

City of Pflugerville



Minutes - Final

Wednesday, October 15, 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/84247253342>

Phone one-tap:

+13462487799,,84247253342# US (Houston)

Join via audio:

+1 346 248 7799 US (Houston)

Webinar ID: 842 4725 3342

International numbers available: <https://us02web.zoom.us/u/k99jXLGo5>

1. Call to Order

PCDC Board President Darelle White called the meeting to order at 6:01 p.m.

Board members present:

Victor Gonzales

Mark Lee

Oscar R. Mitchell

Adam Rosenfield

Cesar Ruiz

Darelle White

PCDC Staff:

Lisa Curtis

Jerry W. Jones, Jr.

Adam Maxon

Stacey Pfefferkorn

Atty. Christina Demirs (Messer Fort Law Firm rep)

Absent:

Rudy Metayer (Board member)

2. Opening

Mr. White opened the meeting at 6:01 PM.

Moment of Silence

PCDC expressed a Moment of Silence.

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 Interests

Executive Director Mr. Jones provided the following updates:

1. Business Pfirst – Mr. Jones discussed the theme, date, venue, panels, panelists, Guest speaker, and details.
2. Venture Pfest – Mr. Jones discussed the event's success; the Marketing Manager showed a brief clip of activities and footage.
3. Helios Right In/Right Out – Mr. Jones gave a brief update on progress and showed a few pics of current infrastructure work and movement.
4. AEDO re-certification upcoming visits – Mr. Jones discussed the forthcoming visits from recertification staff. Mr. Jones invited the board members to dinner on Tuesday with the AEDO guests.
5. Mr. Jones announced that board members should reapply for their positions, as several term limits expire Dec. 31, 2025. Applications can be found on the City of Pflugerville website.
6. Board member, Mr. Rosenfield, announced the Menorah candle lighting on Dec. 14th at 6 PM in downtown Pflugerville, across from Victory Tap.

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. [2025-0817](#) 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 Listen funding not to exceed \$10,000,000.00.

Public Hearing 5A. was opened at 6:17 P.M.

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

Motioned by: Mr. Rosenfield

Seconded by: Mr. Gonzales

Votes:

Victor Gonzales – Y

Mark Lee – Y

Oscar R. Mitchell – Y

Adam Rosenfield – Y

Cesar Ruiz – Y

Darelle White – Y

Public Hearing 5A. was closed at 6:18 P.M.

- 5B. [2025-0818](#) 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 project expenditures related to a Request for Qualifications (RFQ) for the Owners Representative for Project Nexus.

Public Hearing 5B. was opened at 6:18 P.M.

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

Motioned by: Mr. Rosenfield

Seconded by: Mr. Mitchell

Votes:

Victor Gonzales – Y

Mark Lee – Y

Oscar R. Mitchell – Y

Adam Rosenfield – Y

Cesar Ruiz – Y

Darelle White – Y

Public Hearing 5B. was closed at 6:20 P.M.

5C. [2025-0824](#)

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:

- Community Engagement Grant submitted by Parks and Recreation Department - City of Pflugerville not to exceed \$1,516,850.00.

Public Hearing 5C. was opened at 6:20 P.M.

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

Motioned by: Mr. Mitchell

Seconded by: Mr. Ruiz

Votes:

Victor Gonzales – Y

Mark Lee – Y

Oscar R. Mitchell – Y

Adam Rosenfield – Y

Cesar Ruiz – Y

Darelle White – Y

Public Hearing 5C. was closed at 6:21 P.M.

6. Regular Meeting

6A. [2025-0819](#)

Discuss and consider action to approve the PCDC September 17, 2025 Regular Meeting Minutes.

Mr. White moved to approve the PCDC September 17, 2025, Regular Meeting Minutes. Mr. Rosenfield seconded. Motion for Approval: Passed: 6-0

Motioned by: Mr. White

Seconded by: Mr. Rosenfield

Votes:

Victor Gonzales – Y

Mark Lee – Y

Oscar R. Mitchell – Y

Adam Rosenfield – Y

Cesar Ruiz – Y

Darelle White – Y

- 6B.** [2025-0820](#) Review and discuss the PCDC September 2025 Staff Report to the Board of Directors.
- Mr. Jones provided a brief overview of the September Monthly Staff Report. He directed the board to review the staff report in the packet and asked if there were any questions. Mr. Rosenfield commented on the success of Venture Pfest. He stated that the event put Pflugerville and PCDC on the map and hit every part of the city's and PCDC's Strategic plan.**
- 6C.** [2025-0825](#) Review and consider action to authorize a partnership with the Parks and Recreation Department - City of Pflugerville to improve the infrastructure of the Wells Point Park utilizing Community Engagement Grant funding and authorize appropriate performance agreement for \$1,516,850.00.
- Motion for Approval: Passed: 6-0**
Motioned by: Mr. White
Seconded by: Mr. Lee
Votes:
Victor Gonzales – Y
Mark Lee – Y
Oscar R. Mitchell – Y
Adam Rosenfield – Y
Cesar Ruiz – Y
Darelle White – Y
- 6D.** [2025-0826](#) Discuss the update on City Council actions regarding Requests for Qualifications for Project Nexus Owners Representative Firm Selection and Property Status.
- Mr. Jones discussed that this item was placed on the City Council agenda for further approval. Mr. White stated that negotiations would be handled through engagement with the City Manager's designee, confirming that everything in the document is in sync with what is being considered.**
Mr. Jones stated that after council approval, the PCDC attorney will review the scope of services and qualifications, and the item will go back to the PCDC board and then to the council for final approval.
- 6E.** [2025-0828](#) Review and discuss a proposal for strategic consulting services submitted by Accelerate Texas Partnership (ATP) to position the Pflugerville Community Development Corporation (PCDC) as a driver of innovation in Pflugerville by establishing the foundation towards the creation of a Center for Innovation and Entrepreneurship.
- Mr. Jones introduced and described this item. Mr. Jones introduced Ms. Laura Postler, of ATP, to answer any board member questions.**
Ms. Postler gave an in-depth synopsis of the services and how they would benefit PCDC and the entrepreneur innovation ecosystem.
This item does not need a vote, as it is in the scope of the Executive Director's approval.
- 6F.** [2025-0821](#) 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, Server, Sim, Bite, Pillar, Anchor and Gamma.

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.

The Board went into Executive Session at 7:05 P.M.

7. Reconvene Regular Meeting

- 7A.** [2025-0822](#) Open Session Item: Discuss and consider action on Executive Session items as needed.

The Board returned from Executive Session at 8:02 P.M.

No action was taken.

8. Adjourn

The meeting was adjourned at 8:03 P.M. on Wednesday, October 15, 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 9th day of October, 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.