



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, August 18, 2021

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting (Telephone/Video Conference)

1. Call to Order

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

Absent: Mr. Mike Heath

Mr. Dalfonso called the meeting to order at 6:05 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

Mr. Dalfonso toured the Amazon facility.

Mr. Dalfonso appreciated Dr. Kurusz's attention to the annual review of the Executive Director and appreciated the Executive Director's annual letter.

Mr. Dalfonso noted that Ms. Madison is a Profiles in Power nominee through the Austin Business Journal.

Mr. Dalfonso noted the current crisis in Afghanistan and that many in our community are praying for the safety of our military.

4. Approve July 28, 2021 Special Meeting Minutes and July 30, 2021 PCDC/City Council Joint Work Session Minutes.

Mr. McDonald moved to approve the July 28, 2021 Special Meeting Minutes and the July 30, 2021 Joint Work Session minutes. Dr. Kurusz, seconded. Passed 6-0.

5. Discuss and Action

- 5A. [2021-0700](#) Discuss and consider action approving the Executive Director to enter into an agreement with LIV Development, LLC., for termination of abandoned ingress and egress easement adjacent to property called 22.47 and 37.217 in Exhibit A, in the Renewable Energy Park.

Dr. Kurusz moved to approve the Executive Director entering into an agreement with LIV Development, LLC., for termination of abandoned ingress and egress easement adjacent to property called 22.47 and 37.217 in Exhibit A, in the Renewable Energy Park. Mr. McDonald seconded. Passed 6-0.

- 5B. [2021-0857](#) Discuss and consider action on approving the Finance and Budget policy amending the definitions for long-term and short-term projects.

Mr. Vande Werken moved to approve the Finance and Budget policy amending the definitions for long-term and short-term projects. Ms. Husen seconded. Approved 6-0.

6. Discuss Only

- 6A. [2021-0855](#) Discussion regarding PCDC Quarterly Calendar.

Ms. Madison reviewed the upcoming PCDC events and meetings.

7. Executive Session

- 7A. [2021-0852](#) 1.) Executive Session Item: Discussion of the duties and evaluation of the Executive Director pursuant to Chapter 551.074 of the Texas Government Code.

- 7B. [2021-0851](#) 2.) Executive Session Item: Discussion regarding the appointment, employment, and duties, of PCDC employees per Section 551.074 Texas Government Code.

- 7C. [2021-0853](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The PCDC Board moved to Executive Session at 6:36 p.m.

The PCDC Board returned from Executive Session at 10:10 p.m.

Open Session Item: Dr. Kursz moved to approve a 3% merit raise beginning October 1, 2021 for Executive Director, Amy Madison. Mr. Vande Werken seconded. Approved 6-0.

8. Discuss and Action

- 8A. [2021-0854](#) Discuss and consider action to approve the PCDC FY2022 Annual Budget.

Ms. Connally presented the PCDC FY2022 Proposed Annual Budget. Dr. Kurusz moved to approve the PCDC FY2022 Annual Budget as presented. Mr. Vande Werken seconded. Passed 6-0.

9. Adjourn

Mr. McDonald moved to adjourn. Dr. Kurusz seconded. Approved 6-0.
The Board adjourned at 10:26 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, Ken Dalfonso.

Approved as submitted on August 18, 2021.
Respectfully Submitted by:
Crystal Connally, PCDC Operations Director