



Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, December 18, 2024

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting

1. Call to Order

PCDC President Jeff Thompson called the meeting to order at 6:01 p.m. Board members present: Jeff Thompson, Jim McDonald, Darelle White, Oscar Mitchell, Adam Rosenfield and Ceasar Ruiz.

Board members absent: Victor Gonzales

PCDC staff members: Terri Toledo, Crystal Connally, Veronica Ramirez and PCDC Counsel Josh Brockman-Weber.

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

Mr. Rosenfield informed the Board on the Pflugerville Second Annual Menorah Lighting on December 26th at 5:30 p.m.

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.

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. Public Hearing

Mr. Thompson opened the public hearing. No public hearing comments were made. Mr. Thompson closed the public hearing.

[2024-1199](#)

Public Hearing in accordance with Texas Local Government Code Section 505.158, the Pflugerville Community Development Corporation (PCDC), will receive public comments related to the following projects considered by the PCDC as follows: expenditures for public park and park facilities or open space improvements in the amount of \$600,000 for the Downtown East Plaza.

6. Regular Meeting

6A. [2024-1195](#)

Approve the November 16, 2024 Special Meeting Minutes and the November 20, 2024 Regular Meeting Minutes.

Mr. White moved to approve the November 16, 2024 Special Meeting Minutes and the November 20, 2024 Regular Meeting Minutes. Mr. McDonald seconded. Passed 6-0.

6B. [2024-1200](#)

Discuss and consider action to authorize the PCDC President to sign a letter in support of Movability for a CAMPO Carbon Reduction Pollution (CRP) grant proposal.

There was discussion to review the purpose of support regarding transportation initiatives and to ensure all parties are communicating scope of those requests by other agencies seeking grant support. It was noted by staff that if Movability is granted funding from CAMPO, that funding would be a resource provided by Movability to local large employers looking to reduce their carbon footprint

Mr. Thompson moved to authorize the PCDC President to sign a letter in support of Movability. Mr. Rosenfield seconded. Passed 6-0.

6C. [2024-1167](#)

Discuss and consider action to approve a budget expenditure in the amount of \$600,000 for costs associated with the Downtown East Plaza and authorizing the Executive Director to execute the same.

Assistant City Manager, Emily Barron presented a request to authorize the PCDC's Community Engagement Infrastructure budgeted funding for a plaza project in Downtown East. Staff informed the Board that the plaza park is an allowable Type B project and follows the board approved community engagement funding policy. Ms. Barron informed the Board that the plaza would include elements such as a trail head and community outdoor event space among other amenities. The city staff confirmed that all parks in the city have shade and that the playground equipment across all parks are less than 7 years old. The Downtown East Plaza project would be Parks & Recreation department's next substantive project that needs funding.

Mr. McDonald moved to approve a budget expenditure in the amount of \$600,000 for costs associated with the Downtown East Plaza and authorizing the Executive Director to execute the same. Mr. Ruiz seconded. Passed 6-0.

6D. [2024-1194](#)

Discussion and consider action to approve the design and construction drawings, as required by the May 2023 agreement between the City and PCDC, pertaining to the City of Pflugerville's Multi Generational Recreation Center.

Ms. Barron, Assistant City Manager, presented the Downtown East Recreation Center design for Board approval. Ms. Barron noted the three-story building would have multi-generational programming spaces and will include amenities such as classrooms, senior activity areas, fitness equipment, pool access, retail and event spaces among other amenities

Mr. White moved to approve the design and construction drawings of the City of Pflugerville's Multi Generational Recreation Center. Mr. McDonald seconded. Passed 6-0.

6E. [2024-1197](#)

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: Jean and Impact Way Phase IV.

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 Greenfield

4.) Executive Session Item: Discussion of personnel matters pursuant to Section 511.074 of the Texas Government Code regarding the Pflugerville Community Development Corporation. The Board is expected to retire to executive session on the item for deliberation on personnel matters including the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Executive Director, Staffing, and Organizational Chart.

5.) Executive Session Item: 551.171 of the Texas Government Code - Consultation with attorney regarding legal obligations of the PCDC under the services agreement with the City of Pflugerville.

The Board adjourned to Executive Session at 7:13 p.m.
The Board returned from Executive Session at 8:19 p.m.

7. Regular Meeting

- 7A. [2024-1196](#) Open Session Item: Discuss and consider action on Executive Session items as needed.
No action was taken.

8. Adjourn

The meeting adjourned at 8:19 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, Jeff Thompson.