



Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, October 16, 2024

6:00 PM

3801 Helios Way, Ste. 130

Regular Meeting

You are invited to a Zoom webinar.

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1. Call to Order

PCDC President Jeff Thompson called the meeting to order at 6:02 p.m. Board members present: Jeff Thompson, Victor Gonzales, Jim McDonald, Darelle White, Oscar Mitchell, and Ceasar Ruiz. Board members absent: Adam Rosenfield. PCDC staff members: Terri Toledo, Crystal Connally, Veronica Ramirez, Aishah Mallam and PCDC Counsel Josh Brockman-Weber.

2. Opening

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.

3. Items of Community Interest

Ms. Toledo shared details about the upcoming holiday drop-in event for the community on December 10th hosted by the PCDC.

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.

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. Regular Meeting

- 5A. [2024-0992](#) Discuss and consider action to approve the September 25, 2024 Work Session Meeting Minutes and the September 25, 2024 Regular Meeting Minutes.
- Mr. Mitchell motioned to approve the September 25, 2024 Work Session Meeting minutes and the September 25, 2024 Regular Meeting minutes. Mr. White seconded. Motion passed 6-0.
- 5B. [2024-0994](#) Presentation on Pflugerville's Venture Week held October 1 - 4, 2024.
- Ms. Connally and Ms. Ramirez provided an overview of Pflugerville Venture Week, held from October 1 to 4, with Ms. Ramirez focusing on the marketing highlights.
- 5C. [2024-0925](#) Discuss and consider action to approve the Pflugerville Workforce Study and Strategic Action Plan.
- Tip Strategies presented the final Pflugerville Workforce Study and Strategic Action Plan. Tip Strategies will provide answers to livable wage and top paying demand jobs.
- Mr. Thompson motioned to approve the final report. Mr. White seconded the motion.
- Motion passed 5-1.

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- 5D. [2024-1010](#) Discuss and consider action to approve the PCDC to sponsor/purchase tickets for the United Partners Jeans and Bling Event.
- United Partners presented on their organization and asked for a sponsorship for their Jeans and Bling event. The Board agreed to sponsor \$7500 to the event. Mayor Gonzales motioned to approve the sponsorship. Mr. Ruiz seconded. Motion passed 6-0.**
- 5E. [2024-1017](#) Discuss and consider action to authorize the PCDC President to enter into a restrictive covenant agreement regarding PlaceMKR's 42 acres parcel adjacent to the PCDC's 17.7 acres parcel located at Caldwell, W. Survey # 66, No. 162, Travis County, State Highway 130, Pflugerville, TX 78660.
- The City of Pflugerville presented the PlaceMkr project along with their request for a restrictive covenant. Mr. McDonald motioned to approve. Mr. Mitchell seconded. Motion passed 6-0.**
- 5F. [2024-0997](#)
- 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, negotiations, and performance agreement compliance, including projects: Top Floor, Jean, Extra Care, RNDC, MDC Vacuum, Essentium, Cumberland Additive and REE.
 - 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: Deliberations in accordance with Sections 551.072 of the Texas Government Code to discuss the sale, purchase, or lease of real property : Project Greenfield.
 - 4.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding search and selection of an Executive Director for the Pflugerville Community Development Corporation.
 - 5.) Open Session Item: Discuss and consider action on Executive Session items as needed.
- Mr. Thompson called the Board into Executive Session at 7:34 p.m. The Board returned from Executive Session at 9:32 p.m. and no action was taken.**
- 5G. [2024-0995](#) Discuss and consider action to authorize the PCDC President to sign a First Amendment to the Economic Development Performance

Agreement with MDC Vacuum (Precision) extending deadlines for performance and incentive payment obligations by one year.

Mr. Mitchell motioned to authorize the PCDC President to sign a First Amendment to the Economic Development Performance Agreement with MDC Vacuum (Precision). Mr. Thompson seconded. Motion passed 5 - 0.

5H. [2024-0996](#)

Discuss and consider action approving a Pflugerville Community Development Corporation (PCDC) sales contract for \$24,500,000 regarding Project Greenfield for the purchase of real property, being a 52.686 acre tract of land located in the E. Kirkland Survey No. 7, Abstract No. 458, Travis County, Texas, locally addressed as 3615 E. Pflugerville Parkway, pending due diligence during feasibility period.

Mr. White motioned to approve the Pflugerville Community Development Corporation (PCDC) sales contract for \$24,500,000 regarding Project Greenfield. Mr. Thompson seconded. Motion passed 6 - 0.

6. Adjourn

Meeting was adjourned at 9:34 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, 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 11th of October, 2024, 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 Aishah Mallam, Administrative Assistant at aishahm@pfdevelopment.com or 737-367-9496 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. Terri Toledo, PCDC Interim Executive Director.