Minutes - Final

Wednesday, May 20, 2026

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/85644049785

Phone one-tap:
+13462487799,,85644049785# US (Houston)

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

Webinar ID: 856 4404 9785
International numbers available: https://us02web.zoom.us/u/kSDTAsOne

1. Call to Order

With a quorum present, President Darelle White called the Pflugerville Community Development Corporation Regular Board meeting to order at 6:03 P.M. on Wednesday, May 20, 2026.

In-Person Attendees at the start of the meeting:
Mark Lee
De Juana Lozada
Oscar R. Mitchell
Adam Rosenfield
Darelle White

PCDC Staff:
Lisa Curtis
Jerry W. Jones, Jr.
Stacey Pfefferkorn
Andrew Yu
Atty. Stanley Springerley

Rudy Metayer – arrived at 8:10pm

Absent:
Ceasar Ruiz – Board Member
Trinity Boudreaux – PCDC Staff
Adam Maxon – PCDC Staff
Juliana Sapp – PCDC Staff

2. Opening

A. 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.

B. 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.

C. Moment of Silence

3. Items of Community Interest

Executive Director Jones extended congratulations to Mr. Carlton Schwab, President and CEO of the Texas Economic Development Council. In response, Mr. Schwab expressed his appreciation and commended the Pflugerville Community Development Corporation (PCDC) for its ongoing achievements, encouraging the organization to "keep doing what you are doing".
Mr. Jones introduced "Growing Pflugerville," a small business initiative designed to highlight and support local enterprises. As part of this initiative, the Board viewed a brief promotional video featuring Teakeasy, a rapidly growing business within the Pflugerville community.
Mr. Jones highlighted a collaborative partnership between EGBI, Business Accelerator, Wells Fargo, and PCDC, which will offer free training services to local small businesses starting in Q2 of FY'26.
Program Highlights:
• Duration: 8-week structured program.
• Focus: Assisting Pflugerville-area entrepreneurs in developing robust business plans.
• Schedule: Mondays and Wednesdays at the PCDC offices.
• Accessibility: Instruction available in both English and Spanish.
Mr. Jones emphasized that the ultimate goal of this program is to engage and support every small business across Pflugerville. Mr. Jones assured the board that PCDC Legal Counsel, Attorney Springerley, thoroughly reviewed the agreement to ensure full compliance and legal approval.

4. Public Comment

No Public comment was made.

5. Public Hearing

5A. 2026-0504

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 Pfit, including but not limited to the Monarch Recreation Center, funding not to exceed $4,642,592.00.

President White introduced the item. President White asked for anyone to speak on the item. There were no comments.

The Public Hearing opened at 6:22 P.M.
Motion for Approval to close public hearing: Passed: 5-0
Motioned by: Mr. Rosenfield
Seconded by: Mr. Mitchell
Votes:
Mark Lee - Yes
De Juana Lozada - Yes
Oscar R. Mitchell - Yes
Adam Rosenfield - Yes
Darelle White - Yes

The Public Hearing closed at 6:24 P.M.

6. Regular Meeting

6A. 2026-0478 Discuss and consider action to approve the PCDC April 14, 2026 Worksession Meeting Minutes and the April 15, 2026 Regular Meeting Minutes.

President White introduced the item. President White asked for any questions.
Start time: 6:24 P.M.
Motion for Approval: Passed: 5-0
Motioned by: Mr. Lee
Seconded by: Ms. Lozada
Votes:
Mark Lee - Yes
De Juana Lozada - Yes
Oscar R. Mitchell - Yes
Adam Rosenfield - Yes
Darelle White - Yes

6B. 2026-0479 Review and discuss the PCDC April 2026 Staff Report to the Board of Directors.

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC.
Mr. Jones presented the April Monthly Staff Report in a physical document to each board member. He affirmed that PCDC's ongoing initiatives remain strictly aligned with the City of Pflugerville's Aspire 2040 comprehensive plan and the PCDC CEDS 3.0 (Comprehensive Economic Development Strategy).
Mr. Jones provided a detailed update on current Business Retention and Business Development projects and active Requests for Information (RFIs) currently in the pipeline, specifically mentioning the metric snapshots for each.
Mr. Jones included a briefing on the following:

- **ACC and PfISD workforce**
- **Governor's Small Business Summit planning**
- **Retail and redevelopment outreach**
- **Project Nexus and strategic development**
- **Marketing, PR, and storytelling projects**
- **Internal team and operations**

6C. 2026-0400 Discuss and consider action to accept the PCDC FY26 Q2 Financial Reports.

President White introduced the item, and yielded the floor to Tracy Waldron, Finance Director, City of Pflugerville.
Ms. Waldron presented a PowerPoint presentation for PCDC's FY 26 Quarterly expenditures, balances and investments.
Motion for Approval: Passed: 5-0
Motioned by: Mr. White
Seconded by: Mr. Mitchell
Votes:
Mark Lee - Yes
De Juana Lozada - Yes

Oscar R. Mitchell - Yes
Adam Rosenfield - Yes
Darelle White - Yes

6D. [2026-0526] Discuss and consider taking action on authorizing the PCDC Executive Director to sign the 30” SH130 & Pfluger Farm Lane Water Line Temporary Construction Easement Agreement Donation to the City of Pflugerville.

President White introduced the item and yielded the floor to the spokesman for the item.
Matt Rector, Public Utility and Engineering Director, Public Works, City of Pflugerville represented Norma Martinez, Right of Way Manager, Public Works, City of Pflugerville. Mr. Rector presented the item. Mr. Rector requested temporary access and construction to the easement at the 30” SH 130 & Pfluger Farm Lane Water Line, near Typhoon Texas.

Motion for Approval: Passed: 5-0
Motioned by: Ms. Lozada
Seconded by: Mr. Rosenfield
Votes:
Mark Lee - Yes
De Juana Lozada - Yes
Oscar R. Mitchell - Yes
Adam Rosenfield - Yes
Darelle White - Yes

6E. [2026-0533] Discussion regarding an update on the Monarch Recreation Center.

President White introduced the item, and floor was yielded to the project spokespersons.
Jeff Achee, Assistant Parks & Recreation Director for the City of Pflugerville, presented a progress update on the Monarch Center development within the Downtown East project. The PowerPoint presentation detailed current project amenities and included photographs of the ongoing construction. Shane Mize, Parks & Recreation Director, was also present to provide additional support and address inquiries.
Discussion and Board Inquiries:
- **Design Elements: In response to an inquiry from Mr. Mitchell regarding the building's slanted windows, Mr. Achee noted that the architectural design elements would align with the overall project vision upon completion.**
- **Project Funding: Ms. Lozada raised a question regarding project funding and the timeline for its discussion. President White clarified that further financial discussion regarding the cost of Project Pfit would be conducted during the Executive Session, following the outlined Public Hearing item.**

Mr. Jones concluded by explaining the process and timeline of public hearing postings, board and council voting.

6F. [2026-0505] Discuss and consider approval of a resolution establishing the goals and objectives for Project Nexus.

President White introduced the item and provided historical context regarding the origin of the proposed Resolution. He noted that the resolution was originally requested by the Mayor during the April 14th work session following

a presentation on Goals and Objectives by JLL. A resolution was subsequently drafted utilizing the JLL data, presented to the City Council on May 12th, and amended during that session.
Mr. Jones provided additional context, noting that the City Council had approved the resolution as amended. He stated that the Pflugerville Community Development Corporation (PCDC) board's vote would serve to align with the Council's previous approval of the JLL goals and objectives. Mr. Jones noted that these goals and objectives are intended to function as a fluid, evergreen document, subject to adjustments as circumstances require.
Board Attorney Springerley clarified that the Resolution serves to formally document, via minute order, the PCDC board's approval of the amendments enacted by the City Council.
Action Taken: President White made a motion to ratify and approve the resolution as amended by the City Council.
Motion for Approval: Passed: 5-0
Motioned by: Mr. White
Seconded by: Ms. Lozada
Votes:
Mark Lee - Yes
De Juana Lozada - Yes
Oscar R. Mitchell - Yes
Adam Rosenfield - Yes
Darelle White - Yes

6G. 2026-0480

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, Server, Sim, Anchor, Gamma, **Longhorn Orange**, Blue Jean, Catalyst, Pfit, Print, Princess and Bravo.

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: 551.071 Consultation with Attorney regarding the Executive Director's assignment and participation in the Property Owner's Association (POA).

4.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Communications & Marketing Manager and Executive Assistant.

5.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Annual Performance Evaluation: Executive Director.

President White introduced the item.

The Board went into Executive Session at 7:41 P.M.

7. Reconvene Regular Meeting

Mr. Mark Lee left the Executive Session meeting at 8:30 P.M.

The Board returned from Executive Session at 9:27 P.M.

No action taken.

7A. 2026-0481 Open Session Item: Discuss and consider action on Executive Session items as needed.

None to discuss.

The meeting was adjourned at 9:28 P.M. on Wednesday, May 20, 2026.

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 14th day of May, 2026, 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.