



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, July 17, 2024

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting

You are invited to a Zoom webinar.

When: Jul 17, 2024 06:00 PM Central Time (US and Canada) Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84076556741>

Or One tap mobile :

+13462487799,,84076556741# US (Houston)

+17193594580,,84076556741# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 346 248 7799 US (Houston)

1. Call to Order

PCDC President Jeff Thompson called the meeting to order at 6:00 p.m.
Additional board members present: Victor Gonzales, Adam Rosenfield, Darelle White, Oscar Mitchell and Cesaer Ruiz. Board members absent: Jim McDonald.
PCDC staff members: Terri Toledo, Crystal Connally, Veronica Ramirez, Aishah Mallam and PCDC counsel Josh Brockman-Weber. City representative: James Hartshorn.

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.

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.

2. Items of Community Interest

Thompson welcomed Interim Executive Director, Terri Toledo.
Ramirez presented the PCDC article, The Critical Connection, posted in Site Selection Magazine.

Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or PCDC staff may announce items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

(1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

3. 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.

Reading of the Consent Agenda

Items pulled from the consent agenda will be addressed under item 6.

4. Other Actions

- 4A. [2024-0702](#) Approving the transfer of depository services to Wells Fargo.
- 4B. [2024-0703](#) Accepting the PCDC FY24 Q3 Financial and Investment Reports.
- 4C. [2024-0701](#) Approving the minutes of the June 17, 2024 Work Session, June 20, 2024 Regular Meeting and June 25, 2024 Special Called Meeting.

Action on Consent Agenda

Mr. Gonzales motioned to approve the consent agenda. Mr. White seconded.
Passed 6-0.

5. Discuss Only

- 5A. [2024-0713](#) Discussion regarding the PCDC Quarterly Calendar.

Ms. Toledo noted that the PCDC FY25 Proposed Budget will be on the August PCDC Regular meeting for consideration and then forwarded to City Council for final approval in September. In addition Ms. Toledo noted the upcoming PCDC Board meetings.

- 5B. [2024-0700](#) Presentation regarding Pflugerville Venture Week

Ms. Connally presented the details of Pflugerville Venture Week to be held the first week of October. There will be several events throughout the week and several local, regional or state partners will be participating.

6. Discuss and Consider Items Pulled from Consent Agenda

No items were pulled from Consent Agenda.

7. Executive Session

- 7A. [2024-0684](#)
- 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 project: Top Floor.
 - 2.) Executive Session: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code: "to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee": PCDC Attorney.
 - 3.) Executive Session Item: Discussion of the duties of the Interim Executive Director pursuant to Chapter 551.074 of the Texas Government Code.
 - 4.) Executive Session Item: 551.071- Consultation with Attorney regarding contemplated litigation and legal rights and obligations of the PCDC under a purchase agreement with EVS Metal, Inc.
 - 5.) Open Session Item: Discussion and consider action regarding PCDC legal services.
 - 6.) Open Session Item: Discuss and consider action on Executive Session items as needed.

Mr. Thompson called the board into Executive Session at 6:23 p.m. The Board returned from Executive Session at 8:20 p.m. and no action was taken.

8. Adjourn

Mr. Rosenfield motioned to adjourn. Mr. Gonzales seconded. Meeting adjourned at 8:20 p.m.

Approved as submitted on August 21, 2024. Respectfully submitted by Crystal Connally, Business Retention & Workforce Director.

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, Jeff Thompson.

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 12th of July, 2024, at 5:00PM pursuant to Section 551.041, Government Code.