



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Thursday, December 13, 2018

6:30 PM

3801 Helios Way, STE 130

Regular Meeting

1. Call to Order

Pflugerville Community Development Corporation Board members in attendance: Mr. Victor Johnson, Mr. Ron Agnew, Ms. A.K. Brewer, Ms. Melody Ryan, Mr. Ken Dalfonso, and Mr. Doug Weiss. Staff in attendance: Ms. Amy Madison, Executive Director; Mr. Christian Kurtz, Director of Business Development; Mr. Matt Lara, Marketing and Communications Manager; Ms. Crystal Connally, Executive Assistant, Mr. Jerry Briones, Business Recruitment Director, and Mr. Zachariah Evans, Akers & Akers LLP, General Counsel.

Mr. Thompson was absent.

Mr. Dalfonso called the meeting to order at 6:35pm.

2. Opening

A. 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.

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.

3. Public Comment

No public comments.

4. Approve November 15, 2018 Regular Meeting Minutes

Ms. Ryan motioned to approve the minutes as submitted. Mr. Johnson seconded.

Motion passed 6-0.

5. Approve November 2018 Financials

Mr. Johnson motioned to approve the November 2018 Financials. Seconded by Mr. Agnew. Motion passed 6-0.

6. Discuss Only

- 6A. [2018-7230](#) Discussion on PCDC Quarterly Calendar.
Ms. Madison presented the PCDC Quarterly Calendar.
- 6B. [2018-7231](#) Discussion and presentation regarding Code to College organization. Presented by Matt Stephenson, Executive Director and Co-Founder.
Mr. Matt Stephenson presented on the Code2college program.
- 6C. [2018-7232](#) Discussion and presentation highlighting PCDC's 4th Quarter FY18 Report. Presented by, Amy Madison, PCDC Executive Director.
Ms. Madison presented the PCDC FY18 4th Quarter Report.
- 6D. [2018-7246](#) Discussion regarding the newly organized Pflugerville Employment Coalition activities and future projects.
Mr. Kurtz spoke about the Pflugerville Employment Coalition's activities and future projects.
7. **Discuss and Action**
- 7A. [2018-7234](#) Discuss and consider action to approve an Amendment of the Economic Development Performance Agreement by and between PCDC and Flooring Services SW, LTD., to extend performance obligations for construction and employment to March 31, 2019.
Mr. Weiss motioned to approve an Amendment of the Economic Development Performance Agreement by and between PCDC and Flooring Services SW, LTD., to extend performance obligations for construction and employment to March 31, 2019. Mr. Johnson seconded. Motion passed 6-0.
- 7B. [2018-7233](#) Discuss and consider action authorizing the Executive Director to enter into a Team Texas membership and marketing sponsorship, not to exceed \$8000.
Mr. Agnew motioned to authorize the Executive Director to enter into a Team Texas membership and marketing sponsorship. Mr. Johnson seconded. Motion passed 6-0.
- 7C. [2018-7238](#) Discuss and consider action authorizing the President and the Executive Director to execute the necessary documents related to the Donation Agreement with Texas Department of Transportation to provide improvements to Pflugerville Community Development water park property at the intersection of FM685 and Town Center Drive, including Agreement, Power of Attorney, Performance and Payment Bonds.
Mr. Weiss motioned for the President and the Executive Director to execute the TxDot Donation agreement and related documents. Seconded by Mr. Agnew. Motion passed 6-0.
- 7D. [2018-7247](#) Discuss and consider action extending the due diligence period for

closing on a land sale contract with IGX Consolidated LLC.

Ms. Brewer motioned to approve the due diligence period for closing on a land sale contract with IGX Consolidated LLC. Seconded by Mr. Agnew. Motion passed 6-0.

8. Executive Session

- 8A. [2018-7236](#) 1.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.074 of the Texas Government Code to discuss the employment, evaluation, duties of the Executive Director.
- 8B. [2018-7237](#) 2.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.072 and 551.087 of the Texas Government Code to discuss economic development negotiations including the sale, purchase, or lease of real property 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 Electric Rose, Acquire and Icing. 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

Board adjourned to Executive Session at 8:26pm.
Board returned from Executive Session at 10:15pm
No action was taken.

9. Future Topics

Mr. Agnew expressed his gratitude for being part of the PCDC Board.
Mr. Johnson requested consideration of the setting of specific goals for the Executive Director during the upcoming PCDC Work Session.
Ms. Madison will provide Mr. Thompson's resignation letter. Ms. Madison will recognize Mr. Thompson and any others not reappointed, at an upcoming meeting.

10. Adjourn

Mr. Agnew motioned to adjourn. Mr. Johnson seconded. Motion passed 6-0.

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.

Ken D'Alfonso, President

Minutes approved as presented with edits to amend Mr. Johnson's name and correct the word motion on January 17, 2019.
Respectfully Submitted by,

**Crystal Connally
PCDC Executive Assistant**