



**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
CEDAR PARK CITY HALL – COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING 4
TUESDAY, APRIL 13, 2021 at 6:30 p.m.**

**Link for the Meeting: <https://mtg.cedarparktexas.gov/TypeB>
Event Password: CedarPark2021
United States Toll Free: 1-844-992-4726
Access Code / Event Number: 182 612 6920**

BOARD OF DIRECTORS

- | | |
|--|--|
| <input type="checkbox"/> Tom Moody, Place 1 | <input type="checkbox"/> Ryan Wood, Place 6, President |
| <input type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input type="checkbox"/> Barbara Shaffer, Place 2 |
| <input type="checkbox"/> Mark Ayotte, Place 5 | <input type="checkbox"/> Larry Norris, Place 4 |
| | <input type="checkbox"/> Lance Gunn, Place 7 |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- A.2 Public Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)
- A.3 Board Members' Opening Comments.

**STAFF REPORTS
(DISCUSSION ONLY)**

- B.1 Financial Forecast FY 2022 And Update On FY 2022 Budget Planning Process. (Kevin Klosterboer, Assistant Director of Finance)

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

04.13.2021

PUBLIC HEARINGS

- C.1 Conduct A Public Hearing Regarding Project North, Including The Proposed Purchase Of 5.2 Acres of Property Located In The Cedar Park Town Center From The City Of Cedar Park, An Economic & Community Development Performance Agreement With CP North Shore, LLC, Funding For The Project In An Amount Not To Exceed \$1,900,000, And Execution Of A Purchase And Sale Agreement With CP North Shore, LLC.
- C.2 Conduct Public Hearings On The Following Projects:
- a. Economic Development - \$1,400,000.
 - 1) Consider A Project For Funding Project August An Economic Development Project In An Amount Not To Exceed \$1,400,000.
 - b. Transformational Projects - \$3,190,000.
 - 1) Consider A Project For Funding The Development Of A City Park Within The Bell Boulevard District In An Amount Not To Exceed \$3,000,000.
 - 2) Consider A Project For Funding A Lime Creek Quarry End Of Mining Plan In An Amount Not To Exceed \$190,000.
 - c. Community Enhancements - \$1,235,000.
 - 1) Consider A Project For Funding Project August An Economic Development Project In An Amount Not To Exceed \$600,000.
 - 2) Consider A Project For A Tennis Court Security Upgrade Project In An Amount Not To Exceed \$15,000.
 - 3) Consider A Project For A Citywide Fiber Connectivity Project In An Amount Not To Exceed \$250,000 in FY 2021 and \$250,000 In FY 2022.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- D.1 Approval Of The Minutes Of The March 9, 2021 Regular Called Meeting.
- D.2 A Resolution Authorizing Project North, Including The Purchase Of 5.2 Acres of Property Located In The Cedar Park Town Center From The City Of Cedar Park, An Economic & Community Development Performance Agreement With CP North Shore, LLC, Funding For The Project In An Amount Not To Exceed \$1,900,000, And Execution Of A Purchase And Sale Agreement With CP North Shore, LLC.

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

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- D.3 A Resolution Approving An Amendment To The FY 2021 Community Development (Type B) Corporation By An Increase of \$1,900,000 For Project North.
- D.4 Consideration To Designate A Strategic Goals Subcommittee.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

- E.1 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter, Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property, and § 551.087 Deliberation Regarding Economic Development Negotiations.
- a. Project North, Including The Purchase, Sale, And Development Of 5.2 Acres Of Property In Cedar Park Town Center.
- b. Proposed Lease Of City-Owned Property At Bell Boulevard.

The Community Development Corporation (Type B) Board reconvenes into Open Session

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

- F.1 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, May 11, 2021 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

- G.1 Adjournment.

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the Community Development (Type B) Corporation Board. Separate agenda items may be combined and discussed together at the discretion of the Chair.

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

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Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Certain information may be presented to and by the Community Development (Type B) Corporation Board, under the headings of "Citizen Communications", and "Board Members' Comments" however, by law, the Board shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

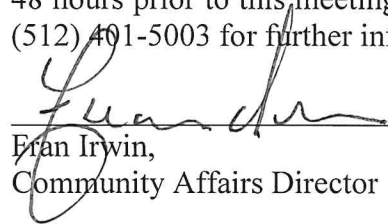
The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

I certify that the above notice of the Regular Called Community Development (Type B) Corporation Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall Council Chambers, 450 Cypress Creek Road, Building 4, Cedar Park, Texas. This notice was posted on:

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Campus and Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or FAX (512) 401-5003 for further information.



Fran Irwin,
Community Affairs Director

Notice Removed: _____

APR 9 2021 AM 11:57

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

04.13.2021

CITY OF CEDAR PARK

2018-2020 STRATEGIC GOALS



DISTINCTLY CEDAR PARK

PURPOSE

Cedar Park is a unique location with a distinct identity shaped by its distinguishing projects and programs.

OBJECTIVES

- Encourage unique and distinctive developments
- Revitalize Bell Boulevard area
- Create gathering places, including parks and library
- Design special events that attract people to Cedar Park
- Leverage the value of aesthetics on community culture



OPEN HERE, GROW HERE

PURPOSE

Use economic development resources to expand and diversify our tax base by actively recruiting new employers and supporting existing businesses.

OBJECTIVES

- Identify markets and actively recruit targeted industries and employers
- Evaluate economic development tool box
- Protect areas already designated for business
- Develop and launch business retention program



SAFETY IS TOP-OF-MIND

PURPOSE

Our community feels safe, secure and comfortable.

OBJECTIVES

- Ensure timely and appropriate response for calls for service
- Provide resources necessary to meet community expectations
- Enhance citizen safety level



CEDAR PARK



OPERATIONAL & FISCAL EXCELLENCE

PURPOSE

Deliver high-quality services in a fiscally-responsible manner.

OBJECTIVES

- Provide high-value services to our community
- Demonstrate fiscal responsibility
- Improve and ensure a well-maintained infrastructure, including storm water
- Attract and retain a qualified workforce



LINK PEOPLE, PLACES & THINGS

PURPOSE

Improve mobility through multi-modal transportation options that best serve the community's needs.

OBJECTIVES

- Continue implementing Roadway Master Plan
- Expand pedestrian and bike networks
- Complete Transit Study
- Use technology to improve traffic/mobility
- Advance 183A frontage road project



STRONG COMMUNITY CONNECTIONS

PURPOSE

Encourage and expand civic engagement and understanding of government to inspire trust and confidence.

OBJECTIVES

- Develop and leverage innovative ways to engage the community
- Evaluate and enhance current engagement programs
- Support development and recognition of board and commission members



SUSTAINABLE FUTURE

PURPOSE

Demonstrate responsible stewardship of community and natural resources.

OBJECTIVES

- Use our resources wisely
- Explore environmental programs
- Update Comprehensive Plan
- Support neighborhood maintenance

of the

3.2021