



## Minutes - Final

# Pflugerville Community Development Corporation (PCDC)

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Wednesday, September 25, 2024

7:00 PM

3801 Helios Way, Ste. 130

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### Regular Meeting

You are invited to a Zoom webinar.

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#### 1. Call to Order

PCDC President Jeff Thompson called the meeting to order at 6:59 p.m. Board members present: Jeff Thompson, Victor Gonzales, Jim McDonald, Darelle White, Oscar Mitchell, Adam Rosenfield and Ceasar Ruiz. PCDC staff members: Terri Toledo, Crystal Connally, Veronica Ramirez, Aishah Mallam and PCDC Counsel Josh Brockman-Weber. City representative: James Hartshorn, Deputy City Manager.

#### 2. Opening

**Pledge of 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.**

**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.**

#### 3. Items of Community Interest

Ms. Toledo recognized Ms. Connally for her outstanding achievement in obtaining the CEcD certification and presented her with a gift on behalf of the Board and staff. Additionally, Ms. Toledo acknowledged the prestigious awards received by PCDC at the International Economic Development Council's Annual Conference.

Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or PCDC staff may announce items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

#### 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. [2024-0904](#) Discuss and Consider action to approve the August 21, 2024 Regular Meeting Minutes and the September 4, 2024 Special Called Meeting Minutes.
- Mr. White motioned to approve the August 21, 2024 Regular Meeting minutes and the September 4, 2024 Special Called Meeting minutes. Mr. Mitchell seconded. Motion passed 7-0.
- 5B. [2024-0901](#) Discussion on the International Economic Development Council's Annual Conference.
- Ms. Connally and Ms. Ramirez presented highlights of their IEDC conference.
- 5C. [2024-0903](#) Discussion and presentation on the FY24 Business Retention Report.
- Ms. Connally gave an overview on the FY24 Business Retention and Workforce Development Report and highlighted key areas of focus.
- 5D. [2024-0960](#) Discuss and consider action to authorize the President to approve and grant three proposed 15' wide utility easements for water and wastewater extensions of City of Pflugerville Public Utilities through the PCDC's 17.8-acre tract to a 86-acre tract owned by EastGroup located south of

the One Thirty Business Park at Cameron Road.

Langan Engineering and East Group presented on the three proposed 15' wide utility easements for water and wastewater extensions.

Mr. Mitchell motioned to approve the Easement agreement. Mr. Thompson seconded. Motion passed 7 - 0.

**5E.**    [2024-0905](#)

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, negotiations, and performance agreement compliance, including projects: Top Floor, Jean, Extra Care, Typhoon Texas, RNDC, MDC Vacuum, and Essentium.

2.) Executive Session Item: 551.071- Consultation with Attorney regarding contemplated litigation, legal rights, and obligations of the PCDC under a purchase agreement with EVS Metal, Inc.

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 Greenfield.

4.) 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.

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

Mr. Thompson called the Board into Executive Session at 7:23 p.m. The Board returned from Executive Session at 8:53 p.m. and no action was taken.

**6.    Adjourn**

Mr. White motioned to adjourn the meeting. Mr. Mitchell seconded. Meeting was adjourned at 8:53 pm.

Approved as submitted on October 16, 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 20th of September, 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.**