

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, January 11, 2011 at 6:30 PM
Cedar Park Library, 550 Discovery Boulevard, Cedar Park, TX 78613**

BOARD MEMBERS

- President Brian Rice, Place 5
 Vice President Maria Talamo, Place 2 Kevin Harris, Place 3
 Secretary Ryan Wood, Place 6 John Allen, Place 4
 Audrey Wernecke, Place 1 Mo Jahadi, Place 7

A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting called to order at 6:35 PM by Vice President Talamo, noting that a quorum was present. President Rice and Director Jahadi arrived during Item A3.

A.2 Consider Approval Of The December 14, 2010 Regular Called 4B Board Meeting Minutes
MOTION: Director Harris made a motion to approve the December 14, 2010 Regular Called 4B Corporation meeting minutes as submitted. Secretary Wood seconded the motion. The motion passed as follows:

Yes: Talamo, Wood, Harris, Allen
No: None
Abstain: Wernecke
Absent: Rice, Jahadi

President Rice conducted the meeting from this point.

A.3 Citizen Communications *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* None.

A.4 Board Members' Opening Comments None.

A.5 Presentation

a. Art, Food, And Wine Event In Cedar Park (Alain O'Tool)
Duane Smith, Tourism and Community Development Manager, requested that this item be postponed until the February meeting.

B.0 STAFF REPORTS (DISCUSSION ONLY)

B.1 Finance Report, Aaron Rector

a. Provide Summary of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
Duane Smith advised the Board that a monthly report was provided in their packet.

Items B.2.a through B.2.b were called up together.

B.2 Parks Project Report, Curt Randa

- a. Skatepark Facility Update
b. Park Improvement Program Update

Curt Randa, Parks Director, provided updates on the following park projects: skatepark facility, Nelson Ranch Park Improvement Project and Brushy Creek Sports Park (BCSP) Irrigation Improvement Project. He advised that was very little damage done to the actual skatepark by the September flood because most of it is constructed with concrete. There was electrical damage.

The skatepark facility was fully operational by December. The Nelson Ranch Park improvements are substantially completed. The parking lot still needs striping and the pavilion needs painting. The BCSP irrigation project was delayed because it needed to be integrated into the current system. He anticipated that construction would begin in March.

Items B.3.a through B.3.c were called up together.

- B.3 Transportation Project Report (Alan Green, Senior Engineering Associate)
- a. Progress Report On Park Street / US 183 Intersection Project
 - b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
 - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard

Duane Smith stated that Alan Green's monthly report was provided in the packet.

- B.4 Update On Keep Texas Beautiful (KTB) RM 1431 Median Enhancement Grant (Emily Truman, Project Manager)

Emily Truman, Project Manager, provided an update on the KTB RM 1431 Median Enhancement Grant project. She discussed six median enhancement options that Kerry Blackmon, TxDOT, had provided.

- Option 1 would have no cost to the City. The project would be within the \$380,000 provided by the grants. This option would provide concrete and pavers.
- Option 2 would require \$32,000 in City funding. It would provide more planters, less pavers and some concrete.
- Option 3 would require \$227,584 in City funding. All gray concrete would be replaced with pavers.
- Option 4 would require \$232,911 in City funding. It is an enhanced version of Option 3. It would include landscape boulders.
- Option 5 would require \$81,000 in City funding. It leaves some of the medians unimproved.
- Option 6 would remain within the \$380,000 grant funding. It would improve two medians.

There was much discussion among the Board Members concerning the merits of each option. Vice President Talamo requested that staff provide an analysis of the 4B budget with anticipated revenues. The Board Members discussed that Option 3 seemed to be the best option. President Rice advised that the Board will need to make a decision on which option the Board would feel comfortable funding. Secretary Wood thanked Emily Truman and said that the information she provided was above and beyond what the Board had requested.

C.0 PUBLIC HEARINGS

Items C.1 through C.2 were called up together.

- C.1 Sidewalk Construction Including Gap Closures Projects In An Amount Not To Exceed \$170,000 (Tom Gdala, Transportation Planner)

- C.2 Infrastructure Improvement Project At New Hope Drive And County Road 180 In An Amount Not To Exceed \$150,000 (Larry Holt, Economic Development Specialist)

Duane Smith advised that it is a statutory requirement that the 4B Corporation conduct public hearings on projects prior to final Council approval and the expenditure of funds.

A public hearing was held on the above items. There being no public testimony, the public hearing was closed.

D.0 DISCUSSION AND POSSIBLE ACTION

Items D.1.a through D.1.b were called up together.

- D.1 Consider An Agreement With SEC Planning, LLC To Provide Professional Services In Connection With Keep Texas Beautiful (KTB) Efforts Concerning RM 1431 Median Enhancements (Emily Truman, Project Manager)**

Emily Truman advised the Board that the addendum was needed to allow SEC Planning to help the City with the Keep Texas Beautiful grant. They have worked with TxDOT and helped to refine the median designs. It would be advantageous to keep them on a retainer for this project. This would be a separate contract from the Gateway Sign project. The maximum cost would be \$9,000. Duane Smith suggested that the funding come from the Gateway Sign project.

MOTION: Vice President Talamo made a motion to recommend to City Council to approve the agreement with SEC Planning, LLC to provide professional services in connection with the Keep Texas Beautiful efforts concerning RM 1431 median enhancements with the funds coming from the Gateway Sign Project budget. Director Allen seconded the motion. The motion passed unanimously, 7-0.

- D.2 Consider Authorizing The President To Execute An Addendum To The Performance Agreement For Economic Development Incentives With Dennis McDaniel For The Purpose Of Extending Pecan Grove-SPVEF, L.P.'s Performance Obligation Dates**

Larry Holt, Economic Development Specialist, advised the Board that Dennis McDaniel, owner/developer, had requested a twelve month extension to the performance measure for payment #2, from December 31, 2011 to December 31, 2012. The request was based on the slow down in the economy and the decision by many companies to postpone expansion plans until the economy improves and financing becomes more readily available. Staff recommendation was to decline the request at this time. Staff would support a request to extend the performance dates when the developer has a user that creates primary jobs and requires a building of 40,000 square feet or more.

Dennis McDaniel addressed the Board. He advised that he was still working toward meeting the requirements of the Performance Agreement, but wanted to let the Board know that he may not be able to meet the December 31, 2011 deadline. There was much discussion among the Board concerning the request for a one year extension to the performance measure.

MOTION: Director Allen made a motion to authorize the 4B Board President to execute an Addendum to the Performance Agreement for Economic Development incentives with Dennis McDaniel for the purpose of extending Pecan Grove-SPVEF, L.P.'s performance obligation dates. Vice President Talamo seconded the motion.

FRIENDLY AMENDMENT: Vice President Talamo added the date, December 31, 2012, to the motion. Director Allen accepted the friendly amendment.

CORRECTED MOTION: Director Allen made a motion to authorize the 4B Board President to execute an Addendum to the Performance Agreement for Economic Development incentives with Dennis McDaniel for the purpose of extending Pecan Grove-SPVEF, L.P.'s performance obligation dates to December 31, 2012. Vice President Talamo seconded the motion.

Director Allen questioned the reason for waiting to approve the extension when it could be done now. The Board Members discussed the possibility of a spec building as an option for the owner.

VOTE:

Yes: Allen, Talamo, Wood

No: Jahadi, Rice, Harris, Wernecke

The MOTION FAILED, 3-4.

Items D.3.a.1 through D.3.a.2 were called up together.

D.3 Economic Development Projects

- a. Infrastructure Improvements Project At New Hope Drive And County Road 180 In An Amount Not To Exceed \$150,000 (Larry Holt, Economic Development Specialist)
 - 1) Consider Adoption Of A Resolution Recommending Infrastructure Improvement Project At New Hope Drive And County Road 180 For Council Approval
 - 2) Consider Authorization For The President To Execute A Project Agreement For Infrastructure Improvement Project At New Hope Drive And County Road 180

Larry Holt requested that this item be postponed as the Project Agreement was not ready.

D.4 Community Enhancement Projects

- a. Sidewalk Construction Including Gap Closures Projects In An Amount Not To Exceed \$170,000 (Tom Gdala, Transportation Planner)
 - 1) Consider Adoption Of A Resolution Recommending Sidewalk Construction Including Gap Closures Projects For Council Approval
 - 2) Consider Authorization For The President To Execute A Project Agreement For Sidewalk Construction Including Gap Closures Projects

MOTION: Vice President Talamo made a motion to authorize the 4B Board President to execute the Resolution to recommend to City Council funding of the Sidewalk Construction Including Gap Closures Projects in an amount not to exceed \$170,000. Secretary Wood seconded the motion. The motion passed unanimously, 7-0.

MOTION: Secretary Wood made a motion to authorize the 4B Board President to execute a Project Agreement for Sidewalk Construction Including Gap Closures Projects. Vice President Talamo seconded the motion. The motion passed unanimously, 7-0.

Items D.4.b.1 through D.4.c.2 were called up together.

- b. Creekside Park Playscape And Installation Project, Located At 1100 Buttercup Creek Boulevard, As A Part Of the Neighborhood Park Improvement Program
 - 1) Consider Funding Creekside Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$59,078
 - 2) Consider Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Funding Creekside Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$59,078

Curt Randa addressed the Board and described the proposed playscape improvements. He provided renderings for the proposed Creekside Park and Wild Rose Park playscapes. He advised that Creekside Park is the larger of the two parks. There was discussion among the Board concerning the amount of use of the parks.

MOTION: Vice President Talamo made a motion to recommend to City Council funding Creekside Playscape and Installation Project as a part of the Neighborhood Park Improvement Program in an amount not to exceed \$59,078 from the Community Enhancement funds. Director Jahadi seconded the motion.

FRIENDLY AMENDMENT: Vice President Talamo added the following to the motion: "and to authorize City Staff to set date for Public Hearing and to publish 60-Day Notice for funding Creekside Playscape and Installation Project as part of the Neighborhood Park Improvement Program." Director Jahadi accepted the Friendly Amendment.

A project matrix was completed for the Creekside Park Playscape Improvement Project. The project scored 71 points, exceeding the matrix goal of 50 points.

VOTE: The motion passed unanimously, 7-0.

- c. Wild Rose Park Playscape And Installation Project, Located At 700 Cluck Creek Trail, As A Part Of the Neighborhood Park Improvement Program
 - 1) Consider Funding Wild Rose Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$40,919
 - 2) Consider Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Funding Wild Rose Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$40,919

A project matrix was completed for the Wild Rose Park Playscape Improvement Project. The project scored 65 points, exceeding the matrix goal of 50 points.

MOTION: Director Jahadi made a motion to recommend to City Council funding Wild Rose Playscape and Installation Project as a part of the Neighborhood Park Improvement Program in an amount not to exceed \$40,919 from the Community Enhancement funds and to authorize City Staff to set date for Public Hearing and to publish 60-Day Notice for funding Wild Rose Playscape and Installation Project as part of the Neighborhood Park Improvement Program. Vice President Talamo seconded the motion. The motion passed unanimously, 7-0.

- D.5 Consider Appointing Subcommittee To Review And Revise 4B Strategic Plan And Goals
Duane Smith suggested that the Board appoint a subcommittee to work with staff to review the Strategic Plan and bring back the recommended changes to the February or March meeting. Secretary Wood nominated Director Allen. President Rice and Vice President Talamo volunteered for the subcommittee. The Subcommittee to review and revise 4B Strategic Plan and Goals will include Director Allen, President Rice and Vice President Talamo.
- D.6 Consider Designation Of Representatives To The Art, Food, And Wine Event Planning Committee
Duane Smith suggested that the Board table this item to the next meeting.
- D.7 Excuse The Absence Of 4B Director Wernecke At The December 14, 2010 Regular Called Meeting
MOTION: Vice President Talamo made a motion to excuse the absence of 4B Director Wernecke at the December 14, 2010 Regular Called Meeting. Director Allen seconded the motion. The motion passed as follows:
Yes: Rice, Talamo, Wood, Harris, Allen, Jahadi
No: None
Abstain: Wernecke
- E.1 LIAISON UPDATES / REPORTS - NONE
- F.1 ADMINISTRATIVE ITEMS
(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)
 - a. Delegate Report On City Council Actions Directly Related To 4B Items Of December 16, 2010.
Director Allen advised that City Council took no action on the proposed Capital Metro bus project. The other two items were on consent and passed without comment.
 - b. Director And Staff Comments
Duane Smith advised that the Board would be receiving invitations to an event later in February.

c. 4B Board Member Closing Comments

Secretary Wood advised that he really likes working with this Board. Vice President Talamo stated that she loves living in Cedar Park. Director Jahadi stated that he can't wait for the RM 1431 median improvements.

d. Board Member Request For Future Agenda Items

Secretary Wood requested that the RM 1431 median enhancements and related budget discussion be included on the agenda. The Board requested that Aaron Rector, Budget Manager, attend.

e. Designate Delegates To Attend Next Council Meetings On January 13, 2011 and January 27, 2011
Duane Smith advised that there were no 4B related items on the January 13, 2011 agenda. There may be two items on the January 27, 2011 agenda. Director Allen stated he would attend the January 27th City Council meeting.

Next Regular Scheduled 4B Meeting: Tuesday, February 8, 2011 At 6:30 P.M. In The Cedar Park Public Library

G.1 ADJOURNMENT

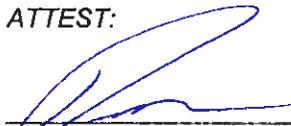
Meeting was adjourned at 8:58 PM.

PASSED AND APPROVED THIS 8th DAY OF FEBRUARY, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, February 8, 2011 at 6:30 PM
Cedar Park Library, 550 Discovery Boulevard, Cedar Park, TX 78613**

BOARD MEMBERS

- President Brian Rice, Place 5
 Vice President Maria Talamo, Place 2 Kevin Harris, Place 3
 Secretary Ryan Wood, Place 6 John Allen, Place 4
 Audrey Wernecke, Place 1 Mo Jahadi, Place 7

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- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting called to order at 6:35 PM by President Rice, noting that a quorum was present. Vice President Talamo arrived during Item A.5. Director Harris was absent.
- A.2 Consider Approval Of The January 11, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Director Allen made a motion to approve the January 11, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Jahadi seconded the motion. The motion passed unanimously, 5-0, with two absent.
- A.3 Citizen Communications (*Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.*) None.
- A.4 Board Members' Opening Comments None.
- A.5 Presentation
a. Art, Food, And Wine Event In Cedar Park (Alain O'Tool)
Duane Smith, Tourism and Community Development Manager, made the presentation. He advised the Board that this item was not a request for funding. It was a concept only. The presentation included a description of the proposed event, possible event locations, comparable events and potential funding partners. The event would showcase chefs and wineries from across the area with Cedar Park hosting the festival. There is nothing in the area like it. Milburn Park and Veterans Memorial Park were suggested as possible event locations. He proposed that the months of March, April, September, or October be considered to hold the event. June and July are especially busy for chefs because of wedding events. This presentation has also been given to the Public Arts Board. He asked if there would be interest among any of the Board members to participate in a planning committee. He anticipates that it will take twelve months or more to organize an event of this type. The Board stated their appreciation of Alain O'Tool's hard work and for thinking big.
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector
a. Provide Summary of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
Duane Smith advised the Board that a monthly report was provided on the dais. He advised that Aaron Rector will present the quarterly update at next month's meeting. The Board requested that the update be included in the packet if at all possible.
- B.2 Parks Project Report, Curt Randa – None.

Items B.3.a through B.3.c were called up together.

- B.3 Transportation Project Report (Alan Green, Senior Engineering Associate)
- a. Progress Report On Park Street / US 183 Intersection Project
 - b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
 - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard

President Rice stated that Alan Green's monthly report was provided in the packet.

- B.4 Veterans Memorial Monument Update (Katherine Woerner, Utility Program Manager)
Duane Smith advised that Katherine Woerner's update was provided in the packet.

- B.5 Update On Keep Texas Beautiful (KTB) RM 1431 Median Enhancement Grant (Emily Truman, Project Manager)

President Rice explained to the Board that this item was presented to City Council. The Council advised that they did not want additional funds spent on the project. They have asked Kerry Blackmon to do the maximum possible with existing funds.

C.0 PUBLIC HEARINGS

Items C.1 through C.2 were called up together.

- C.1 Creekside Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$59,078 (Curt Randa, Parks Director)

- C.2 Wild Rose Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$40,919 (Curt Randa, Parks Director)

Duane Smith advised that it is a statutory requirement that the 4B Corporation conduct public hearings on projects prior to final Council approval and the expenditure of funds.

A public hearing was held on the above items. There being no public testimony, the public hearing was closed.

D.0 DISCUSSION AND POSSIBLE ACTION

Items D.1.a.1) through D.1.a.2) were called up together.

- D.1 Economic Development Projects
- a. Infrastructure Improvements Project At New Hope Drive And County Road 180 In An Amount Not To Exceed \$150,000 (Larry Holt, Economic Development Specialist)
 - 1) Consider Adoption Of A Resolution Recommending Infrastructure Improvement Project At New Hope Drive And County Road 180 For Council Approval
 - 2) Consider Authorization For The President To Execute A Project Agreement For Infrastructure Improvement Project At New Hope Drive And County Road 180

Larry Holt, Economic Development Specialist, requested that this item be postponed to the March meeting. The final agreement was not ready.

No action was taken.

- D.2 Community Enhancement Projects
- a. Creekside Park Playscape And Installation Project, Located At 1100 Buttercup Creek Boulevard, As A Part Of the Neighborhood Park Improvement Program
 - 1) Consider Adoption Of A Resolution Recommending Creekside Park Playscape And Installation Project For Council Approval

- 2) Consider Authorization For The President To Execute A Program Agreement For Creekside Park Playscape And Installation Project

MOTION: Vice President Talamo made a motion to authorize the 4B Board President to execute the Resolution as set forth in Agenda Item D.2.a.1 and to execute the Project Agreement as set forth in Agenda Item D.2.a.2 to recommend to City Council funding for the Creekside Park Playscape and Installation Project located at 1100 Buttercup Creek Boulevard as part of the Neighborhood Park Improvement Program in an amount not to exceed \$59,078. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with one absent.

- b. Wild Rose Park Playscape And Installation Project, Located At 700 Cluck Creek Trail, As A Part Of the Neighborhood Park Improvement Program

- 1) Consider Adoption Of A Resolution Recommending Wild Rose Park Playscape And Installation Project For Council Approval
- 2) Consider Authorization For The President To Execute A Program Agreement For Wild Rose Park Playscape And Installation Project

MOTION: Vice President Talamo made a motion to authorize the 4B Board President to execute the Resolution as set forth in Agenda Item D.2.b.1 and to execute the Project Agreement as set forth in Agenda Item D.2.b.2 to recommend to City Council funding for the Wild Rose Park Playscape and Installation Project located at 700 Cluck Creek Trail as part of the Neighborhood Park Improvement Program in an amount not to exceed \$40,919. Secretary Wood seconded the motion. The motion passed unanimously, 6-0, with one absent.

- D.3 Consider Designation Of Representatives To The Art, Food, And Wine Event Planning Committee
Vice President Talamo and Director Jahadi volunteered to participate on the Art, Food, and Wine Event Planning Committee.

MOTION: Secretary Wood nominated Vice President Talamo and Director Jahadi to represent 4B on the Art, Food, and Wine Event Planning Committee. Secretary Wood seconded the motion. The motion passed unanimously, 6-0, with one absent.

E.1 LIAISON UPDATES / REPORTS

- a. 4B Strategic Plan And Goals Subcommittee (President Rice) – Status of Review
President Rice advised that the subcommittee plans to meet this month and will be able to provide an update at the March 8th meeting.

- b. Economic Development Board (4A) (Vice President Talamo)
Vice President Talamo talked to Kelly Brent, 4A Vice President. She advised that a meeting with 4A might be needed in the future to discuss economic development projects.

F.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of January 27, 2011.
None.

- b. Director And Staff Comments **None.**

- c. 4B Board Member Closing Comments
Vice President Talamo asked that everyone shop local. President Rice advised that he had participated in Leadership Cedar Park as a representative of 4B Board.

- d. Board Member Request For Future Agenda Items
Director Jahadi requested that the Economic Development matrix be included on the next agenda.

e. Designate Delegates To Attend Next Council Meetings On February 15, 2011 and March 3, 2011
President Rice stated he would attend the February 10th City Council meeting. Vice President Talamo stated that she might be able to attend the March 3rd meeting. Directors Allen and Wernecke both stated that they would be able to attend if Vice President Talamo could not.

Next Regular Scheduled 4B Meeting: Tuesday, March 8, 2011 At 6:30 P.M. In The Cedar Park Public Library

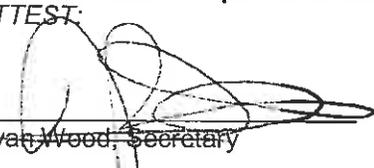
G.1 ADJOURNMENT
Meeting was adjourned at 7:15 PM.

PASSED AND APPROVED THIS 8th DAY OF MARCH, 2011.



~~Brian Rice, President~~

~~MARIAL - TALAMO, VICE PRESIDENT~~
ATTEST:



~~Ryan Wood, Secretary~~

John H. Allen

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, March 8, 2011 at 6:30 PM
Cedar Park Library, 550 Discovery Boulevard, Cedar Park, TX 78613**

BOARD MEMBERS

- President Brian Rice, Place 5
 Vice President Maria Talamo, Place 2 Kevin Harris, Place 3
 Secretary Ryan Wood, Place 6 John Allen, Place 4
 Audrey Wernecke, Place 1 Mo Jahadi, Place 7

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- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Due to the absence the officers, Director Jahadi nominated Director Allen as Acting President. Director Harris seconded the nomination. Director Allen accepted the nomination. The nomination passed 4-0, with three absent.
- Meeting was called to order at 6:35 PM by Acting President Allen, noting that a quorum was present. Vice President Talamo arrived during Item B.1.a. President Rice and Secretary Wood were absent.**
- A.2 Consider Approval Of The February 8, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Director Wernecke made a motion to approve the February 8, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Jahadi seconded the motion. The motion passed unanimously, 4-0, with three absent.
- A.3 Citizen Communications *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* **None.**
- A.4 Board Members' Opening Comments
Director Wernecke was pleased to hear the announcement concerning the new City Hall property. She recently watched another board's meeting and was pleased to discover that the 4B meetings were very professional in comparison. Director Jahadi was also pleased about the new City Hall location.
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector
a. Provide Summary of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
Aaron Rector provided a quarterly update of 4B funds. He advised that the expenditures were through January, 2011 and the revenues were through December, 2010. The sales tax each month had been higher than anticipated. To date 4B has collected 27.3% of their budget. Director Jahadi advised that the funding approved for the Veterans Memorial Monument was \$36,000 instead of \$30,000. Director Allen requested that a comparison to other cities' sales tax revenues be provided with the quarterly report.
- Vice President Talamo arrived during Item B.1.a and assumed responsibility as President.***
- B.2 Parks Project Report, Curt Randa – **None.**

Items B.3.a through B.3.c were called up together.

- B.3 Transportation Project Report (Alan Green, Senior Engineering Associate)
- a. Progress Report On Park Street / US 183 Intersection Project
 - b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
 - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard

Duane Smith, Tourism and Community Development Manager, stated that Alan Green's monthly report was provided in the packet. There had been no substantial changes since last month.

d. Sidewalk Construction Including Gap Closures Projects
Duane Smith advised that Tom Gdala's update was provided in the packet. This project is expected to be designed by late Spring and to have a bid for construction in early summer. The construction phase is expected to be completed within three months of executing construction contracts.

e. Internally Lighted Street Name Signs (ILSN) Project
Duane Smith advised that Tom Gdala had taken over the responsibility of this project and his update was provided in the packet.

- B.4 Gateway/Entryway Signs Project Update (Duane Smith, Tourism And Community Development Manager)
Duane Smith advised that he did not have any new information to provide.

C.0 PUBLIC HEARINGS None.

D.0 DISCUSSION AND POSSIBLE ACTION

Items D.1.a.1 through D.1.a.2 were called up together.

- D.1 Economic Development Projects
- a. Infrastructure Improvements Project At New Hope Drive And County Road 180 In An Amount Not To Exceed \$150,000 (Larry Holt, Economic Development Specialist)
 - 1) Consider Adoption Of A Resolution Recommending Infrastructure Improvement Project At New Hope Drive And County Road 180 For Council Approval
 - 2) Consider Authorization For The President To Execute A Project Agreement For Infrastructure Improvement Project At New Hope Drive And County Road 180

Larry Holt, Economic Development Specialist, advised that the Resolution and Project Agreement were ready for the President's signature.

MOTION: Director Wernecke made a motion to authorize the 4B Board President to execute the Resolution as set forth in Agenda Item D.1.a.1 and to execute the Project Agreement as set forth in Agenda Item D.1.a.2 to recommend to City Council funding for the Infrastructure Improvements Project at New Hope Drive and County Road 180 in an amount not to exceed \$150,000. Director Harris seconded the motion. The motion passed as follows:

**Yes: Wernecke, Harris, Talamo, Jahadi
No: Allen
Absent: Rice, Wood**

- b. Update on Integrated Bank Technology (IBT) Contract
Larry Holt advised that Mark Dittman, IBT President/CEO, wished to apologize to the Board because he was not able to attend the meeting. Larry Holt provided an update on the performance criteria in the agreement and the actual results. IBT had met the performance requirements of Installment 1 of their agreement, and received a grant of \$41,299. IBT had not met the performance requirements of Installment 2 of their agreement, thus the second grant of \$41,299 had lapsed. The lagging economy affected their anticipated growth of additional employees.

- D.2 Consider Revisions To 4B Strategic Plan And Goals
Duane Smith advised that made no alterations to the City Council Strategic Map at their retreat. Director Allen stated that the request to review the 4B Strategic Plan and Goals was made because it appeared that the Board was out of step with City Council's wishes. He added that he understood that there were issues that Council had to deal with that the Board was not aware of which caused it to appear as if 4B was not in step with City Council. He believes the 4B Strategic Plan and Goals are still in sync with the City Council Strategic Map.

No action was taken on this item.

- D.3 Consider Revisions to Economic Development Matrix
Larry Holt advised that the Economic Development subcommittee met earlier this month. He received some good suggestions for revisions. He handed out a draft Matrix to the Board. Some of the rankings need to be changed to "Yes or No". He advised that he moved "Infrastructure Impact" to "Overall Economic & Fiscal Impact". He added rankings to determine: if a project would generate significant new city revenues, if the project would be eligible for Texas Enterprise Fund money, and if the project is a headquarters. He removed the local hires ranking.

Vice President Talamo noted that the scoring scale needed to be reversed for "*Will the company place a disproportionate demand on the City's infrastructure?*" ranking. There was much discussion among the Board concerning the removal of local hires in the ranking. Director Allen state that "*Does the firm fit one of the City's strategic targets?*" should have a "Yes or No" scoring. He also asked for the definition of "city revenues" to be added to the definition sheet to clarify that City revenues would include ad valorem and sales tax. Director Jahadi stated that the ranking "*Is the firm a primary employer?*" should also be scored "Yes or No". He also requested that the average salary amount used by Economic Development be included with the ranking. Larry Holt advised that they consider \$57,000 the average salary per the Round Rock/Austin median. He advised that he would make the recommended changes and present it at the April meeting.

No action was taken.

- D.4 Excuse The Absence Of 4B Director Harris At The February 8, 2011 Regular Called Meeting
MOTION: Director Allen moved to excuse the absence of 4B Director Harris at the February 8, 2011 Regular Called Meeting. Director Jahadi seconded the motion. The motion passed unanimously, 5-0, with two absent.

The Regular Session was recessed at 7:25 PM for the Executive Session.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The 4B Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 55, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":

The Community Development Corporation (4B) Board convened into Executive Session at 7:28 p.m.

E.1 EXECUTIVE SESSION:

- E.2 § 551.087 Consultation with Attorney Concerning Deliberations Regarding Economic Development Negotiations
a. Advance Transmission Manufacturing Incentives

The Executive Session closed at 7:59 p.m.

The Community Development Corporation (4B) Board reconvenes into General Session

OPEN MEETING

Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.

E.3 Reconvene Into Open Meeting And Consider Action, If Any, On Items Discussed In Executive Session
The Community Development Corporation (4B) Board reconvened from Executive Session into Open Meeting at 8:05 p.m.

No action taken on any item discussed in Executive Session.

F.1 LIAISON UPDATES / REPORTS **None.**

G.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

a. Delegate Report On City Council Actions Directly Related To 4B Items Of February 10, 2011 and February 24, 2011.

Duane Smith advised that there were no 4B related items on the Council agendas.

b. Director And Staff Comments **None.**

c. 4B Board Member Closing Comments

Vice President Talamo advised that she had started a new job.

d. Board Member Request For Future Agenda Items

Vice President Talamo requested an Economic Development update on Schlitterbahn.

e. Designate Delegates To Attend Next Council Meetings On March 10, 2011 and March 24, 2011

Duane Smith advised that there would be two agenda items on the consent agenda at the March 10th City Council meeting. Vice President Talamo stated that she would be able to attend the March 24th meeting.

Next Regular Scheduled 4B Meeting: Tuesday, April 12, 2011 At 6:30 P.M. In The Cedar Park Public Library

H.1 ADJOURNMENT

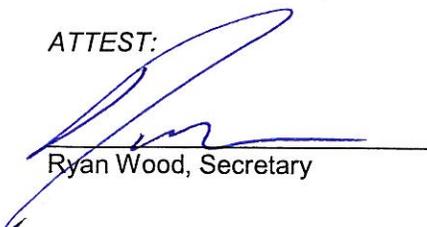
Meeting was adjourned at 8:10 PM.

PASSED AND APPROVED THIS 12th DAY OF APRIL, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, April 12, 2011 at 6:30 PM
Cedar Park Library, 550 Discovery Boulevard, Cedar Park, TX 78613**

BOARD MEMBERS

- President Brian Rice, Place 5
 Vice President Maria Talamo, Place 2 Kevin Harris, Place 3
 Secretary Ryan Wood, Place 6 John Allen, Place 4
 Audrey Wernecke, Place 1 Mo Jahadi, Place 7

-
- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:35 PM by President Rice noting that a quorum was present. Vice Secretary Wood arrived during Item A.3. Vice President Talamo arrived during Item D.1. Director Wernecke was absent.
- A.2 Consider Approval Of The March 8, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Director Allen made a motion to approve the March 8, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Jahadi seconded the motion. The motion passed unanimously, 4-0, with three absent.
- A.3 Citizen Communications *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*
Janet Bartles, Treasurer of the Veterans Memorial Advisory Group, addressed the Board. She thanked the Board for providing \$36,000 in funding towards the memorial. She advised that a 12"x12" paver stone will be donated to the Board for installation at the monument site. She asked that they complete the form to provide the wording on the paver stone. There will be a pancake breakfast fund-raiser on May 7th. She provided copies of the Veterans Memorial brochure to the Board.
- A.4 Board Members' Opening Comments
President Rice advised that he had attended the Heritage Park Festival.
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector
a. Provide Summary of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
Duane Smith, Tourism and Community Development Manager, advised the Board that the standard monthly report was included in their packet.
- B.2 Parks Project Report, Curt Randa – **None.**
- B.3 Transportation Project Report – **None.**
- C.0 PUBLIC HEARINGS None.
- D.0 DISCUSSION AND POSSIBLE ACTION
- D.1 Consider Revisions to Economic Development Matrix (Larry Holt, Economic Development Specialist)

Larry Holt reviewed the revisions proposed to the Economic Development Matrix.

MOTION: Director Jahadi made a motion to approve the revisions to the Economic Development Matrix as submitted. Vice President Talamo seconded the motion. The motion passed unanimously, 6-0, with one absent.

President Rice called Items D.2.a.1 and D.2.a.2 up together.

D.2 Economic Development Project

a. Fallbrook Technologies Economic Incentives (Larry Holt, Economic Development Specialist)

- 1) Consider Funding Fallbrook Technologies Economic Incentives Project In An Amount Not To Exceed \$ 1,677,000.00
- 2) Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Fallbrook Technologies Economic Incentives Project

Larry Holt made a presentation and was available for questions from the Board. He advised that David Markley, Vice President for Fallbrook Technologies, was present. Larry Holt described the benefits, contractual obligations and schedule of 4B payments to Fallbrook Technologies if the Board approved the project. The total incentive package offered would be \$1,677,500 and not \$1,677,000 as shown on the agenda.

David Markley gave a PowerPoint presentation to the Board about Fallbrook Technologies. He advised that they have 400 patents and applications worldwide with 200 of them granted. They have won numerous awards for optimizing transmissions. He described areas of potential growth.

Larry Holt advised that not only is Fallbrook Technology purchasing land, but they are also investing in it. He reviewed the Economic Development Matrix which had been completed by the Economic Development Department. The score was 65 points. The Board agreed with the matrix score presented. There was discussion among the Board concerning tax revenues, term of the agreement, and matrix.

MOTION: Vice President Talamo made a motion to authorize, accept, and approve funding of Fallbrook Technologies Incentives Project as set forth in Agenda Item D.2.a.1 and authorize staff to set date for public hearing and publish project notice as set forth in Agenda Item D.2.a.2. Director Harris seconded the motion. The motion passed as unanimously, 6-0, 1 absent.

D.3 Consider Revisions To 4B Project Proposal Guidelines and Applications (Duane Smith)

- 1) Funding Proposal Guidelines
- 2) Funding Proposal Application

Duane Smith presented revised documents related to requests for 4B Sales Tax funding proposals, including 1) 2011-2012 Calendar of Events and Deadlines-4B Sales Tax Funding Application Process and 2) Exhibit A: Revised Sales Tax Use Guidelines and Funding Application Form including certification form. He redesigned the applications and guidelines to allow for a single application for any type of project. If the Board approved, he advised that the application would go on the City web site and be available for distribution the week of April 11th. Completed applications would be available for Board consideration at the June 14th meeting. Staff recommended the revised Guidelines and Funding application for the following reasons: 1) is more comprehensive and complete than the application forms used in the past, and 2) directly tracks state law and ballot language governing the use of 4B Sales Tax funds.

There was discussion among the Board concerning the deadline shown in the application. President Rice asked that clarification be made on the web that the Project Application is separate from the US 183 Corridor Enhancement Project application. Charles Rowland, City Attorney, advised that a motion was not needed on this item. Duane Smith advised the Board that they would receive a full copy of all applications submitted. The Board advised staff to proceed.

No action was taken on this item.

- D.4 Consider Schedule For Project Submissions (Duane Smith)
Duane Smith advised that this item does not need any action taken, but was provided for informational purposes. He advised that if the Board had no objection, this schedule will be posted on the City web site and past applicants, including City departments, will be contacted.

No action was taken.

- D.5 Consider Proposed Schedule for 2011-12 Budget Recommendations (Duane Smith)
Duane Smith advised that he had worked with Aaron Rector, Budget Manager, and Phil Brewer, ED Director, on the proposed schedule for upcoming key dates and activities. A potential date for a budget workshop had been worked into the schedule and can be determined at a later time if the Board felt that a workshop was necessary. President Rice asked staff to provide possible dates for a workshop. Duane Smith advised that the schedule does coincide with the dates recommended in Item D.4 related to proposed projects and activities submitted for Board consideration.

No action was taken.

President Rice called up Items D.6.1 through D6.4 together.

- D.6 Election of Officers

- 1) President
- 2) Vice-President
- 3) Secretary
- 4) Treasurer

Duane advised that elections are generally held in November, but have lagged due to late reappointments. The next scheduled election would be November, 2011. The 4B Bylaws state that every officer position is subject to election annually.

MOTION: Director Jahadi moved that the current officers be maintained for the remainder of the year. Director Harris seconded the motion. The motion passed unanimously, 6-0, with one absent.

- D.7 Excuse The Absence Of 4B President Rice and Secretary Wood At The March 8, 2011 Regular Called Meeting

MOTION: Vice President Talamo moved to excuse the absence of 4B Director Wernecke at the March 8, 2011 Regular Called Meeting. Director Allen seconded the motion. The motion passed unanimously, 6-0, with one absent.

- E.1 LIAISON UPDATES / REPORTS None.

- F.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of March 10, 2011 and March 24, 2011.

Duane Smith advised that there were no 4B related items on the Council agendas.

- b. Director And Staff Comments None.

- c. 4B Board Member Closing Comments

Vice President Talamo stated that she was very pleased with the new playscape at Milburn Park. Director Harris stated that it was great to be on the 4B Board. Director Jahadi stated that Firestone cement work looks great.

d. Board Member Request For Future Agenda Items

Director Jahadi requested an Economic Development update on Schlitterbahn. President Rice requested that the request for the Veterans Memorial paver inscription be on next month's agenda. President Rice also asked that an item to establish the date of the annual meeting be included on next month's agenda.

e. Designate Delegates To Attend Next Council Meetings On April 14, 2011 and April 28, 2011
Duane Smith advised that there would be no 4B related items on the City Council agendas.

Next Regular Scheduled 4B Meeting: Tuesday, May 10, 2011 At 6:30 P.M. In The Cedar Park Public Library

H.1 ADJOURNMENT

Meeting was adjourned at 8:16 PM.

PASSED AND APPROVED THIS 10th DAY OF MAY, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, May 10, 2011 at 6:30 PM
Cedar Park Library, 550 Discovery Boulevard, Cedar Park, TX 78613**

BOARD MEMBERS

- President Brian Rice, Place 5
- | | |
|--|---|
| <input checked="" type="checkbox"/> Vice President Maria Talamo, Place 2 | <input checked="" type="checkbox"/> Kevin Harris, Place 3 |
| <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 | <input checked="" type="checkbox"/> John Allen, Place 4 |
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

-
- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:36 PM by Vice President Talamo noting that a quorum was present. President Rice arrived after Item B.2.b. All other members were present.
- A.2 Consider Approval Of The April 12, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Director Harris made a motion to approve the April 12, 2011 Regular Called 4B Corporation meeting minutes as submitted. Secretary Wood seconded the motion. The motion passed 5-0, as follows:
Yes: Talamo, Wood, Harris, Allen, Jahadi
No: None
Abstain: Wernecke
Absent: Rice
- A.3 Citizen Communications *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* None.
- A.4 Board Members' Opening Comments
Director Allen said the parks were looking great. Secretary Wood said that the students from Faubion Elementary went on a field trip to Milburn Park and they loved the new playscape.
- A.5 Presentation
a. Community Development Corporation (4B) Budget Orientation, Aaron Rector/Budget Manager
Aaron Rector, Budget Manager, advised that the City is in the middle of their budget process. Potential projects will need to be presented for consideration to the Board in June. He advised that the 4B Board's budget will need to be completed by July so that it can be submitted to City Council for approval.
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector
a. Provide Summary of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
Aaron Rector advised the Board that the sales tax numbers were higher than expected. A quarterly report will be provided at the June meeting.
- Vice President Talamo called Items B.2.a.i through B.2.a.iii up together.*
- B.2 Parks Project Report, Curt Randa –
a. Park Improvement Program Update
i. Milburn Park Playscape Improvement Project
ii. Wild Rose Park Playscape Improvement Project
iii. Creekside Park Playscape Improvement Project

Curt Randa, Parks Director, made a presentation on the park improvement projects. He stated that the Milburn Park playscape has great play value because of the large number of children that can play at one time. Wild Rose Park is the smallest of the three park improvement projects. The main play structure was replaced. Creekside Park improvements allowed for wheelchair access to the playscape.

b. Brushy Creek Sports Park Irrigation Improvement Project

Curt Randa advised that they received three bids on the Brushy Creek Sports Park (BCSP) Irrigation Improvement Project. The lowest bid was \$310,000 and the highest bid was \$450,000. On April 14th the City Council rejected all bids as too high. Curt Randa advised that he is working with staff to see if the project can be brought back. The wiring is very expensive at approximately \$30 to \$40 per foot.

President Rice arrived before Item B.3 and assumed responsibility as President.

President Rice called Items B.3.a through B.3.e up together.

B.3 Transportation Project Report –

- a. Progress Report on Park Street / US 183 Intersection Project
- b. Progress Report on Brushy Creek Road (183A Toll Road to Parmer Lane) Project
- c. Progress Report on Right Lane Turn Lane Improvements at The Intersection of East Whitestone Boulevard and South Bound North Vista Ridge Boulevard
- d. Sidewalk Construction Including Gap Closures Projects
- e. Internally Lighted Street Name Signs (ILSN) Project

Duane Smith, Tourism and Community Development Manager, advised that updates on the above projects from Alan Green and Tom Gdala had been provided in the packets. He advised that the right turn lane improvements project at East Whitestone Boulevard and North Vista Ridge Boulevard was anticipated to begin in May. The ILSN signs are on hold at this time.

B.4 Update on Water Park Resort Project (Phil Brewer, Economic Development Director)

Phil Brewer, Economic Development Director, responded to recent articles in the news concerning the water park resort project. He advised that the contract was entered into one year and two months ago. The developer has not raised all the capital needed for Phase 1. They have had expansions in several of their existing parks. He will be meeting with the partners to discuss resetting the timeline from 2012 to 2013. The project would be the same, but bigger and better.

B.5 Update Regarding the Art, Food, and Wine Event Planning Committee (Duane Smith)

Duane Smith asked Vice President Talamo and Director Jahadi if they still wanted to participate on the committee. They both responded affirmatively. The committee is anticipated to meet often during the summer.

C.0 PUBLIC HEARINGS None.

C.1 Fallbrook Technologies Economic Incentives Project In An Amount Not To Exceed \$ 1,677,500.00

Larry Holt, Economic Development Specialist, advised that 4B approved this project at the May meeting. David Markley, Vice President for Fallbrook Technologies, provided a short company overview. The majority of Fallbrook's staff is located in Texas. Engineering and product development is in Texas.

A public hearing was held on the above item. Joseph Freidberg spoke in support of the project. He said it was nice to see industry come to town. There being no further public testimony, the public hearing was closed.

D.0 DISCUSSION AND POSSIBLE ACTION

President Rice called Items D.2.a.1 and D.2.a.2 up together.

D.1 Economic Development Project

- a. Fallbrook Technologies Economic Incentives (Larry Holt, Economic Development Specialist)
 - 1) Consider Adoption of a Resolution Recommending Fallbrook Technologies Economic Incentives Project for Council Approval In An Amount Not to Exceed \$ 1,677,500.00
 - 2) Consider Authorization for the President to Execute a Project Agreement for Fallbrook Technologies Economic Incentives Project

Larry Holt reviewed the overall benefits, performance obligations and contractual obligations of the proposal. There was discussion among the Board concerning the good press this project had received.

MOTION: Vice President Talamo made a motion to authorize the 4B Board President to execute the Resolution to recommend to City Council funding of the Fallbrook Technologies Economic Incentives Project and to authorize the 4B Board President to execute the Project Agreement funding the Fallbrook Technologies Economic Incentives Project in an amount not to exceed \$1,677,500. Secretary Wood seconded the motion. The motion passed unanimously, 7-0.

D.2 Consideration of Board Inscription for Veterans Memorial Paver

Duane Smith stated that Janet Bartles had addressed the Board at their last meeting and offered the opportunity to have a paver inscribed and placed in recognition of 4B's support of the project. The paver allows for up to twenty-two (22) characters per line and up to nine lines. There was much discussion among the Board concerning the specific wording to put on the paver. The following wording was chosen for the inscription on the paver:

"WITH DEEP APPRECIATION, WE RECOGNIZE AND HONOR ALL VETERANS OF THE U.S. ARMED FORCES WHO SERVED AND SACRIFICED TO DEFEND AND PROTECT OUR COUNTRY. CITY OF CEDAR PARK 4B COMMUNITY DEVELOPMENT BOARD 2010-2011".

MOTION: Director Allen made a motion to approve the inscription as stated above. Director Harris seconded the motion. The motion passed unanimously, 7-0.

Item D.2 was reopened by President Rice after Item F.1.b.

Vice President Talamo advised that the wording previously agreed upon would not fit within the grid provided for the inscription. She suggested the following rewording:

"WE RECOGNIZE AND HONOR ALL VETERANS OF THE U.S. ARMED FORCES WHO SERVED AND SACRIFICED TO DEFEND AND PROTECT OUR COUNTRY. CITY OF CEDAR PARK 4B COMMUNITY DEVELOPMENT CORPORATION 2010-2011".

MOTION: Vice President Talamo made a motion to reconsider the previous motion and to approve the above rewording for the inscription on the paver. Director Harris seconded the motion. The motion passed unanimously, 7-0.

D.3 Consider Designation of Annual Meeting for the Purpose of Election of Officers

Duane Smith advised that the Bylaws of the Corporation specify that Officers of the Corporation will be elected at the "Annual" meeting of the Corporation. The date of the meeting to elect officers is set in the Bylaws as the third Monday in October. The Rules of Procedures for the Corporation does not address when elections should occur, so the Bylaws prevail. Duane Smith provided options to address this issue. The Board could cancel the Regular Scheduled meeting in October and reschedule a Special Called meeting on the third Monday of October to hold elections. The Board could amend the Bylaws and set the annual meeting for the Regular Scheduled meeting in October. Several of the Directors requested that an amendment be brought to a future meeting to revise the language in the Bylaws by setting the annual meeting as the Regular Scheduled October meeting.

No action was taken on this item.

D.4 Excuse Absence of 4B Director Wernecke at April 12, 2011 Regular Called Meeting

MOTION: Director Allen moved to excuse the absence of 4B Director Wernecke at the April 12, 2011 Regular Called Meeting. Secretary Wood seconded the motion. The motion passed unanimously, 6-0, with Director Wernecke abstaining.

E.1 LIAISON UPDATES / REPORTS **None.**

F.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

a. Delegate Report on City Council Actions Directly Related to 4B Items of April 14, 2011 and April 28, 2011

Duane Smith advised that there were no 4B related items on the Council agendas. Director Jahadi advised that Council Member Don Tracy had made an excellent presentation at the April 28th meeting on a center for young entrepreneurs and a business incubator.

b. Director And Staff Comments

Duane Smith advised that a budget workshop was scheduled for June 28th at 6:30 PM at the library. The Gateway Sign Committee will be contacting Directors Wernecke, Harris and Jahadi concerning possible projects. Duane Smith advised that he would wait till the budget was done before bringing the amendment to the Bylaws to the Board.

Vice President Talamo requested that Item D.2 be reopened for further discussion. Chair Rice reopened Item D.2. See Item D.2.

c. 4B Board Member Closing Comments

President Rice stated that he was glad Fallbrook Technologies was coming to Cedar Park and he was excited about the new projects that will be coming next month. President Rice stated that he would not be able to attend the Joint Meeting on July 7th. Director Jahadi was not sure if he would be able to attend the Joint Meeting.

d. Board Member Request For Future Agenda Items **None.**

e. Designate Delegates To Attend Next Council Meetings On May 12, 2011 and May 26, 2011

Duane Smith advised that there would be no 4B related items on the May 12th City Council agenda. The Fallbrook Technologies Economic Incentive Project would be on the May 26th agenda. Director Allen, President Rice and Secretary Wood all stated that they would be able to attend.

Next Regular Scheduled 4B Meeting: Tuesday, June 14, 2011 At 6:30 P.M. In The Cedar Park Public Library

Next Joint Meeting With City Council and 4A: Thursday, July 7, 2010 At 6:30 P.M. in the Cedar Park Public Library

H.1 ADJOURNMENT

Meeting was adjourned at 8:10 PM.

PASSED AND APPROVED THIS 14th DAY OF JUNE, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, June 14, 2011 at 6:30 PM
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

BOARD MEMBERS

- | | |
|--|--|
| <input checked="" type="checkbox"/> President Brian Rice, Place 5 | |
| <input checked="" type="checkbox"/> Vice President Maria Talamo, Place 2 | <input type="checkbox"/> Kevin Harris, Place 3 |
| <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 | <input type="checkbox"/> John Allen, Place 4 |
| <input type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

-
- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:39 PM by President Rice noting that a quorum was present. Directors Wernecke, Harris and Allen were absent. All other members were present.
- A.2 Consider Approval of the May 10, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the May 10, 2011 Regular Called 4B Corporation meeting minutes as submitted. Vice President Talamo seconded the motion. The motion passed unanimously, 4-0, 3 absent.
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* **None.**
- A.4 Board Members' Opening Comments. **None.**
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector
a. Provide Summary of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
b. Sales Tax Comparison Tables.
Aaron Rector provided a second quarter summary (through April 2011). He advised that the revenues to date were \$1,972,420. Total expenditures to date were \$1,126,671. He stated that the year-end projection was 5.4% above the Fiscal Year 2010-2011 budget. He reviewed the current 4B expenditures, sales tax comparison with benchmark cities, year-end projections and fund balance.
- B.2 Parks Project Report, Curt Randa/Parks Director. **None.**
- B.3 Transportation Project Report, Engineering. **None.**
- C.0 PUBLIC HEARINGS **None.**
- D.0 DISCUSSION ONLY
- President Rice called up Items E.1.a.1 and E.1.a.2 out of order. See Item E.1.a.1 and E.1.a.2.*
- President Rice called up Item D.1.b.2 out of order. See Item D.1.b.2.*
- D.1 Consider Applications For Proposed Projects/Programs Requested For 2011-2012 Fiscal Year Community Development Corporation Budget

- a. Economic Development
 - 1) Consider Funding For Potential Economic Development Incentive Projects In An Amount Of \$1,500,000

Larry Holt advised the Board that there are several projects that they are working on, but none are ready to request funding. He advised that \$1.5 million would be adequate for the current level of project activity.

Secretary Wood stated that \$1.5 million may be hard to achieve with the FY 2012 projected revenues. President Rice requested a cash flow analysis from finance. No action was taken on this item.

- b. Community Enhancements
 - 1) Consider Funding For The Continuation Of The US 183 Corridor Enhancement Program In The Amount of \$100,000

Duane Smith, Tourism and Community Development Manager, made the presentation. He advised that there had not been any applications this year. The Firestone project is almost done. The pole sign came down this week. He suggested that the program be extended to include RM 1431/Whitestone Boulevard. If the Board decides to extend the program, the program's name would need to be changed to include RM 1431/Whitestone Boulevard. He suggested that the redevelopment definition needs to be clarified to limit the program to existing properties providing upgrades and not undeveloped property. President Rice stated that he would like to keep this item in the budget. No action was taken on this item.

- 2) Consider Funding Continuation Of The Neighborhood Park Improvement Program
 - i) Consider Funding Playground Replacements at Buttercup Park, Quest Village Park and Carriage Hills Park In the Amount of \$250,000

Curt Randa, Parks Director, made the presentation for this item. He requested that funding for the Neighborhood Park Improvement Program be continued. He anticipated replacement costs for the playground equipment as follows: Buttercup Park - \$100,000, Quest Village Park - \$75,000 and Carriage Hills II Park - \$75,000. The existing playscapes are twelve to fourteen years old.

There was discussion among the Board concerning the usage of each park versus the amount needed for their improvements. Curt Randa advised that Parks Ordinance funds were being used for park revitalization which includes turf maintenance. President Rice asked if there was any way to donate the old playscapes to lower economic municipalities. Curt Randa advised that he would look into it. No action was taken on this item.

D.2 Discussion of Previously Committed Project Funds
Items D.2.a through D.2.d.1 were called up together.

Duane Smith reminded the Board that some of the previously approved incentives would be coming due. He advised that they may want to reauthorize delayed projects.

- a. Economic Development
 - 1) Fallbrook Technologies Incentive Project In An Amount Of \$1,677,500
 - 2) CR 180 and New Hope Drive Incentive Project In An Amount Of \$150,000
 - 3) Pecan Grove-SPVEF, L.P. Incentive Project In An Amount of \$980,000

Duane Smith advised that \$700,000 is due this fiscal year for the Fallbrook Technologies Incentive Project. He advised that a payment is due this fiscal year for the CR 180 and New Hope Drive Incentive Project.

- b. Community Enhancements
 - 1) Brushy Creek Sports Park (BCSP) Irrigation Project In An Amount of \$150,000

Curt Randa advised the Board that this project was on hold. City Council rejected the bids because they were too high. Curt Randa is still actively working with City Engineering staff on this project.

- 2) Capital Metro Expanded Bus Route Feasibility Study To Determine The Viability Of Funding The Project On An Annual Basis In An Amount Of \$50,500

Aaron Rector advised that funding for this item was taken out of Contract Services. It is not an active project.

c. Community Identification

- 1) Internally Lighted Street Name (ILSN) for TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In The Amount Of \$350,000

Aaron Rector advised the Board that \$8,000 had been spent on the Internally Lighted Street Name (ILSN) project and that the project was on hold until further discussions with TxDOT could be held.

- 2) Gateway/Entryway Sign Design And Site Location In An Amount Of \$25,000
- 3) Gateway/Entryway Sign Construction Project In An Amount Of \$150,000

Duane Smith advised that SEC Planning, LLC has met with the subcommittee. A final Gateway/Entryway design is anticipated by the end of this fiscal year. Duane Smith asked for a "ballpark" figure for one sign. Funding for the Gateway/Entryway Sign Construction Project would not be needed until the next fiscal year.

d. Destination City

- 1) Planetarium/Science Center Feasibility Study In An Amount Of \$75,000

President Rice stated that 4B needs to determine what City Council's direction is on this item. Duane Smith stated that Director Wernecke did not believe that the approved funding was enough. Duane Smith suggested that this item be discussed at the budget meeting.

No action was taken on these items.

E.0 DISCUSSION AND POSSIBLE ACTION

Items E.1.a.1 and E.1.a.2 were called up together.

E.1 Economic Development Project

- a. Dental Health Management Solutions Economic Incentives (Larry Holt, Economic Development Specialist)
 - 1) Consider Funding Dental Health Management Solutions Economic Incentives Project In An Amount Not To Exceed \$145,845
 - 2) Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Dental Health Management Solutions Economic Incentives Project

Larry Holt, Economic Development Specialist, introduced Shane Stevens from Dental Health Management Solutions (DHMS) to the Board. Shane Stevens provided an overview of DHMS. They are currently located at 2001 Windy Terrace in Cedar Park. He advised that they were founded in 2003 with a vision to make state-of-the-art dental care more convenient for residents at various healthcare facilities in the Austin area. DHMS provides the following services: full dental treatment to all branches of the military, outsourced staffing solutions to the dental industry, mobile oral health treatment, and refurbishment and certification of panoramic x-ray equipment. DHMS, in partnership with Carestream Dental Imaging, is recognized as the preferred reseller of certified pre-owned digital dental panoramic imaging systems in the United States. The taxable sales projection for 2011 is \$500,000 increasing to \$2,000,000 in 2012 and \$4,000,000 in 2013. DHMS was recognized in the Austin Business Journal in 2010 as one of the fastest growing companies in the Austin region. He advised that the revenue in 2010 increased over fifty percent and they have forty-two full time employees. He reviewed DHMS's strategic direction and explained their short-term strategic needs. He requested 4B funding for: 1) expansion and build out of Suite B to allow for growth of the Reseller Division, 2) upgrading the security system to protect sensitive patient and military data, and 3) adding three to four positions to meet immediate needs for increases in services and growth.

Larry Holt provided an overview of the DHMS incentive proposal. Overall economic development benefits provided by this incentive proposal include a high growth headquarters operation, property taxes and jobs, and sales tax potential. The contractual performance obligations include: 1) company will remain in Cedar Park through 2017; 2) investment in rapidly growing headquarters; 3) company incentivized to achieve sales tax goals; and 4) relocation dollars for employees that purchase a home in Cedar Park. The total incentive package is \$145,845.00. The term of the contract is through October 15, 2017 and failure to reach any performance target triggers clawback provisions. Larry Holt advised that if the project is approved, anticipated expenditures would be \$99,345 for Retention and Facilities Grant (payable in FY 2010-2011), \$21,500 for Sales Tax or Employment Grant (payable in FY 2012-2013) and \$25,000 for Resident Grant (payable in FY 2013-2014).

There was discussion among the Board concerning the relocation item. They advised that there was no need to require that the Relocation Bonus exclude relocation from Williamson and Travis Counties. There was much discussion concerning the potential for sales tax revenues. Director Jahadi questioned providing incentives to DHMS. President Rice stated that the incentives would be for DHMS to remain in Cedar Park and to improve their headquarters. Larry Holt provided a completed Economic Development Project Evaluation Matrix for the Board to consider. The Board reviewed the matrix and their final score was 60 points which exceeded the matrix goal of 35 points.

MOTION: Secretary Wood made a motion to authorize, accept, and approve funding of Dental Health Management Solutions Incentives Project as set forth in Agenda Item E.1.a.1 and authorize staff to set date for public hearing and publish project notice as set forth in Agenda Item E.1.a.2. Vice President Talamo seconded the motion. The motion passed unanimously, 4-0, 3 absent.

F.1 LIAISON UPDATES / REPORTS None.

G.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

a. Delegate Report on City Council Actions Directly Related to 4B Items of May 12, 2011 and May 26, 2011

Duane Smith advised that there were no 4B related items on the May 12, 2011 Council agenda. The City Council approved the Fallbrook Technologies Incentive Project at the May 26th meeting.

b. Director And Staff Comments

Duane Smith requested that the Directors email ideas to him concerning budget workshop items.

c. 4B Board Member Closing Comments

Vice President Talamo advised that she went to the Veterans Memorial Park grand opening. The dog park and memorial areas were wonderful additions to the park. Director Jahadi stated that he was impressed with how fast the Firestone Project had moved.

d. Board Member Request For Future Agenda Items.

Director Jahadi asked how to get more beautification for the bike trail along 183A Toll Road. Duane Smith advised that the Central Texas Regional Mobility Authority had received a grant for this purpose. President Rice suggested that they discuss funding an incubator at the Joint Meeting or workshop.

e. Designate Delegates To Attend Next Council Meetings On June 16, 2011 and June 30, 2011

Duane Smith advised that there would be no 4B related items on the City Council agendas.

Next Joint Meeting With City Council and 4A: Thursday, July 7, 2010 At 6:30 P.M. in the Cedar Park Public Library

Next Regular Scheduled 4B Meeting: Tuesday, July 12, 2011 at 6:30 P.M. in the Cedar Park Public Library

H.1 ADJOURNMENT

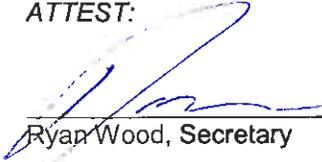
Meeting was adjourned at 9:05 PM.

PASSED AND APPROVED THIS 12th DAY OF JULY, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, July 12, 2011 at 6:30 PM
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

BOARD MEMBERS

- | | |
|--|---|
| <input checked="" type="checkbox"/> President Brian Rice, Place 5 | |
| <input checked="" type="checkbox"/> Vice President Maria Talamo, Place 2 | <input checked="" type="checkbox"/> Kevin Harris, Place 3 |
| <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 | <input type="checkbox"/> John Allen, Place 4 |
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:34 PM by President Rice noting that a quorum was present. Director Jahadi arrived during Items D.1.a.1-2. Director Allen was absent.

A.2 Consider Approval of the June 14, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the June 14, 2011 Regular Called 4B Corporation meeting minutes as submitted. Vice President Talamo seconded the motion.

MOTION WITHDRAWN: Secretary Wood withdrew his motion because Directors Wernecke and Harris had been absent at that meeting and there would not be a quorum if they abstained from the vote. Vice President Talamo withdrew her second. This item was postponed.

President Rice recalled Item A.2 after Item F.1.d.

MOTION: Secretary Wood made a motion to approve the June 14, 2011 Regular Called 4B Corporation meeting minutes as submitted. Vice President Talamo seconded the motion. The motion passed as follows:

Yes:	Rice, Talamo, Wood, Jahadi
No:	None
Abstain:	Harris, Wernecke
Absent:	Allen

A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* **None.**

A.4 Board Members' Opening Comments.
President Rice stated that the library's summer reading program is very good.

B.0 STAFF REPORTS (DISCUSSION ONLY)

B.1 Finance Report, Aaron Rector.

a. Provide Summary Of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance

b. Review Of Preliminary FY 2011-2012 Budget Revenues And Expenditures

Aaron Rector provided an overview of the FY 2010-11 revenues and expenditures. He was available for questions on the FY 2011-2012 budget.

B.2 Parks Project Report, Curt Randa/Parks Director. None.

B.3 Transportation Project Report, Engineering. None.

C.0 PUBLIC HEARINGS

- C.1 Dental Health Management Solutions Economic Incentives Project In An Amount Not To Exceed \$145,845
Duane Smith advised that it is a statutory requirement that the 4B Corporation conduct public hearings on projects prior to final Council approval and the expenditure of funds.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed.

D.0 DISCUSSION AND POSSIBLE ACTION

President Rice called up Items D.1.a.1 and D.1.a.2 together.

D.1 Economic Development Project

- a. Dental Health Management Solutions Economic Incentives (Larry Holt, Economic Development Specialist)
- 1) Consider Adoption of a Resolution Recommending Dental Health Management Solutions Economic Incentives Project for Council Approval In An Amount Not to Exceed \$145,845
 - 2) Consider Authorization for the President to Execute a Project Agreement for Dental Health Management Solutions Economic Incentives Project

Larry Holt, Economic Development Specialist, provided an overview of the agreement. Last month's presentation was reviewed. Shane Stevens, CEO, was present to answer questions. The company is located at 2001 Windy Terrace, Cedar Park. Vice President Talamo questioned whether Dental Health Management Solutions (DHMS) was purchasing their supplies locally. Shane Stevens advised that there is no local provider for some of their supplies, but they buy what they can locally.

MOTION: Vice President Talamo made a motion to authorize the 4B Board President to execute the Resolution as set forth in Agenda Item D.1.a.1 and to execute the Project Agreement as set forth in Agenda Item D.1.a.2 to recommend to City Council funding for the Dental Health Management Solutions (DHMS) Economic Incentives Project in an amount not to exceed \$145,845.00. Secretary Wood seconded the motion. The motion passed unanimously, 6-0, 1 absent.

D.2 Consider Applications For Proposed Projects/Programs Requested For 2011-2012 Fiscal Year Community Development Corporation Budget

- a. Economic Development
- 1) Consider Funding For Potential Economic Development Incentive Projects In An Amount Of \$1,500,000

President Rice advised that there are no specific projects proposed at this time. This would allocate funds for future economic development projects.

President Rice called up Items D.2.b.1 and D.2.b.2 together.

b. Community Enhancements

- 1) Consider Funding For The Continuation Of The US 183 Corridor Enhancement Program In The Amount of \$100,000

President Rice suggested that the funds for the US 183 Corridor Enhancement Program be continued. He suggested that the Board review the program later in the year to consider expanding the program to include RM 1431. Director Jahadi suggested that "The Triangle" property be reintroduced into the program. Duane Smith, Tourism and Community Development Manager, advised that the property is in the TxDOT right-of-way. It was noted that there had been no new projects submitted during this fiscal year.

- 2) Consider Funding Continuation Of The Neighborhood Park Improvement Program
 - i) Consider Funding Playground Replacements at Buttercup Park, Quest Village Park and Carriage Hills Park In the Amount of \$250,000

Director Jahadi clarified that only the program is under consideration at this time. President Rice advised that Curt Randa, Parks Director, will request funding for the individual projects when the actual costs are determined.

President Rice called up Items D.3.a through D.3.d.1 together.

D.3 Discussion of Previously Committed Project Funds

a. Economic Development

1) Fallbrook Technologies Incentive Project In An Amount Of \$1,677,500

The Board discussed that the funding for this project is spread over multiple years. Aaron Rector advised that \$765,000 is committed to be paid this fiscal year, with the balance to be paid as follows: \$250,000 in FY 2011-2012, \$250,000 in FY 2012-2013 and \$412,500 in FY 2013-2014. Larry Holt advised that the project was recently approved and progressing well in the development process.

2) CR 180 And New Hope Drive Incentive Project In An Amount Of \$150,000

The Board discussed that \$150,000 is committed to be paid this fiscal year for the CR 180 incentives. Larry Holt advised that the project was recently approved and progressing well in the development process.

3) Water Park Resort Incentive Project In An Amount of \$6,000,000

The Board discussed that there would be no payment on this project in FY 2010-2011. Larry Holt advised that there was nothing new to report. The contract is still active and must be modified before any changes in the funding could be made.

4) Pecan Grove-SPVEF, L.P. Incentive Project In An Amount of \$980,000

The Board discussed that there would be no payment on this project in FY 2010-2011. Payment of \$406,891 was made in FY 2009-2010. Larry Holt reminded the Board that Pecan Grove has a deadline of December 31, 2011 to meet their performance measures obligations. He has seen good progress on the developer's part. Larry Holt stated that if they get a tenant to sign a lease and is ready to go, he would recommend that the Board work with them on extending the deadline date.

5) Integrated Bank Technology Incentive Project In An Amount of \$82,598

Larry Holt advised that a payment of \$41,299 was made in FY 2008-2009. He advised that they did not meet their second requirement so the Board does not owe them a payment on this project in FY 2010-2011.

b. Community Enhancements

1) U.S. 183 Corridor Enhancement Program

(i) Cedar Park Tire And Service/Neighborhood Park-N-Sell Project In An Amount Of \$100,000

President Rice advised that \$100,000 was budgeted, but no projects were submitted. The unspent \$100,000 will go into the fund reserve.

2) Brushy Creek Sports Park (BCSP) Irrigation Project In An Amount of \$150,000

The Board discussed whether this project should be carried over because the bids came in too high which caused the project to stall. Aaron Rector advised that \$15,604 had been spent on this project. He advised that Curt Randa, Parks Director, was working to come up with other options in order to determine whether additional funding needs to be requested. Duane Smith suggested that the funds be carried over. The Board requested a status update from Curt Randa.

3) Sidewalk Construction Including Gap Closures Projects In An Amount of \$170,000

Duane Smith advised that the project design is in progress. He stated that the construction is anticipated to be let this year. He suggested that the funds be carried over.

4) RM 1431/Vista Ridge Right-Turn Intersection Improvements Project In An Amount Of \$530,000
Duane Smith advised that this project has been started. Secretary Wood stated that there is a sign at the work site recognizing 4B for funding the project. Aaron Rector advised that he anticipated that the funds this project will be expended by the end of the year.

5) Brushy Creek Road And/Or West New Hope Drive Improvement Project In An Amount Of \$1,000,000
Duane Smith advised that the funding was used for the Brushy Creek Road improvements. The project is under construction.

6) Park Street/US 183 Intersection Improvement Project In An Amount of \$1,000,000
President Rice advised that the funds need to be carried over.

7) Capital Metro Expanded Bus Route Feasibility Study To Determine The Viability Of Funding The Project On An Annual Basis In An Amount Of \$50,500
The Board discussed that this item did not have the support of City Council so the money will go into the fund balance.

c. Community Identification

1) Internally Lighted Street Name (ILSN) for TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In The Amount Of \$350,000
Duane Smith advised that Engineering had requested that the funds be carried over. They are working with TxDOT.

2) Gateway/Entryway Sign Design And Site Location In An Amount Of \$25,000
Duane Smith advised that the project is ongoing. He advised that the final design has not been determined yet. The Board stated that the funds need to be carried over.

3) Gateway/Entryway Sign Construction Project In An Amount Of \$150,000
Duane Smith advised that it was hard to determine the cost of construction until the design had been selected. It appears that the signs will cost between \$45,000 and \$65,000. The Board stated that the funds need to be carried over.

d. Destination City

1) Planetarium/Science Center Feasibility Study In An Amount Of \$75,000
Director Wernecke stated that there had been no recent activity on the planetarium. Duane Smith suggested that the funds could be kept as Destination City opportunities. This particular project funding will go back into fund balance. The Board discussed setting aside a line item for Destination City opportunity of \$50,000.

Vice President Talamo stated that she was disappointed in the amount of projects that were funded but not accomplished this year. President Rice stated that the economy played a large part in the economic projects that were not accomplished. Director Jahadi stated he was pleased to come under budget, but sad that projects were not accomplished.

D.4. Consider Approval And Recommendation Of Projects/Programs Requested For 2011-2012 Fiscal Year
Community Development Corporation Budget

President Rice restated the amounts discussed by the Board for the 2011-2012 Fiscal Year
Community Development Corporation Budget.

\$ 722,710	Debt Service
\$ 129,313	Administration and Operations (Includes \$5,000 for Board Development)
\$1,500,000	Economic Development
\$ 350,000	Community Enhancement (\$100,000 US 183 Corridor Enhancement, \$250,000 Parks)
\$ 50,000	Destination City

MOTION: Vice President Talamo made a motion to recommend to City Council approval of the 2011-2012 Fiscal Year Community Development (4B) budget as referenced above. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with one absent.

E.1 LIAISON UPDATES / REPORTS **None.**

F.1 ADMINISTRATIVE ITEMS *(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

a. Delegate Report on City Council Actions Directly Related to 4B Items of June 16, 2011 and June 30, 2011 **None.**

b. Director And Staff Comments **None.**

c. 4B Board Member Closing Comments
Director Jahadi met with the Art Board yesterday. They had some great ideas. They were working toward creating a big festival in 2013.

d. Board Member Request For Future Agenda Items.
The Board requested an agenda item to excuse the absences from the June meeting. Vice President Talamo requested that, as a part of future Performance Agreements, the Board get a report from the recipients on what they spent. She would like an agenda item to discuss it. Director Jahadi requested that "The Point" project be brought back for discussion. The Board requested an update on the Brushy Creek Sports Park Irrigation project. President Rice suggested that they discuss expanding the US 183 Corridor Enhancement Program. They suggested reviewing the 4B Strategic Plan at the September meeting.

President Rice recalled Item A.2. See Item A.2.

e. Designate Delegates To Attend Next Council Meetings On July 14, 2011 and July 28, 2011
Duane Smith advised that there would be no 4B related items on the City Council July 14, 2011 agenda. Secretary Wood and Director Jahadi stated that they would attend the July 28, 2011 City Council meeting.

Next Joint Meeting With City Council and 4A rescheduled to: Thursday, August 4, 2011 At 6:30 P.M. in the Cedar Park Public Library

Next Regular Scheduled 4B Meeting: Tuesday, August 9, 2011 at 6:30 P.M. in the Cedar Park Public Library

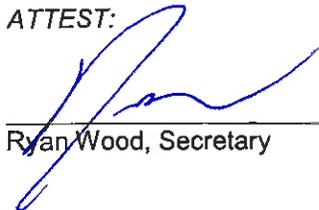
G.1 ADJOURNMENT
Meeting was adjourned at 8:25 PM.

PASSED AND APPROVED THIS 13th DAY OF SEPTEMBER, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, September 13, 2011 at 6:30 PM
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

BOARD MEMBERS

- President Brian Rice, Place 5
- | | |
|--|---|
| <input checked="" type="checkbox"/> Vice President Maria Talamo, Place 2 | <input type="checkbox"/> Kevin Harris, Place 3 |
| <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 | <input checked="" type="checkbox"/> John Allen, Place 4 |
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

-
- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:36 PM by President Rice noting that a quorum was present. Director Harris was absent.
- A.2 Consider Approval of the July 12, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Vice President Talamo made a motion to approve the July 12, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Wernecke seconded the motion. The motion passed unanimously, 6-0, with one absent.
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* **None.**
- A.4 Board Members' Opening Comments.
Board Member Jahadi stated that he was glad that high school football is back. He informed the Board that Councilmember Tony Dale was a candidate for the Legislative District 149.
- B.0 STAFF REPORTS (DISCUSSION ONLY)

President Rice called up Items B.1.a and B.1.b together.

- B.1 Finance Report, Aaron Rector.
a. Provide Summary Of FY 2010-2011 4B Revenues, Expenditures, And Fund Balance
b. Review Of Preliminary FY 2011-2012 Budget Revenues And Expenditures
Aaron Rector provided an update (through July) of 4B funds. The sales tax had been higher than anticipated. To date 4B has collected 88.2% of their budget. He advised that the year-end projection is \$3,443,864 which is 6% over the anticipated budget.
- B.2 Parks Project Report, Curt Randa/Parks Director.
a) Update on Brushy Creek Sports Park Irrigation Project
Curt Randa provided a brief history on this item. He has been working with Kenneth Wheeler, Assistant Director of Utilities, to come up with an alternative plan. He was not expecting to request more funding from the Board. He was looking at other funding opportunities to help fund the project. He wants to have the irrigation project in place before next year's peak irrigation season. He will provide the Board with updates as progress is made.
- B.3 Transportation Project Report, Engineering.
a. Progress on Sidewalk Construction Including Gap Closures Projects
Duane Smith, Tourism and Community Development Manager, advised that Tom Gdala's update was provided in the packet. Duane Smith advised that the Vista Ridge/RM 1431 turn lane project has been finished.

b. Internally Lighted Street Name Signs (ILSN) Project

Duane Smith advised that this project is still on temporary hold pending issues related to ownership of the TxDOT signals. The City is still in negotiations with TxDOT on a takeover agreement.

C.0 PUBLIC HEARING. None.

D.0 DISCUSSION AND POSSIBLE ACTION

D.1 Consider Meeting Dates for Calendar Year 2012

Duane Smith advised the Board that Director Harris was concerned with the meeting in March because it conflicted with Leander Independent School District's (LISD) spring break vacation. Several Board members were concerned that the February meeting fell on Valentine's Day. The Board discussed that they could schedule a Special Called meeting when needed.

MOTION: Secretary Wood made a motion to approve the meeting dates for Calendar Year 2012 as presented. Vice President Talamo seconded the motion. The motion passed unanimously, 6-0, 1 absent.

Vice President Talamo advised that LISD's winter break vacation was February 6-8, 2012.

D.2 Consider Calling For Election Of Officers At The October Meeting Of The 4B Board of Directors

Duane Smith advised that the Bylaws stated that elections were to be held in October.

MOTION: Secretary Wood made a motion to call for an election of officers at the October 2011 Regularly Scheduled meeting. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, 1 absent.

D.3 Review Revisions To City Council Goals And Strategic Map As Related To 4B Strategic Plan And Goals

President Rice advised that he had asked for this item so that the Board could begin to discuss it at this meeting, but prepare for more in-depth discussion at the next meeting. President Rice asked J.P. LeCompte, Assistant City Attorney, to research whether 4B funds were appropriate for assisting with the redevelopment of the Bell Boulevard corridor. Duane Smith advised that it would probably fall under the direction of the Planning and Zoning Commission. The Board requested a copy of the Planning and Zoning Commission strategic plan.

President Rice requested that City Council designate a Councilmember to be available at the October meeting to answer questions about the updated Council Strategic Map. The Board discussed how the updated Strategic Map was basically still in sync with the 4B Strategic Plan. This item needs to be put on the October 2011 agenda.

D.4 Evaluate Opportunities To Modify the U.S. 183 Corridor Enhancement Program

President Rice stated that this item was added due to the Board's discussion at the August meeting. He would like the opinions of the Board. Secretary Wood stated that he would like to see the allotted funding spent every year and would like to see the project expand to include RM 1431. Director Wernecke suggested that another marketing outreach may be needed before expanding the project. Duane Smith advised that Alan Hill, landscape architect, had stated that he was willing to promote the project. President Rice stated that he thought it would be okay if Alan Hill marketed his services to clients because of his knowledge of the project. Director Jahadi suggested that staff talk to local landscapers and get them promote the campaign. Vice President Talamo suggested that a consultant might be needed. She also suggested that the City host an educational luncheon for landscapers to explain the program.

Duane Smith advised that he had talked with the owner of the property known as "The Point" or "The Triangle". The owner had wanted to explore what he could do to participate in the program, but was reluctant to change the sign. Duane Smith said that he still needed to meet with the TxDOT landscaper.

President Rice requested that the Board review the program and be prepared to seriously discuss it at the October meeting. He summarized the Board's comments as follows: 1) Possibly expand the program to include RM 1431, 2) Possibly do a marketing campaign, 3) Possibly include additional incentives on signs, 4) Possibly broaden the US 183 Corridor Program to adjust the incentives, and 5) Possibly adjust the incentives specifically related to signs. President Rice suggested that a subcommittee be considered in order to move quickly (60-90 days) on the possible program modifications.

Vice President Talamo requested that Item D.1 be reopened. President Rice recalled Item D.1. See Item D.1.

D.5 Excuse Absences From 4B Board Meetings:

a. Director Wernecke, Director Harris, and Director Allen At The June 14, 2011 Regular Called Meeting
MOTION: Vice President Talamo moved to excuse the absence of 4B Directors Wernecke, Harris, and Allen at the June 14, 2011 Regular Called Meeting. Secretary Wood seconded the motion. The motion passed as follows:

Yes: Rice, Talamo, Wood, Jahadi
No: None
Abstain: Wernecke, Allen
Absent: Harris

b. Director Allen At The July 12, 2011 Regular Called Meeting

MOTION: Vice President Talamo moved to excuse the absence of 4B Director Allen at the July 12, 2011 Regular Called Meeting. Secretary Wood seconded the motion. The motion passed as follows:

Yes: Rice, Talamo, Wood, Jahadi, Wernecke
No: None
Abstain: Allen
Absent: Harris

E.1 LIAISON UPDATES / REPORTS **None.**

F.1 **ADMINISTRATIVE ITEMS** *(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

a. Delegate Report on City Council Actions Directly Related to 4B Items of July 28, August 11 and August 25, 2011

Duane Smith advised that there were no 4B related items on the Council agendas.

b. Director And Staff Comments **None.**

c. 4B Board Member Closing Comments

Director Allen stated that he was very pleased with the completion of the Vista Ridge/RM 1431 right turn project. The feeder lane is long enough to work well. It was a great project.

d. Board Member Request For Future Agenda Items.

President Rice restated that the following need to be on the October agenda: election of officers, Strategic Plan review, Triangle project discussion, and US 183 Corridor Enhancement Program review. Vice President Talamo asked Larry Holt and Phil Brewer (Economic Development) to help determine how to include a "shop local plan" in the ED agreements. Duane Smith advised that he will work on this with the Economic Development department. Director Jahadi requested an update from the Veterans Memorial Committee and consideration of additional funding for the project.

e. Designate Delegates To Attend Next Council Meetings On September 8, 2011 and September 22, 2011

Duane Smith advised that there would be no 4B related items on the above City Council agendas.

Next Regular Scheduled 4B Meeting: Tuesday, October 11, 2011 at 6:30 P.M. in the Cedar Park Public Library

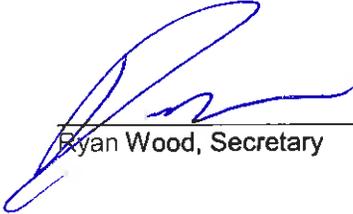
G.1 ADJOURNMENT
Meeting was adjourned at 7:58 PM.

PASSED AND APPROVED THIS 11th DAY OF OCTOBER, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, October 11, 2011 at 6:30 PM
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

BOARD MEMBERS

- President Brian Rice, Place 5
- | | |
|--|---|
| <input checked="" type="checkbox"/> Vice President Maria Talamo, Place 2 | <input checked="" type="checkbox"/> Kevin Harris, Place 3 |
| <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 | <input checked="" type="checkbox"/> John Allen, Place 4 |
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |
-

- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:32 PM by President Rice noting that a quorum was present. Director Harris arrived at 6:35 PM after Item A4. Director Jahadi arrived at 6:42 during Item A5.
- A.2 Consider Approval of the September 13, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the September 13, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Allen seconded the motion. The motion passed as follows:
Yes: Rice, Talamo, Wood, Allen
No: None
Abstain: Burger (not present at 9/13/11 meeting)
Absent: Harris, Jahadi
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*
Vice President Talamo stepped down from the dais. She announced that she did not seek reappointment to the 4B Board as she had a scheduling conflict due to personal commitments. She enjoyed working with the Board and would be willing to serve the City in another capacity.
- A.4 Board Members' Opening Comments.
a. Recognize New Board Member David Scott Burger. Place 2
President Rice introduced David Burger as a returning Board Member.

President Rice advised that he had attended the competition held at Brushy Creek Skate Park and it was fun to watch. There was great participation.

Chair recalled Item A.3. See Item A.3.

- A.5 Presentation on Potential US 183 Corridor Enhancement Projects, Alan Hill
Duane Smith, Tourism and Community Development Manager, advised that there are currently no US 183 Corridor Enhancement Projects ready to present to the Board. He advised that Alan Hill has been working with property owners to encourage them to participate. Alan Hill advised the Board that he had met with the owner of Buttercup Creek Animal Clinic and the owner of "The Triangle" located between US 183 and Old Highway 183 and Buttercup Creek Boulevard. The Buttercup Creek Animal Clinic had shown an interest in relocating their sign, improving their entryway, and adding landscaping. Alan Hill advised that Mr. Oats owned the two parcels often called "The Triangle". He was considering changing the pole sign to a monument sign, improvements to the landscaping, and improvements to the parking lot. Some of his improvements would be tied to TxDOT. Alan Hill had scheduled a meeting with TxDOT for next week.

Secretary Wood asked if he had been getting any feedback on the projects. Alan Hill advised that business is up at Firestone and all feedback concerning the improvements had been positive. Danny Bell, the owner, had told him that he was very pleased with the monument sign. It had better exposure. Director Burger

suggested that staff capture testimonials. Duane Smith stated that he would work with the Media and Communications Department and promote it.

B.0 STAFF REPORTS (DISCUSSION ONLY)

President Rice called up Items B.1.a and B.1.b together.

B.1 Finance Report, Aaron Rector.

- a. Summary of FY 2010-2011 Sales Tax Revenues, Expenditures, and Fund Balance (Aaron Rector, Budget Manager)

Duane Smith advised that an update was provided in the packet by Aaron Rector.

B.2 Parks Project Report, Curt Randa/Parks Director. None.

B.3 Transportation Project Report, Engineering.

- a. Progress Report On Park Street / US 183 Intersection Project
- b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
- c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard

Duane Smith advised an update was provided in the packet by Allen Green. The Park Street/US 183 Intersection Project completion date is anticipated in October. The entire Park Street project has an anticipated completion date of January 2012.

C.0 PUBLIC HEARING. None.

D.0 DISCUSSION AND POSSIBLE ACTION

D.1 Consider Adjustment/Amendment To 2011-12 4B Budget To Accommodate Participation In City Hall Expenses, Josh Selleck - Director of Finance

Josh Selleck, Finance Director, reviewed the budget adjustment needed for the City Hall finish-out project. He advised that 4B had never paid for office space rental. He noted that 4A and Tourism Advisory Board both pay rent. He explained that the cost allocation was based on the pro-rata share of the square footage of the finish-out and a percentage of the meeting space.

There was much discussion among the Board concerning how this item would be shown in the budget. They stated their support for the actual expense, but were concerned whether it would be shown as a budget line item or included in administrative expenses.

MOTION: Director Harris moved to amend the Fiscal Year 2012 budget by adding \$105,460. Secretary Wernecke seconded the motion.

FRIENDLY AMENDMENT: It was requested that "administrative expenses" be added to the motion. Director Harris and Director Wernecke accepted the Friendly Amendment.

There was considerable discussion among the Board. Josh Selleck stated that he would bring this item back to the next 4B meeting to show tracking with a spreadsheet. Director Allen stated that it was an operating expenditure which was part of the cost business. Secretary Wood stated that he would like to see it treated as a project. Director Burger stated that the criteria used to determine the cost allocation needed to be identified. Director Jahadi questioned the expense. He asked how it would make a difference to the budget if 4B did not approve the amendment. Josh Selleck advised that the City's budget was approved contingent on this item being approved by 4B. He suggested that the Board table this item till next month's meeting. President Rice requested responses to the following: 1) Why would the funding be an administration expense rather than a project? 2) Task verbiage (costs), and 3) Spreadsheet showing cost allocation. President Rice requested that the motion be withdrawn.

MOTION WITHDRAWN: Director Harris withdrew his motion. Director Wernecke accepted the withdrawal.

D.2 Update On Veterans Memorial Project And Consideration Of Additional Funds (Jahadi)
Don Schliesser and Lisa Morris, Cedar Park Veterans Memorial Citizens Advisory Group, made a presentation to the Board. The monument foundation and support has been installed. The granite is cut and most of the sandblasting has been completed. The bronze statue is in production. The foundry is in Bastrop so the fire caused some delay. The monument is composed of black granite, twenty-two (22) feet tall, six-sided with individual base panels (six feet tall by four feet wide each). The panels feature all branches of the military. The bronze statue is scheduled to arrive and be placed on the monument in early November. There will be a dedication ceremony held on November 12, 2011.

Don Schliesser advised the Board that the final payment for the monument is \$16,348. The memorial group would like to add an entry-way sign to the memorial and install a security system. They will be turning responsibility for the project to the City of Cedar Park after November. Don Schliesser requested additional funding for the monument. They would like to spend the funds that they currently have on the entry-way sign and security system. There was much discussion among the Board concerning what 4B could fund. Charles Rowland, City Attorney, advised that the Board could not donate funds, but they could provide additional funds towards the completion of an approved project. There was discussion that a budget amendment would not be needed.

MOTION: Director Harris made a motion to increase the funding for the existing Veterans Memorial Project by \$16,000. Director Burger seconded the motion. The motion passed unanimously, 7-0.

Item D.5 was called up out of order. See Item D.5.

D.3 Consider Process For Reviewing Revisions To City Council Goals And Strategic Map As Related To 4B Strategic Plan And Goals
Duane Smith advised the Board of three options for reviewing the Strategic Plan and Goals: 1) Schedule special called workshops, 2) Select a subcommittee charged with the responsibility, and 3) Schedule a workshop within a regular scheduled meeting. Director Allen, Director Burger and Director Jahadi volunteered to be on the subcommittee. Director Allen was selected to head the subcommittee by President Rice. Director Allen stated that the subcommittee would provide suggestions to the Board at the November meeting.

D.4 Evaluate Opportunities To Modify the U.S. 183 Corridor Enhancement Program
Duane Smith suggested that this item be included within the Strategic Plan review. No action was taken.

D.5 Consider "Shop Local" Requirement For Economic Development Projects
Larry Holt, Economic Development (ED) Specialist, reviewed the sample Supplier Policy Format provided in the packet. He stated that it provided encouragement to shop local in the incentive policy. There was much discussion among the Board on including the "Shop Local" language in the contract.

The Board summarized as follows:

- Director Burger: change verbiage, needs "teeth", put incentive in matrix.
- Director Jahadi: in favor of including the language without limiting Economic Development staff.
- Director Allen: did not support "Shop Local" requirements.
- President Rice: not in favor of policy, should be encouragement only.
- Secretary Wood: liked concept, more for providing direction, could be bonus points on matrix.
- Director Harris: did not like the current concept, should be more an awareness issue.
- Director Wernecke: did not support, was limiting to business, reinforce shop local without policy.

President Rice directed ED staff to continue to encourage "Shop Local" without including it in the contract. Director Jahadi stated that he wanted to continue discussion.

Item D3 was called up out of order. See Item D3.

D.6 Excuse Absence From 4B Board Meetings:

a. Director Harris At The September 13, 2011 Regular Called Meeting

MOTION: Secretary Wood moved to excuse the absence of 4B Director Harris at the September 13, 2011 Regular Called Meeting. Director Wernecke seconded the motion. The motion passed as follows:

Yes: Rice, Talamo, Wood, Jahadi, Wernecke, Burger

No: None

Abstain: Harris

D.7 Election of Officers For 2011-2012

a. President

Director Jahadi nominated Brian Rice for President of 4B. Director Harris seconded the nomination. No other nominations were made. Brian Rice accepted the nomination. The nomination passed unanimously, 7-0.

b. Vice President

Director Wood nominated John Allen for Vice President of 4B. Director Wernecke seconded the nomination. No other nominations were made. John Allen accepted the nomination. The nomination passed unanimously, 7-0.

c. Secretary

Director Jahadi nominated Ryan Wood for Secretary of 4B. Director Burger seconded the nomination. No other nominations were made. Ryan wood accepted the nomination. The nomination passed unanimously, 7-0.

d. Treasurer

Secretary Wood nominated Josh Selleck, City Finance Director, for Treasurer of 4B. Director Jahadi seconded the nomination. No other nominations were made. The nomination passed unanimously, 7-0.

E.1 LIAISON UPDATES / REPORTS **None.**

F.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

a. Delegate Report on City Council Actions Directly Related to 4B Items of September 8, 2011 and September 22, 2011

Duane Smith advised that there were no 4B related items on the Council agendas.

b. Director And Staff Comments **None.**

c. 4B Board Member Closing Comments

Director Harris welcomed Director Burger back to the Board. Vice President Allen advised that there was a great program in place at the Middle Schools called Watchdogs. He highly recommended participating in it. President Rice thanked staff for their work.

d. Board Member Request For Future Agenda Items.

President Rice stated that the Strategic Plan needed to be on the November agenda. Secretary Wood stated the budget adjustment needs to be on the agenda. Duane Smith advised that park improvement projects may be ready for the November agenda. Duane Smith was asked to check with the City Secretary to determine who was up for reappointment to the Board.

e. Designate Delegates to Attend Next Council Meetings on October 20, 2011 and November 3, 2011
Duane Smith advised that there would be no 4B related items on the above City Council agendas.

Next Regular Scheduled 4B Meeting: Tuesday, November 8, 2011 at 6:30 P.M. in the Cedar Park Public Library

G.1 ADJOURNMENT

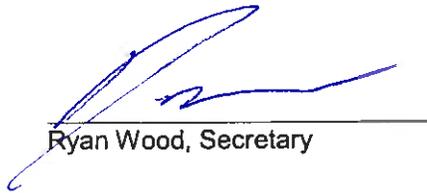
Meeting was adjourned at 9:32 PM.

PASSED AND APPROVED THIS 8th DAY OF November, 2011.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, November 8, 2011 at 6:30 PM
Cedar Park Recreation Center, 1435 Main Street, Cedar Park, TX**

BOARD MEMBERS

- | | |
|---|--|
| <input checked="" type="checkbox"/> President Brian Rice, Place 5 | |
| <input type="checkbox"/> Audrey Wernecke, Place 1 | <input type="checkbox"/> Vice President John Allen, Place 4 |
| <input type="checkbox"/> David Scott Burger, Place 2 | <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 |
| <input checked="" type="checkbox"/> Kevin Harris, Place 3 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

-
- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:40 PM by President Rice noting that a quorum was present. Directors Wernecke, Burger and Allen were absent.
- A.2 Consider Approval of the October 11, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the October 11, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Jahadi seconded the motion. The motion passed unanimously, 4-0, with 3 absent.
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual information.)*
None.
- A.4 Board Members' Opening Comments
Director Harris stated that he was looking forward to the Veterans Memorial statue unveiling on November 12th. Director Jahadi stated that local high schools were in the football playoffs.
- a) Recognize Former Board Member and Vice President Maria Talamo
President Rice presented a plaque and a bocce ball to Maria Talamo signed by staff and 4B members in recognition of her participation in 4B. Maria Talamo stated that it was a joy to work with the board and City staff and that she would always remember Secretary Wood's spreadsheets.
- A.5 Presentations
- a) Overview of Proposed Educational and Entrepreneurship Conference, James Weddle, GroupCharger Duane Smith, Tourism and Community Development Manager, advised this agenda item had been withdrawn.
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector.
Aaron Rector, Budget Manager, provided an overview of the fourth quarter. He advised that data is still coming in. September's sales tax will be announced tomorrow.
- B.2 Parks Project Report, Curt Randa/Parks Director. None.
- B.3 Transportation Project Report, Engineering. None.
- C.0 PUBLIC HEARING. None.
- D.0 DISCUSSION AND POSSIBLE ACTION

Director Jahadi requested feedback from the Board members. The subcommittee discussed the following: 1) locations where the program needed to be expanded to include, 2) how to address pole signs, and 3) where and when to cap the amount for funding projects. Director Harris requested that the purpose of the program be defined. The key corridor areas need to be redefined. Director Jahadi advised that the following five-year schedule had been suggested by the subcommittee: 80% funding for first two years, 60% funding for following two years, and an undetermined percentage be funded for last year. They believed there should be a deadline. President Rice stated that the Board needed to consider the maximum amount to be funded per fiscal year. No action was taken on this item.

D.5 Excuse Absence(s) From 4B Board Meetings: (None)

The Regular Session was recessed at 7:35 PM for the Executive Session.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The 4B Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 55, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":

The Community Development Corporation (4B) Board convened into Executive Session at 7:38 p.m.

E.1 **EXECUTIVE SESSION:**

E.2 § 551.087 Consultation with Attorney Concerning Deliberations Regarding Economic Development Negotiations

a. State Mortgage Headquarters Incentives

The Executive Session closed at 8:10 p.m.

The Community Development Corporation (4B) Board reconvenes into General Session

OPEN MEETING

Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.

E.3 **Reconvene Into Open Meeting And Consider Action, If Any, On Items Discussed In Executive Session**
The Community Development Corporation (4B) Board reconvened from Executive Session into Open Meeting at 8:12 p.m.

No action taken on any item discussed in Executive Session.

President Rice called Item D.3 out of order. See Item D.3.

F.1 LIAISON UPDATES / REPORTS **None.**

G.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

a. Delegate Report on City Council Actions Directly Related to 4B Items of October 20, 2011 and November 3, 2011

Duane Smith advised that there were no 4B related items on the Council agendas.

b. Director And Staff Comments

Duane Smith advised that there was a possibility that a Joint Meeting between 4B, Planning and Zoning Commission, and City Council will need to be held to discuss redevelopment plans.

c. 4B Board Member Closing Comments

Director Harris asked what the protocol was if more than four Board members attended the Veterans Memorial Dedication. Charles Rowland advised that it was a social function and that as long as they

- D.1 Consider An Adjustment/Amendment To Fiscal Year 2011-12 4B Budget And An Agreement With The City Of Cedar Park Providing For An Administrative Space Fee Related To City Facilities Used By The 4B Corporation (Josh Selleck - Director of Finance)

Josh Selleck, Finance Director, advised that the amendment would provide funding for three components: 1) the new City Hall campus space used by the director; 2) the new City Hall campus meeting space in the City Council Chambers; and 3) indirect – administrative. The proposed resolution ratifies the City Council budget amendment. The total cost was \$105,460.

MOTION: Secretary Wood moved to authorize the 4B Board President to execute the Resolution providing for ratification of the budget amendment passed by City Council on September 22, 2011 and authorize a payment to the City of Cedar Park for an administrative transfer of \$105,460 related to administrative and meeting space at the City Hall campus. Director Jahadi seconded the motion. The motion passed unanimously, 4-0, with 3 absent.

President Rice called up Items D.2.a and D.2.b together.

- D.2 Consider Funding Community Enhancement Projects

- a) Consider Funding Proposed US 183 Corridor Enhancement Project at Buttercup Animal Hospital (Alan Hill)
- b) Consider Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Project at Buttercup Animal Hospital

Will Blair, Blair-Hill Landscape Architects, presented the project application for Buttercup Creek Animal Hospital to the Board. He described the proposed project improvements. The improvements included: 1) replacement of the existing sign, which is currently non-compliant, with compliant stone and metal monument sign, 2) relocation of the sign to reduce visibility conflict, 3) adding new concrete entry apron with increased turn radii from ten feet to eighteen feet and thirty feet, 4) repaving and striping of existing asphalt, 5) adding sidewalk crossing hatching, 6) improved landscaping, and 7) addition of twelve volt landscape lighting. The total estimated cost of the project is \$36,943.15. The total amount of 4B funding requested based on eligible costs is \$27,707.36.

A project matrix was completed for the project. The project scored 50 points.

There was general discussion among the Board concerning the intent of the program. They discussed that the high accident and priority areas listed in the application need to be updated. Duane Smith, Tourism and Community Development Manager, advised that the completed sidewalk took away potential points for this project. Charles Rowland, City Attorney, stated that the project met the intent of the program. Director Harris stated that if the mobility data was updated, the project would have received more points.

MOTION: Secretary Wood made a motion to approve the US 183 Corridor Enhancement Project at Buttercup Creek Animal Hospital located at 610 South Bell Boulevard in an amount not to exceed \$27,707.36 from Community Enhancement Funds and to authorize staff to set the date for public hearing and to publish the project notice for the Buttercup Creek Animal Hospital Project. Director Harris seconded the motion. The motion passed unanimously, 4-0, with 3 absent.

President Rice called Item E.1 (Executive Session) out of order. See Item E.1.

The Regular Session was recessed at 7:35 PM for the Executive Session.

- D.3 Consider Committee Report On Revisions And Updates To Strategic Plan (Allen, Jahadi, and Burger)
Director Jahadi made the presentation as he was on the Strategic Plan Subcommittee. The subcommittee met on October 18th and provided a Strategic Plan proposal to the Board. There was general discussion concerning the updated 4B Strategic Plan. Duane Smith advised that a final draft will be provided at the next meeting for the Board's consideration. No action was taken on this item.
- D.4 Consider Report And Opportunities Regarding Potential Revisions To Corridor Enhancement Program (Allen, Jahadi, and Burger)

did not discuss 4B business, it would be fine. Director Jahadi stated that it was nice to give the bocce ball award to Maria Talamo and that she would be missed.

d. Board Member Request For Future Agenda Items.

Secretary Wood requested that the items discussed tonight that need approval need to be put on next month's agenda. Director Jahadi stated that the revised Strategic Plan needed to be on the next agenda. Secretary Wood requested the US 183 Corridor Project that Alan Hill was working on. President Rice requested an update from Emily Truman on the gateway monuments.

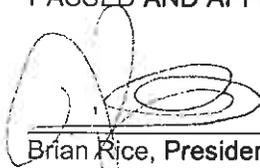
e. Designate Delegates to Attend Next Council Meetings on November 17, 2011 and December 8, 2011
Duane Smith advised that there would be no 4B related items on the above City Council agendas.

Next Regular Scheduled 4B Meeting: Tuesday, December 13, 2011 at 6:30 P.M. in the Cedar Park Public Library

G.1 ADJOURNMENT

Meeting was adjourned at 8:52 PM.

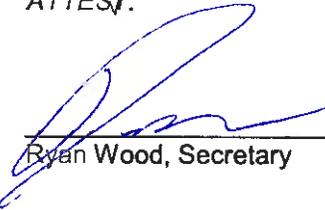
PASSED AND APPROVED THIS 13th DAY OF December, 2011.



Brian Rice, President

Brian Rice

ATTEST:



Ryan Wood, Secretary

MINUTES

**REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, December 13, 2011 at 6:30 PM
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX 78613**

BOARD MEMBERS

- | | |
|---|--|
| <input type="checkbox"/> President Brian Rice, Place 5 | |
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Vice President John Allen, Place 4 |
| <input checked="" type="checkbox"/> David Scott Burger, Place 2 | <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 |
| <input checked="" type="checkbox"/> Kevin Harris, Place 3 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |
-

- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:34 PM by Vice President Allen noting that a quorum was present. Secretary Wood arrived at 6:35 PM during Item A.2 and Director Harris arrived at 6:44 PM during Item A.5.a. President Rice was absent.
- A.2 Consider Approval of the November 8, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Director Jahadi made a motion to approve the November 8, 2011 Regular Called 4B Corporation meeting minutes as submitted. Secretary Wood seconded the motion. The motion passed unanimously, 5-0, with 2 absent.
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* **None.**
- A.4 Board Members' Opening Comments
Director Wernecke advised that the Science Center Planning Committee met yesterday. It was a very productive meeting. They discussed focusing on a children's science center. They will be meeting again in January. The Directors wished everyone a Happy Holiday.
- A.5 Presentations
- a. Update on Pecan Grove Economic Development Project (Dennis McDaniel)
Dennis McDaniel advised that the project name was changed from Pecan Grove to Scottsdale Crossing. He provided a progress report on the project. He advised that he would like a two-year extension from June 30, 2012 deadline. He advised that he had made changes to the plan and the current plan is at odds with the 4B Project Agreement. Secretary Wood requested that this item be included on next month's agenda to allow discussion. Phil Brewer, Economic Development director, advised that the project was viewed as an economic development project.
- b. Update On ILSN Sign Project (Tom Gdala, Transportation Planner)
Tom Gdala, Transportation Planner, provided an update on the Internally Lighted Street Name Sign (ILSN) Project. He advised that the ILSN sign project remained on hold pending the resolution of issues related to operation and maintenance of the TxDOT signals. A total of \$350,000 has been allocated to the Phase II ILSN sign project with a \$45,400 contract executed with Kimley Horn and Associates for the design and construction management of the project. To date, \$8,480 out of the \$45,400 had been spent which left a balance of \$304,600. He suggested that the Board consider transferring the remaining uncommitted funds from Phase II to fund a portion of the Phase III Ground-Mounted Street Sign project. This phase consists of the replacement of existing ground-mounted street signs with newly designed street name sign that meets enhanced Federal Highway Administration visibility requirements and displays the city's logo. Phase III of the Street Sign Upgrade Program is listed in the City council's Strategic Prioritization under Goal 3, Redevelopment and Enhancement. He suggested that the project focus on arterial streets (which includes approximately 285 intersections). He advised that staff would work on cost estimates and details associated with the implementation of Phase III and bring it back to the Board for consideration.

B.0 STAFF REPORTS (DISCUSSION ONLY)

B.1 Finance Report, Aaron Rector, Budget Manager

Aaron Rector, Budget Manager, provided an end of the year report to the Board. He stated that the budget was unaudited, but he did not expect the numbers to change much. He provided a sales tax comparison with Cedar Park's sister cities.

B.2 Parks Project Report, Curt Randa/Parks Director. **None.**

B.3 Transportation Project Report, Engineering

a. Update On Sidewalk Gap Closure Project (Tom Gdala, Transportation Planner)

Tom Gdala advised that the Board funded six gap projects last year. The Sidewalk Gap Closure project design is complete. A bid opening is scheduled for December 19, 2011. Contract award is expected to be presented under a consent item to City Council on January 12, 2012. Construction is anticipated to begin in early February with a 120-day contract time.

b. Update on the Park Street / US 183 Intersection Project

Tom Gdala advised that the project is nearing completion. All that remains on this project is the final lift of asphalt and final striping. The final paving is scheduled for the beginning of January 2012 and striping is scheduled for mid-January 2012.

c. Update on the Brushy Creek Road (183A to Parmer Lane)

Tom Gdala advised that substantial progress is being made on this project. Construction is scheduled to be completed in May 2012.

C.0 PUBLIC HEARING.

C.1 Consider Incentives For US 183 Corridor Enhancement Project For Buttercup Animal Hospital Located At 610 South Bell Boulevard In The Amount Of \$27,707.36.

Duane Smith, Tourism and Community Development Manager, advised the Board that the applicant had added an overlay of asphalt instead of a sealed coat on the parking lot which increased 4B funding from \$27,707 to \$30,397. He advised that the Project Notice and Public Hearing Notice were published in the Cedar Park Citizen on November 17, 2011. They included the following statement: "The 4B Corporation's estimated expenditure on the proposed project totals \$27,707.336, although this amount is subject to future revision". Staff recommended that the funding be increased to \$30,397. Duane Smith advised that it is a statutory requirement that the 4B Corporation conduct public hearings on projects prior to final Council approval and the expenditure of funds.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed.

D.0 DISCUSSION AND POSSIBLE ACTION

Vice President Allen called up Items D.1.a and D.1.b together.

D.1 US 183 Corridor Enhancement Project

a. Consider Authorization For the 4B Board President To Execute the Project Agreement For US 183 Corridor Enhancement Incentives With Dr. Mary-Paige Corcoran For The Buttercup Animal Hospital Located At 610 South Bell Boulevard In An Amount Not To Exceed \$27,707.36.

b. Consider Authorization For the 4B Board President To Execute The Resolution Recommending Funding to City Council For The Buttercup Animal Hospital Project at 610 South Bell Boulevard.

Duane Smith advised that the total cost of the project had increased to \$45,029.

MOTION: Secretary Wood moved to authorize the 4B Board President to execute the Project Agreement with Dr. Mary-Page Corcoran for US 183 Corridor Enhancement Project Incentives at the

Buttercup Creek Animal Hospital located at 610 South Bell Boulevard in an amount not to exceed \$30,397 and to execute the Resolution to recommend funding to City Council. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

Vice President Allen called up Items D.2.a and D.2.b together.

D.2 Community Enhancement Project - Neighborhood Park Improvement Program

- a. Consider Acceptance Of Funding Quest Village Neighborhood Park Improvement Project Proposal - Curt Randa
- b. Consider Authorization For Staff To Set Public Hearing Date And Publish 60-day Project Notice For Quest Village Neighborhood Park Improvement Project

Curt Randa, Parks and Recreation Department Director, made the presentation requesting funding for replacement of a thirteen year old playscape at Quest Village Neighborhood Park. There are stress cracks showing on the existing playscape. The park is in a high use area. He advised that the six bay swing frame is sound and would not need to be replaced. The project would include a new structure that would fit within the existing fall zone, additional free standing elements and a fabric shade canopy. The structure would accommodate the two to five year old age group as well as the five to twelve year old age range. Possible improvements would include a stand-alone exercise station near the hike and bike trail. The new playscape would provide increased capacity. Curt Randa advised that park maintenance staff would do the demolition themselves. There was general discussion among the Board concerning the need for the project.

A project matrix was completed for the project. The project scored 61 points, exceeding the matrix goal of 50 points.

MOTION: Secretary Wood made a motion to approve funding the Quest Village Neighborhood Park Improvement Project as a part of the Neighborhood Park Improvement Program in an amount not to exceed \$75,000 from Community Enhancement funds. Director Burger seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

MOTION: Director Harris made a motion to authorize staff to set the date for public hearing and to publish the project notice for the Quest Village Neighborhood Park Improvement Project as a part of the Neighborhood Park Improvement Program. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

D.3 Consider Approval Of Committee Report On Revisions And Updates To Strategic Plan (Allen, Jahadi, and Burger)

Vice President Allen and Director Jahadi were on the subcommittee. They advised that Phase III of the Sign Upgrade Program was not included in the Strategic Plan update because Phase II had not been done. They would like to add ground-mounted signs (Phase III) in the updated Strategic Plan after listening to Tom Gdala's presentation and because they were specifically included in the City Council's Strategic Map update. There was general discussion concerning the updated 4B Strategic Plan. The Vision Statement was changed to include "learn" as follows: "...place to live, learn, work, play, or visit."

MOTION: Secretary Wood made a motion to approve the Strategic Plan as presented tonight. Director Burger seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

D.4 Consider Report And Opportunities Regarding Potential Revisions To Corridor Enhancement Program (Allen, Jahadi, and Burger)

Vice President Allen led the discussion concerning potential revisions to the Corridor Enhancement Program. There was general discussion concerning what streets to include, whether to consider phasing the pole sign removal portion of the program, whether to cap the amount for pole sign removal, the changing dynamics (City Hall's relocation to Cypress Creek Road), the change in high priority traffic areas, and defining the program's objective. Vice President Allen suggested that the Board give the subcommittee time to meet again so that they could provide revision recommendations to the Board. Duane Smith advised that staff would get a historical view of what the Corridor Enhancement Program has spent on pole sign replacements.

D.5 Excuse Absences From 4B Board Meetings:

a. John Allen From Board Meeting Of November 11, 2011

MOTION: Secretary Wood moved to excuse John Allen's absence from the Board Meeting of November 11, 2011. Director Burger seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

b. David Scott Burger From Board Meeting Of November 11, 2011

MOTION: Secretary Wood moved to excuse David Scott Burger's absence from the Board Meeting of November 11, 2011. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

c. Audrey Wernecke From Board Meeting Of November 11, 2011

MOTION: Secretary Wood moved to excuse Audrey Wernecke's absence from the Board Meeting of November 11, 2011. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

E.1 LIAISON UPDATES / REPORTS **None.**

F.1 ADMINISTRATIVE ITEMS

(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)

a. Delegate Report on City Council Actions Directly Related to 4B Items of November 17, 2011 and December 8, 2011

Duane Smith advised that there were no 4B related items on the Council agendas.

b. Director And Staff Comments

Duane Smith said that he would meet with the Corridor Enhancement Program Subcommittee in January.

c. 4B Board Member Closing Comments

Director Wernecke thanked the subcommittee for their good work.

d. Board Member Request For Future Agenda Items.

The Board asked that the Pecan Grove Project be put on the January agenda for discussion and possible action. They asked whether an Executive Session would be needed. Charles Rowland, City Attorney, advised that because the item involved a contract and incentives, an executive session would be allowable.

e. Designate Delegate to Attend Next Council Meeting on December 22, 2011

Vice President Allen volunteered to attend the December 22, 2011 Council meeting. Secretary Wood advised that he would be able to attend if needed.

Next Regular Scheduled 4B Meeting: Tuesday January 10, 2012 at 6:30 P.M. in the Cedar Park Public Library.

G.1 ADJOURNMENT

Meeting was adjourned at 8:50 PM.

PASSED AND APPROVED THIS 10TH DAY OF JANUARY, 2012.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary