

Pflugerville ISD District Real Estate Optimization Task Force

Meeting 4 Summary

Date: Wednesday, October 7, 2026

Location: LTC-Bat Cave

Facilitator: Craig Pruett, Executive Director of Facilities and Construction Services

District Staff Present Included: Ashley Cholis, Chief of Staff; Jacob Woolston, General Counsel

Purpose and Charge

The Board of Trustees and the Executive Cabinet charged the task force with developing a recommendation on the future of three campus properties that will no longer operate as schools: Pflugerville Elementary, Parmer Lane Elementary, and Dessau Elementary. The task force is asked to recommend uses that fit the surrounding community, support the district's long-term financial health, and promote operational excellence. Options include selling a property, leasing it, repurposing it for district use, or partnering with the City of Pflugerville, Travis County, or other organizations.

The task force makes recommendations to the Executive Cabinet, which brings recommendations to the Board of Trustees. The Board 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. The meeting was recorded, and meeting materials are shared publicly within 48 hours.

Meeting Schedule and Public Engagement

This was the task force's fourth meeting, including the public meeting held on Wednesday, September 9, 2026. Community input from that public meeting, especially about the youth baseball and softball fields at Pflugerville Elementary, continued to shape the discussion. The next meeting is Wednesday, October 21, 2026.

Executive Cabinet Feedback

- **Funding a market evaluation.** No funding has been set aside for appraisals or market evaluations. The Cabinet and Board will address funding at the appropriate time. Staff noted that in past sales of smaller district parcels, such as easements, the cost of appraisals and due diligence was included in the sale price.
- **Windermere Elementary.** Because plans for Windermere Elementary are already underway, it will not be included in a market evaluation.

How a Market Process Would Work

Members asked how a market process would unfold after the task force makes its recommendation. District staff explained that a market evaluation would first estimate a range of value based on comparable land sales. The district would then invite proposals, which can include sales, long-term leases, and ground leases. Offers would be reviewed by the Executive Cabinet and discussed with the Board in closed session, because publicly disclosing offers or valuations could weaken the district's negotiating position. The Board would then decide which proposal, if any, to pursue.

Some members said they would value seeing market data before making a final recommendation. Staff explained why valuation information is generally kept confidential. Staff noted the task force could instead recommend that the district obtain an appraisal first, giving the Board a known fair market value to weigh against other options. No formal appraisal or valuation of any property currently exists.

Staff encouraged the task force to tell the Board what should matter beyond price. Examples include community benefit, the likely future use of the property, the effect on surrounding neighborhoods, and the point at which long-term revenue would be preferable to a one-time payment. Staff noted that a ground lease keeps the land in district ownership and gives the district more say over how it is used. Members emphasized reducing the need for future funding requests from taxpayers and avoiding a sale below fair value.

Facility Assessments

Facility condition assessments for the properties were shared with members before the meeting. A member observed that Pflugerville Elementary and Parmer Lane Elementary would each require substantial investment before they could be reused. Another member asked about a recent facility issue at Windermere Elementary. District staff reported that the affected area, in the kitchen and cafeteria section away from classrooms, has been remediated and that air quality samples came back clear.

In response to member questions, staff summarized previously communicated plans for the buildings PACE and the Opportunity Center will vacate, including space for the district police department and an expanded early childhood program. Staff confirmed that the district's teacher housing project is moving forward on separate district-owned land, and that the Cabinet and Board have not identified any immediate district use for the three properties under review.

Campus Overviews

Pflugerville Elementary

The site has two parts: about 10 acres holding the school building and parking lot, and about 13.5 acres holding the youth baseball and softball complex, which the district has shared with the youth league since 1978. The youth organization currently holds a five-year lease. Staff shared a conceptual site drawing, prepared before the optimization process began,

showing an upgraded field complex. Staff stressed that the drawing is an idea only, that the district is not advocating for it, and that it would require a bond approved by the Board and by voters. Bond funds may be used only for capital projects.

Members raised several points about the fields:

- The concept shows fewer fields than the current seven and could reduce space for younger divisions.
- The organization serves a large number of recreational players, and members worried that a larger, higher-cost complex could price out recreational families.
- Uncertainty about the lease has limited the organization's ability to raise funds for field improvements.
- Members spoke to the years of uncertainty the organization has faced and the importance of a permanent home for youth ball in the community.

Members discussed partnership ideas, including working with the City of Pflugerville's Parks and Recreation department, while noting that the City faces similar funding limits and that any joint project would take years to plan. Another idea was to offer the building portion of the site to a developer through a lease, with the expectation that the partner help improve the fields, while the district keeps ownership of the fields. Members agreed any such approach should not leave the fields worse off, and that if no suitable partner is found, the district would reevaluate its options.

Parmer Lane Elementary and Dessau Elementary

The task force's earlier direction toward going to market for these two sites remains in place. Staff clarified that "going to market" includes both sales and long-term leases, with the goal of the best overall value to the district. Some members restated a preference for long-term leasing or income-generating options over an outright sale. On the question of whether acting on Parmer Lane could affect adjacent district-owned property, General Counsel explained that the district's main consideration is that any future use not interfere with district use of the adjacent property. The Cabinet has documented the task force's concern and will consider it with guidance from legal counsel.

Tentative Direction for Pflugerville Elementary

After discussion, members reached a tentative consensus that the district should not sell the Pflugerville Elementary property at this time and should explore all other options. Members framed their priorities as follows:

1. Preserve long-term, secure community access to youth baseball and softball at this location, with fields comparable to or better than those available today.
2. Seek partnerships and creative solutions that support that goal while also serving the broader community and the district's finances.

Members also asked that the recommendation include longer-term lease security for the youth organization. One member preferred going to market now, with conditions requiring any partner to preserve the fields while the district keeps ownership. This consensus is tentative and will be refined at the next meeting.

Strategy and Considerations

Staff outlined factors the task force may include in its evaluation criteria for any market proposals:

- Long-term value compared with one-time revenue
- Fit with the neighborhood and, at Pflugerville Elementary, the fields
- Enrollment effects of new housing or other uses on nearby schools
- Buyer or partner financial strength
- Zoning, timeline, and availability of utilities such as water, wastewater, gas, and electricity.

A typical market process involves several weeks of preparation, a marketing period of about 60 days, and six to twelve months before revenue begins. Members were also reminded that the Texas Legislature convenes in January 2027 and could change rules affecting school finance, bond programs, and district property. A future bond-funded sports facility remains an idea open for further discussion; no proposal has been made.

Next Steps

- District staff will document the tentative direction for Pflugerville Elementary before the next meeting.
- At the October 21, 2026 meeting, the task force will discuss specific non-sale options for Pflugerville Elementary and draft evaluation criteria for taking Parmer Lane Elementary and Dessau Elementary to market.
- The task force continues to work toward 80 percent consensus recommendations in time for the February 2027 Board of Trustees meeting.