



Minutes - Final

Wednesday, May 21, 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/87055925331>

Phone one-tap:

+13462487799,,87055925331# US (Houston)

Join via audio:

+1 346 248 7799 US (Houston)

Webinar ID: 870 5592 5331

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

1. Call to Order

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

Board member absent: Adam Rosenfield

PCDC staff members: Jerry Jones, Lisa Curtis, Adam Maxon and PCDC Counsel, Art Rodriguez.

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 discussed the activities of Small Business Week. Mr. Jones provided an overview of the successful Economic Development Week events, including Biz & Bites (Typhoon Texas), Start-Up Support Lunch & Learn, and Tariffs Unplugged (SpareTime Texas). Mr. Jones shared his valuable experience at the ICSC conference in Las Vegas, NV.

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. [2025-0428](#) Discuss and consider action to approve the PCDC April 16, 2025 Work Session Meeting Minutes & the April 16, 2025 Regular Meeting Minutes.

Mr. Victor Gonzales moved to approve the April 16, 2025 Work session and Regular Meeting Minutes. Mr. Jeff Thompson seconded. Motion for Approval: Passed 6-0.

Votes:

Victor Gonzales

Mark Lee

Oscar R. Mitchell

Cesar Ruiz

Jeff Thompson

Darelle White

- 5B. [2025-0430](#) Discussion regarding the PCDC Board review of the Draft Budget.

Mr. Jones provided an update regarding comments he has received from our PCDC board members and City Council members during their joint work session. The Finance Director suggested moving the Greenfield (Pforward), Wet Lab, and Innovation Center into the fund balance line item, which would not reflect in the budget and would bring us closer to a balanced budget.

- 5C. [2025-0431](#) Presentation regarding PFORGE Youth Entrepreneur Summer Program in partnership with the Pflugerville Independent School District utilizing Community Engagement Workforce Development funding.

Mr. Jones provided a brief update on the PFORGE Youth Entrepreneur Summer Program. He expressed his appreciation of Traci Hendrix and the PFISD staff for their quick response and action on the project. Traci Hendrix, CTE Director, PFISD, spoke about the success of PFORGE thus far. After opening registration, the number of applicants increased from 12 to 20, and they now have over 120 applicants, along with a waiting list.

- 5D. [2025-0432](#) Presentation regarding Home to Texas (H2TX) Internship Program.

Mr. Jones provided information on the Home to Texas Internship program, which PCDC will benefit from two summer interns from the University of Texas at zero cost to PCDC. The interns will begin on June 2 and end on August 1. PCDC is preparing office space and computer access for these individuals.

- 5E. [2025-0436](#) Discussion and possible action to approve the SH 130 & Helios Way Grant of Access Rights between the State of Texas (TXDOT) and the Pflugerville Community Development Corporation and authorize the Board President to take all actions necessary to close the transaction.

Mr. Jones provided an update on the SH 130 and Helios Way project, including the final steps required to close the transaction. Mr. Darren C. Strozewski, P.E., Principal at DCS, elaborated on the process and explained the next steps. Once payment is disbursed and the additional documents are signed, DCS will

go out to bid to begin construction on the road.

Mr. Victor Gonzales moved to approve this item for Mr. White to proceed with signing the document to close this transaction. Mr. Oscar R. Mitchell seconded.

Motion for Approval: Passed 6-0.

Votes:

Victor Gonzales

Mark Lee

Oscar R. Mitchell

Cesar Ruiz

Jeff Thompson

Darelle White

5F. [2025-0434](#)

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: Z Star, Listen, Pforward, Cap, Server and Sim.

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 Item: Deliberations in accordance with Sections 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property: Project Listen.

4.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Business Retention & Workforce Development Director and Business Development Director, Innovation & Entrepreneurship Manager, and Research & Data Analyst.

The Board went into Executive Session at 6:36 PM.

6. Regular Meeting

6A. [2025-0435](#)

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

The Board returned from Executive Session at 7:44 PM.

No Action taken.

7. Adjourn

Mr. White adjourned the meeting at 7:45 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 16th day of May, 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.