



**REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, NOVEMBER 14, 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: 2552 870 2074
Phone Password: 2332772**

BOARD OF DIRECTORS

- | | |
|---|---|
| <input type="checkbox"/> Mike Marone, Place 1 | <input type="checkbox"/> Ryan Wood, Place 6, President |
| <input type="checkbox"/> Ginger Goodin, Place 3 | <input type="checkbox"/> Barbara Shaffer, Place 2, Vice President |
| <input type="checkbox"/> Stephen Johnson, Place 5 | <input type="checkbox"/> Larry Norris, Place 4 |
| | <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 Quarterly Update And Status Report on FY 23 4B Projects. (Fran Irwin, Director Community Affairs and Erica Solis, Assistant 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 A Parks Amenity Improvement Project In An Amount Not To Exceed \$500,000.
- C.2 Conduct A Public Hearing For 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.
- C.3 Conduct A Public Hearing For A High Visibility Crosswalk Project In An Amount Not To Exceed \$790,000.
- C.4 Conduct A Public Hearing For A Lakeline Boulevard Shared Use Path Design Project In An Amount Not To Exceed \$2,500,000.
- C.5 Conduct A Public Hearing For A Traffic Signal Project At The Intersection Of Bell Boulevard and Aster Street In An Amount Not To Exceed \$600,000.
- C.6 Conduct A Public Hearing For A Community Arts Center Design And Operations Feasibility Study for Corporation-owned property Located At 201 Buttercup Creek Boulevard In An Amount Not To Exceed \$264,100.

REGULAR AGENDA **DISCUSSION AND POSSIBLE ACTION**

- D.1 Approval Of The Minutes Of The October 10, 2023 Regular Called Meeting.

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.)

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.

F.1 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, December 12, 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.

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:

NOV 9 2023 PM 2:26

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.



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 B.1.

NOVEMBER 14, 2023

Item/Subject: Quarterly Update and Status Report on FY 23 4B Projects

Initiating Dept.: City Departments

Commentary:

A revised project update and status report format will be presented to the Board. Going forward, the reports will include lists of completed projects and identify total costs of the project as well as any budgeted balances that have been released back to 4B fund balance.



COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1.

NOVEMBER 14, 2023

Item/Subject: Approval Of The Minutes Of The October 10, 2023 Regular Called Meeting

Initiating Dept.: Community Affairs

Commentary:

Minutes from the October 10, 2023 meeting are in the packet.



MINUTES

**REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, OCTOBER 10, 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>
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- | | |
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| <input type="checkbox"/> Mike Marone, Place 1 | <input checked="" type="checkbox"/> Barbara Shaffer, Place 2, Vice President |
| <input type="checkbox"/> Ginger Goodin, Place 3 | <input checked="" type="checkbox"/> Larry Norris, Place 4 |
| <input checked="" type="checkbox"/> Stephen Johnson, Place 5 | <input checked="" type="checkbox"/> Justin OBrien, Place 7 |

AGENDA

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

President Wood called the meeting to order at 6:30 p.m. noting a quorum of 5 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 September 12, 2023 Regular Called Meeting.

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

- D.2 Consider A Project Proposal For A Feasibility Study For The Future Use Of 201 Buttercup Creek Boulevard And Authorize Staff To Publish Public Notice And Set A Public Hearing Date.

Deputy City Manager Katherine Caffrey presented a project proposal for a Community Arts Center Master Plan Feasibility Study related to the referenced property. She provided background on the project that included Council strategic goals, resident survey results, property purchase and evaluation of potential arts center concepts.

This project is not included in the Bell District but more focused on a community benefit use. Two 4B Board members, Barbara Shaffer and Larry Norris served along with two Council member, a consulting group and staff in a work group to explore an art center concept.

The results of the conceptual study were presented to Council at the summer retreat and Council asked staff to proceed with the project.

Deputy City Manager Caffrey presented a series of slides to review the work group study results including the site's capacity, arts center concepts, initial programming ideas, integration with Bell Park and the desire to develop an operational model for a 70-100% recovery.

Deputy City Manager Caffrey stressed that all the building concepts and the buildout/programming are very preliminary and subject to further refinement and change. She stressed that the proposed feasibility study would further define the concept.

The cost of the feasibility study is \$264,100 with a timeline of approximately six months. Director Johnson made a motion to approve Item D.2 as presented. Director OBrien 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.

- D.3 A Resolution Approving An Amendment To The FY 2024 Community Development (Type B) Corporation Budget By An Increase Of \$750,000 Total For The Acquisition Of Real Property Located At 1803 South Bell Boulevard In Cedar Park, Texas.

Assistant Finance Director Erica Solis presented a budget amendment in the amount of \$750,000 for the acquisition of the referenced property. She described the impact on the budget and stated that the funds would come from fund balance.

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

E.0

EXECUTIVE SESSION

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ADMINISTRATIVE ITEMS

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- F.1 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, November 14, 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 7:18 p.m.

PASSED AND APPROVED THIS THE FOURTEENTH DAY OF NOVEMBER 2023.

Ryan Wood, 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 C.1 – C.6.

NOVEMBER 14, 2023

Item/Subject: Public Hearing for the FY 24 Projects and the Arts Center Feasibility Project

Initiating Dept.: Community Affairs

Commentary:

This is a placeholder for the required Public Hearing for the approved FY 24 projects and for the Community Arts Center Design and Operations Feasibility Study approved at the October 10, 2023 meeting.

Project descriptions and amounts are referenced in the Agenda.