



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, February 20, 2019

6:00 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, Mr. George Vende Werken, Mr. Ken Dalfonso, Mr. Doug Weiss, and Mr. Jeff Coleman. 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. Monte Akers, Akers & Akers LLP, General Counsel.

Mr. Johnson called the meeting to order at 6:05pm.

Mr. Weiss arrived at 6:11pm.

Ms. Brewer arrived at 8:18pm.

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

Ms. Madison recognized Mr. Coleman for his recent Life Time Achievement Award.

Ms. Madison recognized Mr. Lara for his recent Masters Degree completion.

Ms. Madison recognized Ms. Connally for her recent Basic Economic Development Certification.

Ms. Madison introduced our new Intern Michelle Ngo.

4. Approve January 17, 2019 Regular Meeting Minutes and January 26, 2019 Work Session Minutes

Mr. Agnew made a motion to approve the January 17, 2019 Regular Meeting Minutes as submitted on February 20, 2019. Mr. Vande Werken seconded. Motion passed 6-0.

5. Approve January 2019 Financials

Mr. Dalfonso motioned to approve the January 2019 Financials. Mr. Agnew seconded. Motion passed 6-0.

6. Discuss Only

6A. [2019-7374](#) Discussion and presentation regarding Girlstart. Presented by Tamara Hudgins, Ph.D., Executive Director.

Tamara Hudgins, Ph.D., Executive Director, informed the Board on Girlstart.

6B. [2019-7378](#) Discussion and update on FM 685/Town Center Drive intersection improvements for the PCDC water park.

Ms. Madison presented an update on the FM685/Town Center Drive intersection improvements for the PCDC water park. Ms. Madison has met with AT&T on line issues at the intersection. Consultant planning meetings with TxDOT are moving forward.

6C. [2019-7396](#) Discussion and presentation regarding the timeline and future budget amendment to support a grant application submittal from the PCDC and the Workforce Solutions Capital Area Board to the Texas Workforce Commission for up to \$150,000 for a High Demand Job Training Grant award to expand training opportunities for Pflugerville future health care professionals through a local partnership with Pflugerville Independent School District and the Pflugerville Emergency Services District.

Ms. Madison informed the Board regarding a High Demand Job Training Grant opportunity through the Texas Workforce Commission. The PCDC in partnership with Workforce Solutions Capital Area Board, are submitting an application. The Board heard from the ESD's HR Director, Rob Humphrey and PFISD's CTE Director, Traci Hendrix on the need for the paramedic training and the grant.

6D. [2019-7375](#) Discussion on PCDC FY2019 Quarterly Calendar.

Ms. Madison presented the PCDC FY2019 Quarterly Calendar.

6E. [2019-7376](#) Discussion and presentation on PCDC FY2019 Quarter One Report.

PCDC staff presented the FY2019 Q1 Report.

7. Public Hearing

7A. [2019-7379](#) Public hearing regarding an Economic Development Performance Agreement between Project Acquire, a manufacturing company, and Pflugerville Community Development Corporation, not to exceed \$105,000, for primary jobs.

Mr. Johnson opened the Public Hearing for an Economic Development Performance Agreement for Project Acquire. No public comment. Mr. Johnson

closed the Public Hearing.

8. Discuss and Action

- 8A. [2019-7391](#) Discuss and consider action regarding a Community Challenge Grant request from the City of Pflugerville, not to exceed \$100,000, for a new community park to be located on Main Street in downtown Pflugerville. Presented by Emily Baron, Planning Director, City of Pflugerville.

Ms. Baron presented a Challenge Grant request from the City of Pflugerville for the purpose of a new community park to be located on Main Street in downtown Pflugerville. Mr. Agnew motioned to approve the Challenge Grant request, not to exceed \$100,000. Mr. Coleman seconded. Motion passed 6-0.

The Board took a break at 7:58pm and returned at 8:11pm.

- 8B. [2019-7381](#) Discuss and consider action authorizing the Executive Director to enter into an agreement with one of three strategic planning firms, Tip Strategies Inc., Avalanche Consulting Inc., or Market Street Services, for the purposes of facilitating, creating and implementing a PCDC Community Economic Development Strategic Plan.

Ms. Madison reviewed the three Community Economic Development Strategic Plan (CEDS) proposals that PCDC has received. Proposals were submitted by TIP Strategies Inc., Avalanche Consulting Inc., and Market Street Services. Mr. Dalfonso motioned to approve Avalanche Consulting Inc. as the agency for completing PCDC's CEDS 2.0. Mr. Agnew seconded. Motion passed 7-0.

- 8C. [2019-7382](#) Discuss and consider action authorizing a challenge grant payment, not to exceed \$15,000, to the Pflugerville Foundation, for the purpose of providing classroom equipment and furniture for the Pflugerville Independent School District's INCubatoredu program. Presented by Allison Kane, Executive Director Pflugerville ISD/Education Foundation and Traci Hendrix, CTE Director Pflugerville Independent School District.

Ms. Hendrix, CTE Director Pflugerville Independent School District, presented a Challenge Grant request, not to exceed \$15,000, for the PFISD's INCubatoredu program. Mr. Johnson motioned to table the item to a future meeting. Mr. Dalfonso seconded. Motion to table approved 7-0.

- 8D. [2019-7383](#) Discuss and consider action authorizing an Economic Development Performance Agreement between Project Acquire, a manufacturing company, and Pflugerville Community Development Corporation, not to exceed \$105,000, for primary jobs.

Mr. Weiss motioned to approve an Economic Development Performance Agreement between Project Acquire, a manufacturing company, and Pflugerville Community Development Corporation, not to exceed \$105,000, for primary jobs. Mr. Vande Werken seconded. Motion passed 7-0.

9. Executive Session

9A. [2019-7384](#) 1.) 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 American Marksman, Typhoon Texas, Electric Rose, Acquire, Charm, Cedar, Ozzy, Icing and Dorothy.

[2019-7390](#) 2.) Executive Session Item: Deliberations in accordance with Sections 551.071 and 551.074 of the Texas Government Code to discuss the employment, evaluation and duties of the Executive Director.

[2019-7392](#) 3.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

The Board retired to Executive Session at 9:25pm.

The Board returned from Executive Session at 10:36pm.

Mr. Weiss motioned to approve a 3% merit increase for the Executive Director, effective date October 1, 2018. Mr. Agnew seconded. Motion passed 7-0.

10. Future Items

Mr. Johnson requested that PFISD's INCubatoredu Challenge Grant request be brought back to the Board.

11. Adjourn

Mr. Weiss motioned to adjourn. Mr. Agnew seconded. Motion passed 7-0.
Board adjourned at 10:39pm.

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.

Victor Johnson, President

Minutes approved as submitted on March 20, 2019.

Respectfully Submitted by:

Crystal Connally, Executive Assistant

Pflugerville Community Development Corporation