

Welcome!

District Optimization Task Force

October 7, 2026 | Real Estate Task Force
Meeting 4 · LTC – Bat Cave · 5:30 – 7:30 PM



Agenda



01 Purpose & Decision Needed

02 Prior Action Item Status

03 Core Working Session

04 Decision & Consensus Reached

05 Action Items & Owners

06 Next Meeting Focus

Meeting Dates



Revisiting Our Purpose & Role



We Recommend

We provide data, options, and recommendations to inform Cabinet decisions. Final authority rests with Cabinet and the Board of Trustees.



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.

Administrative Charge



Administrative Charge to the Real Estate Task Force

The successful execution of our District Optimization strategy represents one of the most critical organizational milestones in the history of Pflugerville ISD. While the restructuring involves complex operational shifts, our ultimate measure of success resides in the human experience of our students, families, and staff. Every adjustment made during this transition must reflect our core promise: that those affected by these shifts feel genuinely held and heard.

To fulfill this promise, the district has established several task forces to intentionally shape the 2027–28 transition. The Superintendent hereby appoints the Real Estate Task Force, to serve as the deliberate visionary body for our campus facilities no longer being utilized as schools in conjunction with the broader real estate holdings of the district. This task force is empowered to evaluate, conceptualize, and recommend retaining and repurposing or monetizing district real estate, ensuring that facility optimization serves as a catalyst for community benefit and operational excellence.

The following charge defines the responsibilities and operational parameters delegated to the Real Estate Task Force.

Charge of the Real Estate Task Force

1. Visionary Stewardship

- **Future-Forward Conceptualization:** Serve as the primary visionary body tasked with reimagining campus facilities, looking beyond current constraints to conceptualize how district assets can serve the community in innovative and sustainable ways.
- **Strategic Asset Reimagining:** Evaluate real estate holdings to be repurposed or monetized through a lens of the district's portfolio of properties, identifying opportunities where physical spaces can be adapted to foster new civic partnerships or be monetized.

2. Human-Centered Impact

- **Stewardship of the "Held and Heard" Promise:** Ensure that every recommendation for real estate prioritizes the emotional and psychological well-being of students and staff.
- **Operational Excellence via Innovation:** Align real estate decisions with the district's long-term operational goals, ensuring that facility optimization acts as a catalyst for both financial health and improved service delivery.
- **Catalyzing Community Benefit:** Evaluate assets to maximize their utility as public goods, ensuring that the realignment of district properties provides tangible value and enhances the quality of life within the Pflugerville ISD community.

3. Reporting and Accountability

- To deliver by February 1, 2027, a report outlining recommendations to the Superintendent including the rationale and the anticipated impact on district goals.

Today's Purpose

What we will cover

- Cabinet feedback on our 9/23 input
- Facility assessments for all three sites
- Pflugerville ES: site concepts & youth ball input
- Draft criteria for market proposals

Decisions needed today

- 1 Tentative direction for Pflugerville Elementary, including the fields
-
- 2 First draft of evaluation criteria for market proposals

Where We Left Off: Meeting 3

Non-binding, voting members only (6 present); “Go to Market” was added as a fourth option. Members broadly favored gathering market information first.

Parmer Lane ES

Built 1982

Most members favored going to market; the rest favored a sale.

Trending: Go to Market

Dessau ES

Built 1987

All but one favored going to market; one favored repurposing for district use.

Trending: Go to Market

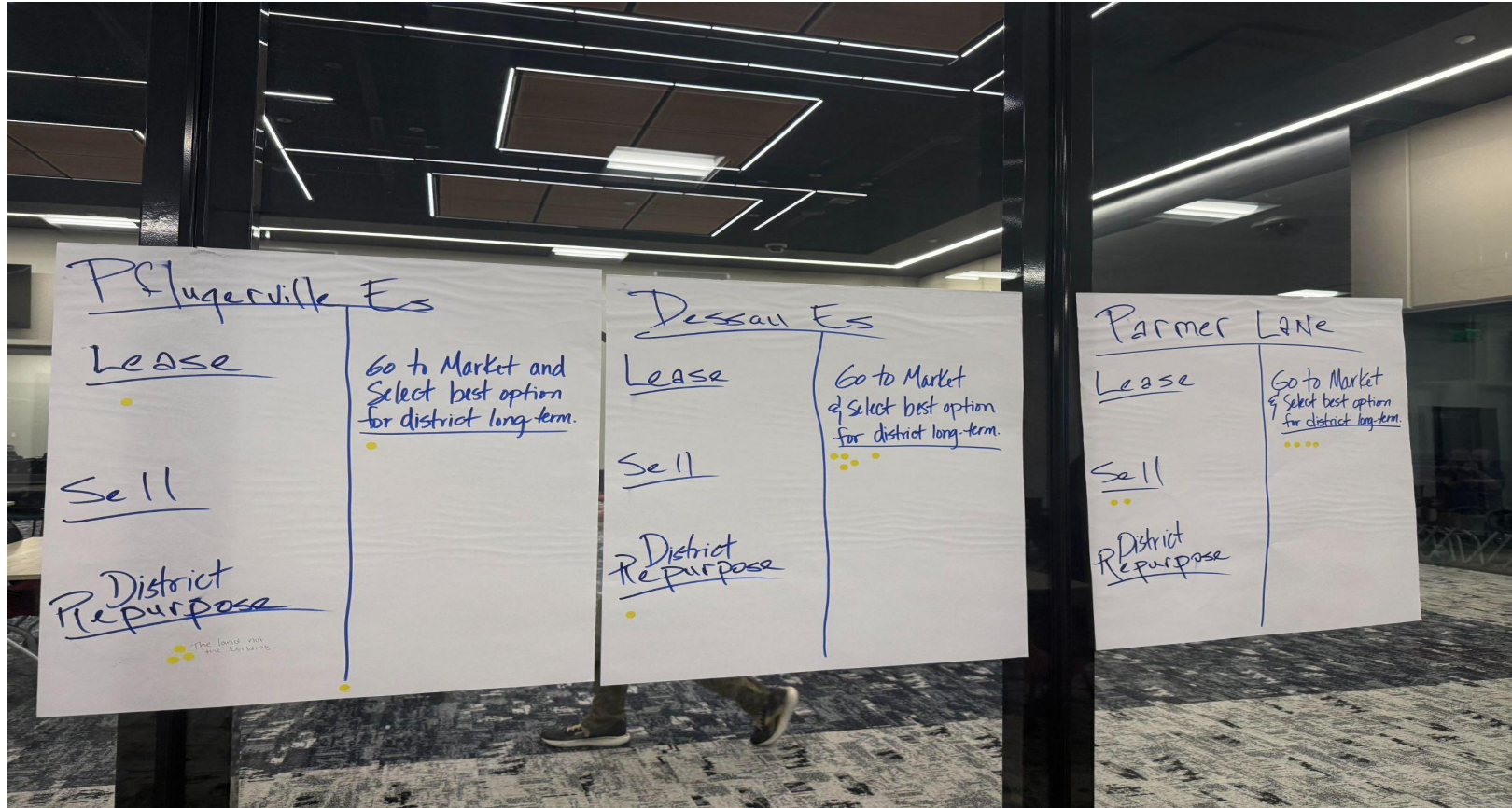
Pflugerville ES

Built 1978

Views divided across options. Several members support keeping the fields.

Focus of today

Hot Dot Activity



Review of Meeting 3 Action Items

Action Item	Owner	Due	Status
Bring task force input to Executive Cabinet (go to market, market evaluation funding, Windermere)	District staff	Sep 24	Complete — report today
Report Cabinet feedback to task force	District staff	Oct 7	Today
Share district concepts for Pflugerville ES site	District staff	Oct 7	Today
Gather information from youth baseball & softball organization	District staff	Oct 7	Today
Share facility assessments for the 3 properties	Facilities	Oct 7	Today
Document adjacent Parmer Lane property question for Cabinet/Board	District staff	Oct 7	Parking Lot

Executive Cabinet Feedback

Task force input shared with Cabinet on September 24, 2026

Go to Market

What we asked: Interest in offering properties to the market and inviting all proposal types (sale, lease, ground lease).

Evaluation Funding

What we asked: a market evaluation carries a cost that Cabinet and the Board would need to approve.

Windermere Elementary

What we asked: Could Windermere be included in a market evaluation? (Currently planned for PACE & the Opportunity Center.)

Cabinet response

If the recommendation from the committee is to go to market that will be reported. The board will then make a determination as to what proposal is chosen.

Cabinet response

Cabinet would like to committee to focus on the charge set forth by the board with recommendations for the 3 sites. No funding has been approved at this time.

Cabinet response

Due to timing and plans already in motion Windermere will not be included in the evaluation.

Facility Assessments

Condition findings for the three properties under review

01

Pflugerville ES

Built 1978 · Renovated 2014

61,616 sq ft · 10.2 acres

Possible floodplain; youth ball fields serve ~1,000 kids/yr

Assessment findings:

[Staff to complete before 10/7]

02

Dessau ES

Built 1987 · Renovated 2023

9.3 acres · shared site

With Delco Primary & Dessau Middle; newest of the three

Assessment findings:

[Staff to complete before 10/7]

03

Parmer Lane ES

Built 1982

3 parcels · detention pond

Corridor frontage; access, drainage, cross-access need study

Assessment findings:

[Staff to complete before 10/7]

Core Working Session



Key Areas for Reflection

Innovative and Sustainable

Adopted to foster new civic partnerships

Real estate priorities

Long-term operational goals

Financial health and improved services delivery

Enhance the quality of life within the Pflugerville ISD community

Focus: Pflugerville Elementary



Pflugerville Elementary

What we have heard: Where would youth ball programs go if sold? Members value the fields; plans must be self-sustaining.

Approaches discussed 9/23: Keep fields, repurpose the building; partner with the youth org or others; test the market first.

District site concepts: Building and field portions of the site.

Youth baseball & softball input: Long-term plans, field needs, and partnership interest.

Focus: Dessau Elementary



**Dessau
Elementary**

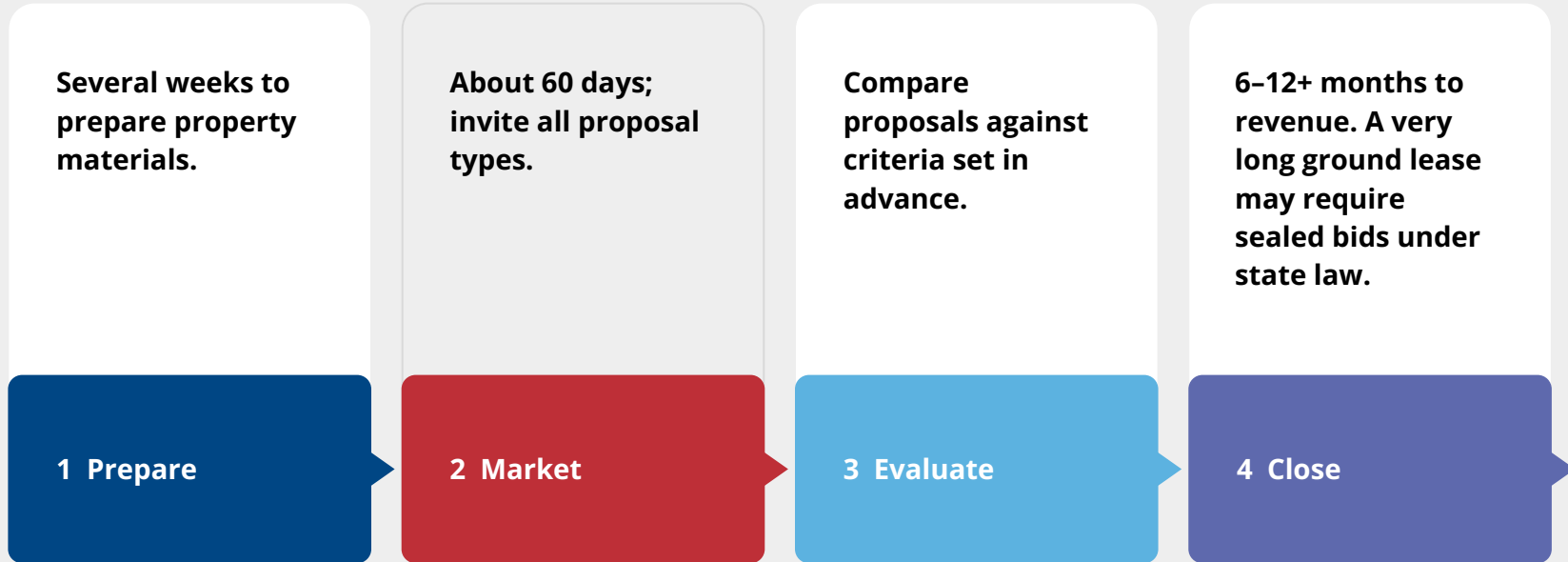
Focus: Parmer Lane Elementary



**Parmer Lane
Elementary**

What “Go to Market” Means

From VLK's 9/23 presentation



Going to market does not obligate the district to accept any offer. No formal appraisal exists; ground lease revenue is not property tax revenue.

Draft Evaluation Criteria

Market proposals: Beyond price — VLK starting points; the task force defines and weights the final list.

Member additions: Self-sustaining (no new district spending)? · Effect on adjacent district property? · Other?

Long-term value

- Recurring vs. one-time revenue
- District keeps ownership?

Community impact

- Fields and neighborhood fit
- Partnerships with the City or others

Enrollment implications

- Housing or uses that affect future student counts

Certainty of closing

- Buyer strength and financing
- Zoning and timeline

Parking Lot & Out-of-Scope Log

Item	Routed To	Status
Could acting on Parmer Lane now affect the value of adjacent district-owned property?	Cabinet / Board	Documented
Include Windermere Elementary in a market evaluation?	Executive Cabinet	Report today
Future bond-funded sports facility (idea only; no proposal)	Future bond planning	Open
2027 Texas Legislature (convenes January) could change school finance and property rules	District staff	Monitoring

Next Steps

Confirm today

- Action items, owners, and due dates
- Tentative direction for Pflugerville Elementary
- Evaluation criteria draft to refine
- Information still needed for each site

Next meeting

October 21, 2026 · 5:30 PM

Finalize evaluation criteria and move toward 80% consensus recommendations for all three sites.

Thank you!

