



Minutes - Final

Wednesday, January 17, 2024

7:00 PM

Regular Meeting

3801 Helios Way, Ste. 130

Pflugerville Community Development Corporation
(PCDC)

You are invited to a Zoom webinar.

When: Jan 17, 2024 07:00 PM Central Time (US and Canada) Topic: Regular Meeting

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87925509583>

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1. Call to Order

Adam Rosenfield called the meeting to order at 7:03 p.m. In attendance as follows: Victor Gonzales, Jim McDonald, Darelle White, and Jeff Thompson. PCDC Staff in attendance: Amy Madison, Christian Kurtz, Crystal Connally, Veronica Ramirez, Salom Tsoka, Alisa Richey and Josh Brockman-Weber (PCDC Counsel).

2. Opening

- 2A. 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.
- 2B. 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

Items of Community Interest are as follows: During the meeting, Amy Madison presented an award to Jonathan Kamenicky for his services as a Board member. Veronica Ramirez referred to an article in SITE magazine about how the ambulance purchase for training purposes was funded at PFISD. The article was shared with the Board members. Christian Kurtz acknowledged Amy Madison's tenure of 10 years as the Executive Director at PCDC and gave a summary of the results achieved during her tenure. Crystal Connally announced that Ms. Madison would be awarded a Lifetime Achievement Award through the Pflugerville Chamber of Commerce, which will be presented at the Chamber Annual Awards Banquet on February 15, 2024, at 6:00 p.m. All Board members were invited and requested to RSVP to Alisa Richey.

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

Alisa Richey stated that no public comments were received.

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 Board. Each person providing public comment will be limited to 3 minutes.

Reading of the Consent Agenda

Mr. Rosenfield read items on Consent Agenda. Victor Gonzales moved to accept all items on Consent Agenda. Jim McDonald seconded. Passed 5-0

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless requested by a member of the PCDC. Public comment on consent agenda items may be heard without removing the item from the consent agenda. Each person providing public comment will be limited to 3 minutes.

5. Other Actions

5A. Approving the December 20, 2023 Regular Meeting minutes.

5B. Accepting the PCDC FY23 Quarter 1 Financial and Investment Reports.

Take Action on Consent Agenda

6. Regular Meeting

6A. Discuss and presentation on video and handouts highlighting PCDC

FY23 accomplishments.

Ms. Ramirez presented an animated video highlighting PCDC FY23 accomplishments. She noted that this video is a draft only and will be shared on social media once finalized and encouraged all to do the same. She also noted a card of PCDC stats that was handed out before the meeting to share when networking.

6B.

Discuss and consider action on Resolution 2024-001 to nominate and elect Pflugerville Community Development Corporation (PCDC) corporate officers for 2024 in accordance with PCDC Bylaws.

Mr. Rosenfield open the discussion for nominations for the role of PCDC Board President. Mr. Gonzales shared his thoughts on clarification of the roles of officers specifically for signatory purposes. Ms. Madison provided clarification referring to the By-Laws and historical processes. After further discussion and comments, Mr. White nominated Adam Rosenfield. Jim McDonald commented that the role of President requires more in depth and experience and nominated Victor Gonzales. After further discussion Mr. Gonzales declined the nomination. Mr. White stated that he was looking for a second in his nomination of Adam Rosenfield. Mr. Gonzales seconded the motion. Vote was then taken. Passed 3-2. Mr. Rosenfield then opened discussion for nomination for Vice President. Jim McDonald then nominated Darelle White for Treasurer. Adam seconded. passed 5-0. Mr. Rosenfield then referred back to nominations for Vice President. Mr. Gonzales nominated Jeff Thompson. Jim McDonald seconded. Passed 5-0. Mr. Rosenfield then open the discussion for nominations for Secretary. Mr. Thompson wanted to nominate for Secretary that one of the two open Places on the Board be appointed at the time of appointment by the City Council . Mr. McDonald stated that by doing so the Board is giving its authority of deciding for that role and handing it over to the City Council. PCDC Counsel recommended that the nomination be completed at this meeting. Mr. Thompson then withdrew his nomination. Mr. Gonzales then nominated Jim McDonald for the role of Secretary. Mr. Thompson seconded. Passed 5-0.

6C.

Discuss and consider action on Resolution 2024-002 designating 2024 permissible locations and Regular Board Meeting dates of the PCDC Board of Directors in accordance with PCDC Bylaws.

Mr. Rosenfield opened discussion designating 2024 permissible locations and Regular Board Meeting dates. Ms. Madison noted the two meetings that would be an exception to the rule of meeting dates are to occur on the third Wednesday of each month and the annual meeting in January. The two exception dates are February 28, 2024 and January 15, 2025. Mr. White moved to accept the dates. Mr. Rosenfield seconded. Passed 5-0.

6D.

Discussion regarding the PCDC Quarterly Calendar.

Mr. Rosenfield opened discussion for review of the PCDC Quarterly Calendar. Ms. Madison provided a summary of the calendar to include travel dates and final approval of the CEDS 3.0.

6E.

Discuss and consider action to approve the Executive Director to enter into a contract with TIP Strategies in the amount of \$75,000, and

authorizing PCDC expenditures not to exceed \$50,000 to match an additional \$25,000 grant award from Texas Workforce Commission for purposes of conducting a Pflugerville Workforce Study.

Mr. Rosenfield opened discussion. Ms. Crystal Connally gave a brief summary of the RFP and introduced Tom Stellman, CEO for TIP Strategies. Mr. Stellman gave a summary of the contract with focus being on workforce, retail, life sciences and upskilling current workforce. Mr. Thompson moved to approve. Mr. White seconded. Passed 5-0.

6F. Discuss and consider action to approve the PCDC's Comprehensive Economic Development Strategic Plan 3.0.

Mr. Rosenfield opened discussion and continued from the Worksession regarding PCDC CEDS 3.0 Strategic Plan. Edgar Padillo, Ernst & Young, gave summary with the focus on workforce. Marian Kansas, Ernst & Young gave a summary on Elevating Pflugerville's profile as part as the CEDS 3.0 Strategic Plan. Ms. Kansas did state that this plan is a draft and there may be a few minor edits. Mr. White moved to accept as presented. Mr. Thompson seconded. Passed 5-0.

6G. 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 project: Right. 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. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

Mr. Rosenfield moved to go into Executive Session at 9:06 p.m.
Board returned from Executive Session at 9:54 p.m. No action was taken.

7. Adjourn

Adjourned at 9:54 p.m.
Approved as submitted on February 28, 2024.
Respectfully submitted by Alisa Richey, 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.

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 12th day of January, 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 Alisa Richey, Executive Assistant at alisar@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. Amy Madison, PCDC Executive Director.