City of Pflugerville

Minutes - Final

Wednesday, June 17, 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 6:00 P.M. on Wednesday, June 17, 2026.

In-Person Attendees at the start of the meeting:
Mark Lee
Oscar R. Mitchell
Adam Rosenfield
Ceasar Ruiz
Darelle White
DeJuana Lozada (Joined at 7:39 PM)
Rudy Metayer (Joined 9:10 PM)

PCDC Staff:
Trinity Boudreaux
Jerry W. Jones, Jr.
Adam Maxon
Stacey Pfefferkorn
Juliana Sapp
Andrew Yu
Atty. Stanley Springerley

Absent:
Lisa Curtis

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

No items of Community Interest.

4. Public Comment

No Public comment was made.

5. Public Hearing

5A. 2026-0622

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 Pfit, including but not limited to the Monarch Recreation Center, funding not to exceed $4,642,592.00.

President White introduced the item. President White asked for anyone to speak on the item. There were no comments.

The Public Hearing opened at 6:04 P.M.
Motion for Approval to close public hearing: Passed: 5-0
Motioned by: Mr. Adam Rosenfield
Seconded by: Mr. Oscar Mitchell
Votes:
Mark Lee – Y
Oscar R. Mitchell – Y
Adam Rosenfield – Y
Ceasar Ruiz – Y
Darelle White – Y
The Public Hearing closed at 6:06 P.M.

5B. 2026-0631

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 Trails funding not to exceed $190,000

President White introduced the item. President White asked for anyone to speak on the item. There were no comments.

The Public Hearing opened at 6:06 P.M.
Motion for Approval to close public hearing: Passed: 5-0
Motioned by: Mr. Adam Rosenfield
Seconded by: Mr. Oscar Mitchell
Votes:
Mark Lee – Y
Oscar R. Mitchell – Y
Adam Rosenfield – Y
Ceasar Ruiz – Y

Darelle White – Y
The Public Hearing closed at 6:08 P.M.

6. Regular Meeting

6A. 2026-0623 Discuss and consider action to approve the PCDC May 20, 2026 Regular Meeting Minutes.

Start time: 6:08 P.M.
Motion for Approval: Passed: 5-0
Motioned by: Mr. Adam Rosenfield
Seconded by: Mr. Oscar Mitchell
Votes:
Mark Lee – Y
Oscar R. Mitchell – Y
Adam Rosenfield – Y
Ceasar Ruiz – Y
Darelle White – Y
End Time: 6:09 P.M.

6B. 2026-0624 Review and discuss the PCDC May 2026 Staff Report to the Board of Directors.

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC.
Mr. Jones presented the May Monthly Staff Report.

- **RFI Updates: Mr. Jones presented statistics on submitted RFIs, emphasizing that no further questions or issues have been raised. He noted that PCDC continues to discuss available incentive options.**
- **PCDC Site Visit: Mr. Jones confirmed that the first official site visit for the PCDC office is scheduled for June 23rd.**
- **Prospect Pipeline: Mr. Jones discussed potential upcoming site visits, including one from a business in Taiwan.**
- **Workforce Solutions & Grants: Mr. Jones reviewed PCDC's coordination with Workforce Solutions regarding the final closeout of the biomedical HDJT grant.**
- **Conference Attendance: Mr. Jones provided a brief recap of the ICSC conference.**
- **Project Print: Mr. White highlighted the approval of Project Print, noting that the amendment requires only minimal adjustments from the Council.**
- **Project Princess: Mr. White reported that the Council's recommendations are being integrated into the Project Princess agreement, which is tracking for a follow-up review in July.**

6C. 2026-0628 Discuss and receive presentation regarding participation at the International Council of Shopping Centers (ICSC) conference.

Ms. Juliana Sapp presented a summary of PCDC staff attendance at the ICSC conference. The presentation highlighted key retail data, emerging industry trends shared by professional speakers, and insights gained from collaborative networking sessions.

6D. 2026-0629 Discuss and receive presentation regarding participation as a delegate for the Germany & Paris Recruitment trip hosted by Opportunity Austin (OA).

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC.
Mr. Jerry Jones presented a summary of the Opportunity Austin Familiarization Tour to Germany and Paris, where he participated in 27 meetings across Munich, Stuttgart, Frankfurt, and Paris.
Mr. Jones noted that the primary objective was to maximize international exposure and qualify partner referral leads. The trip allowed PCDC to evaluate international contacts based on sector alignment, workforce demands, site readiness, and their potential long-term value to Pflugerville.
Mr. Jones described the itinerary, which included tours of regional businesses, research centers, and life science facilities, with a strategic focus on global partnerships, innovation, and business attraction.
Mr. Jones emphasized that opportunities for foreign direct investment (FDI) and advanced manufacturing continue to expand. He noted a recent influx of RFIs and business attraction discussions specifically tied to advanced manufacturing, aerospace, defense, and semiconductor supply chains.

6E. 2026-0630 Discuss and receive presentation regarding participation at the 2026 Consultants Spring Forum, New Orleans.

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC.
Mr. Jerry Jones discussed the four (4) things he took away from the Consultant Connect Conference regarding what site selectors are looking for:
1.) Direct, industry-wide shift in site selector expectations, 2.) driven heavily by tightening project timelines, 3.) heightened due diligence, and 4.) market disruptions from AI data analytics.

6F. 2026-0634 Discuss and review the FY2027 Proposed Draft Budget for the Pflugerville Community Development Corporation.

President White introduced the agenda item and began by clarifying sales tax audit projections. Mr. White wanted more information on how past sales tax audits are impacting revenue projections and whether the audit adjustments were due to overpayments by a major tax contributor resulting in a claw back, or a misallocation of tax revenue between local municipalities. Mr. White yielded the floor to Tracy Waldron, Finance Director for the City of Pflugerville.
Ms. Waldron summarized a response to the Mr. White's inquiry. Ms. Waldron provided context on current revenue variances and addressed the inquiry regarding the specific nature of recent sales tax audits:
Ms. Waldron explained that when removing audit adjustments from the year-over-year comparison, actual sales tax revenue is tracking right at the anticipated 3% growth rate. However, large negative audit adjustments from the prior year have artificially flattened the current year-over-year revenue comparison.
Ms. Waldron noted that they did not have the immediate data on hand to determine if the adjustments stemmed from corporate overpayments or jurisdictional misallocations. Ms. Waldron explained that errors often occur when businesses with multiple outlets report revenue to the wrong jurisdiction. Ms. Waldron stated that the city has the software capability to audit specific business histories, payment applications, and transaction months. The Finance

team and the city is committed to performing the necessary research to provide the Board with a precise explanation.
Ms. Waldron stated that due to the flattening effect of these audit cycles, the finance team is proposing a conservative approach for the Fiscal Year 2027 budget, choosing not to project a percentage increase over the FY 2026 sales tax revenue projections.

The Board further discussed whether to budget for the innovation, wet lab, etc. In addition, the board discussed budgeted incentives and the process of waiting on confirmation on whether companies will comply.

6G. 2026-0635 Discuss and provide an update on the status of Project Nexus.

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC.
The Board discussed the financially feasible options for Project Nexus and the development options that lie ahead.
The Board further discussed the options and the continued market analysis being done by JLL.

6H. 2026-0636 Discuss, review, and receive a presentation on commercial growth trends and the future development forecast for the City of Pflugerville.

President White introduced the agenda item and yielded the floor to Jerry Jones, Executive Director of the PCDC.
The board discussed the trade area in Pflugerville. The Board further discussed the cost of doing business in Pflugerville based on other comparable communities and surrounding cities.

6I. 2026-0625 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 (Consultation with Attorney) and 551.087 (Economic Development) 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 Texas, Anchor, Gamma Ray, Longhorn Arion, Blue Jean, Catalyst, Print, Princess, Pfizz 2.0, Neighbor, Fluid, Paradigm, Eagle X, Bravo, Pfit, Trails and XPAND.

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: Pursuant to Sections 551.071 (Consultation with Attorney) & 551.072 (Real Property) regarding legal options and concerns related to private portion of Helios Way and assignment or transfer of same to the One Thirty Business Park 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 Annual Performance Evaluation: Executive Director.

President White introduced the item.

The Board went into Executive Session at 8:15 P.M.

7. Reconvene Regular Meeting

The Board returned from Executive Session at 9:58 P.M.

No action taken.

7A. 2026-0626 Open Session Item: Discuss and consider action on Executive Session items as needed.

Mr. White motioned to direct the PCDC attorney to draft an easement agreement with the Property Owners Association (POA) regarding Helios Way and the PCDC.

Motion for Approval: Passed: 6-0
Motioned by: Mr. Darelle White
Seconded by: Mr. Rudy Metayer
Votes:
Mark Lee – Y
Dejuana Lozada – Y
Rudy Metayer – Y
Adam Rosenfield – Y
Ceasar Ruiz – Y
Darelle White – Y
Mr. Mitchell was present at the meeting, however, did not make it back to reconvene in time for the vote on item 7A.

8. Adjourn

The meeting was adjourned at 9:59 P.M. on Wednesday, June 17, 2026.

Approved as submitted on July 15, 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 11th day of June, 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.