



**REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, APRIL 11, 2023 at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

**Link for the Meeting: <https://mtg.cedarparktexas.gov/TypeB>
Event Password: CedarPark2023**

**United States Toll Free: 1-844-992-4726
Access Code: 2551 653 0022
Phone Password: 2332772**

BOARD OF DIRECTORS

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

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED AND 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.)

**STAFF REPORTS
(DISCUSSION ONLY)**

- B.1 Discuss FY 2024 Budget Timeline (Fran Irwin, Director Community Affairs and Kevin Klosterboer, Director 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.

PUBLIC HEARINGS

- C.1 Conduct A Public Hearing For The Purchase Of Real Property At 107 South Bell Boulevard In The Bell District In An Amount Not To Exceed \$4,700,000.

REGULAR AGENDA **DISCUSSION AND POSSIBLE ACTION**

- D.1 Approval Of The Minutes Of The March 7, 2023 Regular Called Meeting.
- D.2 A Resolution Approving An Amendment To The FY 2023 Community Development (Type B) Corporation Budget By An Increase Of \$4,950,000 Total With An Increase Of \$250,000 For A Park Site Furnishing Replacement Project And An Increase of \$4,700,000 For The Purchase Of Real Property At 107 South Bell Boulevard In The Bell District.

E.0 **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.

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 9, 2023 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.

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: _____

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.

CITY OF CEDAR PARK

2021-2023 Strategic Goals



Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

- **Strong community connections:** Foster a sense of community and engage residents.
- **Bell District:** Advance the significant public-private partnership through the successful commencement of Phase 1 development.
- **Recreation Opportunities:** Strengthen our portfolio of recreation and learning programs, events and facilities.
- **Capital Projects:** Dedicate the resources to design and construct the capital projects necessary.
- **Redevelopment Initiatives:** Develop redevelopment strategies that align with the community's long-term vision and add value to the surrounding area.
- **Placemaking:** Focus on aesthetics and public art to create a positive aesthetic experience, instilling pride and creating a unique identity.
- **Comprehensive Plan:** Adhere to the City's Comprehensive Plan.



Economic Vitality

Cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

- **Economic Development Strategic Initiatives:** Attract targeted businesses to diversify and grow the tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Community:** Actively support existing business community
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.
- **Hotel/Conference Center:** Identify partners to advance Hotel/Conference Center project.



CEDAR PARK



Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community, enhance the quality of life and continue being one of the safest cities in Texas.

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce.
- **Technology:** Ensure technology systems and resources to support and enhance reliable 24/7 operations.



Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment and services.

- **Comprehensive Mobility Master Plan:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.



Infrastructure & Environment

Preserve and enhance the tools and resources necessary to support critical infrastructure and sustainability initiatives.

- **Infrastructure:** Prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure and Assets:** Invest in the maintenance of infrastructure and assets.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM B.1.

APRIL 11, 2023

Item/Subject: Discuss FY 2024 Budget Timeline

Initiating Dept.: Finance and Community Affairs

Commentary:

Finance Director Klosterboer and Community Affairs Director Irwin will present the timeline for the development of the FY 2024 budget. At the meeting, projected revenues and funds available for projects will be presented.

Staff is recommending the following timeline for FY 2024 budget development:

April	Call for staff proposed projects
May	Review and develop final project list
June 13	Present proposed projects and FY 2024 budget to Type B Board
July 11	Approve final project list and budget for City Council consideration



COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1.

APRIL 11, 2023

Item/Subject: Approval Of The Minutes Of The March 7, 2023 Regular Called Meeting

Initiating Dept.: Community Affairs

Commentary:

Minutes from the March 7, 2023 meeting are in the packet.



MINUTES

**REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, MARCH 7, 2023 at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

**Link for the Meeting: <https://mtg.cedarparktexas.gov/TypeB>
Event Password: CedarPark2023**

**United States Toll Free: 1-844-992-4726
Access Code: 2553 153 0697
Phone Password: 2332772**

BOARD OF DIRECTORS

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

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED AND MEETING DECLARED OPEN.

President Goodin called the meeting to order at 6:30 p.m. noting a quorum of five members present.

- 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.)

None.

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.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 FY 2022 Quarter Four And FY 2023 Quarter One Financial Reports. (Kevin Klosterboer,

Director Klosterboer, presented the FY 2022 Fourth Quarter Report with actuals thru September 30, 2022. He did comment that the numbers are not yet audited so may be subject to change. The FY 2022 amended revenue budget was \$26.69M.

Sales tax revenues amounted to \$10.85M representing 1.57% less than the amended budget projections, but 16% more than actual collected in the prior year. Softening sales tax revenues in August and September led to the slight variance in actuals versus projected.

Projected total budgeted expenses for FY 2022 were \$24,068,000 with actuals coming in slightly below at \$23,426,445.

Director Klosterboer reported that revenues for FY 2023 are projected to be \$11.67M consisting of \$11.66M in sales tax revenue and \$10,000 in budgeted interest earnings. Expenses are projected to be \$13, 290,555.

He reported that first quarter results are tracking closely to projections. Actual sales tax collection for the first quarter are just slightly below projections, however are expected to be on target by the end of the year.

- B.2 Update On The New Library Exhibits. (Katherine Caffrey, Deputy City Manager)

Deputy City Manager Caffrey provided an update on the progress made on the Youth Area exhibits funded by 4B in the amount of \$800,000. She reported that Boss Display has been selected for the design and construction of custom exhibits for the area.

She presented conceptual imagery for a number of ideas including: a two-story playhouse, a secret crawl space for very young kids, interactive prismatic window, whisper tube, play kitchen, food basket storage, and an image panel activity board.

Board members expressed their enthusiasm for the presentation and the proposed exhibits. All are looking forward to the grand opening to see the project being used by the public when it opens in fall 2024.

- B.3 Quarterly Update And Status Report On FY 2023 4B Projects. (Chris Brickey, Capital Projects Manager)

Chris Brickey, Engineering and Capital Projects, reported that 21 projects are currently underway. He highlighted the status of Lakeline Park Phase 1, Bell Redevelopment Phase 1, Bell Park, and Playground Replacement at Heritage Park, Prize Oaks Park, Cypress Bend Park, Lone Tree Park, and Goldfinch Park, Community Park Improvements including Brushy

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Creek Splash Pad and playground, Milburn Sports Fields, Cedar Bark Park (small dog section) and Veteran's Park Sports Field.

President Goodin called the Executive Session Agenda Item and the Board adjourned into Executive Session at 7:35 p.m.

President Goodin reconvened into open session at 7:59 p.m.

PUBLIC HEARINGS

- C.1 No Items Scheduled.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- D.1 Approval Of The Minutes Of The November 8, 2022 Regular Called Meeting.

- D.2 Approval Of The Minutes Of The December 5, 2022 Special Called Meeting.

Director Wood made a motion to approve Items D.1 and D.2 as presented. Director Shaffer seconded the motion and it passed with a 5-0 vote.

- D. 3 Consider Acquisition Of Real Property Located At 107 South Bell Boulevard In Cedar Park, Texas And Authorize Staff To Publish Public Notice And Set A Public Hearing Date.

Director Wood made a motion to approve Item D.3 as presented. Director Norris seconded the motion and it passed with a 5-0 vote.

- D.4 A Resolution Authorizing Acceptance Of An Assignment Of The Purchase And Sale Agreement For 107 South Bell Boulevard From The City Of Cedar Park To The Cedar Park Community Development (Type B) Corporation.

Director Ayotte made a motion to approve Item D.4 as presented. Director Shaffer seconded the motion and it passed with a 5-0 vote.

- D.5 Consideration To Designate Two Community Development (Type B) Corporation Board Members To Serve On A Community Development Strategic Planning Work Group For 201 Buttercup Creek Boulevard.

Deputy City Manager Caffrey invited the Board to consider two volunteers to serve on a strategic planning group for the Buttercup Creek Boulevard property. Chair Goodin opened the floor for members to volunteer to serve on the work group. Directors Shaffer and Norris volunteered and the Chair called for a motion.

Director Wood made a motion to approve the appointment of Board members Shaffer and Norris to serve on the Buttercup Creek Boulevard strategic planning group.. Director Ayotte seconded the motion and it passed with a 5-0 vote.

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.

E.0

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.
- a. 201 Buttercup Creek Blvd Project.
 - b. Purchase Of Real Property At 107 South Bell Boulevard, Cedar Park, Texas In The Bell District.

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.
Board members thanked staff for the presentations and expressed excitement about the new library exhibits and the opportunity serve on the new strategic planning group.

Next Regular Scheduled Board Meeting **Tuesday, April 11, 2023 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

- G.1 Adjournment.

The meeting adjourned at 8:04 p.m.

PASSED AND APPROVED THIS THE ELEVENTH DAY OF APRIL 2023.

Ginger Goodin, President

ATTEST:

Fran Irwin, Secretary

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.



COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.2.

April 11, 2023

Item/Subject: A Resolution Approving An Amendment To The FY 2023 Community Development (Type B) Corporation Budget By An Increase Of \$4,955,000 Total With An Increase Of \$250,000 For A Park Site Furnishing Replacement Project And An Increase Of \$4,700,000 For The Purchase Of Real Property At 107 South Bell Boulevard In The Bell District.

Initiating Dept.: Finance Department

Commentary:

Staff is recommending two amendments to the FY 2023 Budget for the Community Development (Type B) Corporation:

- The Board approved a Park Site Furnishing Replacement Project in the amount of \$125,000 in FY 2022 with the intent of funding \$125,000 a year over three years. This project was omitted from the FY 2023 budget presented to the Board so staff is now recommending that the board appropriate \$250,000 to fund the remaining project scope, which would have been for FY 2023 and FY 2024 as originally intended with this project.
- The Board approved the purchase of 107 South Bell Boulevard at the March board meeting. Staff recommends amending the budget by \$4,700,000 for this land purchase.

The source for these budget amendments as proposed is Type B fund balance.

Resolution No. CDC R 23007

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION AMENDING THE FY 2023 BUDGET FOR THE COMMUNITY DEVELOPMENT (TYPE B) CORPORATION FUND BY \$4,950,000 FOR THE PARK SITE FURNISHING REPLACEMENT PROJECT AND THE PURCHASE OF REAL PROPERTY AT 107 SOUTH BELL BOULEVARD IN THE BELL DISTRICT, ECONOMIC AND COMMUNITY DEVELOPMENT PROJECTS; AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended (the "Act"), the Board of Directors of the Corporation (the "Board") is authorized to consider and undertake a variety of community and economic development projects; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, costs of authorized projects include the administrative expenses and other expenses necessary or incident to determining the feasibility and practicability of acquiring, cleaning, constructing, reconstructing, improving or expanding the project; and

WHEREAS, the Community Development (Type B) Corporation has in recent years approved funding for community and economic development projects, with such funding subject to final approval by the City Council; and

WHEREAS, the City Council approved Community Development (Type B) Corporation has in recent years approved funding for community and economic development projects, with such funding subject to final approval by the City Council; and

WHEREAS, the Board approved the acquisition of real property located at 107 South Bell Boulevard in Cedar Park, Texas on March 7, 2023; and

WHEREAS, the Board finds it is in the best interest to amend the Fiscal Year 2023 Budget to adjust to changes during the Fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. That the Board hereby approves an amendment to the FY 2023 Community Development (Type B) Corporation Budget by an increase of \$4,700,000 for property acquisition at 107 South Bell Boulevard which will be funded by available fund balance; and further recommends that the City Council approve the budget amendment.

SECTION 2. That the Board hereby approves an amendment to the FY 2023 Community Development (Type B) Corporation Budget by an increase of \$250,000 for the Park Site Furnishing Replacement Project which will be funded by available fund balance; and further recommends that the City Council approve the budget amendment.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the 11th day of April, 2023.

Ginger Goodin, Board President

ATTEST:

Fran Irwin, Board Secretary