Pflugerville ISD District Real Estate Optimization Task Force

Meeting 3 Summary

Date: Wednesday, September 23, 2026
Location: LTC-Bat Cave
Facilitators: Brandon Evans, Assistant Superintendent of Operations; Craig Pruett, Executive Director of Facilities and Construction Services
Guest Presenters: Real estate advisory team, VLK

Purpose and Charge

Pflugerville ISD convened the District Optimization Task Force to develop a recommendation for the Executive Cabinet on the future of campus properties that will no longer operate as schools. The task force is weighing options that consolidate resources, make better use of facility space, and reduce budget pressure. It is also planning for the long-term use of these properties. Options include selling a property for a one-time payment, leasing it for ongoing revenue, repurposing it for district use, or partnering with the City of Pflugerville or other organizations. The task force is expected to deliver its recommendation in time for the February 2027 Board of Trustees meeting. Under state law, the Board of Trustees makes the final decision on any lease or sale of district property.

Membership and Operating Norms

Community members serve as the task force's voting members. District staff take part in discussion but do not vote. A recommendation requires 80 percent consensus. Six voting members attended this meeting.
Members are asked to keep meeting discussion confidential for 48 hours, until meeting materials are posted publicly. This lets community members form their views from the published record.

Meeting Schedule and Public Engagement

The task force met on Wednesday, August 26, 2026, and held a public meeting on Wednesday, September 9, 2026. At the public meeting, community members raised these points:

- They want the local youth baseball and softball organization to keep using the fields at Pflugerville Elementary, and asked where it would go if the site were sold.
- Any recommendation should be self-sustaining and should not require additional district spending during current budget constraints.
- The district should consider partnerships with the City or other organizations.
- Opportunities at Dessau Elementary and Parmer Lane Elementary may need more attention, since public discussion centered mainly on Pflugerville Elementary.

The next meeting is Wednesday, October 7, 2026.

Properties in Scope

The task force began with four sites. Windermere Elementary was removed from consideration earlier in the process because the district will use it for the PACE program and the Opportunity Center. Three properties remain under review:

- Pflugerville Elementary, built in 1978
- Parmer Lane Elementary, built in 1982
- Dessau Elementary, built in 1987

Real Estate Options Presentation

VLK presented options beyond an outright sale.

Lewisville ISD case study. VLK drew on its work with Lewisville ISD.

- In 2018, Lewisville ISD sold surplus land and received one-time proceeds. The new development added value to local tax rolls. Because of state recapture, however, the school district itself did not keep the added local tax revenue.
- Lewisville ISD is now marketing several closed elementary campuses with a mix of approaches.

Three main strategies. VLK described three strategies available to school districts under current law.

- **Leasing an existing building.** School buildings are special-purpose facilities, and finding a compatible tenant can take significant time. Building size, retrofit costs, and code compliance can all limit interest.
- **Selling the land.** A buyer would typically remove the existing building and redevelop the site. The district would receive a one-time payment.
- **Ground leasing.** The district keeps ownership of the land and leases it to a developer on a long-term basis. The district receives ongoing ground rent and may also receive an upfront payment. If the lease is not renewed, the improvements return to the district at the end of the term.

VLK noted several other points about these strategies:

- A very long-term ground lease may be treated as a disposition of property under state law, which could require a sealed bid process.
- Ground lease revenue is not property tax revenue.
- VLK characterized ground leases as low-risk for the landowner, with construction risk managed through performance bonds and completion guarantees.

Going to market. VLK recommended that the district not lock into one strategy in advance.

- Instead, the district could offer the properties to the market and invite proposals of all types, including sales, leases, and ground leases.
- VLK suggested the district set evaluation criteria in advance. These could include long-term value, community impact, enrollment implications, and certainty of closing, rather than price alone.
- A typical process is several weeks of preparation followed by a marketing period of about 60 days. Reaching a closing where revenue begins generally takes six to twelve months, and can take longer depending on zoning, financing, and other conditions.
- Taking a property to market does not obligate the district to accept any offer.

Preliminary observations. VLK shared informal site observations and explained how the market generally values property. Property values were not discussed in the public meeting. No formal appraisal or valuation of any property exists.

Campus Overviews

Parmer Lane Elementary. VLK informally described the site as a candidate for commercial or mixed-use development because of its frontage on Parmer Lane. Access, drainage, and cross-access with neighboring properties would need further study.
A member asked whether acting on this site now could affect the future value of adjacent district-owned property. District staff said the question is outside the task force's current scope. Staff also said it can be documented as an additional consideration for Cabinet and the Board. The building is still in use by students. Members discussed the tradeoff between a sale, which brings revenue sooner, and a ground lease, which brings long-term revenue while the district keeps ownership.
Dessau Elementary. Members observed that the site has less obvious commercial potential than Parmer Lane. They noted it is the newest of the three buildings. One member said the task force has heard little community input about this site. That member also said Dessau could still serve a future district need.
Pflugerville Elementary. The site includes athletic fields used by the local youth baseball and softball organization. Members generally agreed the fields have strong community value. They discussed several approaches:

- Keeping the fields while considering other uses for the building portion of the site
- Exploring partnerships with the youth organization or other groups
- Gathering market information before deciding

Several members were hesitant to recommend district spending to maintain the fields. They said they would like more information about the youth organization's long-term plans. One member suggested a future bond-funded sports facility as an idea for further discussion. Bond funds are restricted to capital projects, and no proposal was made.

Pulse Check

Voting members took a non-binding pulse check using a fourth option the task force added during the meeting, "Go to Market." The results were:

- **Parmer Lane:** Most members favored going to market, and the rest favored a sale.
- **Dessau:** All but one member favored going to market. One member favored repurposing for district use.
- **Pflugerville Elementary:** Views were divided across the options. Several members indicated support for keeping the fields.

Strategy and Considerations

Members broadly favored gathering market information before making final recommendations. Several members said the task force should reconvene once market results are available, so it can give a more specific recommendation rather than simply refer the matter to the Board. District staff noted that a market evaluation involves a cost that Cabinet and the Board would

need to approve. Members also raised these considerations:

- Develop evaluation criteria for comparing offers.
- Consider the adjacent district property at Parmer Lane.
- Be mindful that the Texas Legislature convenes in January 2027 and could change the rules affecting school finance and property.

A member asked whether Windermere Elementary could be included in any market evaluation because of its size and location. District staff explained that planning is already underway for the PACE program and the Opportunity Center to move into Windermere next school year. Staff agreed to raise the question with Cabinet.

Next Steps

- District staff will bring the task force's input to the Executive Cabinet on Thursday, September 24, 2026. That input includes the interest in going to market, the question of funding a market evaluation, and the question about Windermere Elementary.
- At the October 7, 2026 meeting, staff will report Cabinet's feedback and share district concepts for the Pflugerville Elementary site.
- Staff will also gather additional information from the youth baseball and softball organization.
- The task force will focus its next discussion on Pflugerville Elementary.
- The District will share facility assessments for the 3 properties being discussed.