



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, January 8, 2019 at 6:30 p.m.
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

BOARD OF DIRECTORS

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| <input checked="" type="checkbox"/> Tom Moody, Place 1 | <input checked="" type="checkbox"/> Ryan Wood, Place 6, President | <input checked="" type="checkbox"/> Dick Lewis, Place 2 |
| <input checked="" type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input checked="" type="checkbox"/> Bob Lemon, Place 4 | <input type="checkbox"/> Lance Gunn, Place 7 |
| <input checked="" type="checkbox"/> Ramona Kar, Place 5 | | |

AGENDA

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

President Ryan Wood called the meeting to order at 6:31p.m. noting that a quorum was present.

A.2 Citizen Communications.

(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)

None

A.3 Board Members' Opening Comments.

President Wood welcomed everybody and wished everyone a Happy New Year. Director Lewis mentioned that he attended the Economic Development Sales Tax Training class in December and encouraged the Board to attend next time because it was very informative.

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

STAFF REPORTS
(DISCUSSION ONLY)

B.1 Bell Boulevard Redevelopment Update Report (Katherine Caffrey, Assistant City Manager)

Katherine Caffrey, Assistant City Manager, updated the Board on the Bell Blvd. Redevelopment project. She explained the City's search for a master developer for the project, the project scope, and the procurement process. She went on to explain that these project goals were assessed by an Evaluation Committee made up of City Staff and City Council. Proposals were then submitted to the Evaluation Committee with specific proposal categories and were evaluated and scored. Two development teams (Red Leaf and Centro) are finalists, and the Evaluation Committee will provide a recommendation to City Council at their meeting this Thursday. Once the City Council makes their recommendations on a master developer, then a negotiation agreement can be started and would likely take all of 2019 to finalize. Once a finalized agreement is in place, then public engagement on the project can get started. Katherine went on to explain that the road design phase of the project is anticipated to begin in 2019 and construction is estimated to last a year.

Director Goodin asked if there will be information on the final master developers available to the public before the City Council meeting. Katherine Caffrey explained that no public information yet until after City Council has seen the recommendations.

Director Lewis mentioned that there was news coverage already about the project on KVUE. Katherine Caffrey explained that their information was incorrect and that by the end of 2019 there will be better information about the master developer and the timeline of the project.

Director Lewis asked if all of the 4B money that was set aside for the project will be used. Katherine Caffrey said that by February they would have a better idea of any future monetary commitments, however the money that 4B has for the project is on track and does not anticipate any more money needed at this time.

B.2 4th Quarter Report/Year End Financial Report For FY 2018 (Chad Tustison, Assistant Director Finance)

Chad Tustison, Assistant Director of Finance, presented the 4th Quarter/Year End Financial Report for FY2018. There were no questions from the Board.

CONSENT AGENDA

(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Item C.1. The Consent Agenda May Be Approved By A Single Motion.)

C.1 Approval Of The Minutes Of The November 13, 2018 Regular Called Meeting.

Director Lemon moved to approve the Consent Agenda as presented. Director Lewis seconded the motion with Director Moody abstaining from vote and it passed with a 5-0 vote.

PUBLIC HEARINGS

- D.1 Conduct Public Hearings On The Following Projects:
- a. A Request For Funding Of A Brushy Creek Sports Park Project In An Amount Not To Exceed \$230,000.
 - b. A Request For Funding Of A Parks And Recreation Recycling Project In An Amount Not To Exceed \$150,000.
 - c. A Request For Funding A Feasibility Study To Identify Options For Lakeline Park/Wilco Trail Connection In An Amount Not To Exceed \$60,000.
 - d. A Request For Funding An Outdoor Music Venue Study To Evaluate And Recommend Prioritized City-Owned Venue Sites; Recommend Updates To The Event Permit Process And To Identify Appropriate Staffing Levels In An Amount Not To Exceed \$35,000.
 - e. A Request for Funding The Sidewalk Gap Closure Phase 5 Project In An Amount Not To Exceed \$350,000.
 - f. A Request For Funding For A Bike Lane and Restriping Project In An Amount Not To Exceed \$350,000.
 - g. A Request For Funding For A Pole Mounted Street Sign Project In An Amount Not To Exceed \$150,000.
 - h. A Request For Funding For The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$3,100,000.

Public Hearing opened. There were no comments from the public.

President Wood asked about updates on the Bike Lane Project. Steve Hanuscin, Traffic Signal Engineer, explained that they decided to do this project in two phases instead of one for cost savings. The proposed connections for FY19 are Brushy Creek Rd, Little Elm Trail, New Hope Dr, and Buttercup Creek Rd.

Director Lewis asked what is the amount set aside for Bell Blvd. Redevelopment Project. Chad Tustison, Assistant Director of Finance, explained that 3.1 Million is for FY2019 (*Of that 3.1 Million – 2.1 Million was a reimbursement to the General Fund*) and 2 Million for FY20.

Director Moody asked if any project goes over budget and needs an increase in funding, does that get sent to the Board for approval. Chad Tustison, Assistant Director of Finance, explained that any increase in expenditures will be put before the Board for approval.

REGULAR AGENDA **DISCUSSION AND POSSIBLE ACTION**

- E.1 No Items Scheduled.

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

F.0

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

No Executive Session

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

G.1 Board Member Closing Comments.

Director Lemon thanked the Board and City staff for their work on the sidewalk gap projects.

Director Moody thanked the AV staff because the audio on all the City meetings has improved.

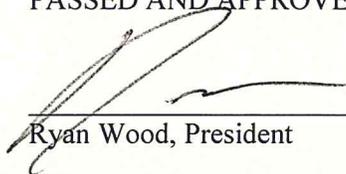
President Wood asked for a future agenda item on re-establishing sub-committees on the Board and possibly creating a sub-committee for Strategic Goals.

Next Regular Scheduled Board Meeting **Tuesday, February 12, 2019 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 Adjournment.

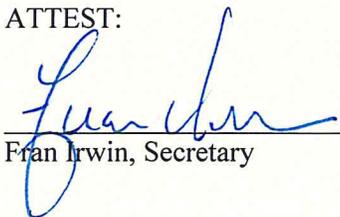
The meeting adjourned at 7:20 p.m.

PASSED AND APPROVED THIS THE 12th DAY OF FEBRUARY, 2019.



Ryan Wood, President

ATTEST:



Fran Irwin, Secretary