

City of Pflugerville



Minutes - Final

Wednesday, April 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 6:04 P.M. on Wednesday, April 15, 2026.

In-Person Attendees at the start of the meeting:

De Juana Lozada
Oscar R. Mitchell
Adam Rosenfield
Ceasar Ruiz
Darelle White

PCDC Staff:

Trinity Boudreaux
Lisa Curtis
Jerry W. Jones, Jr.
Adam Maxon
Stacey Pfefferkorn
Juliana Sapp
Andrew Yu
Atty. Stanley Springerley

Late Arrivals:

Rudy Metayer arrived at 6:32 P.M.

Absent:

Mark Lee

2. Opening

- 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

Executive Director Jones introduced three new members of the PCDC team who started their roles on March 30, 2026:

- Andrew Yu, Business Development Director
- Trinity Boudreaux, Business Research & Data Analyst
- Juliana Innecco Sapp, Innovation & Entrepreneurship Manager

Mr. Jones highlighted the extensive nature of the recruitment search and expressed his confidence that these individuals will be significant assets to the organization. He noted that all three have already made immediate, positive contributions since their arrival.

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

[2026-0395](#)

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 Princess funding not to exceed \$250,000.00

The Public Hearing opened at 6:11 P.M.

Motion for Approval to close public hearing: Passed: 5-0

Motioned by: Mr. Rosenfield

Seconded by: Mr. Mitchell

Votes:

De Juana Lozada – Yes

Oscar R. Mitchell – Yes

Adam Rosenfield – Yes

Cesar Ruiz – Yes

Darelle White – Yes

The Public Hearing closed at 6:12 P.M.

[2026-0396](#)

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 Print funding not to exceed \$600,000.00.

The Public Hearing opened at 6:12 P.M.

Motion for Approval to close public hearing: Passed: 5-0

Motioned by: Mr. Rosenfield

Seconded by: Mr. Mitchell

Votes:

De Juana Lozada – Yes

Oscar R. Mitchell – Yes

Adam Rosenfield – Yes

Cesar Ruiz – Yes

Darelle White – Yes

The Public Hearing closed at 6:13 P.M.

6. Regular Meeting

- 6A. [2026-0398](#) Discuss and consider action to approve the PCDC March 25, 2026 Regular Meeting Minutes.

Start time: 6:13 P.M.

Motion for Approval: Passed: 5-0

Motioned by: Mr. White

Seconded by: Mr. Mitchell

Votes:

De Juana Lozada – Yes

Oscar R. Mitchell – Yes

Adam Rosenfield – Yes

Cesar Ruiz – Yes

Darelle White – Yes

- 6B. [2026-0399](#) Review and discuss the PCDC March 2026 Staff Report to the Board of Directors.

Mr. Jones commended Stacey Pfefferkorn, Business Retention & Workforce Director, for her proactive engagement with primary-sector businesses. Ms. Pfefferkorn is currently conducting on-site assessments to gather management feedback and identify how the PCDC can better support workforce expansion and job creation.

Highlighting the challenges facing growing enterprises, Ms. Lozada noted that scaling a small business often leads to a critical shortage of operational space for machinery. In response, Mr. Jones emphasized the need to identify and market commercial real estate to developers interested in converting underutilized sites into "second generation" opportunities for local businesses to alleviate the gap that currently exist for small businesses.

- 6C. [2026-0425](#) Discussion on PCDC Budget priorities for 2027.

President White introduced the item, noting that the discussion pertains to Fiscal Year 2027 (October 1, 2026 – September 30, 2027). Mr. Jones explained that the item was primarily placed on the agenda early to solicit Board input on PCDC's strategic priorities for the upcoming year.

Regarding specific initiatives, Mr. Jones committed to more effective marketing of funds designated for retail infrastructure and property acquisition. He further detailed a strategy to leverage acquisition funds not currently slated for property purchases by repurposing them to maximize impact, thereby avoiding the need for additional budget requests.

President White concluded the item with an overview of the New Quest (Stonehill) project. Mr. White advised the Board that budget deliberations must be grounded in realistic long-term projections, strategic planning, and overall financial viability.

6D. [2026-0426](#)

Discuss and receive presentation regarding update for the construction of the Helios Way Right-in & Right-out Driveway and Impact Way Phase IV projects and matters related to same.

Darren Strozewski (Principal, DCS Engineering) introduced Cori Marks, Project & Construction Manager, who provided a status update on the Helios Way Right-in/Right-out Driveway and Impact Way Phase IV projects.

Ms. Marks' presentation utilized aerial imagery to detail the progress across various phases, specifically covering:

- Infrastructure: Helios Way Phase I (acceleration/deceleration lanes), Phase II, and the Impact Way Extension (Phase IV).
- Administration: Project scheduling, cost analysis, and the Helios Way POA Agreement.
- Enhancements: Additional site lighting.

Following the presentation, Mr. Jones commended Mr. Strozewski and Ms. Marks for their professionalism, consistency, and thorough communication throughout the project.

6E. [2026-0401](#)

Discussion and possible action regarding the Executive Director's assignment and role within the One Thirty Business Park Property Owners Association (POA) and intent to seek General Counsel Advisement as needed.

Mr. Jones reported receipt of a formal resignation letter from the President of the One Thirty Business Park Property Owners Association (POA). Following the announcement, Mr. Jones inquired whether further deliberation on this matter should occur in Executive Session. President White deferred to legal counsel; Attorney Springerley advised that the item could be recalled, if necessary, after the scheduled Executive Session. Accordingly, Item 6E remained open with no action taken.

6F. [2026-0402](#)

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, Server, Sim, Anchor, Gamma, Princess, **Longhorn Orange**, Print, Blue Jean, Catalyst and Pfit.

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: 551.071 Consultation with Attorney regarding the Executive Director's assignment and participation in the Property

Owner's Association (POA).

4.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Communications & Marketing Manager and Executive Assistant.

5.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the Annual Performance Evaluation: Executive Director.

The Board went into Executive Session at 7:07 P.M.

7. Reconvene Regular Meeting

Mr. Metayer left the Executive Session via Zoom at 8:58 P.M.

The Board returned from Executive Session at 8:58 P.M.

No action taken.

7A. [2026-0403](#)

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

Action on Executive Session Item 6F. 1 (and related to completed public hearings in Item 5)

Mr. White motioned to approve Project Print and Project Print agreement as drafted for funding up to \$600,000.00 subject to approval of the City Council. DeJuana Lozada seconded.

Motion for Approval: Passed: 5-0

Motioned by: Mr. White

Seconded by: Ms. Lozada

Votes:

De Juana Lozada – Yes

Oscar R. Mitchell – Yes

Adam Rosenfield – Yes

Cesar Ruiz – Yes

Darelle White – Yes

Mr. White motioned to approve Project Princess and Project Princess agreement as drafted for funding up to \$250,000.00 subject to approval of the City Council. Oscar Mitchell seconded.

Motion for Approval: Passed: 5-0

Motioned by: Mr. White

Seconded by: Mr. Mitchell

Votes:

De Juana Lozada – Yes

Oscar R. Mitchell – Yes

Adam Rosenfield – Yes

Cesar Ruiz – Yes

Darelle White – Yes

8. Adjourn

The meeting was adjourned at 9:00 P.M. on Wednesday, April 15, 2026.

Approved as submitted on May 20, 2026.

Respectfully submitted by Lisa Curtis, Executive Assistant.

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 April, 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.