hearing 5F. was opened at 6:18 P.M.  
Motion to close Public Hearing 5F: Passed: 7-0  
Motioned by: Mr. Rosenfield  
Seconded by: Mr. Mitchell  
Votes:  
Victor Gonzales – Yes  
Mark Lee – Yes  
Rudy Metayer – Yes  
Oscar R. Mitchell – Yes  
Adam Rosenfield – Yes  
Ceasar Ruiz – Yes  
Darelle White – Yes  
Public Hearing 5F. was closed at 6:19 P.M.

## 6. Regular Meeting

- 6A. [2025-0617](#) Discuss and consider action to approve the PCDC July 16, 2025 Regular Meeting Minutes.

Mr. White moved to approve the July 16, 2025 regular Meeting Minutes. Mr. Rosenfield seconded.  
Motion for Approval: Passed: 7-0  
Motioned by: Mr. White  
Seconded by: Mr. Rosenfield  
Votes:

Victor Gonzales – Yes  
Mark Lee – Yes  
Rudy Metayer – Yes  
Oscar R. Mitchell – Yes  
Adam Rosenfield – Yes  
Ceasar Ruiz – Yes  
Darelle White – Yes

- 6B.** [2025-0665](#) Review and discuss the PCDC Mid-Year Economic Report to the Board of Directors.

**Mr. Jones provided a brief overview of the PCDC Mid-Year Economic Report detailing:**

- **Business Attraction, Retention & Expansion**
- **Infrastructure Development**
- **Workforce Development**
- **Community & Strategic Partnerships**
- **Entrepreneurship & Emerging Industries**

**He concluded by announcing the next steps for PCDC, including Venture Pfest, Business Pfirst, Project Nexus, and initiatives focused on Entrepreneurial Innovation, Retail, and Restaurants.**

- 6C.** [2025-0618](#) Presentation and discussion regarding the Consultant Connect proposal.

**Mr. Jones briefly outlined the Consultant Connect Proposal, an initiative for the PCDC to host three site selectors for three days. The purpose of these visits is to gain valuable feedback and analysis of the community.**

**Following this, Mr. Nick Riashi provided an overview of the services and explained the benefits of the visits for Pflugerville. When asked about the return on investment (ROI) by Mr. Rosenfield, Mr. Riashi highlighted the benefits. He stressed that this is the ideal time to engage with site selectors for an honest evaluation of the area. Since the cost was within the Executive Director's budget, Mr. White confirmed there was no need for a vote to move forward with the proposal.**

- 6D.** [2025-0620](#) Review and consider action to authorize a partnership with the Pflugerville Independent School District utilizing Community Engagement Workforce Development funding and authorize appropriate performance agreement.

**Mr. Jones provided a general overview of the CEG grant before turning the discussion over to Ms. Traci Hendrix, Executive Director of CCMR for the Pflugerville Independent School District. Through a presentation, Ms. Hendrix gave a detailed review of the grant's purpose and explained that the Stacer Group will administer it. This project aims to enhance college and career readiness for PfISD students. She noted that funding is required for the initial year, with PfISD covering the remaining four years of the contract. Ms. Hendrix then answered questions from board members.**

**Motion for Approval: Passed: 7-0**

**Motioned by: Mr. Mitchell**

**Seconded by: Mr. Lee**

**Votes:**

**Victor Gonzales – Yes**

Mark Lee – Yes  
Rudy Metayer – Yes  
Oscar R. Mitchell – Yes  
Adam Rosenfield – Yes  
Ceasar Ruiz – Yes  
Darelle White – Yes

**6E.** [2025-0641](#)

Discussion, presentation, and possible action to authorize expenditures and authorize an agreement in support of a PCDC Board for a Community Engagement Grant submitted by Pflugerville Area Youth Baseball and Softball not to exceed \$315,455.00.

Mr. Jones gave a general overview of the CEG grant and then introduced Ms. Traci Dockter, Pflugerville Area Youth Baseball and Softball President, for a more detailed description. Ms. Dockter provided an in-depth review of the CEG grant and its purpose. Ms. Dockter responded to multiple questions from board members.

**Motion for Approval: Passed: 7-0**

**Motioned by: Mr. Metayer**

**Seconded by: Mr. Mitchell**

**Votes:**

Victor Gonzales – Yes  
Mark Lee – Yes  
Rudy Metayer – Yes  
Oscar R. Mitchell – Yes  
Adam Rosenfield – Yes  
Ceasar Ruiz – Yes  
Darelle White – Yes

**6F.** [2025-0635](#)

Review and discuss the proposal from the City Manager's office for PCDC to relocate their offices to the future City Hall building.

Ms. Emily Barron, Assistant City Manager of Pflugerville, presented beautiful renderings of the new City Hall building, Downtown East. The City Manager's office is proposing that PCDC relocate to the future City Hall building. Ms. Barron responded to several questions from board members. This item was for discussion only and did not require a vote. No vote was made.

**6G.** [2025-0656](#)

Discuss and consider action to award bid to and authorize a construction agreement with Patin Construction, LLC in the amount of \$5,854,531.10 for construction of the Helios Way Right-in & Right-out Driveway and Impact Way Phase IV projects.

Mr. Jones introduced the bid to award and authorize a construction agreement with Patin Construction, LLC for the Helios Way project. Mr. Darren Strozewski, Principal of DCS Engineering, presented a brief overview of the Letter of Recommendation process.

**Motion for Approval: Passed: 7-0**

**Motioned by: Mr. Metayer**

**Seconded by: Mr. Lee**

**Votes:**

Victor Gonzales – Yes

Mark Lee – Yes  
Rudy Metayer – Yes  
Oscar R. Mitchell – Yes  
Adam Rosenfield – Yes  
Ceasar Ruiz – Yes  
Darelle White – Yes

6H. [2025-0621](#)

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, Anchor and Gamma.

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.

The Board went into Executive Session at 9:18 P.M.

7. **Reconvene Regular Meeting**

The Board returned from Executive Session at 10:26 P.M.

7A. [2025-0622](#)

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

A motion was made to authorize and approve the PCDC Executive Director to incentivize up to \$300,000.00 for Project Bite.

Motion for Approval: Passed: 7-0

Motioned by: Mr. Ruiz

Seconded by: Mr. Gonzales

Votes:

Victor Gonzales – Yes

Mark Lee – Yes

Rudy Metayer – Yes

Oscar R. Mitchell – Yes

Adam Rosenfield – Yes

Ceasar Ruiz – Yes

Darelle White – Yes

**8. Adjourn**

The meeting was adjourned at 10:28 P.M. on Wednesday, August 20, 2025.

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 15th day of August, 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.**