



PFLUGERVILLE | a
COMMUNITY DEVELOPMENT | CO

Minutes - Final

Tuesday, April 14, 2026

5:00 PM

Joint Worksession with City Council

1611 Pfennig Lane

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

With a quorum present, President Darelle White called the Pflugerville Community Development Corporation Joint meeting with City Council to order at 5:00P.M. on Tuesday, April 14, 2026, held at 1611 Pfennig Lane.

In-Person Attendees at the start of the meeting:

De Juana Lozada
Rudy Metayer
Oscar Mitchell
Ceasar Ruiz
Darelle White

PCDC Staff:

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

Absent:

Mark Lee
Adam Rosenfield

2. 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.

3. Regular Agenda

- A. [2026-0394](#) Joint meeting with the Pflugerville City Council and the Pflugerville Community Development Corporation (PCDC) Board to discuss the Goals and Objectives for 2026.
- Executive Director Jerry Jones, Jr. delivered a presentation outlining the 2026 strategic goals and objectives for the PCDC. Following the presentation, Council members made request that performance metrics and measurement standards, with tangible outcomes should be included going forward with presentations.
- B. [2026-0441](#) Presentation by Jones Lang LaSalle (JLL), the owner's representative for Project Nexus, outlining the vision, goals, and objectives that align with the stakeholder engagement strategy for Project Nexus based on feedback from the PCDC Board and Council.
- Zach Orig (Master Plan Advisory Project Manager, JLL) and Steve Garven

(Senior Regional Director, JLL) presented an Executive Summary for Project Nexus. Mr. Orig detailed the project's goals and objectives, along with guiding principles, mission, and vision, and provided a comprehensive 12-month milestone schedule, along with projected outlook phases. Following the presentation, Council members offered feedback and continued discussion of the plan. Mayor Weiss requested that the PCDC codify the goals and objectives through a City Council resolution.

4. Adjourn

The meeting was adjourned at 7:00 P.M. on Tuesday, April 14, 2026.

Approved as submitted on May 20, 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 8th day of April, 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.**