



Meeting Agenda - Draft

Pflugerville Community Development Corporation (PCDC)

Wednesday, June 17, 2026

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting

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/j/85644049785>

1. **Call to Order**
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**
4. **Public Comment**
5. **Public Hearing**
 - 5A. [2026-0622](#) 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.

- 5B. [2026-0631](#) 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 Trails funding not to exceed \$190,000

6. Regular Meeting

- 6A. [2026-0623](#) Discuss and consider action to approve the PCDC May 20, 2026 Regular Meeting Minutes.
- 6B. [2026-0624](#) Review and discuss the PCDC May 2026 Staff Report to the Board of Directors.
- 6C. [2026-0628](#) Discuss and receive presentation regarding participation at the International Council of Shopping Centers (ICSC) conference.
- 6D. [2026-0629](#) Discuss and receive presentation regarding participation as a delegate for the Germany & Paris Recruitment trip hosted by Opportunity Austin (OA).
- 6E. [2026-0630](#) Discuss and receive presentation regarding participation at the 2026 Consultants Spring Forum, New Orleans.
- 6F. [2026-0634](#) Discuss and review the FY2027 Proposed Draft Budget for the Pflugerville Community Development Corporation.
- 6G. [2026-0635](#) Discuss and provide an update on the status of Project Nexus.
- 6H. [2026-0636](#) Discuss, review, and receive a presentation on commercial growth trends and the future development forecast for the City of Pflugerville.
- 6I. [2026-0625](#)
- 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 (Consultation with Attorney) and 551.087 (Economic Development) 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 Texas, Anchor, Gamma Ray, Longhorn Arion, Blue Jean, Catalyst, Print, Princess, Pfizz 2.0, Neighbor, Fluid, Paradigm, Eagle X, Bravo, Pfit, Trails and XPAND.
 - 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: Pursuant to Sections 551.071 (Consultation with Attorney) & 551.072 (Real Property) regarding legal options and concerns related to private portion of Helios Way and assignment or transfer of same to the One Thirty Business Park 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 Annual Performance Evaluation: Executive Director.

7. Reconvene Regular Meeting

- 7A. [2026-0626](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

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 11th day of June, 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.

