



**PFLUGERVILLE** | a  
COMMUNITY DEVELOPMENT | CO

## **Minutes - Final**

**Wednesday, September 17, 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

Darelle White

Virtual:

Adam Rosenfield

PCDC Staff:

Adam Maxon

Stacey Pfefferkorn

Atty. Bradford Bullock (Messer Fort Law Firm rep)

Absent:

Cesar Ruiz (Board member)

Lisa Curtis

## 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 provided the following updates:

- Impact Way Phase 4 – Construction is now underway. A coordination meeting was held last week with the DCS construction team, and work has already begun on Helios Way.
- PCDC Venture Week – The event will feature 38 speakers and currently has

402 individuals scheduled to attend. The first two days will consist of smaller, workshop-style sessions, each of which already has a wait list. The remaining three days will feature panel discussions, and registration remains open for those sessions.

#### 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. [2025-0725](#) 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 6:06 P.M.**  
**Motion to close Public Hearing 5A: Passed 6-0**  
**Motioned by: Mr. Metayer**  
**Seconded by: Mr. Gonzales**  
**Votes:**  
**Victor Gonzales – Y**  
**Mark Lee – Y**  
**Rudy Metayer – Y**  
**Oscar R. Mitchell – Y**  
**Adam Rosenfield – Y**  
**Darelle White – Y**  
**Public Hearing 5A. was closed at 6:08 P.M.**

- 5B. [2025-0726](#) 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 6:09 P.M.**  
**Motion to close Public Hearing 5B: Passed 6 -0**  
**Motioned by: Mr. Gonzales**  
**Seconded by: Mr. Mitchell**  
**Votes:**  
**Victor Gonzales – Y**  
**Mark Lee – Y**  
**Rudy Metayer – Y**

Oscar R. Mitchell – Y  
Adam Rosenfield – Y  
Darelle White – Y  
Public Hearing 5B. was closed at 6:11 P.M.

5C. [2025-0727](#)

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 \$5,854,531.10.

Public Hearing 5C. was opened at 6:11 P.M.  
Motion to close Public Hearing 5C: Passed 6 - 0  
Motioned by: Mr. Lee  
Seconded by: Mr. Rosenfield  
Votes:  
Victor Gonzales – Y  
Mark Lee – Y  
Rudy Metayer – Y  
Oscar R. Mitchell – Y  
Adam Rosenfield – Y  
Darelle White – Y  
Public Hearing 5C. was closed at 6:12 P.M.

5D. [2025-0728](#)

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 6:13 P.M.  
Motion to close Public Hearing 5D: Passed 6 - 0  
Motioned by: Mr. Metayer  
Seconded by: Mr. Mitchell  
Votes:  
Victor Gonzales – Y  
Mark Lee – Y  
Rudy Metayer – Y  
Oscar R. Mitchell – Y  
Adam Rosenfield – Y

Darelle White – Y  
Public Hearing 5D. was closed at 6:14 P.M.

- 5E. [2025-0729](#) 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 6:14 P.M.  
Motion to close Public Hearing 5E: Passed 6 - 0  
Motioned by: Mr. Gonzales  
Seconded by: Mr. Lee  
Votes:  
Victor Gonzales – Y  
Mark Lee – Y  
Rudy Metayer – Y  
Oscar R. Mitchell – Y  
Adam Rosenfield – Y  
Darelle White – Y  
Public Hearing 5E. was closed at 6:15 P.M.

- 5F. [2025-0730](#) 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 6:15 P.M.  
Motion to close Public Hearing 5F: Passed 6 - 0  
Motioned by: Mr. Metayer  
Seconded by: Mr. Mitchell  
Votes:  
Victor Gonzales – Y  
Mark Lee – Y  
Rudy Metayer – Y  
Oscar R. Mitchell – Y  
Adam Rosenfield – Y  
Darelle White – Y  
Public Hearing 5F. was closed at 6:16 P.M.

- 5G. [2025-0731](#) 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:  
- Project Listen funding not to exceed \$10,000,000.00.

Public Hearing 5G. was opened at 6:17 P.M.  
Motion to close Public Hearing 5G: Passed 6 - 0  
Motioned by: Mr. Lee  
Seconded by: Mr. Mitchell  
Votes:  
Victor Gonzales – Y  
Mark Lee – Y

Rudy Metayer – Y  
Oscar R. Mitchell – Y  
Adam Rosenfield – Y  
Darelle White – Y  
Public Hearing 5G. was closed at 6:18 P.M.

- 5H. [2025-0737](#) 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 project expenditures related to a Request for Qualifications (RFQ) for the Owners Representative for Project Nexus.

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

## 6. Regular Meeting

- 6A. [2025-0732](#) Discuss and consider action to approve the PCDC August 20, 2025 Regular Meeting Minutes.

Mr. White moved to approve the PCDC August 20, 2025, Regular Meeting Minutes. Mr. Gonzales seconded.  
Motion for Approval: Passed: 6 - 0  
Motedioned by: Mr. White  
Seconded by: Mr. Gonzales  
Votes:  
Victor Gonzales – Y  
Mark Lee – Y  
Rudy Metayer – Y  
Oscar R. Mitchell – Y  
Adam Rosenfield – Y  
Darelle White – Y

- 6B. [2025-0735](#) Review and discuss the PCDC August 2025 Staff Report to the Board of Directors.

Mr. Jones provided a brief overview of the August Monthly Staff Report detailing:  
Mr. Jones provided a brief overview of the August Monthly Staff Report. He referenced the monthly staff report that discussed recent actions and strategies being implemented by PCDC and noted how these efforts are being integrated with the CEDS 3.0 Plan.

- 6C.**    [2025-0736](#)        Discuss and consider action approving a cost of living adjustment wage increase for all PCDC personnel and amending the FY26 Budget as required.

**Motion for Approval: Passed: 6 - 0**

**Motioned by: Mr. Gonzales**

**Seconded by: Mr. Metayer**

**Votes:**

**Votes:**

**Victor Gonzales – Y**

**Mark Lee – Y**

**Rudy Metayer - Y**

**Oscar R. Mitchell – Y**

**Adam Rosenfield – Y**

**Darelle White – Y**

- 6D.**    [2025-0750](#)        Review and consider action to authorize a partnership with the Parks and Recreation Department - City of Pflugerville to improve the infrastructure of the Wells Point Park utilizing Community Engagement Grant funding and authorize appropriate performance agreement for \$1,516,850.00.

**Review and discussion. No action taken on Item 6D.**

- 6E.**    [2025-0738](#)        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, 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: Executive Session Item: Deliberations in accordance with Texas Government Code Section 551.072 to discuss the purchase, exchange, lease, or value of real property. Discussion regarding compliance with the terms of development agreements and payment of compliance and non-compliance certifications.

**The Board went into Executive Session 6:50 P.M.**

## 7. Reconvene Regular Meeting

The Board returned from Executive Session at 8:12 P.M.

Board member, Mr. Rosenfield left the meeting at 8:11 P.M.

### 7A. [2025-0739](#)

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

6E. 3.) A motion was made to authorize and approve the PCDC Executive Director to proceed to complete the purchase of Project Listen.

Motion for Approval: Passed: 5-0

Motioned by: Mr. White

Seconded by: Mr. Lee

Votes:

Victor Gonzales – Y

Mark Lee – Y

Rudy Metayer – Y

Oscar R. Mitchell – Y

Darelle White – Y

6E 4.) A motion was made to authorize and approve the PCDC Executive Director to ensure compliance with the terms of development agreements and to pay for compliance and non-compliance certifications.

Motion for Approval: Passed 5-0

Motioned by: Mr. White

Seconded by: Mr. Gonzales

Votes:

Victor Gonzales – Y

Mark Lee – Y

Rudy Metayer – Y

Oscar R. Mitchell – Y

Darelle White – Y

6E 1.) A motion was made to authorize and approve the PCDC Executive Director to move forward with engaging JLL as the Owner's Representative for Project Nexus.

Motion for Approval: Passed 5-0

Motioned by: Mr. White

Seconded by: Mr. Gonzales

Votes:

Victor Gonzales – Y

Mark Lee – Y

Rudy Metayer – Y

Oscar R. Mitchell – Y

Darelle White – Y

## 8. Adjourn

The meeting was adjourned at 8:15 P.M. on Wednesday, September 17, 2025.

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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 September, 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](mailto: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.**