

City of Pflugerville



Minutes - Final

Wednesday, July 16, 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/89186214391>

Phone one-tap:

+13462487799,,89186214391# US (Houston)

Join via audio:

+1 346 248 7799 US (Houston)

Webinar ID: 891 8621 4391

International numbers available: <https://us02web.zoom.us/u/kerZmtpQk3>

1. Call to Order

PCDC Board President Darelle White called the meeting to order at 6:00 p.m.

Board members present:

Victor Gonzales

Mark Lee

Oscar R. Mitchell

Adam Rosenfield

Cesar Ruiz

Jeff Thompson

Darelle White

PCDC Staff:

Lisa Curtis

Adam Maxon

Stacey Pfefferkorn

Atty. Josh Brockman-Weber

Interns:

Steve Rayan Benhamou

Elad Fainshtein

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

Board member Thompson formally announced his resignation from the PCDC Board, citing a change in his residency. He thanked the board for the opportunity to serve and spoke about the valuable relationships he had built. President White and Mr. Gonzales both expressed their gratitude for Mr.

Thompson's contributions.

Mr. Thompson left the meeting at 6:04 PM.

Mr. Jones introduced Stacey Pfefferkorn, the new Business Retention and Workforce Director. Ms. Pfefferkorn addressed the board, sharing brief remarks about her experience and expressing her enthusiasm for the new role.

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

5A. [2025-0557](#)

In accordance with Texas Local Government Code Section 505.159, the City of Pflugerville Community Development Corporation ("PCDC"), will hold a public hearing regarding the expenditure of Type B sales tax funds of PCDC in support of Project Nexus in an amount not to exceed \$1,000,000.00 for the development, planning, design, construction, expansion, renovation, equipping, and improvement of an approximate 53 acre parcel of real property owned by the PCDC. The development is intended for any lawful purpose under Texas Local Gov't Code Chapter 505 including but not limited to the following: (i) primary job training facilities for use by institutions of higher education; (ii) regional or national corporate headquarters facilities; and (iii) entertainment, tourist, and public park purposes, including but not limited to related stores, restaurants, concessions, parking facilities, infrastructure improvements, landscaping, signage, and other amenities or enhancements that support or are ancillary to these primary purposes.

Public Hearing 5A. was opened at 6:10 PM.

Motion to close Public Hearing 5A: Passed 6-0

Motioned by: Mr. Victor Gonzales

Seconded by: Mr. Adam Rosenfield

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Cesar Ruiz - Yes

Darelle White - Yes

Public Hearing 5A. was closed at 6:12 PM.

5B. [2025-0558](#)

Public hearing related to the approval of all programs, projects, and expenditures of the Pflugerville CDC for Fiscal Year 2025-2026 as further described in the Fiscal Year 2025-2026 Budget to be approved by the

Board of Directors at this meeting.

Public Hearing 5B was opened at 6:12 PM.

Motion to close Public Hearing 5B: Passed 6-0

Motioned by: Mr. Adam Rosenfield

Seconded by: Mr. Oscar Mitchell

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Cesar Ruiz - Yes

Darelle White - Yes

Public Hearing 5B. was closed at 6:14 PM.

5C. [2025-0559](#)

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 financial incentives for Project Anchor not to exceed \$5,000,000.00 in exchange for economic development obligations to the PCDC.

Public Hearing 5C. was opened at 6:14 PM.

Motion to close Public Hearing 5C: Passed 6-0

Motioned by: Mr. Victor Gonzales

Seconded by: Mr. Mark Lee

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Cesar Ruiz - Yes

Darelle White - Yes

Public Hearing 5C. was closed at 6:15 PM.

6. Regular Meeting

6A. [2025-0540](#)

Discuss and consider action to approve the PCDC June 18, 2025 Regular Meeting Minutes and the June 24, 2025 Joint Special Meeting Minutes.

Mr. Gonzales moved to approve the June 18, 2025 regular Meeting Minutes and the June 24, 2025, Joint Special Meeting Minutes. Mr. Rosenfield seconded.

Motion for Approval: Passed 6-0

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Cesar Ruiz - Yes

Darelle White - Yes

6B. [2025-0552](#)

Review and discuss the PCDC June 2025 Staff Report to the Board of Directors.

value to the board. A copy of the June report was included in the packet.

- 6C. [2025-0541](#) Presentation regarding Pflugerville Venture Pfest on September 29 - October 3, 2025.

Mr. Jones announced the Pflugerville Venture Pfest, scheduled for September 29 to October 3, 2025. He noted that PCDC staff are currently developing the event's plan and activities. Mr. Maxon then presented a "Save the Date" video to promote the event.

- 6D. [2025-0487](#) Presentation to provide matching funds to build a Pavillion at Pfluger Park.

Mr. Jones presented a Community Engagement Grant application from the Rotary Club, which requested matching funds from the PCDC for a new pavilion in a local park. During the discussion, Mr. Gonzales emphasized that the pavilion's design should be forward-thinking and accommodate Pflugerville's future growth to avoid looking dated. The board also discussed the specific use of the funds and the role of the Parks and Recreation department in the project. President White clarified that the proposed funding request falls within the Executive Director's financial approval parameters. He further stated that PCDC will remain an organization committed to participating in the improvement of the parks and the city. Mr. Jones thanked the board for their input, stating that their feedback and recommendations are crucial to his decision-making process and ensuring the transparency of all expenditures.

- 6E. [2025-0543](#) Discuss and consider action to accept the FY25 Quarter 3 Financial Reports.

FY25 Quarter 3 Financial Report in detail, accompanied by prepared slides. Mr. Ruiz requested a detailed breakdown of each category, broken down into sub-categories. Ms. Waldron stated she will provide this information to the board and the PCDC Executive Director.

The FY25 Quarter 3 Financial Reports were for review only. No voting action was taken.

- 6F. [2025-0551](#) Discussion and consider action to approve the FY 2026 Proposed Budget and all programs and projects contained within the Proposed Budget.

Mr. Jones presented detailed information regarding the FY 2026 Proposed Budget. Ms. Tracy Waldron presented the PCDC FY 2026 Proposed Budget, accompanied by prepared slides. Board members discussed certain elements of the budget in detail. Budget approved as proposed in the meeting packet.

Motion for Approval: Passed 5-1

Motioned by: Mr. Oscar Mitchell

Seconded by: Mr. Adam Rosenfield

Votes:

Victor Gonzales -No

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes
Ceasar Ruiz - Yes
Darelle White - Yes

6G. [2025-0544](#)

Discussion and possible action to authorize Project Nexus in an amount not to exceed \$1,000,000.00 for the development, planning, design, construction, expansion, renovation, equipping, and improvement of an approximate 53 acre parcel of real property owned by the PCDC for any lawful purpose under Texas Local Gov't Code Chapter 505 including but not limited to the following: (i) primary job training facilities for use by institutions of higher education; (ii) regional or national corporate headquarters facilities; and (iii) entertainment, tourist, and public park purposes, including but not limited to related stores, restaurants, concessions, parking facilities, infrastructure improvements, landscaping, signage, and other amenities or enhancements that support or are ancillary to these primary purposes.

This Agenda Item (6G.) was postponed at 8:10 p.m. and will be addressed after the Executive Session. No action was taken on Item 6G. during the Regular Meeting.

Item 6G. was addressed after the Executive Session.

Motion for Approval: Passed 5-0

Motioned by: Mr. Victor Gonzales

Seconded by: Mr. Adam Rosenfield

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Darelle White - Yes

6H. [2025-0555](#)

Discuss and consider action authorizing the Executive Director to enter into a Professional Services Agreement with Retail Strategies in the amount of \$45,000 for the purpose of retail recruitment services

Mr. Jones explained the purpose and benefit of this agreement. Board members discussed.

Motion for Approval: Passed 4-2

Motioned by: Mr. Darelle White

Seconded by: Mr. Oscar Mitchell

Votes:

Victor Gonzales - No

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Ceasar Ruiz - No

Darelle White - Yes

6I. [2025-0546](#)

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, Listen, Cap, Server, Sim, Bite, Pillar and Anchor.

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 Development Director, Innovation & Entrepreneurship Manager, and the Research & Data Analyst.

The Board went into Executive Session at 8:27 PM.

7. Reconvene Regular Meeting

The Board returned from Executive Session at 9:52 PM

Mr. Ruiz left the Executive Session at 9:45 PM.

- 7A.** [2025-0547](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

No action was taken.

- 7B.** [2025-0553](#) Discuss and consider action to authorize Project Anchor, authorize the President of the Board of the PCDC to sign any necessary performance agreement providing for financial incentives to Project Anchor in exchange for economic development obligations to the PCDC.

President White motioned for the President of the Board of the PCDC to sign any necessary performance agreement providing for financial incentives to Project Anchor in exchange for economic development obligations to the PCDCs subject to PCDC Attorney approval.

Motion for Approval: Passed 5-0

Motioned by: Mr. Darelle White

Seconded by: Mr. Oscar Mitchell

Votes:

Victor Gonzales - Yes

Mark Lee - Yes

Oscar R. Mitchell - Yes

Adam Rosenfield - Yes

Darelle White - Yes

8. Adjourn

Mr. White adjourned the meeting at 9:56 PM on Wednesday, July 16, 2025.

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 11th day of July, 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.