



Minutes - Final

Wednesday, March 26, 2025

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/86751720922>

Phone one-tap:

+13462487799,,86751720922# US (Houston)

Webinar ID: 867 5172 0922

International numbers available: <https://us02web.zoom.us/u/kdkK63zpa>

1. Call to Order

PCDC Board President Darelle White called the meeting to order at 6:00 p.m.
Board members present: Darelle White, Jeff Thompson, Oscar R. Mitchell,
Ceasar Ruiz and Mark Lee.

On Zoom: Adam Rosenfield,

Board member absent: Victor Gonzales

PCDC staff members: Jerry Jones, Crystal Connally, Lisa Curtis and PCDC
Counsel Josh Brockman-Weber.

2. Opening

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.

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

Mr. Jones acknowledged PCDC for receiving the TEDC Excellence Recognition
Award.

Mr. Jones congratulated Board member Adam Rosenfield and family on the
new addition to their family.

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. [2025-0191](#) Discuss and consider action to approve the PCDC February 19, 2025
Regular Meeting Minutes & the March 11, 2025, Work Session Minutes

Mr. Mitchell moved to approve the February 19, 2025, Regular Meeting Minutes. Mr. Lee seconded. Passed 4-0.
Mr. White moved to approve the March 11, 2025, Joint Worksession Meeting Minutes. Mr. Mitchell seconded. Passed 4-0.

- 5B. [2025-0286](#) Presentation and consider action to approve recruiting and development objectives for Project Greenfield and provide direction to the Executive Director.

Mr. Thomas Hunter, Assistant City Manager, and Ms. Robyn Miga, City Development Engineering Director, presented a broad brush of goals and visions for Project Greenfield.

Based on the discussion regarding Project Greenfield, Mr. Ruiz suggested a scheduled worksession to discuss further. Mr. White closed this item without a vote to consider action.

- 5C. [2025-0285](#) Discuss and consider action to accept the Fiscal Year 2024 Annual Audit.

Ms. Tracy Waldron, City Finance Director, presented the Fiscal Year 2024 Annual Audit.

Mr. Ruiz moved to approve the Fiscal Year 2024 Annual Audit. Mr. Lee seconded. Passed 4-0.

- 5D. [2025-0193](#) Discuss and consider action to approve the Executive Director to enter into an agreement with DCS Engineering not to exceed \$129, 712 for the purpose of construction administration, construction management, and material testing of Helios Way Right-in & Right-out Driveway Project.

Mr. Darren Strozewski, Project Principal and Peter Kovelakas, Project Manager of DCS Engineering, LLC, presented information for PCDC to enter an agreement for the purpose of construction administration, construction management, and material testing of Helios Way Right-in & Right-out driveway project.

Mr. Rosenfield left the meeting at 7:15 p.m.

Mr. Ruiz moved to approve to enter the agreement with DCS Engineering. Mr. Lee seconded. Passed 5-0.

- 5E. [2025-0288](#) Discussion of the marketing request for proposals (RFP) regarding a PCDC Marketing Strategic Plan.

Mr. Rosenfield returned to the meeting at 7:35 p.m.

Mr. Jones discussed the overall goals and objectives of the routine marketing strategic plan. Mr. Jones shared his excitement of the new Marketing Manager position. He further encouraged board input for this new position. Mr. Rosenfield suggested more success stories as to why businesses can thrive in Pflugerville.

5F. [2025-0287](#) Discussion on PCDC Budget priorities.

Mr. Jones reiterated information from the work session with city council regarding budget priorities.

Mr. Mitchell suggested receiving a list of what we can do and what we have limitations to do.

5G. [2025-0290](#) 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: Super Sonic and Greenfield.

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: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code including the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Deputy Director, Assistant Director Business & Retail Recruitment, Business Retention & Workforce Development Coordinator and Business Recruitment Coordinator.

6. Regular Meeting

6A. [2025-0289](#) Open Session Item: Discuss and consider action on Executive Session items as needed

Mr. Rosenfield left the meeting at 9:29 p.m.

No action taken. Mr. White moved to closed the Executive Session. Mr. seconded. Passed 5-0.

7. Adjourn

Mr. White adjourned the meeting at 9:30 p.m.

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 21st day of March, 2025, 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.