Welcome!

District Optimization Task Force



9/23/26| Real Estate Task Force

Revisiting Our Purpose & Role



We Recommend

We provide data, options, and recommendations to inform Cabinet decisions. Final authority rests with Cabinet — not the Task Force.

We Operate Within Scope

Each Task Force has a specific written charge. We stay within it — and route out-of-scope issues to the right owner.

We Debate Ideas

Discourse on substance is expected. Critique ideas, not people. Rely on data and evidence over anecdotes.

Membership & Operating Norms

Members bring perspective as parents, residents, district employees, and professionals in real estate, architecture, law, and community engagement.

Transparent by design
Meetings are recorded; recordings, agendas, and minutes post publicly within 48 hours.

Confidential until posted
Materials stay confidential pre-release so the community learns together — no early social media discussion.

Civil & focused
One conversation at a time; critique ideas, not people.

Scoped to real estate
Out-of-scope issues are logged in a parking lot and routed to the right owner.

CONSENSUS THRESHOLD

80%

agreement among community consensus members. District staff facilitate but do not vote.

Where consensus isn't reached, dissenting views, rationale, and conditions for support are documented and presented to district leadership alongside the majority position.

Meeting Dates

August

26

Task Force

Regular Meeting

September

09

Public Hearing

September

23

Task Force

Regular Meeting

October

07

Task Force

Regular Meeting

October

21

Task Force

Regular Meeting

District Needs & Real Estate Options

DISTRICT NEEDS & OPTIONS

Consolidate Resources
Consolidate programs, teachers, and students to optimize facility space.

Reduce Budget Deficit
Address operational costs and eliminate recurring financial deficits.

Strategic Portfolio Plan
Plan long-term utilization and monetization for district real estate.

REAL ESTATE PORTFOLIO

Primary Campuses Under Task Force Evaluation

Dessau Elementary
Campus Property Evaluation Focus

Parmer Lane Elementary
Campus Property Evaluation Focus

Pflugerville Elementary
Campus Property Evaluation Focus

District Real Estate Profiles



Four Campuses at a Glance

Scheduled for closure — the task force is evaluating **retain, repurpose, or monetize** options for each.

Pflugerville Elementary

Built 1978 · Renovated 2014

61,616 sq ft | 10.2 acres

End of life; possible floodplain; adjacent youth ball fields serve ~1,000 kids/yr

Dessau Elementary

Built 1987 · Renovated 2023

9.3 acres | Shared site

Located on property with Delco Primary & Dessau Middle

Parmer Lane Elementary

Built 1982

3 parcels | Detention pond

End of life; prime corridor location; strong interest in a ground lease

Windermere Elem. & Primary

Substantially Renovated

~149,000 sq ft | 20 acres

***Utilized for PACE & OC**

Pflugerville ISD Cabinet has decided to utilize the campus to serve both program sets.

Strategy & Financial Considerations

Lease

Ground leases and revenue-generating repurposing are a possibility over sale — locally generated revenue is treated differently than state funding, favoring recurring income.

Sale of Property

Sale of property results in a single lump sum payment to the district.

No ongoing maintenance or other commitments.

Windermere ES

Repurpose of this building to house the district's PACE Program & Opportunity Center.

Dessau ES, Parmer Lane ES, & Pflugerville ES

Task Force recommendations should focus on opportunities for these three sites.

Public Hearing Reflection

What did we hear two weeks ago?

1. Concerns over where PAYBAS will go, if PfISD sells the Pflugerville Elementary Site.
2. Ensuring the task force keeps from making a recommendation that is not self-sustaining.
3. Spending additional PfISD dollars during a financial crisis.
4. Looking at a possible partnership with the City or “others”.
5. Missing opportunities within the community related to Dessau ES and Parmer Lane ES.

VLK PRESENTATION



Preliminary Poll of Options

Pflugerville Elementary

Lease?
Facility agreement

Sale?
Property disposition

Repurpose?
District re-use

Dessau Elementary

Lease?
Facility agreement

Sale?
Property disposition

Repurpose?
District re-use

Parmer Lane Elementary

Lease?
Facility agreement

Sale?
Property disposition

Repurpose?
District re-use

Where do we go from here?

Reflection & Feedback

Evolving Perspectives

How have your thoughts, questions, and opinions changed since the first meeting?

Site Consensus

Tentative Recommendations

Is the committee able to make tentative recommendations on any site at this time?

Information Needs

Next Steps & Data

What additional information is needed to feel comfortable recommending:

Pflugerville Elementary

Parmer Lane Elementary

Dessau Elementary

Thank you!

