



Minutes - Final

Wednesday, August 19, 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 6:00 P.M. on Wednesday, August 19, 2026.

In-Person Attendees at the start of the meeting:

Mark Lee
Oscar R. Mitchell
Ceasar Ruiz
Darelle White
DeJuana Lozada

Rudy Metayer – arrived at 6:27 PM

PCDC Staff:

Trinity Boudreaux
Lisa Curtis
Jerry W. Jones, Jr.
Adam Maxon
Stacey Pfefferkorn
Juliana Sapp
Andrew Yu
Atty. Stanley Springerley

Absent:

Adam Rosenfield

2. Opening

Item 1: Call to Order

Start time: 6:01 P.M.

Details: President Darelle White called the PCDC Regular Board meeting to order.

Item 2: Opening

Details:

Pledge of Allegiance – United States of America Flag

Pledge of Allegiance – Texas Flag

Moment of Silence

- 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 Jerry Jones began by presenting the following:

- Acknowledgement of the 25th Anniversary of PCDC with thanks to those who started the corporation.
- Adam Maxon spoke briefly to introduce the PCDC Podcast, designed around our 4 pillars of economic development, which is being produced and is now streaming on Spotify, YouTube, and Apple.
- Juliana Sapp announced the upcoming Venture Pfest – September 26 – October 1, planned with workshops, pitch competitions, networking, and the Women's Summit. Several speakers are confirmed, and registration is rising.
- Mr. Jones explained the Q-Branch partnership and the number of International delegates engaged with PCDC and the potential for Pflugerville.
- Mr. Jones stated that Andrew Yu, Juliana Sapp, and Trinity Boudreaux completed the Basic Economic Development Certification (BEDC).

4. Public Comment

Public comment was made by Naijean Bernard, a local business owner.

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. [2026-0810](#)** 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 Training Equipment, specifically, P-TECH Computer Information Technology (CIT) Cybersecurity Hardware funding not to exceed \$65,000.00.

President White introduced the item. President White asked if anyone had anything to say on the item. There were no comments.

The Public Hearing opened at 6:20 P.M.

Motion for Approval to close public hearing: Passed: 5-0

Motioned by: Mr. Mark Lee

Seconded by: Mr. Oscar Mitchell

Votes:

Mark Lee – Y

Oscar R. Mitchell – Y

Cesar Ruiz – Y

Darelle White – Y

DeJuana Lozada – Y

The Public Hearing closed at 6:21 P.M.

5B. [2026-0811](#)

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 Alignment, specifically for Industry Leadership Council (ILC) Strategic Alignment funding not to exceed \$5,000.00.

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

The Public Hearing opened at 6:21 P.M.

Motion for Approval to close public hearing: Passed: 5-0

Motioned by: Mr. Mark Lee

Seconded by: Mr. Oscar Mitchell

Votes:

Mark Lee – Y

Oscar R. Mitchell – Y

Cesar Ruiz – Y

Darelle White – Y

DeJuana Lozada – Y

The Public Hearing closed at 6:22 P.M.

6. Regular Meeting

6A. [2026-0742](#)

Discuss and consider action to approve the PCDC July 15, 2026 Regular Meeting Minutes.

President White introduced the item.

Motion for Approval: Passed: 5-0

Motioned by: Mr. White

Seconded by: Mr. Cesar Ruiz

Votes:

Mark Lee – Y

Oscar R. Mitchell – Y

Cesar Ruiz – Y

Darelle White – Y

DeJuana Lozada – Y

6B. [2026-0806](#)

Review and discuss the PCDC Mid-Year Economic 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 Mid-Year Economic Report, highlighting key updates and progress across the following areas:

- Economic & Business Growth: Business retention and attraction, retail and restaurant development, primary job creation, and the RFI process.
- Infrastructure & Projects: Helios Way completion, Project Nexus, and current ongoing initiatives.
- Community & Innovation: Community strategic partnerships, workforce development, entrepreneurial innovation, Venture Pfest, and Pforge.

6C. [2026-0710](#)

Discussion and possible action to authorize Project Pfit, including but not limited to the Monarch Recreation Center, funding in an amount not to exceed \$4,642,592.00 for the maintenance and operations costs pursuant to authorized projects under Tex. Local Gov't Code Sec. 505.152.

President White introduced the agenda item and yielded the floor to Shane Mize, Director of Parks and Recreation for the City of Pflugerville.

Mr. Mize noted that the substantive details of the proposal remain unchanged and that the current action serves to formalize the request.

President White provided additional background, noting that while the project creates a significant community asset, long-term fiscal viability is a primary consideration. He explained that the financial analysis supports the requested funding to help offset potential deficits and prevent the financial burden from falling on taxpayers.

A discussion followed between the Board and Mr. Mize regarding the PCDC's capacity to incentivize future projects while ensuring alignment with its core mission remains a top priority.

Motion for Approval: Passed: 5-1

Motioned by: Mr. Mitchell, with the amendment that a 6-month report via a presentation is given by the Parks Director to update the board on status.

Seconded by: Mr. Rudy Metayer

Votes:

Mark Lee – Y

Rudy Metayer – Y

Oscar R. Mitchell – Y

Cesar Ruiz – Y

Darelle White – Y

DeJuana Lozada – N

6D. [2026-0711](#)

Discussion and possible action to authorize Project Trails, funding in an amount not to exceed \$190,000 for trail park improvements pursuant to authorized projects under Tex. Local Gov't Code Sec. 505.152.

President White introduced the agenda item and yielded the floor to Shane Mize, Director of Parks and Recreation, City of Pflugerville.

Mr. Mize described that in the summer of 2025; the parks department had a budget deficit. Reductions were recommended for programs such as Rock the Block, Music in the Park, senior programs, Eggpalooza, recreation programs, decomposed granite, and goatscaping. Council made the line items whole with funding from PCDC.

Mr. Jones clarified that legal teams for the City and PCDC have discussed the process for allocating PCDC funds for projects. Projects start at PCDC and migrate to the Council.

Motion for Approval: Passed: 6-0

Motioned by: Mr. Rudy Metayer

Seconded by: Mr. Ceasar Ruiz

Votes:

Mark Lee – Y

Rudy Metayer – Y

Oscar R. Mitchell – Y

Ceasar Ruiz – Y

Darelle White – Y

DeJuana Lozada – Y

6E. [2026-0781](#)

Discuss and consider action to accept the PCDC FY26 Q3 Financial Reports.

President White introduced the agenda item and the floor to Tracy Waldron, Finance Director for the City of Pflugerville. Ms. Waldron delivered a detailed presentation on the 2026 FYQ3 Financials for the Pflugerville Community Development Corporation (PCDC), outlining projected revenues and expenses by line item.

No vote was necessary for this item.

Mr. White moved Item 6G before 6F.

6F. [2026-0746](#)

Discuss and provide an update on the status of the Accelerate Texas Partnership (ATP) strategic consulting services.

President White introduced the agenda item and yielded the floor to Lauren Postler, Founder of Accelerate Texas Partnership.

Ms. Postler presented the updated Programming Assessment and Impact Framework, developed in collaboration with PCDC staff. The presentation outlined methodologies for measuring return on investment for PCDC's innovation and entrepreneurship initiatives—focusing on both people-based (programming) and place-based (Innovation Hub) interventions. Ms. Postler also detailed the metrics utilized to ensure transparent progress reporting to key stakeholders and the public.

Juliana Sapp clarified that when small businesses come to PCDC, if resources are not in-house, PCDC will refer them to funding, SBA matching lending program, PeopleFund, micro-funding and grant options, and other state/government resources, as well as encourage them to work on basics to build foundations.

6G. [2026-0753](#)

Discuss and provide an update on the status of the Helios Way Right-in & Right-out Driveway and Impact Way Phase IV project.

President White introduced the agenda item and yielded the floor to Darren Strokowski, Principal Owner of DCS Engineering, LLC.

Mr. Strokowski provided a progress update and revised timeline for the Helios Way project. He noted that utility coordination delays involving Atmos Energy and Oncor have been addressed, and project completion is now anticipated by

October 19th—one month ahead of the adjusted schedule. Additionally, Mr. Strokowski presented an updated financial report for the project.

6H. [2026-0744](#)

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, Pfizz 2.0, Neighbor, Fluid, Paradigm, Eagle X, Bravo, Pfit, Trails, XPAND, ACS and RAD Plus.

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).

President White introduced the item.

The Board went into Executive Session at 9:20 P.M.

7. Reconvene Regular Meeting

**The Board returned from Executive Session at 10:30 P.M.
No action taken.**

7A. [2026-0745](#)

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

No action taken.

8. Adjourn

The meeting was adjourned at 10:30 P.M. on Wednesday, August 19, 2026.

**Approved as submitted on September 16, 2026.
Respectfully submitted by Lisa Curtis, Executive Assistant.**

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 August, 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.