

City of Pflugerville



Minutes - Final

Wednesday, March 25, 2026

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/87119593749>

Phone one-tap:

+13462487799,,87119593749# US (Houston)

Join via audio:

+1 346 248 7799 US (Houston)

Webinar ID: 871 1959 3749

International numbers available: <https://us02web.zoom.us/u/kbjGoV7ia8>

1. Call to Order

With a quorum present, President Darelle White called the Pflugerville Community Development Corporation Regular Board meeting to order at 6:06 P.M. on Wednesday, March 25, 2026.

In-Person Attendees at the start of the meeting:

Mark Lee

De Juana Lozada

Cesar Ruiz

Darelle White

PCDC Staff:

Lisa Curtis

Jerry W. Jones, Jr.

Adam Maxon

Stacey Pfefferkorn

Atty. Stanley Springerley

Late Arrivals:

Rudy Metayer arrived at 6:54 P.M.

Oscar R. Mitchell arrived at 6:31 P.M.

Absent:

Adam Rosenfield

2. Opening

- A. 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.
- B. 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.
- C. Moment of Silence

3. Items of Community Interest

Executive Director Jones informed the Board that PCDC's technology systems have been updated. In response to community feedback, specific adjustments were made to improve the audio quality of Board meeting broadcasts.

Additionally, Mr. Jones debuted the first installment of the "Behind the Tilt Wall" video series. This initiative aims to provide the Pflugerville community, as well as potential investors and businesses with an inside look at local businesses, strengthening the PCDC's storytelling efforts and fostering greater public appreciation. These videos will be featured on all social media platforms throughout the year.

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. Public Hearing

2026-0307

In accordance with Texas Local Government Code Section 505.159, the City of Pflugerville Community Development Corporation ("PCDC") will hold a public hearing regarding expenditures for the following project being considered by the PCDC:

- Project Princess funding not to exceed \$250,000.00

The Public Hearing opened at 6:15 P.M.

Motion for Approval to close public hearing: Passed: 4-0

Motioned by: Ms. DeJuana Lozada

Seconded by: Mr. Mark Lee

Votes:

Mark Lee – Yes

De Juana Lozada – Yes

Cesar Ruiz – Yes

Darelle White – Yes

The Public Hearing closed at 6:15 P.M.

2026-0308

In accordance with Texas Local Government Code Section 505.159, the City of Pflugerville Community Development Corporation ("PCDC") will hold a public hearing regarding expenditures for the following project being considered by the PCDC:

- Project Print funding not to exceed \$600,000.00.

The Public Hearing opened at 6:16 P.M.

Motion for Approval to close public hearing: Passed: 4-0

Motioned by: Mr. Mark Lee

Seconded by: Ms. DeJuana Lozada
Votes:
Mark Lee – Yes
De Juana Lozada – Yes
Ceasar Ruiz – Yes
Darelle White – Yes
The Public Hearing closed at 6:16 P.M.

6. Regular Meeting

- 6A.** [2026-0309](#) Discuss and consider action to approve the PCDC February 13, 2026 Worksession Meeting Minutes and the February 25, 2026 Regular Meeting Minutes.
- Start time: 6:17 P.M.
Motion for Approval: Passed: 4-0
Moted by: Mr. Darelle White
Seconded by: Mr. Ceasar Ruiz
Votes:
Mark Lee – Yes
De Juana Lozada – Yes
Ceasar Ruiz – Yes
Darelle White – Yes
- 6B.** [2026-0310](#) Review and discuss the PCDC February 2026 Staff Report to the Board of Directors.
- Mr. Jones yielded the floor and referred the Board to the detailed report in the meeting packet, remaining available for questions or further discussion.
- 6C.** [2026-0338](#) Presentation and introduction of new Legal Counsel and Litigation Counsel for the Pflugerville Community Development Corporation (PCDC).
- Mr. Jones introduced and welcomed the newly appointed Legal Counsel, Attorney Stanley Springerley, Senior Associate Attorney at Denton, Navarro, Rodriguez, Bernal, Santee & Zech, PC. Board Member White confirmed with General Counsel that a formal vote was not required at this time, as the appointment had been previously approved.
Additionally, Mr. Jones introduced the new Litigation Counsel, Attorney Blair J. Leake of Wright & Greenhill, P.C.
Mr. Mitchell arrived at 6:31 P.M.
- 6D.** [2026-0311](#) Receive presentation from the Pflugerville ISD Superintendent regarding Optimization Overview.
- Dr. Quentin Shepherd, Superintendent, and Dr. Adelaida Olivarez, Chief of Schools, provided a comprehensive presentation regarding the PflISD District Optimization and Priority Overview. The report detailed the following areas:
- Data and Capacity Review
 - Community Engagement Review
 - Draft Scenarios (Financial Impacts and Expenses)
 - Engagement Opportunities and Next Steps

- Project Timeline and Survey Participation

Following the presentation, Board members expressed their appreciation for the PflSD team's efforts. Mr. Lee requested that Dr. Shepherd return to future meetings to provide updates on the plan's progress and successes.

President White reordered the agenda, moving Item 6G to follow Item 6D as a courtesy to JLL staff to accommodate their travel schedules.

6E. [2026-0289](#)

Discussion and consider action regarding locating Pflugerville Community Development Corporation (PCDC) offices in the future City Hall building.

Emily Baron, Assistant City Manager for the City of Pflugerville, presented a follow-up to a proposal originally introduced in August 2025 by the City Council Subcommittee for City Hall. Ms. Baron provided a plan to reconsider the relocation of PCDC offices into the future City Hall facility. The presentation included architectural renderings of the Council Chambers, main entrances, gardens, and the fourth-floor space designated for PCDC use.

Following a period of Board inquiry and discussion, the Board entered Executive Session at 7:41 P.M. to further discuss Item 6E and legal questions pertaining to the scope of facilities authority and available options based on the recommendation of Attorney Springerley.

The Board returned from the Executive Session regarding Item 6E. at 8:02 P.M. No action was taken.

6F. [2026-0312](#)

Discuss and consider action to approve the First Budget Amendment for FY26 for the Pflugerville Community Development Corporation.(PCDC)

Tracy Waldron, Finance Director for the City of Pflugerville, presented the first budget amendment for Fiscal Year 2026. Ms. Waldron noted that in October, the PCDC approved a \$1.5 million grant application for the City's Parks and Recreation Department to fund Wells Point improvements. The proposed amendment aligns the current budget with that prior approval. Ms. Waldron further advised that this amendment is scheduled for City Council consideration on April 14th.

Motion for Approval: Passed: 4-0

Motioned by: Mr. Ruiz

Seconded by: Mr. Lee

Votes:

Mark Lee – Yes

De Juana Lozada – not present to vote

Rudy Metayer – not present to vote

Oscar R. Mitchell – Yes

Cesar Ruiz – Yes

Darelle White – Yes

6G. [2026-0325](#)

Discuss and consider action on a presentation by Jones Lang LaSalle (JLL), the owner's representative for Project Nexus, outlining the vision, goals, and objectives that align with the stakeholder engagement strategy

for Project Nexus based on feedback from the PCDC Board and Council.

Mr. Jones introduced the JLL Team and the purpose of providing an update of the vision and goals to ensure alignment with the process of Project Nexus. Project Nexus Draft Overview - Sylvia Kline (SVP) and Zach Orig (Project Manager) of JLL presented a draft overview of the goals and visions for Project Nexus. The presentation highlighted:

- Pflugerville 2040 Guiding Principles
- Project Nexus Draft Goal Statement
- Milestone Schedule (Current through January 2027)

Executive Director Jones noted that the full presentation would be distributed to the Board for further review.

Board Discussion and Action - Mr. Jones requested Board support for the draft goals to proceed with the project. Mr. Lee suggested that the strategy and milestones be integrated into the vision and goals to ensure comprehensive support.

Mr. White moved to affirm the direction of the presentation, describing the goals as specific, manageable, and achievable. During the discussion, Mr. Ruiz sought clarification to ensure that this affirmation would not limit the Board's ability to adjust the course based on future recommendations. Mr. White clarified that the motion serves to validate the current progress, and Mr. Jones added that the draft remains subject to further input and additions from the City Council.

Motion for Approval: Passed: 6-0

Motioned by: Mr. White

Seconded by: Mr. Mitchell

Votes:

Mark Lee – Yes

De Juana Lozada – Yes

Rudy Metayer – Yes

Oscar R. Mitchell – Yes

Cesar Ruiz – Yes

Darelle White – Yes

Mr. Metayer arrived at 6:54 P.M.

6H. [2026-0313](#)

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: **Nexus**, Z Star, Server, Sim, Anchor, Gamma, Princess, **Longhorn Orange**, Print, Blue Jean and Catalyst.

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: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Business

Development Director, Innovation & Entrepreneurship Manager, Research & Data Analyst, Communications & Marketing Manager, and Executive Assistant.

4.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Annual Performance Evaluation: Executive Director.

The Board went into Executive Session at 8:05 P.M.

7. Reconvene Regular Meeting

The Board returned from Executive Session at 11:20 P.M.
No action taken.

- 7A. [2026-0314](#) Open Session Item: Discuss and consider action on Executive Session items as needed.
No action taken.

8. Adjourn

The meeting was adjourned at 11:20 P.M. on Wednesday, March 25, 2026.

Approved as submitted on April 15, 2026.
Respectfully submitted by Lisa Curtis, 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. 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 19th day of March, 2026, 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.