



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, September 15, 2021

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Dr. Erin Kurusz, Mr. Ken Dalfonso, Mr. Mike Heath, Mr. Anthony Nguyen, Ms. Anita Husen, Mr. Jim McDonald, Mr. and 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.

Mr. Mike Heath arrived at 6:45 p.m.

Mr. Dalfonso called the meeting to order at 6:07 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

No public comment.

4. Pubic Hearing

N4A. [2021-0959](#) Public Hearing regarding expenditures for Pflugerville Community Development Corporation's economic development projects Including:

Impact Way Road Extension and Right of Way acquisition adjacent to 130 Business Park, including costs associated with acquiring property, right of way and easements, costs associated with design and construction, operation and maintenance, landscaping, drainage, and

associated facilities, utilities, and infrastructure.

Community Engagement Grants for the purpose of acquiring, property, easements and equipment for parks, for developing and constructing parks or park facilities, maintaining and operating parks and park facilities and equipment, and including facilities, roadways, utilities and other related infrastructure.

Community Engagement Grants for the purpose of designing and constructing, developing, maintaining and operating public infrastructure in the city of Pflugerville, and including property, right of way and easement acquisition, and cost associated with related facilities.

Community Engagement Grants associated with Workforce Development for upskilling labor force, entrepreneur, start up and small business resources and including costs associated with development of curriculum and instruction materials, acquisition cost for books or training material, acquisition of or leasing of equipment, materials, or training space, costs associated with hiring of instructors and cost of administering same.

No public comment. Mr. McDonald moved to close the Public Hearing. Mr. Vande Werken seconded. Passed 6-0.

5. Approve August 18, 2021 Regular Meeting Minutes

Edit Dr. Kurusz's name to reflect Dr. Kurusz in all minutes. Mr. McDonald moved to approve minutes as noted. Dr. Kurusz, seconded. Passed 6-0.

6. Discuss Only

- 6A. [2021-0986](#) Discussion regarding a Pflugerville Community Development Corporation submittal to TxDOT requesting Helios Way driveway access to the SH130 southbound access road. Presented by Darren Strozewski, P.E. Principal, DCS Engineering, LLC.

Mr. Strozewski, P.E. Principal DCS Engineering, LLC. informed the Board on the status of Helios Way access to the SH130 southbound access road. Next steps will be to convene a meeting with TxDOT.

- 6B. [2021-0957](#) Discussion regarding PCDC Quarterly Calendar.

Ms. Madison informed the Board on upcoming events and meetings for the Board and PCDC Staff. Mr. Dalfonso asked for the Board and Commissions application and council selection dates to be added to the Quarterly Calendar as well as the PCDC Board Holiday party.

- 6C. [2021-0981](#) Discussion regarding PCDC's PflugerView program.

Mr. Ramirez informed the Board on progress with PflugerView program. Dr. Kurusz suggested a citizen interview regarding citizen perspective on PCDC investment in the community..

7. Executive Session

7A. [2021-0956](#) 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: Flex Power, New Future and Next Step.

7B. [2021-0955](#) 2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board went into Executive Session at 7:51 p.m.

The Board returned and was called to order at 7:59 p.m.

No action was taken in Executive Session.

8. Adjourn

Mr. McDonald moved to adjourn. Mr. Heath seconded. Passed 7-0.

The Board adjourn at 7:59 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.

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 10th day of September, 2021 at 5:00 PM 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 Crystal Connally, Operations Director at crystalc@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.

Amy Madison, PCDC Executive Director.

Approved as submitted on November 17, 2021.

Respectfully submitted by,
Crystal Connally, PCDC Business Retention & Workforce Director