



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Friday, July 30, 2021

10:00 AM

Courtyard by Marriott, 16100 Impact Way

Worksession

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Mr. Ken Dalfonso, Mr. Anthony Nguyen, Ms. Anita Husen, Mr. Jim McDonald, Mr. George Vande Werken and Mr. Mike Heath. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Ms. Crystal Connally, Operations Director, Ms.

Mr. Dalfonso called the meeting to order at 10:06 a.m.

Ms. Husen arrived at 10:30 a.m.

2. 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 Pflugerville Community Development Corporation Board of Directors. No formal action, discussion, deliberation, or comment will be made by the Pflugerville Community Development Corporation Board of Directors. Each person providing public comment will be limited to 3 minutes.

3. Discuss Only

3A. [2021-0792](#)

Discuss the comprehensive plan process, established vision and goals direction, and relationship to established economic development vision and goals.

The PCDC Board, City Council and Consultants reviewed the Comprehensive Plan Process, Vision and Direction.

The group discussed buying property, land banking, and controlling the land. Decided by the group that PCDC should take a proactive role in land banking and work with the city to explore using land bank tools.

3B. [2021-0793](#)

Discuss approaches to economic development relevant to the comprehensive plan, including methods to bridge real or perceived gaps between the market and vision.

The group discussed the PCDC/City having a role in providing a market for new additional office space in Pflugerville. Also determined that the group is leaning towards using the experience of a developer in partnership with PCDC/City on types of development.

4. Adjourn

Mr. McDonald moved to adjourn. Mr. Vande Werken seconded. Passed 6-0.

The Pflugerville Community Development Corporation (PCDC) 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.

Ken D'Alfonso, PCDC President

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Minutes approved as submitted.
Respectfully submitted by,
Crystal Connally, PCDC Operations Director