



Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, September 4, 2024

6:00 PM

3801 Helios Way, Ste. 130

Special Meeting

1. Call to Order

PCDC President Jeff Thompson called the meeting to order at 6 p.m. Additional board members present: Victor Gonzales, Jim McDonald, Darelle White, Adam Rosenfield, Ceasar Ruiz and Oscar Mitchell. PCDC staff present: Terri Toledo, Crystal Connally, Veronica Ramirez, Aishah Mallam and PCDC Counsel Josh Brockman-Weber. City representative: James Hartshorn, Deputy City Manager.

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. Public Hearing

3A. [2024-0857](#)

In accordance with Tex. Local Gov't Code Section 505.159, the Pflugerville Community Development Corporation, (PCDC) will hold a public hearing for the purpose of receiving public comments regarding the approval of all programs, projects, and expenditures of the PCDC proposed for Fiscal Year 2024-2025 as further described in the PCDC's budget approved and adopted by the Board of Directors as well as land acquisition projects for fiscal year 2023-2024. Such projects include all authorized projects under Sec. 501 and 505 of the Local Government Code including but not limited to: land acquisition, large and small business incentives, business retention and expansion, community engagement grant projects, infrastructure improvement projects, recreation or community facilities, and projects related to business enterprises that create or retain primary jobs.

Mr. Thompson opened the public hearing. No comments from the public were received. Mayor Gonzales motioned to close the public hearing. Mr. Thompson seconded. Motion passed 7-0.

4. Executive Session

- 4A. [2024-0843](#)
- 1.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding search and selection of an Executive Director for the Pflugerville Community Development Corporation.
 - 2.) 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 Greenfield.
 - 3.) Open Session Item: Discuss and consider action on Executive Session items as needed.
- Mr. Thompson called the board into Executive Session at 6:11 p.m.**
- The Board returned from Executive Session at 9:00 p.m.**
- Mr. White motioned to approve Project Greenfield as a PCDC project, and to authorize the President to execute a purchase and sale agreement for the acquisition of Project Greenfield in an amount recommended by staff, and to authorize a real estate brokerage agreement. Mayor Gonzales seconded. Motion Passed 7-0.**

5. Regular Meeting

- 5A. [2024-0791](#)
- Discussion and possible action to approve and authorize all programs, projects, and expenditures of the PCDC proposed for Fiscal Year 2024-2025 as further described in the PCDC's budget approved and adopted by the Board of Directors as well as land acquisition projects for fiscal year 2023-2024. Such projects include all authorized projects under Sec. 501 and 505 of the Local Government Code including but not limited to: land acquisition, large and small business incentives, business retention and expansion, community engagement grant projects, infrastructure improvement projects, recreation or community facilities, and projects related to business enterprises that create or retain primary jobs..
- Mr. Brockman-Weber advised the Board this item was placed on the agenda for transparency as a general notice of PCDC projects. When specific projects are determined those will be brought back for Board approval. Mr. McDonald motioned to approve all programs, projects, and expenditures of the PCDC for Fiscal Year 2024-2025. Mr. Mitchell seconded. Motion passed 7-0.**

6. Adjourn

Mr. Thompson adjourned the meeting at 9:04 p.m.

**Approved as submitted on September 25, 2024. Respectfully submitted by
Aishah Mallam, Administrative 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, Jeff Thompson.

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 30th of August, 2024, 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 Aishah Mallam, Administrative Assistant at aishahm@pfdevelopment.com or 737-367-9496 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. Terri Toledo, PCDC Interim Executive Director.