

**City of Pflugerville**



**PFLUGERVILLE** | a  
COMMUNITY DEVELOPMENT | CO

**Minutes - Final**

**Wednesday, January 21, 2026**

**6:00 PM**

**Annual 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

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, December 17, 2025.

### In-Person Attendees:

Mark Lee

De Juana Lozada

Rudy Metayer

Oscar R. Mitchell

Adam Rosenfield

Darelle White

### PCDC Staff:

Lisa Curtis

Jerry W. Jones, Jr.

Adam Maxon

Stacey Pfefferkorn

Atty. Brad Bullock (Messer Fort Law Firm)

### Absent:

Cesar Ruiz

## 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 Mr. Jones began by congratulating Mr. White and Mr.

Mitchell on their appointments to the PCDC Board. Mr. Jones welcomed the newly appointed board member, De Juana Lozada. Ms. Lozada was approved by the Pflugerville Council. Mr. Jones provided a draft copy of the PCDC Annual Report to all board members. Mr. Jones requested each member to review and comment by Feb. 1st. Mr. Jones stated the final review will be discussed at the upcoming Board Retreat on Feb. 12th.

#### 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. Regular Meeting

- 5A. [2026-0041](#) Discuss and consider action to approve the PCDC December 17, 2025 Regular Meeting Minutes.

Motion for Approval: Passed: 6-0

Motioned by: Mr. White

Seconded by: Mr. Rosenfield

Votes:

Mark Lee - Yes

De Juana Lozada - Yes

Rudy Metayer - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Darelle White - Yes

- 5B. [2026-0042](#) Review and discuss the PCDC January 2026 Staff Report to the Board of Directors.

Mr. Jones presented the December 2025 Monthly Staff Report, structured around three pillars: strategic alignment, execution, and regional competitiveness. Mr. Jones began by recapping key December activities, including:

- Consultant Connect: Hosting site selectors for regional evaluations.
- Infrastructure & Planning: Reviewing essential development frameworks.
- Retail Recruitment: Engaging property owners to attract future commercial development.
- Workforce Readiness: Discussing expansion strategies for advanced manufacturing.
- Business Development: Conducting various site tours.

Mr. Jones also announced that the PCDC successfully achieved IEDC AEDO reaccreditation, with further details to follow. Looking ahead, he noted that staff recently developed a 2026 Strategic Work Plan designed to ensure fiscal sustainability, transparency, and timely project management. This plan will be driven by quarterly goal tracking and resource optimization, with a deeper, solution-driven strategy session scheduled for the February Board Retreat.

**5C.**    [RES-1386](#)

Discuss and consider action on Resolution 2026-001 to nominate and elect Pflugerville Community Development Corporation (PCDC) corporate officers for 2026 in accordance with PCDC Bylaws.

**Mr. White stated there are 3 Officer positions to nominate and install as President, Vice President and Secretary. Mr. White asked for nominations for the role of President. Mr. Rosenfield nominated Mr. White. Ms. Lozada seconded. Mr. White stated that the second was not needed at that moment. There were no additional nominations. Mr. White entertained the vote. Mr. Metayer stated he was waiting on discussion. Mr. White conducted the vote and reserved his comments.**

**For the office of President, a vote was taken:**

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

**Motioned by: Mr. Rosenfield**

**Seconded by: Ms. Lozada**

**Votes:**

**Mark Lee - Yes**

**De Juana Lozada - Yes**

**Rudy Metayer - Yes**

**Oscar R. Mitchell - Yes**

**Adam Rosenfield - Yes**

**Darelle White - Yes**

**Mr. White affirmed that every board member is highly qualified and eligible for any leadership role. Mr. White noted that Board President can serve two (2) terms (two years) and therefore highlighted the upcoming need for a new President in 2027. To ensure a smooth transition, Mr. White offered his mentorship and training to interested members, expressing a desire to stay involved in presidential tasks and onboarding, as needed.**

**Mr. White asked for nominations for Vice President. Mr. Rosenfield nominated Ms. De Juana Lozada. Ms. Lozada accepted the nomination. There were no additional nominations. For the office of Vice President, a vote was taken:**

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

**Motioned by: Mr. Rosenfield**

**Seconded by: Mr. Metayer**

**Votes:**

**Mark Lee - Yes**

**De Juana Lozada - Yes**

**Rudy Metayer - Yes**

**Oscar R. Mitchell - Yes**

**Adam Rosenfield - Yes**

**Darelle White - Yes**

**Mr. White asked for nominations for Secretary. Mr. Lee nominated Mr. Oscar Mitchell. Mr. Mitchell accepted the nomination. There were no additional nominations. For the office of Secretary, a vote was taken:**

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

**Motioned by: Mr. Lee**

**Seconded by: Mr. Rosenfield**

**Votes:**

**Mark Lee - Yes**

**De Juana Lozada - Yes**

**Rudy Metayer - Yes**

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

This item was closed.

- 5D. [RES-1387](#) Discuss and consider action on Resolution 2026-002 designating 2026 permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with PCDC Bylaws.

Mr. Jones noted two exceptions to the standard meeting schedule: the February 25th and March 25th meetings will not fall on the third Wednesday. These adjustments were made to accommodate the ICSC Conference in February and Spring Break in March.

Motion for Approval: Passed: 6-0

Motioned by: Mr. Rosenfield

Seconded by: Mr. Mitchell

Votes:

Mark Lee - Yes  
De Juana Lozada - Yes  
Rudy Metayer - Yes  
Oscar R. Mitchell - Yes  
Adam Rosenfield - Yes  
Darelle White - Yes

- 5E. [2026-0082](#) Discuss and consider action to approve the 2026 PCDC Board of Director's Ethics Policy for annual board signature.

signatures of each board member.

Mr. White made a few updates to the Ethics document that does not change the content of the document. There is a capitalization issue on Page 4. There is repetitive clause for bullets 2 and 3 on Page 5. Further down the page on Page 5, there was a misspelled word, "proprietary". With these corrections and amendments, a vote was taken.

Mr. White moved to approve the 2026 PCDC Board of Director's Ethics Policy for annual board signature with the edits/amendments provided in the meeting.

The Ethics Policy will go to City Council on February 24th for final approval.

Motion for Approval: Passed: 6-0

Motioned by: Mr. White

Seconded by: Mr. Metayer

Votes:

Mark Lee - Yes  
De Juana Lozada - Yes  
Rudy Metayer - Yes  
Oscar R. Mitchell - Yes  
Adam Rosenfield - Yes  
Darelle White - Yes

- 5F. [2026-0078](#) Discuss and consider action to accept the PCDC FY26 Q1 Financial Reports.

Mr. Jones introduced this item to the board and handed the floor to Mr. Salom Tsoka, Senior Accountant for the City of Pflugerville. Mr. Tsoka gave a brief

overview of the following FY2026 Quarter 1 Financial Report for PCDC. The report outlined the following:

- PCDC Quarter ending December 2025 Balance Sheet
- PCDC FY26 Quarter 1 – detailed Financial Report
- PCDC FY26 Quarter 1 – Investment Report

A brief discussion ensued regarding how the PCDC funds are organized at the City as requested by Mr. Mitchell. Additionally, Ms. Lozada asked how we compare to the other EDCs around the region. Mr. Jones stated this will be answered at the next meeting. Mr. White interjected that this presentation is looking at the checkbook to see what we have, what we have spent, and how are we utilizing funds.

Motion for Approval: Passed: 6-0

Motioned by: Mr. Rosenfield

Seconded by: Mr. Mitchell

Votes:

Mark Lee - Yes

De Juana Lozada - Yes

Rudy Metayer - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Darelle White - Yes

**5G.** [2026-0044](#)

Review and Discuss the International Economic Development Corporation (IEDC) Accredited Economic Development Organization (AEDO) Site Report from the IEDC visit.

Mr. Jones gave a detailed description and account of the visit by Henry Florsheim and Steve Stroud, IEDC. Mr. Jones thanked all the participants that made this visit successful. Mr. Jones announced that PCDC received a letter of accreditation. Mr. Jones provided a detailed description of the Executive Summary and Reaccreditation status; Strategic Vision and Marketing Impact; Major Accomplishments (last 3 years); and Site Visit Observations. Mr. Jones explained the IEDC team provided recommendations for future growth.

**5H.** [2026-0111](#)

Review and discuss the feedback report from the Site Selectors Familiarization Tour to Pflugerville coordinated by Consultant Connect in December 2025.

Mr. Jones introduced this item and handed the floor to Ms. Stacey Pfefferkorn, Business Retention and Workforce Development Director, PCDC.

Ms. Pfefferkorn gave a detail overview of the following:

- Who Visited Pflugerville
- Visit Structure and Flow
- Site Consultant and Feedback
- Event & Tour Improvements
- Site Consultant Feedback
  - o Pflugerville SWOT (Strengths)
  - o Pflugerville SWOT (Weaknesses)
  - o Pflugerville SWOT (Opportunities)
  - o Pflugerville SWOT (Threats)
- PCDC Response/Strategic Implications

**5I.** [2026-0045](#)

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, Gamma, Princess, and **Longhorn Orange**.

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 Last.

4.) Executive Session Item: 551.071 Consultation with attorney regarding legal rights and obligations of PCDC under a proposed agreement with Travis County Emergency Services District No. 2.

5.) 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, Research & Data Analyst, Communications & Marketing Manager, and Executive Assistant.

**The Board went into Executive Session at 7:30 P.M.**

## **6. Reconvene Regular Meeting**

**The Board returned from Executive Session at 9:23 P.M.**

**6A.** [2026-0047](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

**No action taken.**

## **7. Adjourn**

**The meeting was adjourned at 9:23 P.M. on Wednesday, January 21, 2026.**

**Approved as submitted on February 25, 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 15th day of January, 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.**