



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, February 12, 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 checked="" 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 6:30 p.m. noting that a quorum is 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 everyone. Director Moody said he is glad to be here.

STAFF REPORTS **(DISCUSSION ONLY)**

B.2 1st Quarter Financial Report For FY 2019. (Chad Tustison, Assistant Director Finance)

Chad Tustison, Assistant Director of Finance, gave an overview of the Type B Community Development Corporation's budget of \$7.56M in revenue and \$5.68 in expenses. He explained that sales tax fund one-half a cent into the Type B Community Development Corporation. He explained that the First Quarter collections were \$19,000, or roughly one percent over budget,

and 3.7 percent over last year. He showed sales tax collections by month and the sales tax collections history.

Mr. Tustison went over expenses through the First Quarter in more detail, giving an ending fund balance summary with a gross balance of \$3.9M as the ending year projection. He pointed out more detail of items and breakdown.

President Wood said he likes the fund balance chart.

Director Gunn asked if they can anticipate it (sales tax revenue) to go up and asked what drives it.

Mr. Tustison answered that the City saw an impact from the Parke (retail) development, and that it has to do with migration and people moving into the City, and that his staff looks at what other cities are projecting and the City's history of ten percent, year over year. He pointed out that, around 2011 there was a sharp incline and that it's been healthy but the City can't anticipate that to happen forever.

Director Gunn asked if changes in the Federal Income Tax are on the radar.

Mr. Tustison said that that is a good question, and that he has not seen anything yet but that if (individuals' income) tax returns are higher than last year and local expenditures increase, that is something that can be monitored.

Director Moody asked why the fluctuation of the ending fund balance – that it was up in 2016, then jumps down 30 to 40 percent. What is the deal with that?

Mr. Tustison answered, the Destination Bell Boulevard (the Bell Boulevard Redevelopment Project).

President Wood added that up until that time the Corporation had been in a save mode, or a save-and-spend mode and that big project came and the Corporation started "digging into" reserves.

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

Assistant City Manager Caffrey reminded the Board Members that when she was present at the January Type B Community Development Corporation Meeting she presented them an update report on Bell Boulevard Redevelopment, which she referred to as a recap of the January 10 (2019) City Council Meeting (presentation) about the Master Developer selection. Tonight she would share more of the developer's presentation.

Potential developers were asked to provide information related to their development plan in four categories: the development plan, the development strategy, the management plan and most critical, the financial plan. She acknowledged that the 4B Board has played an important role and has funded a little more than fifty percent of the project costs to date.

ACM Caffrey transitioned to telling the Board about the selected developer RedLeaf Properties, sharing the presentation that they showed to City Council. She stated that the Council unanimously voted to move forward in negotiations with the Austin-based RedLeaf Properties.

ACM Caffrey said that some of RedLeaf's projects include the Highland ACC redevelopment, Brooks in the San Antonio area, and the Mueller Development that was done by the Principal who started his own company, RedLeaf.

She said that they envision Bell Boulevard at full buildout being a vibrant area with a lot of mixed uses, and there was discussion about the inclusion of a new library. She explained that the bond funding does not prescribe whether it is a new or renovated library, or where it will be located. RedLeaf provided the library as an optional item but Council was swayed by the approach that RedLeaf took. One change (to the original design concept) is the reoriented street design. They tweaked the road design to expand the park footprint. She said that RedLeaf wants to create something that will withstand the test of time and that ultimately the goal of the project is to be a gathering place. With the expansion of the park and the inclusion of the development in the park area, it's less a park in a development and more a development in a park.

President Wood asked about the Master Developer Agreement and if that meant that at the end of the year there will be designs? ACM Caffrey answered, yes.

Director Kar asked why negotiations take so long. ACM Caffrey answered that these types of negotiations typically take 18-24 months and that there are hundreds of decisions involved and a lot of engineering and land planning that they review thoroughly.

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 January 8, 2019 Regular Called Meeting.
- C.2 Consider Resolutions for
 - a. Funding Of A Brushy Creek Sports Park Project In An Amount Not To Exceed \$230,000.
 - b. Funding Of A Parks And Recreation Recycling Project In An Amount Not To Exceed \$150,000.
 - c. Funding A Feasibility Study To Identify Options For Lakeline Park/Wilco Trail Connection In An Amount Not To Exceed \$60,000.
 - d. 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. Funding The Sidewalk Gap Closure Phase 5 Project In An Amount Not To Exceed \$350,000.
 - f. Funding For A Bike Lane and Restriping Project In An Amount Not To Exceed \$350,000.
 - g. Funding For A Pole Mounted Street Sign Project In An Amount Not To Exceed \$150,000.
 - h. Funding For The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$3,100,000.

President Wood motioned to approve Items C.1 through C. 2 a.-h. on the Consent Agenda. The motion was seconded by Director Goodin. Director Gunn then motioned to approve the Items

on the Consent Agenda, but to modify the minutes to reflect that Director Lewis, not Director Moody, attended the Economic Development sales tax training. The motion was seconded by Director Goodin and the motion carried 7-0.

PUBLIC HEARINGS

D.1 No Items Scheduled.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

E.1 Consideration To Designate Subcommittees For Strategic Goals And Economic Development.

President Wood said that he asked for this item on the Agenda and wants to share his philosophy. He said that in previous years Council has come up with their Strategic Goals and the Board has taken them and tried to map the 4B's Strategic Goals to be in alignment with the City Council. This time, there are a lot of expectations which Board Members heard at the Joint Meeting with City Council that they (City Council) are looking at short and long-term goals. He believes it is really important for the 4B Board to come up with, what are our goals – what is our strategy, long-term, not just this budget cycle but what are they (the Board) looking for in the future. The Strategic Goals Subcommittee would have no more than three members and the expectation is that they would meet – and it doesn't have to be a physical meeting but could be via e-mail – to come up with a draft and then present the draft at a board meeting for full board discussion and possible action.

President Wood said that strategic goals can be fluid, such as the costs of parks and the quarry, and they will get more specific as more detailed information is available.

President Wood motioned for Director Lewis, Vice President Goodin and Director Gunn to be on the Strategic Goals Subcommittee.

Director Kar asked if the subcommittee would include President Wood. He responded that no, it would be a quorum and that he purposely wanted to step back because he did not want someone with knowledge of how 4B has done things in the past, that he wanted a fresh start – some fresh eyes looking at it. Director Kar asked if the Board would be apprised of the process through e-mails or is that not legal for them to share ideas. President Wood said that any ideas from the subcommittee would be shared with the Board, however, if she has ideas he would think sharing them with staff would be good. City Attorney JP LeCompte stepped up to clarify, answering that when one member shares with another member, then that member shares with two, then there is a walking quorum. To present in an open meeting is the best way to go. The motion carried 7-0. No second was recorded.

President Wood said that he wants to create an economic development subcommittee in response to the changes in the 4A funding. He stated that Council sees 4B getting back into economic development and that he wants to have the committee ready. President Wood, Director Moody and Director Lemon all self-nominated.

Director Lemon asked if this would be an ad hoc committee, if they would serve on an as-needed basis. President Wood said yes, and that it has been very helpful in the past to have such a group ready to work on Economic Development projects as they come up. Director

Moody asked if it would be staff initiated. President Wood confirmed that it would be staff initiated and made the motion to create the Economic Development subcommittee. The motion carried 7-0. No second was recorded.

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:

- F.1 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter, and Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property.
- a. *Legal Issues Concerning Potential Property Acquisition And Development Related To The Bell Boulevard Redevelopment Plan.*

The Community Development Corporation (Type B) Board reconvenes into Open Session

ADMINISTRATIVE ITEMS

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

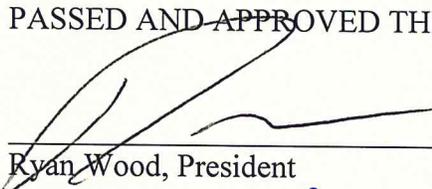
- G.1 Board Member Closing Comments.

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

- H.1 Adjournment.

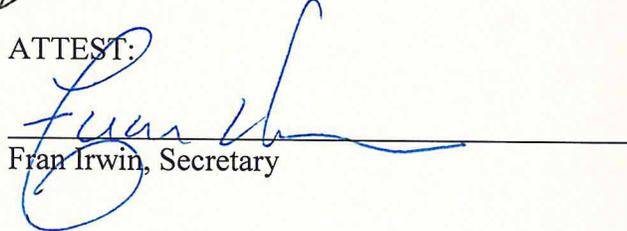
The meeting adjourned at 8:31 p.m.

PASSED AND APPROVED THIS THE 12TH DAY OF MARCH, 2019.



Ryan Wood, President

ATTEST:



Fran Irwin, Secretary