



City of Pflugerville

Minutes - Final

Pflugerville Community Development Corporation (PCDC)

Wednesday, March 20, 2019

6:00 PM

PCDC 3801 Helios Way, STE130

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 6:00PM.

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 comment.

4. Discuss Only

- 4A. [2019-7434](#) Discussion and presentation regarding Vetted Foundation, an organization for Veterans who are transitioning into the workforce. Presented by Dr. Alba Melgar-C'DeBaca, Vetted Foundation COO.

Dr. Alba Melgar-C'DeBaca, COO presented an information session on Vetted Foundation.

5. Discuss and Action

- 5A. [2019-7442](#) Discuss and consider action authorizing the Executive Director to enter into an agreement with Quicklight Media, not to exceed \$22,500, for the

purpose of video marketing.

Mr. Lara presented an overview of the video marketing needs for PCDC and the companies that presented bids. Dean Thompson informed the Board about Quicklight Media LLC.

Mr. Weiss motioned to approve the Executive Director entering into an agreement with Quicklight Media LLC., for the purpose of video marketing, not to exceed \$22,500. Mr. Coleman seconded. Motion passed 7-0.

5B. [2019-7436](#)

Discuss and consider action regarding acceptance of the Pflugerville Community Development Corporation's FY2018 Annual Audit. Presented by Todd Pruitt, Partner, Pattillo, Brown & Hill LLP.

Todd Pruitt, Partner, Pattillo, Brown & Hill LLP., presented the PCDC FY2018 Annual Audit for consideration.

Mr. Weiss motioned to accept the PCDC FY2018 Annual Audit. Mr. Agnew seconded. Motion passed 7-0.

6. Approve February 20, 2019 Regular Meeting Minutes

Mr. Agnew motioned to accept the February 20, 2019 Regular Meeting Minutes as presented. Mr. Coleman seconded. Motion passed 7-0.

7. Approve February 2019 Financials

Mr. Dalfonso motioned to approve the February 2019 Financials. Mr. Agnew seconded. Motion passed 7-0.

8. Discuss Only

8A. [2019-7437](#)

Discussion on PCDC FY2019 Quarterly Calendar.

Ms. Madison presented the PCDC Quarterly Calendar.

8B. [2019-7438](#)

Discussion and update on quorum provision in Texas in regards to the Open Meetings Act. Presented by Monte Akers, Akers & Akers LLC.

Mr. Akers informed the Board on the quorum provision in Texas in regards to the Open Meetings Act.

9. Public Hearing

9A. [2019-7439](#)

Public hearing regarding an Economic Development Performance Agreement between Project Electric Rose, a service company, and Pflugerville Community Development Corporation, not to exceed \$60,000, for primary jobs.

Mr. Johnson opened the Public Hearing on Project Electric Rose.

No public comment.

Mr. Johnson closed the Public Hearing on Project Electric Rose.

10. Discuss and Action

- 10A.** [2019-7435](#) Discuss and consider action authorizing the Executive Director to enter into an agreement with Texas Economic Development Guide, not to exceed \$6,600, for the purpose of advertising.
- Mr. Lara informed the Board on Texas Economic Development Guide for marketing PCDC.**
- Mr. Dalfonso motioned to approve authorizing the Executive Director to enter into an agreement with Texas Economic Development Guide, not to exceed \$6,600, for the purpose of advertising. Mr. Agnew seconded. Motion passed 7-0.**
- 10B.** [2019-7443](#) Discuss and consider action authorizing a payment to the City of Pflugerville, not to exceed \$373,000, for infrastructure improvements at Pecan and SH130.
- Ms. Madison informed the Board on infrastructure improvements and associated costs owed to the City of Pflugerville. The costs are based on a TIA completed in the summer of 2018 on roads in the One Thirty Business Park.**
- Mr. Vande Werken motioned to approve authorizing a payment to the City of Pflugerville, not to exceed \$373,000, for the purpose of infrastructure improvements. Mr. Agnew seconded. Motion passed 7-0.**
- 10C.** [2019-7441](#) Discuss and consider action approving a \$130,000 budget amendment to the PCDC FY2019 Budget contingent upon approval of a grant award from Texas Workforce Commission for the purpose of purchasing equipment for an Emergency Medical Technician Training Program.
- Ms. Madison informed the Board on the High Demand Job Training grant budget amendment request.**
- Mr. Coleman motioned to approve a budget amendment to the FY2019 PCDC Budget, in the amount of \$130,000 contingent on grant awarded from the Texas Workforce Commission.. Mr. Vande Werken seconded. Motion passed 7-0.**
- 10D.** [2019-7477](#) Discuss and consider action on a Resolution rescheduling the July 17, 2019 Regular Meeting to July 11 to accommodate the submittal of the FY2020 Budget to City Council.
- Ms. Madison informed the Board on the FY2020 budget timeline and resulting Resolution of date change for the July 17th, 2019 Regular Meeting to July 11, 2019..**
- Mr. Vande Werken motioned to approve Resolution 2019-005 amending the PCDC July 17, 2019 Regular Meeting date to July 11, 2019. Mr. Coleman seconded. Motion passed 7-0.**
- 10E.** [2019-7440](#) Discuss and consider action authorizing an Economic Development

Performance Agreement between Project Electric Rose, a service company, and Pflugerville Community Development Corporation, not to exceed \$60,000, for primary jobs.

Mr. Coleman motioned to approve authorizing an Economic Development Performance Agreement between Project Electric Rose and Pflugerville Community Development Corporation not to exceed \$60,000. Mr. Vande Werken seconded. Motion passed 7-0.

11. Executive Session

[2019-7444](#)

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 Electric Rose, Cedar, Icing, Dorothy, Cactus and Prickly Pear.

[2019-7445](#)

2.) Open Session Item: Discuss and consider action on Executive Session items, as needed.

**Board retired to Executive Session at 7:28pm.
Board returned from Executive Session at 8:16pm.
No action was taken.**

12. Adjourn

**Mr. Weiss motioned to adjourn. Mr. Agnew seconded. Motion passed 7-0.
Meeting adjourned at 8:20pm.
Minutes were approved as presented on April 17, 2019.
Respectfully submitted by
Crystal Connally, Executive Assistant
PCDC**

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