City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, November 17, 2021 | **6:00 PM** | **3801 Helios Way, Ste. 130**

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Dr. Erin Kurusz, Mr. Ken Dalfonso, Mr. Mike Heath, Mr. Anthony Nguyen, Ms. Anita Husen, and Mr. George Vande Werken. Staff in attendance: Ms. Amy Madison, Executive Director; Ms. Crystal Connally, Operations Director, Ms. Veronica Ramirez, Marketing and Communication Manager and Ms. Patty Akers, General Counsel.

Mr. Dalfonso called the meeting to order at 6:05 p.m..
Mr. Jim McDonald arrived at 6:35 p.m..

2. Opening

2A. 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.

2B. 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. Public Comment

Madison provided comment on Crystal Connally's promotion to Business Retention and Workforce Director as well as her completion of Oklahoma University Economic Development Institute and can now sit for the certification test. Madison provided comment on Veronica Ramirez's completion of Texas Economic Development Council's Basic Course.

4. Discuss Only

4A. 2021-1188 Discussion regarding Prost Alehouse utility and public access improvements. Presented by Iven Setiawan and Troy Dudley, Crown and Eagle, LLC.

Iven Setiawan and Troy Dudley with Prost Ale House provided an update on the progress of Prost.

4B. 2021-1186 Discussion regarding a Pflugerville Community Development Corporation submittal to TxDOT requesting Helios Way driveway access to the SH130 southbound access road. Presented by Darren Strozewski, P.E. Principal, DCS Engineering, LLC.

Darren Strozewski, P.E. Principal DCS Engineering, LLC. provided an update on the status of Helios Way access and next steps. Darren will continue the process with the City and TxDot and will report back at a future date. Will know from TxDot in about 8 weeks on approval and next steps. Looking to complete in 9-12 months from now.

5. Discuss and Action

5A. 2021-0977 Discuss and consider action regarding a City of Pflugerville grant request, not to exceed $150,000, for the purpose of park improvement. Presented by Shane Mize, City Parks & Recreation Director.

Mize presented a community grant request for $150,000 for park funding. A portion will be paid from a grant the city received. Mcdonald moved to approve a community parks grant request of $150,000 for the purpose of park improvements. Dr. Kurusz seconded. Passed 7-0.

6. Approve the September 15, 2021 Regular Meeting Minutes.

Heath moved to approve the September 15, 2021 Regular Meeting Minutes. McDondald seconded. Passed 7-0.

7. Accept the PCDC FY21 Quarter 4 Financial & Investment Reports.

Vande Werken moved to accept the FY21 Quarter 4 Financial and Investment Reports. Heath seconded. Passed 7-0.

8. Discuss Only

8A. 2021-1214 Discussion regarding PCDC's promotional videos.

The Board took a break at 7:25 p.m. and returned at 7:35 p.m..
Ramirez presented two recent promotional videos that PCDC completed.

8B. 2021-1187 Discussion regarding PCDC Quarterly Calendar.

Madison presented the PCDC quarterly calendar of events. The Board was specifically invited to attend a December 7, 2021 5:30pm tour of Prost Ale House followed by a dinner and bowling at Spare Time.

9. Executive Session

9A. 2021-1104 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: Next Step, Flex Power, Rosendin Electric, and Gap

9B. [2021-1222] 2.) 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.

9C. [2021-1105] 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went into Executive Session at 7:56 p.m.
The Board returned from Executive Session at 9:10 p.m.
No action was taken.

10. Discuss and Action

10A. [2021-1103] Discuss and consider action on a First Amendment of the Rosendin Electric Economic Development Performance Agreement ("EDPA"), extending the contract completion date to FY2023 (September 30, 2023).

Heath moved to approve a First Amendment of the Rosendin Electric Economic Development Performance Agreement ("EDPA") extending the contract completion date to FY2023 (September 30, 2023). Vende Werken seconded. Passed 7-0.

11. Adjourn

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, Ken Dalfonso.

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 12th day of November, 2021 at 5:00 PM 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 Crystal Connally, Operations Director at crystalc@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.
Amy Madison, PCDC Executive Director.

Heath moved to adjourn. McDonald seconded. Passed 7-0.
Meeting adjourned at 9:11 p.m.

Approved as submitted on 12/15/2021.

Respectfully submitted by Alisa Richey, Executive Assistant, PCDC