



MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, JANUARY 26th, 2009, AT 6:30 PM
City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President	Jason Ahrenholtz, Place 2
Kelly Brent, Vice President	Matt Schaefer, Place 4
Steve Foster, Place 1	

1) Call to Order

The meeting was called to order at 6:45 PM.

2) Roll Call

Present: Don Olson, Matt Schaefer and Steve Foster

Absent: Kelly Brent and Jason Ahrenholtz

3) Citizens Communication

None

4) Board Opening Comments

Foster apologized for arriving late stating that the 4th Monday of every month he and other doctors volunteer their services at the Samaritan Free Clinic located in a trailer behind Good Sheppard Lutheran Church. He stated they are outgrowing their present location and will be looking for a new home in the future.

Schaefer wished everyone a belated happy new year.

Olson commented on how exciting it is to see the steel being erected for the CPEC.

5) Consent Agenda

a. Approval of Minutes from November 17, 2008, Regular Board Meeting.

A motion to approve the minutes from the November 17th, 2008 Regular Board meeting was made by Foster, seconded by Schaefer and passed 3-0 with Brent and Ahrenholtz absent.

6) Reports

a. Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance

Aaron Rector, Budget Manager, reviewed the statement of revenues, expenditures and changes to the fund balance as of November 30th, 2008 with the Board. Next he reviewed the monthly sales tax figures with the Board. He pointed out that October revenues were approximately 7.6% higher than last year's October numbers, while the November revenues were 0.1% higher. He said since the Comptroller's reports run two months behind February's report will be reflective of December sales.

b. Economic Development Project Updates – Phil Brewer

a.) Cedar Park Center

Brewer reported that construction is ahead of schedule and that steel has been going up for several weeks. He said the back of house area where the team lockers and mechanical/HVAC is located is in the process of being enclosed. The concrete risers have also started to be installed.

b.) Corvalent Relocation

Brewer reported that the company started moving into their new facility on Arrow Point Drive on January 2nd.

c.) Pecan Grove Reimbursement Agreement

Brewer reported that the reimbursement agreement for the extension of the off site water and wastewater lines was approved by 4B. He said that he and Holt were scheduled to meet with McDaniel and TIG officials next week.

d.) IBT Expansion

Brewer reported that 4B approved the economic incentive agreement and that the company should be moving into their new and expanded space the middle of next month.

e.) Water Park

Brewer reported that several meeting have been held with representatives of the water park and that discussions are progressing.

f.) Medical Devices Company

Brewer reported that a build to suit proposal has been submitted to a medical devices company that develops minimally invasive and single use devices to treat cardiovascular disease. The company would initially employ approximately 150 people by the third year and project as many as 250 by the fifth year.

7) Board Closing Comments

Foster said in such uncertain economic times we are fortunate to live in Cedar Park. There are a lot of places around the country doing much worse than we are he added. Schaefer said he is looking forward to more growth in 2009 and how great it is to drive around the city and see all the new places to eat and shop. Olson agreed and said he saw where Carl's Jr. had opened and is looking forward to having a burger there.

8) Adjournment

The meeting adjourned at 7:02 PM

PASSED AND APPROVED THIS 23rd DAY OF FEBRUARY, 2009.

Don Olson
President

ATTEST;

Phil Brewer
Economic Development Director



MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, FEBRUARY 23rd, 2009, AT 6:30 PM
City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President	Jason Ahrenholtz, Place 2
Kelly Brent, Vice President	Matt Schaefer, Place 4
Steve Foster, Place 1	

1) Call to Order

The meeting was called to order at 6:35 PM.

2) Roll Call

Present: Don Olson, Kelly Brent, Matt Schaefer and Jason Ahrenholtz

Absent: Steve Foster

3) Citizens Communication

None

4) Board Opening Comments

Schaefer stated he was glad to have the chance to continue to serve and do City business.

5) Consent Agenda

a. Approval of Minutes from January 26th, 2009, Regular Board Meeting.

A motion to approve the minutes was made by Don Olson, seconded by Schaefer and passed 3-0 with Brent abstaining since he missed the last meeting.

6) Reports

a. Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance.

Aaron Rector reviewed the changes to the Fund Balance through the end of January. He stated that total revenues to date are 24.2% of the projected budget. He also pointed out that the first debt payment on the CPEC had been made.

Brent said that the debt service reserve fund has not officially been budgeted for and that a discussion needs to occur regarding whether the debt reserve fund is funded fully or over time.

Rector said he will put together some information on the debt service reserve fund

for next month.

Next, Rector reviewed the monthly sales tax revenue history and answered questions.

b. Update on Current Projects and Activities – Phil Brewer/Larry Holt

a.) Cedar Park Center

Brewer reported that the steel joists have started to be set. He said that the building will have eight joists and that each one takes approximately a week to erect. He said that a “tree topping” ceremony will be scheduled as we get closer to setting the final joist. He said if any Board members were interested in getting a tour of the building to let him know and he would set it up.

b.) Water Park

Brewer reported the project continues to move forward. He said that there were still a number of issues that needed to be worked through but that the water park officials were still targeting May 2010 as the opening date for the water park.

c.) Aerial Map

Holt briefed the Board on the status of the aerial map update. He passed around the first draft of the new map. He pointed out that the imagery is being done in-house by the Planning Department which will be a considerable savings versus going out and purchasing imagery. He also pointed out that Zocalo Design is doing the layout and graphics, so the map will have a uniform look with our other marketing materials.

7) Discussion and Possible Action

a. Discussion on Updating the Economic Development Strategic Plan

Brewer said that the Strategic Plan needs to be updated but that he wanted to get through the holidays before placing it on the agenda to discuss. He stated that a copy of the Strategic Plan as well as a copy of the City’s Strategic Plan were included in their packet. A brief discussion followed. Brent suggested waiting to update the plan until the 4A/4B Sub-committee finish their discussions concerning the incentive payment for the hospital.

b. Discussion of Economic Incentive Payment for Hospital

Brewer said he would be getting with Duane Smith to look at calendars to schedule the next sub-committee meeting. He will also ask the Interim Finance Director to run projections showing several different scenarios of sharing the incentive payment. Brent said he would like to step down from the sub-committee and let another Board member serve on the sub-committee. Brent made a motion for Matt Schaefer to replace him on the sub-committee which was seconded by Ahrenholtz and passed unanimously.

8) Board Closing Comments

Ahrenholtz said that he enjoyed last week’s joint meeting and the opportunity to meet the 4B Board members.

Olson said it is really nice to know that Cedar Park is a little better insulated from the

economic situation than other cities around the country.

Schaefer said we need to keep looking for new opportunities to work on.

9) Adjournment

The meeting adjourned at 7:00 PM.

Approved this day of



**MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, MARCH 16TH, 2009, AT 6:30 PM**

City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President

Jason Ahrenholtz, Place 2

Kelly Brent, Vice President

Matt Schaefer, Place 4

Steve Foster, Place 1

1) Call to Order

The meeting was called to order at 6:30 PM.

2) Roll Call

Present: Don Olson, Jason Ahrenholtz and Steve Foster.

Absent: Kelly Brent and Matt Schaefer

3) Citizens Communication

None

4) Board Opening Comments

Foster stated he was glad to be here and that we faced some challenging times.

5) Consent Agenda

a. Approval of Minutes from February 23rd, 2009, Regular Board Meeting.

A motion to approve the minutes as presented was made by Olson, seconded by Ahrenholtz and passed 3-0 with two members absent.

6) Reports

a. Finance Report – Stacie Carter/Aaron Rector – Provide Summary of 4A Revenues Expenditures and Fund Balance.

Carter the sales tax revenues for this fiscal year to date. She noted that sales tax revenues normally are at 30% of the total budget to date and that we are at 29.9%. She said that while we are a little below the projected revenue the City is doing better than many of our neighboring communities.

b. Update on Current Projects and Activities – Phil Brewer/Larry Holt

1.) Cedar Park Center

Brewer reported that the third roof truss will be set later this week. He said that a tree topping ceremony will be held as the last truss is put in place. He said this would probably be scheduled during the second or third week in April.

2.) Water Park

Brewer reported that discussions with representatives of the project are continuing. He said that there have also been several conference calls with outside counsel and the City's bond counsel to resolve questions regarding eligible uses of hotel occupancy tax as they relate to the project.

3.) Recent Presentations/Meetings

Brewer said that he and Holt recently participated with Opportunity Austin in a luncheon and reception/dinner for a number of site selection consultants that were visiting the area.

He also said that last week he made a presentation to the SMPS (Society of Marketing Professional Services) Austin Chapter about the advantages of doing business in Cedar Park.

4.) Early Seed Initiative

Holt said he has had several meeting and that work is underway to build an entrepreneur network in Cedar Park. He reviewed the background on the feasibility study conducted several years ago on establishing an incubator in Cedar Park. He said he would keep the Board updated on the development of this project.

c. 4A/4B Sub-Committee Report – Don Olson

Olson reported the 4A/4B sub-committee met last week to continue discussions about 4B taking a portion or all of the \$4.0 million reimbursement payment to the Hospital, which is due in April 2010. He said that the 4B members of the sub-committee is receptive to taking on a part or all of the payment.

7) Board Closing Comments

Olson encouraged residents to keep spending their dollars in town.

Ahrenholtz said we should all try and take advantage of every chance we have to support our local businesses and keep sales tax dollars here in the community.

8) Adjournment

The meeting adjourned at 7:00 PM

APPROVED THIS 20TH DAY OF APRIL 2009.

Kelly Brent
Vice President

ATTEST:

Phil Brewer
Director, Economic Development



CEDAR PARK

MINUTES REGULAR MEETING ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A) MONDAY, APRIL 20th, 2009, AT 6:30 PM

City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President	Jason Ahrenholtz, Place 2
Kelly Brent, Vice President	Matt Schaefer, Place 4
Steve Foster, Place 1	

- 1) **Call to Order**
The meeting was called to order at 6:30 PM.
- 2) **Roll Call**
Present: Kelly Brent, Steve Foster, Matt Schaefer and Jason Ahrenholtz.
Absent: Don Olson
- 3) **Citizens Communication**
None
- 4) **Board Opening Comments**
None
- 5) **Consent Agenda**
 - a. **Approval of Minutes from March 16th, 2009, Regular Board Meeting.**
A motion to approve the minutes as made by Foster, seconded by Ahrenholtz and passed 4-0.
- 6) **Reports**
 - a. **Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance.**
Aaron Rector, Budget Manager, distributed and reviewed the statement of revenues, expenditures and changes in the fund balance. He then reviewed the monthly sales tax revenue figures and the comparison of year to date and last years numbers.
 - b. **Update on Current Projects and Activities – Phil Brewer/Larry Holt**
 - 1.) **Status on Construction of Cedar Park Center.**
Brewer reported for those unable to attend the Tree Topping Ceremony at the CDC went well and that the facility will be enclosed and dried in in a month. He stated that the opening night concert has been booked for September 26th followed by several exhibition hockey games.

2.) Update on Status of Transferring Cedar Park Regional Medical Center Reimbursement Payment from 4A Corporation to 4B Corporation.

Brewer reported that the 4B Board last Tuesday night voted to approve funding for Cedar Park Regional Medical Center. In a second action they authorized staff to set a date for the public hearing and to publish the 60 day notice for the project.

3.) Update on Early Seed Initiative for Start Up Companies.

Holt said he has had several meetings and discussions with Tech Ranch Austin to see if it would be viable to recreate the Tech Ranch model in Cedar Park. He reported that he is in discussions to develop a marketing agreement with them that would provide for a Cedar Park Entrepreneur web site, hosting a town hall meeting for our local entrepreneurs and setting up office hours to do mentoring.

4.) Update on New Aerial Map and Marketing Material.

After reviewing the final proof of the new aerial he stated it had gone to the printers and should be delivered May 1st. He reviewed the one page FAQ sheet covering economic development services.

5.) Update on Grand Opening for Corvalent.

Brewer told everyone they should be getting an invitation by e-mail to the upcoming Corvalent Grand Opening reception scheduled for Thursday, April 30th from 4:00 to 7:00 at their facility located on Arrow Point Drive.

7) Discussion and Possible Action

a. Discuss Updating the Economic Development Strategic Plan.

Brewer said he had provided Board members a copy of the Economic Development strategic plan and the City Council strategic map at the February meeting to review. He said the City Manager has offered the services of the facilitator that works with the City Council in their strategic planning retreats to facilitate the Board in updating the Economic Development strategic plan. After a discussion Ahrenholtz made a motion to begin working on updating the strategic plan with the assistance of the facilitator that works with the City Council.

b. Discuss Date and Time for May Meeting.

Brewer stated that next months regularly scheduled meeting is May 18th and that Holt will be at BIO 2009 in Atlanta and that he will be at ICSC in Las Vegas. He said the following Monday will be a holiday for Memorial Day. He shared a number of available dates and after a short discussion the Board decided to hold their May meeting on Tuesday May 27th.

8) Board Closing Comments

Ahrenholtz said that his wife had recently participated in the fun run at the hospital and it was great to see the community come together to support the event. He added it was an excellent opportunity to showcase the hospital.

Foster stated that it was good turnout for a 1st time community awareness event. He said that the Twin Lakes YMCA's "Healthy Kids Day" was postponed last Saturday because of rain but has been rescheduled for May 2nd.

Schaefer encouraged everyone to continue to support Cedar Park businesses by

shopping local and keeping our sales tax dollars in the city.
Brent said he attended the recent Tree Topping Ceremony at the Cedar Park Center. This was the first time he had been out on the site since the ground breaking and was very impressed by the facility. He stated that this facility is going to turn out nicer than any of the other facilities that were toured. This project will be a "Crown Jewel" for all of Central Texas when it opens next fall.

9) Adjournment

The meeting adjourned at 7:05 PM.

APPROVED THIS 15TH DAY OF JUNE 2009

Don Olson
President

ATTEST:

Phil Brewer
Economic Development Director



**MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, JUNE 15th, 2009, AT 6:30 PM**

City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President

Jason Ahrenholtz, Place 2

Kelly Brent, Vice President

Matt Schaefer, Place 4

Steve Foster, Place 1

1) Call to Order

The meeting was called to order at 6:38 PM.

2) Roll Call

Present: Don Olson, Kelly Brent and Steven Foster

Absent: Matt Schaefer and Jason Ahrenholtz

3) Citizens Communication

None

4) Board Opening Comments

Brent said he was happy to hear the announcement of the opening night performer for the Cedar Park Center and glad to see the commitment of bringing high quality entertainment to the facility.

Olson and Foster welcomed everyone and said they were glad to be here.

5) Consent Agenda

a. Approval of Minutes from April 20, 2009, Regular Board Meeting.

A motion to approve the minutes as presented was made by Steve Foster, seconded by Kelly Brent and passed unanimously with two Board members absent.

6) Reports

a. Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance.

Aaron Rector handed out copies of the current and projected statements of revenues, expenses and changes in the fund balance. He reported that sales tax revenues were up @ 13% for April, but part of this increase was due to one business delaying their filings in March and filing in April. He went on to report that sales tax revenues year to date are @ 2.3% higher than last year.

b. Update on Current Projects and Activities – Phil Brewer/Larry Holt

1.) Status on Opening of Cedar Park Center.

Brewer reported the opening performer at the Cedar Park Center (CPC) will be George Strait on September 25th. He also said that Dancing with Dinosaurs will be at the CPC performing from November 18-22. This show was developed from the BBC documentary that has been seen by over 750 million people and will bring about 17 life size dinosaurs that are operated robotically.

2.) Status of Leander Independent School District Adopting the Freeport Exemption.

Brewer reported that LISD officials are moving forward on adopting the Freeport Exemption. He then briefly explained what the Freeport Exemption was and the advantages of adopting the exemption. He reported that he and LISD officials met with one of the larger companies that currently has Freeport Inventory to begin working on the first PILOT (Payment In Lieu Of Taxes) agreement.

3.) Update on Entrepreneur Town Hall Meeting.

Holt reported that the Entrepreneur Town Hall meeting is scheduled for Wednesday, June 24th from 6:00-8:00pm at ACC Cypress Creek campus. He said that to date there have been 80 RSVPs and that the event has received very positive feedback and a lot of interest.

4.) Update on Attendance at ICSC (International Council of Shopping Centers) and BIO 2009 Conferences.

Holt reported that he had recently participated with Opportunity Austin at BIO 2009 held in Atlanta and that one of our companies, Mystic Pharmaceutical, was also there. He said he also got to meet with a number of site consultants during the show. Brewer reported that he and City Councilman Matt Powell attended ICSC (International Council of Shopping Center) in Las Vegas. He said attendance was down @ 30% this year over previous years and that while the number of appointments were down the quality of the appointments that he and Powell had were very good.

5.) Tours of Major Employers for Congressman Carter.

Brewer reported that he has been working with Congressman Carter's office to set up some tours and briefing of some of our major employers for the Congressman. He said that appointments have been scheduled for BMC Millworks, Coreslab, MDTotco, Mystic Pharmaceutical and EEStor. Olson asked Brewer to send a schedule of the meetings out to the Board in case they would like to attend any of the meetings.

7) Discussion and Possible Action

a. Consider Authorization for President to Execute an Assignment of the 4A Project Agreement for the Cedar Park Regional Medical Center Project to the Cedar Park Community Development Corporation (4B Corporation).

Brewer stated that on Tuesday, June 9th, the 4B Board unanimously approved assigning the 4A reimbursement agreement for the hospital to the 4B Community Development Corporation. Kelly Brent made the motion to authorize the 4A President to execute the agreement assigning the reimbursement agreement to the 4B Corporation, which was seconded by Steve Foster. Following a discussion the

motion passed 3-0 with two Board members absent.

b. Consider Fiscal Year 2009-2010 Economic Development Budget.

Brewer reviewed the proposed FY'09/'10 E.D. budget with the Board. He pointed out that there were a couple of changes to last year's budget but that the base budget figures had not changed from last years budget. After a brief discussion the Board asked that the budget be brought back to the Board at the July meeting since a couple of Board members were not able to make tonight's meeting.

c. Discuss Available Dates for One-on-One Meetings to Update Strategic Plan.

The Board requested Brewer send an e-mail to Board members requesting several dates/times that they would be available for the one-on-one meeting and see if there were any dates that worked for all or a majority of the Board.

8) Board Closing Comments

Foster said it was exciting to learn of the first event for the CPC and all of the different activities it would host over the coming years.

Brent thanked the 4B Board for their help and stepping up to take on the hospital reimbursement.

9) Adjournment

The meeting adjourned at 7:20 PM

APPROVED THIS 20TH DAY OF JULY 2009.

Don Olson
President

ATTEST:

Phil Brewer
Director, Economic Development



MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, AUGUST 17th, 2009, AT 6:30 PM

City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President

Jason Ahrenholtz, Place 2

Kelly Brent, Vice President

Matt Schaefer, Place 4

Steve Foster, Place 1

1) Call to Order

The meeting was called to order at 6:30 PM

2) Roll Call

Present: Don Olson, Kelly Brent, Jason Ahrenholtz, Steve Foster

Matt Schaefer arrived at 6:38 PM

3) Citizens Communication

None

4) Board Opening Comments

Foster stated he was glad to be here tonight and was trying to figure out the economic impact of health care reform.

Brent said that the economy seems to be heading in the right direction based on some recent reports. He also said that the new City Recreation Center, which recently opened is a great addition to the City.

Ahrenholtz echoed everyone's comments.

5) Consent Agenda

a. Approval of Minutes from June 15th, 2009, Regular Board Meeting.

A motion to approve the minutes as presented was made by Brent, seconded by Ahrenholtz and passed unanimously

6) Reports

a. Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance.

Aaron reviewed the statement of revenues, expenditures and changes in the fund balance through June 30th. Next he reviewed the projected revenues, expenditures and changes in the fund balance through September 30th.

He reported that sales tax revenues for June were up 5% over June last year. He said the year to date comparison was up 2.5% to 2.7% over last years figures, which is better than most cities but not where we wanted to be.

b. Update on Current Projects and Activities – Phil Brewer/Larry Holt

1.) Status on Opening of Cedar Park Center.

Brewer reported that the paving of the south parking lot has begun and is scheduled to be striped and finished by the end of this week. He said that the suite and office build out is underway. Punch list walk throughs will begin next week on parts of the building. Installation of furniture and equipment for the home locker room and the administrative offices is scheduled to begin the end of this week.

2.) Status of Leander Independent School District and Williamson County Adopting the Freeport Exemption.

Brewer reported the LISD Board will consider approving the first “PILOT” (Payment In Lieu Of Taxes) agreement at their next Board meeting this month. Once approved the agreement will be used as a template to negotiate the remaining agreements with companies located in the LISD boundaries. The Williamson County Commissioners Court at their August 4th meeting authorized Commissioner Long to work with the County Attorney to draft a “phase out” agreement of the Freeport tax at the county level and to work with the economic development groups in each city get their respective companies to enter in to the agreement with the county.

3.) Update on Entrepreneur Town Hall Meeting.

Holt reported that Tech Ranch has held two events to date. The “Town Hall” meeting had over 85 people in attendance representing a diverse next of businesses and interests. The Town Hall meeting was followed by an “Enterprise Tribe” meeting that was attended by approximately 30 people. This meeting was more focused on beginning to get people and their businesses connected and identifying their needs.

4.) Update on Semicon West Trade Show

Holt reported he had recently participated with the Greater Austin Chamber at the Semicon West Trade Show. He stated that since we are members of Opportunity Austin the only cost to attend and participate in the conference was the travel costs. He said he made about 28 contacts that he will be following up on. He said this year the conference also incorporated solar power companies into the show and that they outnumbered the semiconductor companies and their suppliers at the show.

7) Discussion and Possible Action

a. Consider Fiscal Year 2009-2010 Economic Development Budget

Aaron Rector, Budget Director, reviewed the FY 2009/10 economic development budget. He pointed out a couple of changes to the Board from last year’s budget. He noted that the administrative line item had been reduced to reflect actual costs and that contract services had also been reduced as a result of the Cedar Park Center reaching completion. Brent made a motion to approve the budget, which was seconded by Schaefer. A discussion followed. The motion passed unanimously.

b. Discuss Proposed Economic Development Planning Retreat.

Brewer stated that he had spoken to Joe Gonzalez, The Management Connection, regarding setting a tentative date for the economic development planning retreat. He said that Friday, September 4th from 8:00 AM to 12:00 Noon was the proposed date

contingent on everyone's availability. He said that Gonzalez would be contacting the remaining Board members by phone to set up a time to conduct the one-on-one interviews. Brewer proposed holding the retreat in one of the meeting rooms at the new Rec Center and said he would finalize the room arrangements.

8) Board Closing Comments

Ahrenholtz stated that he has recently accepted a new job that requires a lot of travel and he feels he will not be able devote the amount of time the City and Board deserve. He thanked everyone for the opportunity to serve on the Board and stated that he is resigning from the Board effective 8-18-09.

Brent said he hated to see Ahrenholtz leave the Board but understood and respected his reasons for resigning from the Board at this time.

Olson stated he appreciated Jason's commitment and work while serving on the Board. Schaefer thanked Jason for his contributions and work on 4A and wished good luck in his new position.

Foster thanked for Jason for his support and contributions to the Cedar Park Regional Medical center.

9) Adjournment

The meeting adjourned at 7:10 PM.

APPROVED THIS 19TH DAY OF OCTOBER 2009.

Don Olson
President

ATTEST:

Phil Brewer
Director, Economic Development



**MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, OCTOBER 19TH, 2009, AT 6:30 PM**

City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President	Vacant, Place 2
Kelly Brent, Vice President	Matt Schaefer, Place 4
Steve Foster, Place 1	

1) Call to Order

The meeting was called to order by Kelly Brent at 6:30 PM

2) Roll Call

Present: Kelly Brent, Steve Foster, Matt Schaefer
Don Olson was absent.

3) Citizens Communication

None

4) Board Opening Comments

Foster-The Events Center is fantastic for the community
Schaefer-reiterated Foster's comments about the Events Center
Brent had no comment

5) Consent Agenda

a. Approval of Minutes from August 17th, 2009, Regular Board Meeting

A motion to approve the minutes as presented was made by Foster, seconded by Schaefer and passed unanimously

6) Reports

a. Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance.

Aaron reviewed the statement of revenues, expenditures and changes in the fund balance through the end of August. Next he reviewed the projected revenues, expenditures and changes in the fund balance for the FY 2010 budget. He reported that sales tax revenues for August were down 12% year over year, due to a normal remittance variation, that should result in a higher than normal September.

Aaron noted that expenditures for CPEC consultant are due to expire, leading to decrease in Contract Services for 4A Budget, should finish Debt Payment by the end of the year-Debt Payment constitutes most of next year's budget as well. Brent asked if the city had received a sales tax overpayment-Rector responded that the city is accounting for possible overpayment, but no word specifically from Comptroller

b. Update on Current Projects and Activities – Phil Brewer/Larry Holt

1.) Status on Report on Water Park Resort Project

Brewer reported that progress continues on Waterpark negotiations and that with Council input, remaining policy issues have been identified and targets November 12th for finalized agreement.

2.) Status of Leander Independent School District and Williamson County Adopting the Freeport Exemption.

Brewer reported the LISD Board approved template for “PILOT” (Payment In Lieu Of Taxes) agreements at their next Board meeting this month. The agreement will be used as a template to negotiate the agreements with companies located in the LISD boundaries, establishes formulas for company payments over a course of 5 years, reduces overall company tax burden, makes district whole when combined with State reimbursement.

The Williamson County Commissioners Court will approve “phase out” agreements of the Freeport tax at the county level once all agreements with companies have been finalized. All agreements will be completed by the end of the year.

3.) Report on attendance at the Clean Energy Venture Summit

Holt reported that Cedar Park economic development was a sponsor of this year’s event, which was done to raise the profile of the community within the startup community. Foster asked what the attendance was, Holt reported that attendance in 2009 doubled to 600 startups, VC’s, and interested parties in the Clean Energy space.

4.) Status on Strategic Plan Update

Brewer has followed up with Joe Gonzalez, and anticipates a conference call with Gonzalez and Holt to identify action steps from the Strategic Planning session.

7) Discussion and Possible Action

a. Consider Attendance for TEDC Sales Tax Training Workshop

Brewer recommended to board to consider the sales tax training workshop held in Austin on December 14th. Brewer noted that staff is required to attend every 2 years, and that the information provided covers recent law, open meetings, and permissible projects. Foster recalled that it had been more than a year since he had attended.

8) Board Closing Comments

Foster noted that he appreciated staff sending him presentation on Health Care reform impact, and would like Board to discuss more. Schaefer and Brent had no closing comments.

9) Adjournment

The meeting adjourned at 6:50 PM

APPROVED THIS 16TH DAY OF NOVEMBER 2009.

Don Olson
President

ATTEST:

Phil Brewer
Director, Economic Development



MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT SALES TAX CORPORATION (4A)
MONDAY, NOVEMBER 16TH, 2009, AT 6:30 PM
City Council Chambers, Cedar Park Public Library, 550 Discovery Blvd.

BOARD MEMBERS

Don Olson, President

Don Tracy, Place 2

Kelly Brent, Vice President

Matt Schaefer, Place 4

Steve Foster, Place 1

1) Call to Order

The meeting was called to order by Kelly Brent at 6:40 PM

2) Roll Call

Present: Kelly Brent, Steve Foster, Don Tracy
Matt Schaefer and Don Olson were absent.

3) Citizens Communication

None

4) Board Opening Comments

Foster welcomed Tracy, and noted he looks forward to working with him.

Tracy has a passion for economic development and workforce issues, and is excited about attracting and retaining primary employers.

Brent welcomed Tracy and encouraged him to spend time with city economic development director and city attorney.

5) Consent Agenda

a. Approval of Minutes from October 19th, 2009, Regular Board Meeting

A motion to approve the minutes as presented was made by Foster, seconded by Tracy and passed unanimously

6) Reports

a. Finance Report – Stacy Carter/Aaron Rector – Provide Summary of 4A Revenues, Expenditures and Fund Balance.

Brewer reported that finance department was finalizing FY09 numbers and would report on FY09 and FY10 at next meeting.

b. Update on Current Projects and Activities – Phil Brewer/Larry Holt

1.) Status on Report on Water Park Resort Project

Brewer reported that progress continues on Waterpark negotiations and work is focused on final few issues, but that these were critical issues. The latest draft

agreement from the city went to Water Park representatives last week. Brewer and new finance director are reviewing latest pro forma from with city manager.

2.) Status of Leander Independent School District and Williamson County Adopting the Freeport Exemption.

Brewer is in process of picking up agreements for County, waiting on only one company for school district. Brewer reports that Kirk Clennan of Leander has made similar progress. Final for "PILOT" (Payment In Lieu Of Taxes) agreements from the school board will then go to companies for agreement, and school board for approval by end of the year.

3.) Report on Williamson County Entrepreneur Efforts-Larry Holt, City of Cedar Park Economic Development Specialist

Holt noted that while there has been positive momentum around Cedar Park entrepreneur efforts, the possibility of joining forces with other Williamson County groups would provide greater bang for buck.

4.) Update on Cedar Park Prospector

Holt reported that sites and buildings database is completely up to date, all properties have been recently updated, and traffic is strong.

5.) Report on Initial Retention Meetings with Cedar Park Companies Focused on Suppliers

Holt reported that he has met with two Cedar Park companies to date (NOV and 3PS) on supplier outreach, and that project was progressing well. Foster asked about location of manufacturers, Holt responded that a number were in Texas, but that suppliers in California, Midwest and Northeast offered opportunity. Brewer noted that companies supplying multiple Cedar Park companies offered the greatest potential. Tracy asked if companies had any specific marketing recommendations, Holt reported that companies didn't offer marketing suggestions, but offered insight on greatest needs for their sourcing.

7) Discussion and Possible Action-no Discussion items

8) Board Closing Comments

Foster stated that there are many great Cedar Park activities now, such as hockey, upcoming events at Cedar Park Center, and the he is attending a conference in Austin on the impact of healthcare on economic development on Thursday, and feels there is critical change coming to this major part of the U.S. economy.

Tracy thanked the other board members for the warm welcome, and looks forward to seeing that Cedar Park, already a growing destination city, becomes a great place to work as well.

Brent noted to Tracy that his comments are appreciated and he looks forward to working with him.

9) Adjournment

The meeting adjourned at 7:00 PM

APPROVED THIS 21st DAY OF DECEMBER 2009.

**Don Olson
President**

ATTEST:

**Phil Brewer
Director, Economic Development**