



**REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, AUGUST 8, 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: 2554 819 9881
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"/> Vacant, Place 5 |
| | <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 None Scheduled.

PUBLIC HEARINGS

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.

C.1 None Scheduled.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

- D.1 Approval Of The Minutes Of The July 11, 2023 Regular Called Meeting.
- D.2 Consider Acquisition Of Real Property Located At 1803 South Bell Boulevard In Cedar Park, Texas And Authorize Staff To Publish Public Notice And Set A Public Hearing Date.
- D.3 Consider Election Of The Community Development (Type B) Corporation Board Officers For 2023-2024.
- a. President.
 - b. Vice President.
 - c. Secretary.
 - d. Treasurer.

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. Acquisition Of Real Property For the Lakeline Park Project.

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, September 12, 2023 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

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.

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.

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.

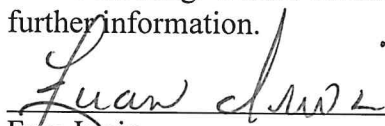
CERTIFICATE

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:

AUG 4 2023 AM 8:23

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

REGULAR AGENDA ITEM D.1.

AUGUST 8, 2023

Item/Subject: Approval Of The Minutes Of The July 11, 2023 Regular Called Meeting

Initiating Dept.: Community Affairs

Commentary:

Minutes from the July 11, 2023 meeting are in the packet.



MINUTES

**REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, JULY 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: 2553 326 3767
Phone Password: 2332772**

BOARD OF DIRECTORS

- | | |
|--|---|
| <input type="checkbox"/> Ginger Goodin, Place 3, President | |
| <input checked="" 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 checked="" type="checkbox"/> Justin OBrien, Place 7 |

AGENDA

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

Vice President Ayotte called the meeting to order at 6:30 p.m. noting a quorum of 6 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 None Scheduled.

PUBLIC HEARINGS

C.1 None Scheduled.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The June 13, 2023 Regular Called Meeting.

Director Shaffer made a motion to approve Item D.1 as presented. Director OBrien seconded the motion and it passed with a 6-0 vote.

D.2 Consider Applications For Newly Proposed Project/Programs Submitted For Fiscal Year FY 2024 Community Development Corporation Funding Consideration, Including:

a. Community Enhancements – \$4,490,000

- 1) Consider A Project Proposal For Funding A Parks Amenity Improvement Project In An Amount Not To Exceed \$500,000.
- 2) Consider A Project Proposal For Funding A Traffic Signals Project At The Intersections Of Park Street and Gupton Way Drive and Vista Ridge Boulevard and Golden Arrow Avenue In An Amount Not To Exceed \$700,000.
- 3) Consider A Project Proposal For Funding A High Visibility Crosswalk Project In An Amount Not To Exceed \$790,000.
- 4) Consider A Project Proposal For Funding A Lakeline Boulevard Shared Use Path Design Project In An Amount Not To Exceed \$2,500,000.

b. Transformational Projects - \$600,000

- 5) Consider A Project Proposal For Funding A Traffic Signal Project At The Intersection Of Bell Boulevard and Aster Street In An Amount Not To Exceed \$600,000.

City staff were present to receive additional feedback or questions related to the FY 24 proposed projects presented at the June 13 meeting.

Director Wood requested clarification about financial responsibility for the traffic signal project at Aster and Bell. Staff responded that financial responsibility for the signal is the

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City's rather than the developer. Staff noted that some preliminary work was performed as part of a previous roadway construction project in anticipation of the intersection signal development.

Director Wood asked for clarification on the width of the Lakeline Shared Use Path. Staff responded that the intent is to try to maintain a width of 8-10 feet wherever possible, however, there may be some sections where that is not possible. Director Wood asked if the design costs can be recaptured as part of the full project costs. Staff responded that a request could be made as part of the grant request process. There was discussion related to the importance of having "shovel ready" projects when applying for grant funding and Director Wood supported moving forward with the project as described at this time.

Director Wood asked if the proposed projects were in alignment with the Mobility Master Plan priorities. Staff responded that all mobility related proposed projects had been identified as part of the Mobility Master Plan process.

Director Wood made a motion to approve Item D.2 as presented. Director Shaffer seconded the motion and it passed with a 6-0 vote.

- D.3 Consider A Community Development (Type B) Corporation Budget Recommendation For Fiscal Year 2024. (Erica Solis, Assistant Director of Finance)

Assistant Director Finance Erica Solis, presented the proposed FY 24 Community Development Corporation budget. She reported that project sales tax growth rate is for FY 24 is a conservative 2%. Total revenues are projected to be \$11.5M in FY 24. Projected expenses are projected to be \$10.0M resulting in revenues over expenses projected to be \$1.5M. Ms. Solis stated that this conservative approach leaves capacity for other projects that may arise in the upcoming year.

Director asked if the Reserve Policy needs to be reconsidered due to the current changes in the economy. Staff responded that the City continues to monitor trends and would report back to the Board if changes were recommended.

Director Wood made a motion to approve Item D.3 as presented. Director OBrien seconded the motion and it passed with a 6-0 vote.

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

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.

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.

Director Wood expressed his appreciation to the staff for the well-thought out process for presenting projects and budget presentations that result in a thorough and smooth budgeting process.

Director Marone recognized his middle-school aged son who was in attendance to learn more about civic duty and about how the City functions.

Director Wood expressed appreciation to Director Mark Ayotte for his service to the Board and to the City of Cedar Park. Director Ayotte was attending his final meeting as a board member.

Next Regular Scheduled Board Meeting **Tuesday, August 8, 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 6:55 p.m.

PASSED AND APPROVED THIS THE EIGHTH DAY OF AUGUST 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

AUGUST 8, 2023

Item/Subject: Consider Acquisition of Real Property 1803 South Bell Boulevard

Initiating Dept.: City Manager's Office

Commentary:

Assistant City Manager Beau Falgout will provide background information and details on this agenda item at the meeting.



COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.3

AUGUST 8, 2023

Item/Subject: Annual Election of the Community Development Corporation Officers

Initiating Dept.: Board of Directors

Commentary:

According to the Bylaws, elections are to be held annually in August. The Board will be accepting nominations and electing members for the positions of President and Vice President.

The positions of Treasurer and Secretary are held by City staff.

Excerpt from Bylaws:

3.02 Officers. The Officers of the Corporation shall be a President, Vice-President, Secretary, and Treasurer. The Board, at each annual meeting, shall elect these Officers. The Board may appoint such other Officers as it deems necessary, who shall have such authority, and shall perform such duties as from time to time may be prescribed by the Board. One person may hold more than one office, except that the President shall not hold the office of Secretary. Terms of office shall be one (1) year term, but no individual shall serve more than two (2) consecutive terms, unless such officer is a Corporation or City employee, in which case the officer is not subject to term limits. All Officers shall be subject to removal from office at any time by a vote of the majority of the entire Board. A vacancy in the office of any Officer shall be filled by a vote of a majority of the Board.

The Chair will call for nominations when this item is called and the Board may proceed to nominate persons for the two positions prior to a vote being called. Ginger Goodin has served two terms as President and is not eligible for consideration to serve as President. The current Vice President Mark Ayotte is no longer serving on the Board.

Slate of Officers:

President	_____
Vice President	_____
Treasurer	Erica Solis, Assistant Director of Finance
Secretary	Fran Irwin, Director of Community Affairs