Minutes - Final

Wednesday, July 15, 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/85644049785

Phone one-tap:
+13462487799,,85644049785# US (Houston)

Join via audio:
+1 346 248 7799 US (Houston)

Webinar ID: 856 4404 9785
International numbers available: https://us02web.zoom.us/u/kSDTAsOne

1. Call to Order

With a quorum present, President Darelle White called the Pflugerville Community Development Corporation Regular Board meeting to order at 6:03 P.M. on Wednesday, July 15, 2026.
In-Person Attendees at the start of the meeting:
Oscar R. Mitchell
Adam Rosenfield
Ceasar Ruiz
Darelle White
DeJuana Lozada

PCDC Staff:
Trinity Boudreaux
Lisa Curtis
Jerry W. Jones, Jr.
Stacey Pfefferkorn
Juliana Sapp
Andrew Yu
Atty. Stanley Springerley

Absent:
Mark Lee - Board member
Rudy Metayer - Board member
Adam Maxon – PCDC staff

2. Opening

Board participated in the following:
Pledge of Allegiance – United States of America Flag
Pledge of Allegiance – Texas Flag
Moment of Silence

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

Start Time – 6:05 P.M.
Executive Director Jerry Jones began by presenting the following:

1. **The new PCDC podcast**
2. **The upcoming Project Nexus Community Engagement event**
3. **Introduction of the new PCDC Newsletter**
4. **The next "Tilt Wall" video featuring Crux Climbing video**

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. 2026-0697

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 Trails funding not to exceed $190,000

President White introduced the item. President White asked for anyone to speak on the item. There were no comments.

The Public Hearing opened at 6:15 P.M.
Motion for Approval to close public hearing: Passed: 5-0
Motioned by: Mr. Adam Rosenfield
Seconded by: Mr. Oscar Mitchell
Votes:
Oscar R. Mitchell - Y
Adam Rosenfield - Y
Ceasar Ruiz - Y
Darelle White - Y
DeJuana Lozada - Y
The Public Hearing closed at 6:17 P.M.

Executive Director Mr. Jones commented that the August 2026 Board meeting will include a vote on Project Pfit and Project Trails as both projects have met the 2 public hearing readings requirement.

6. Regular Meeting

6A. 2026-0698 Discuss and consider action to approve the PCDC June 17, 2026 Regular Meeting Minutes.

President White introduced the item. President White asked for any questions.
Motion for Approval: Passed: 5-0
Motioned by: Mr. Oscar Mitchell
Seconded by: Ms. DeJuana Lozada
Votes:
Oscar R. Mitchell - Y
Adam Rosenfield - Y
Ceasar Ruiz - Y
Darelle White - Y
DeJuana Lozada - Y

6B. 2026-0699 Review and discuss the PCDC June 2026 Staff Report to the Board of Directors.

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC, to present the June Monthly Staff Report.
Key Outcomes for June: Mr. Jones highlighted the following milestones achieved during the month:

- **Advanced a high-priority project toward a potential $200 million investment.**
- **Implemented Council-directed revisions to the Project Print agreement.**
- **Expanded international partnerships within South Korea, Taiwan, and Israel.**
- **Completed the Pforge program with record enrollment and reached maximum capacity for the EGBI workshop.**
- **Improved overall pipeline quality through strategic project screening.**

Attraction and Retention Pipeline Metrics: Mr. Jones provided an overview of potential projects resulting from ongoing attraction and retention efforts:

- **Active Projects: 31 active projects currently in the pipeline.**
- **Capital Investment: $2.3 billion+ in potential investment.**
- **Job Creation: 6,735+ potential jobs projected based on submitted Requests for Information (RFIs).**
- **RFI Activity: 3 RFIs submitted and 5 RFIs declined during June.**
- **Market Engagement: 3 international markets engaged.**
- **Workforce & Community Programs: 40+ Pforge PfISD students completed the program, and 50 participants attended the EGBI Small Business workshop.**

Strategic Initiatives & Future Outlook: Mr. Jones outlined active and closed projects, detailing June activities tied to Aspire 2040, CEDs 3.0, and the Workforce plan. Additionally, he provided a preview of upcoming PCDC projects and strategic activities, including:

- **Advancing Project Bravo Beam.**
- **Expanding the project pipeline.**
- **Preparing for the Governor's Small Business Summit and Venture Pfest.**
- **Implementing the Executive KPI Dashboard.**

6C. 2026-0702 Discussion and consider action to approve the FY 2027 Proposed Budget and all programs and projects contained within the Proposed Budget.

President White introduced the agenda item and floor to Tracy Waldron,

Finance Director for the City of Pflugerville. Ms. Waldron delivered a detailed presentation on the Proposed Fiscal Year 2027 Budget for the Pflugerville Community Development Corporation (PCDC), outlining projected revenues and expenses by line item.
Ms. Waldron noted that the proposed budget is scheduled to be presented to the City Council during the August 2026 work session. Following the presentation, the Board engaged in further discussion regarding the budget details.
Motion for Approval: Passed: 5-0
Motioned by: Mr. Darelle White
Seconded by: Mr. Adam Rosenfield
Votes:
Oscar R. Mitchell - Y
Adam Rosenfield - Y
Ceasar Ruiz - Y
Darelle White - Y
DeJuana Lozada - Y

6D. 2026-0700

1.) Executive Session Item: Deliberations in accordance with Sections 551.071 (Consultation with Attorney) and 551.087 (Economic Development) 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 Texas, Anchor, Gamma Ray, Longhorn Arion, Blue Jean, Catalyst, Pfizz 2.0, Neighbor, Fluid, Paradigm, Eagle X, Bravo, Pfit, Trails and XPAND.

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: Pursuant to Sections 551.071 (Consultation with Attorney) & 551.072 (Real Property) regarding legal options and concerns related to private portion of Helios Way and assignment or transfer of same to the One Thirty Business Park Property Owner's Association (POA).

President White introduced the item.

The Board went into Executive Session at 7:09 P.M.

7. Reconvene Regular Meeting

The Board returned from Executive Session at 9:28 P.M.

No action taken.

7A. 2026-0701

Open Session Item: Discuss and consider action on Executive Session items as needed.

No Action taken.

8. Adjourn

The meeting was adjourned at 9:28 P.M. on Wednesday, July 15, 2026.

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 9th day of July, 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.