



Minutes - Final

Tuesday, June 24, 2025

5:00 PM

Special Meeting

1611 Pfenning Lane

Pflugerville Community Development Corporation
(PCDC)

1. Call to Order

PCDC Board President Darelle White called the PCDC Board side of the Joint Special Meeting to order at 6:35pm.

Board members present: Victor Gonzales, Mark Lee, Oscar R. Mitchell, and Darelle White.

PCDC staff members: Jerry Jones and PCDC Counsel, Bradford Bullock.

Board members absent: Jeff Thompson, Adam Rosenfield, and Cesar Ruiz.

The discussion re-convened at 7:22pm as Item 2025-0518 was not resolved in the 5:00pm Joint Special Meeting.

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

3A. [2025-0518](#)

Joint meeting with City Council and PCDC Board to discuss and consider action regarding Project Greenfield.

The Pflugerville City Council motioned to request that the Pflugerville Community Development Corporation (PCDC) Board of Directors issue the "Request for Qualifications" as a tool to approach the selection of an Owners Representative, with collaboration with City Staff, instead of the "Request for Quotes," which was released on June 6th. The PCDC board has withdrawn the Request for Quotes from all platforms. The Council directed the PCDC Board to release the Request for Qualifications for the Project Greenfield by the end of the week.

Per the direction and motion of the Council, after the initial Request for Qualifications (RFQ) process, the PCDC will pursue an Owner's Representative who will manage the project from start to finish as they work through the Executive Director of PCDC in alignment with the City Council, and PCDC Board of Directors vision for the site.

President White moved that PCDC give direction to the Executive Director to move forward with issuing a Request for Qualifications in conjunction with the feedback and information from the Pflugerville City Staff.

Mr. Mitchell seconded. Motion for Approval: Passed 4-0.

Votes:

Victor Gonzales

Mark Lee

Oscar R. Mitchell
Darelle White

4. Adjourn

President White adjourned the Joint Special Meeting for the PCDC Board at 8:21pm.

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 20th day of June, 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.