

# **City of Pflugerville**



## **Minutes - Final**

**Wednesday, December 15, 2021**

**6:00 PM**

**Regular Board Meeting**

**3801 Helios Way, Ste. 130**

**Pflugerville Community Development Corporation**  
**(PCDC)**

You can attend in person at 3801 Helios Way, STE 130 or Via Zoom at:

When: Dec 15, 2021 06:00 PM Central Time (US and Canada)

Topic: PCDC December 15, 2021 Regular Board Meeting

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_kqlpz834RjymZYQyDiYcLQ](https://us02web.zoom.us/webinar/register/WN_kqlpz834RjymZYQyDiYcLQ)

After registering, you will receive a confirmation email containing information about joining the webinar. To make a public comment please send request to [alisar@pfdevelopment.com](mailto:alisar@pfdevelopment.com) no later than 2 hours prior to the meeting.

## 1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Dr. Erin Kurusz, Mr. Ken Dalfonso, Ms. Anita Husen, and Mr. George Vande Werken and Mr. Jim McDonald. Staff in attendance: Ms. Amy Madison, Executive Director; Ms. Crystal Connally, Business Retention and Workforce Director, Ms. Veronica Ramirez, Marketing and Communication Manager, Alisa Richey, Executive Assistant, Christian Kurtz, Business Development Director, and Ms. Patty Akers, General Counsel.

Mr. Dalfonso called the meeting to order at 6:01 p.m..

Absent: Anthony Nguyen and Mike Heath

## 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

Ms. Madison introduced new executive assistant, Alisa Richey. Ms. Madison recognized outgoing board members and invited them to a January recognition ceremony.

## 4. Approve November 17, 2021 Regular Meeting Minutes.

Mr. McDonald moved to approve. Mr. Vande Werken seconded. Passed 5-0. Corrected Darren's name and sentence in Item 4B.

## 5. Discuss

5A. Discussion regarding PCDC Quarterly Calendar.

Ms. Madison presented the PCDC quarterly calendar.

**5B.** Discussion regarding PCDC's Business PFirst Breakfast in February.

**Ms. Madison presented an update on an upcoming Business PFirst breakfast.**

**5C.** Update on the Workforce Solutions Capital Area Board (WFSCA) current programs and activities. Presented by Veronica Ramirez, PCDC Marketing Communications Manager and WFSCA board member.

**Ms. Ramirez presented an update on PCDC and Workforce Solutions Capital Area Board activities.**

## **6. Executive Session**

**6A.** 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: Next Step, Charge, New Future and Gap.

**6B.** 2.) Executive Session Item: Deliberations in accordance with Sections 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property.

**6C.** 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**The Board went into Executive Session at 6:26 pm.**

**The Board returned from the Executive Session at 7:40 pm.**

**No action was taken in Executive Session**

## **7. Discuss and Action**

**7A.** Discuss and consider action approving the PCDC Board President to enter into an Economic Development Performance Agreement with project GAP, not to exceed \$300,000, for the purpose of expansion and primary jobs.

**Dr. Kurusz moved to approve the PCDC Board President to enter into an Economic Development Performance Agreement with Project GAP, not to exceed \$300,000 for the purpose of expansion and primary jobs. Ms. Husen seconded the motion. Passed 5-0**

## **8. Adjourn**

**Mr. McDonald moved to adjourn. Dr. Kurusz seconded. Passed 5-0.  
Board adjourned at 7:41 pm.**

Approved as submitted on 1/19/2022. Mr. Gonzales moved to approve. Mr.  
Vande Werken seconded. Passed 7-0

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 December, 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 Alisa Richey, Executive Assistant at alisar@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.