

Welcome! District Optimization Task Force

October 21, 2026 | Real Estate Task Force
Meeting 4 · LTC – Bat Cave · 5:30 – 6:30 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

- Discussion of Pflugerville Athletic Feasibility Report
- Draft criteria for repurpose ideas (PES)
- Draft criteria for market proposals (DES and PLES)

Decisions needed today

1

Final Recommendations

Where We Left Off: After Meeting 4

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.

Consensus: Go to Market

Dessau ES

Built 1987

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

Consensus: Go to Market

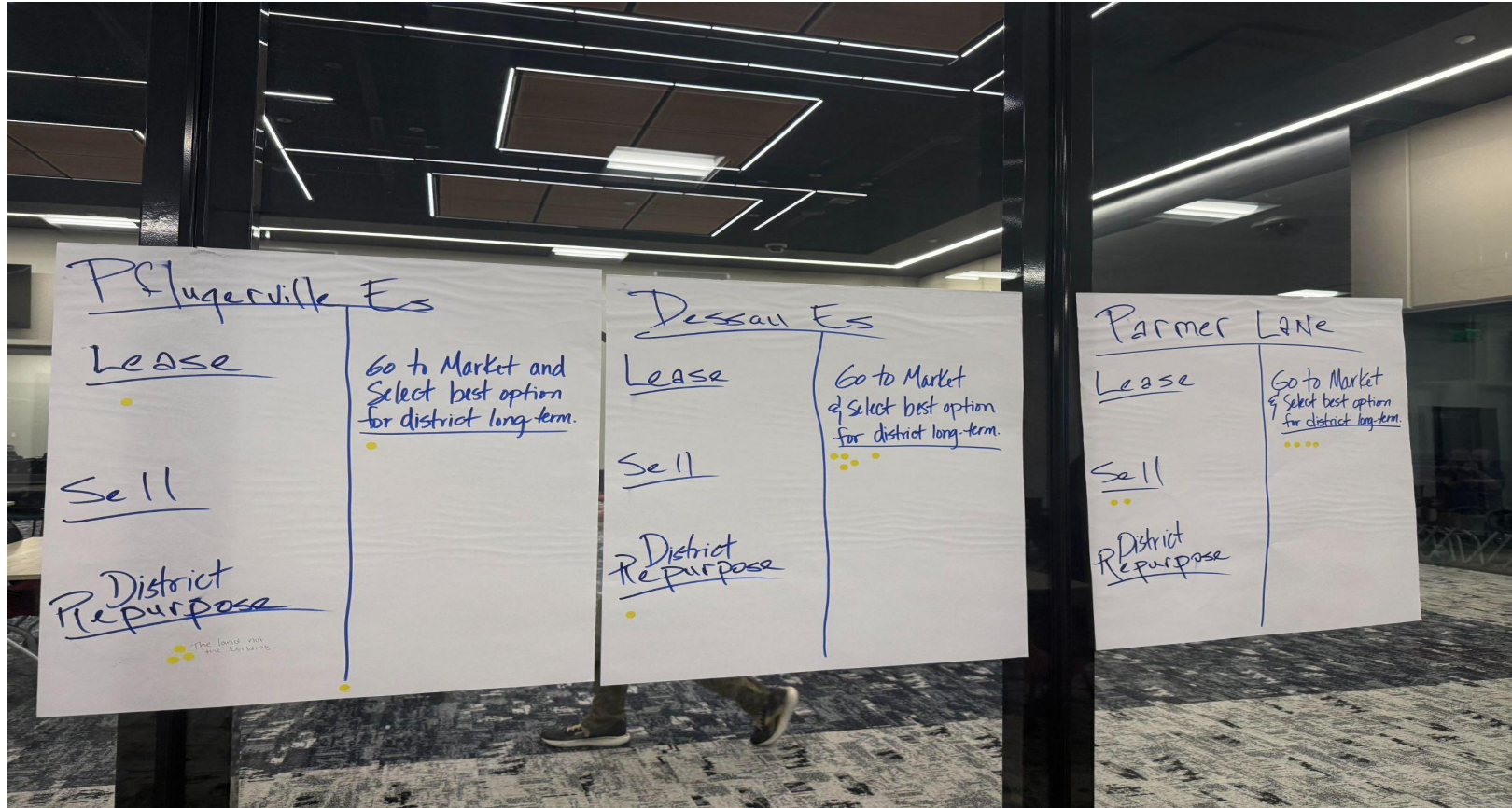
Pflugerville ES

Built 1978

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

Consensus: Repurpose

Hot Dot Activity



Core Working Session

Committee thoughts on each recommendation.



Focus: Pflugerville Elementary



Pflugerville Elementary

Primary Question: How does PflSD repurpose this site in a way that takes into account the key areas of reflection?.

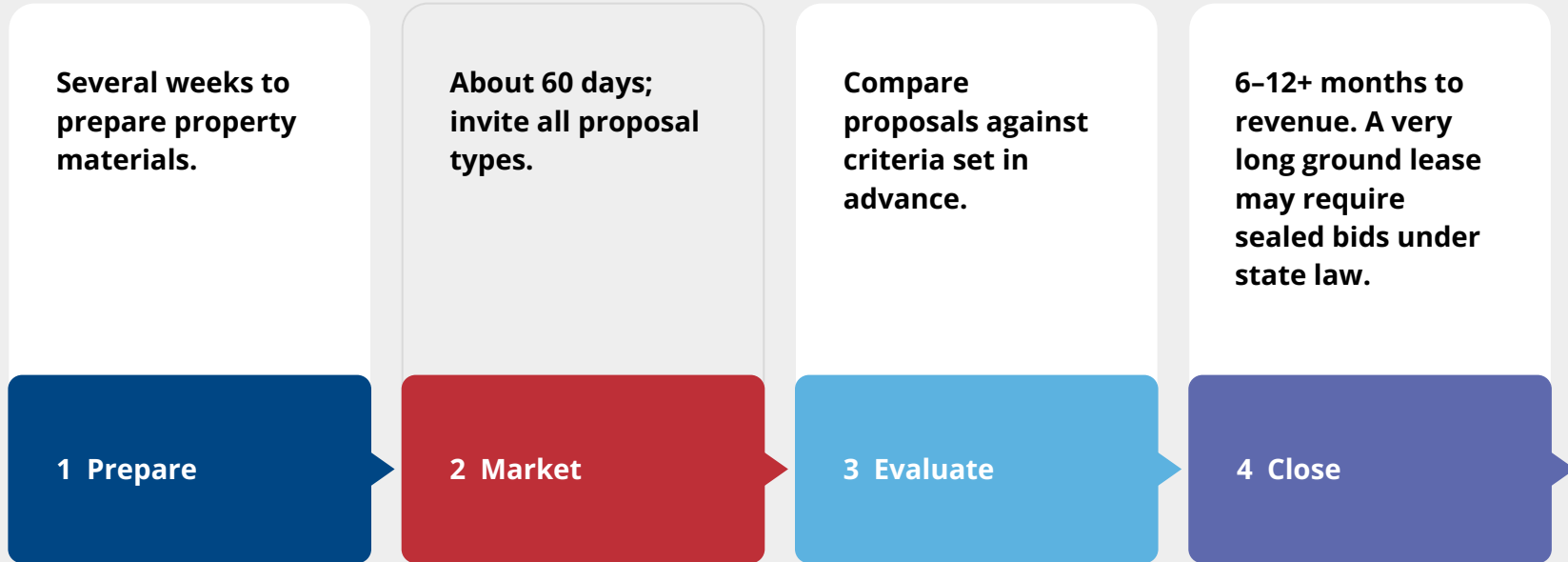
Opportunities discussed: Keep fields, repurpose the building; partner with the youth org, the City of Pflugerville, or others..

District site concepts: Building and field portions of the site. How does a future bond possibly fit in? What can be done now vs later?

Youth baseball & softball input: Long-term plans, field needs, and partnership interest. Involve PAYBAS in future discussions of PES.

What “Go to Market” Means (DES & PLES)

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 (lease) -vs- selling the property outright.
- Pros and Cons of each option

Community impact

- Community impact considerations

Enrollment implications

- Housing or uses that affect future student counts

Certainty of closing

- Buyer strength and financing
- Zoning and timeline

Next Steps

Confirm today

- Finalized recommendations to share with the Board
- Task Force recommendations related to “going to market”.
- Task Force recommendations related to the repurpose of PES.

Board Update Presentation

October 29, 2026 and October 30, 2026

Thank you!

