



**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, November 12, 2019 at 6:30 p.m.
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

BOARD OF DIRECTORS

- | | | |
|--|--|--|
| <input type="checkbox"/> Tom Moody, Place 1 | <input type="checkbox"/> Ryan Wood, Place 6, President | <input type="checkbox"/> Dick Lewis, Place 2 |
| <input type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input type="checkbox"/> Kevin Harris, Place 4 | <input type="checkbox"/> Lance Gunn, Place 7 |
| <input type="checkbox"/> Mark Ayotte, Place 5 | | |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- A.2 Welcome And Introduce New Board Members.
- A.3 Citizen Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)
- A.4 Preliminary Public Comment. (Regarding items listed on this agenda. Pursuant to Government Code, Section 551.007, the public may address the Type B Board before or during the Board's consideration of the item, subject to the Board's Rules of Procedure.)
- A.5 Board Members' Opening Comments.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 No Items For Consideration

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.

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 September 10, 2019 Regular Called Meeting.

PUBLIC HEARINGS

- D.1 No Items Scheduled.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- E.1 Discussion Regarding The Bell Redevelopment Project Update And Presentation From RedLeaf Partners, LLC.

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:

- 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:
 - a. The Bell Boulevard Redevelopment Project.
- F.2 Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property.
 - a. The Bell Boulevard Redevelopment Project.
- F.3 Section § 551.087 Deliberation Regarding Economic Development Negotiations.
 - a. The Bell Boulevard Redevelopment Project.

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

ADMINISTRATIVE ITEMS

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

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

CITY OF CEDAR PARK 2018-2020 STRATEGIC GOALS



DISTINCTLY CEDAR PARK

PURPOSE

Cedar Park is a unique location with a distinct identity shaped by its distinguishing projects and programs.

OBJECTIVES

- Encourage unique and distinctive developments
- Revitalize Bell Boulevard area
- Create gathering places, including parks and library
- Design special events that attract people to Cedar Park
- Leverage the value of aesthetics on community culture



OPEN HERE, GROW HERE

PURPOSE

Use economic development resources to expand and diversify our tax base by actively recruiting new employers and supporting existing businesses.

OBJECTIVES

- Identify markets and actively recruit targeted industries and employers
- Evaluate economic development tool box
- Protect areas already designated for business
- Develop and launch business retention program



SAFETY IS TOP-OF-MIND

PURPOSE

Our community feels safe, secure and comfortable.

OBJECTIVES

- Ensure timely and appropriate response for calls for service
- Provide resources necessary to meet community expectations
- Enhance citizen safety level



OPERATIONAL & FISCAL EXCELLENCE

PURPOSE

Deliver high-quality services in a fiscally-responsible manner.

OBJECTIVES

- Provide high-value services to our community
- Demonstrate fiscal responsibility
- Improve and ensure a well-maintained infrastructure, including storm water
- Attract and retain a qualified workforce



LINK PEOPLE, PLACES & THINGS

PURPOSE

Improve mobility through multi-modal transportation options that best serve the community's needs.

OBJECTIVES

- Continue implementing Roadway Master Plan
- Expand pedestrian and bike networks
- Complete Transit Study
- Use technology to improve traffic/mobility
- Advance 183A frontage road project



STRONG COMMUNITY CONNECTIONS

PURPOSE

Encourage and expand civic engagement and understanding of government to inspire trust and confidence.

OBJECTIVES

- Develop and leverage innovative ways to engage the community
- Evaluate and enhance current engagement programs
- Support development and recognition of board and commission members



SUSTAINABLE FUTURE

PURPOSE

Demonstrate responsible stewardship of community and natural resources.

OBJECTIVES

- Use our resources wisely
- Explore environmental programs
- Update Comprehensive Plan
- Support neighborhood maintenance



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1.

November 12, 2019

Item/Subject: The Consent Agenda Consists of Items C.1

Initiating Dept.: Staff

Commentary:

C.1 Approval Of The Minutes Of The September 10, 2019 Regular Called Board Meeting.

All items on Consent may be approved with a single motion to “Approve The Consent Calendar”. Individual items may be pulled for further discussion prior to other agenda items.

_____ moved to approve the Consent Calendar. _____ seconded the motion.
The motion was approved.



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, September 10, 2019 at 6:30 p.m.
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

BOARD OF DIRECTORS

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

AGENDA

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

President Wood called the meeting to order at 6:30 p.m. noting that a quorum was present

- A.2 Citizen Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)

None

- A.3 Preliminary Public Comment. (Regarding items listed on this agenda. Pursuant to Government Code, Section 551.007, the public may address the Type B Board before or during the Board's consideration of the item, subject to the Board's Rules of Procedure.)

JP LeCompte, City Attorney, explained that this new line item will be on agendas moving forward. This will give the public the opportunity to speak on an item in the agenda at this point in the meeting or later on in the meeting when the agenda item is called.

No preliminary public comment

- A.4 Board Members' Opening Comments.

President Wood welcomed everybody back since there was no meeting last month.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 Quarterly Update And Status Report On FY 2018-2019 4B Projects. (Kimberly Reese, Project Manager)

Kimberley Reese, Project Manager gave project updates on the following completed projects: Town Center Trail/Bridge, Veterans Park Improvements and Pole Mounted Street Signs. Projects currently under construction: Brushy Creek Sports Park improvements, Trail Lighting and Brushy Creek Trail Improvement projects.

No questions from the Board

- B.2 Update On Turning Lane Projects. (Darwin Marchell, Director of Engineering)

Darwin Marshall, Dir. Of Engineering, presented an update on the turning lane project. He presented a map showing where the projects are in design phase. They take into account accident reports and community feedback.

Current turn lane projects include: Westbound at Whitestone & Walton Way, Westbound at the Railyard, and Eastbound at Discovery Blvd. (The Quest Blvd. project is completed).

Lakeline Turnlanes to include: Northbound at New Hope (an extension of existing right & left turn lanes), Northbound at Treeline Dr., and Northbound at West Park St.

Ronald Reagan Turn Lanes to be added north and south bound at Caballo Ranch Blvd.

Upcoming projects to include Bell Blvd. southbound at Cypress Creek Rd. – waiting on approval with FY20 budget.

President Wood asked about the Lakeline and Park turn lanes since there is a new business going in there. Erwin explained that there will be a couple that development is building and one that the City is building as well.

Director Goodin asked about pedestrian safety. She often hears feedback that people often pull into the RH turn lanes looking at traffic in the other direction and not looking out for pedestrians coming from the opposite direction. Erwin explained that the Engineering Department often partners with the Traffic Signal Engineers to watch out for that. Director Karr asked about the talking signals and if Cedar Park would be installing anything like that. Erwin did not know if the City has plans to install those.

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 July 9, 2019 Regular Called Meeting.

Director Lewis motioned to approve the Consent Agenda. Director Karr seconded the motion and it passed with a 5-0 vote.

PUBLIC HEARINGS

D.1 No Items Scheduled.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

E.1 No Items Scheduled.

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:

F.1 Section § 551.087 Deliberation Regarding Economic Development Negotiations.

a. Legal Issues Concerning The Cedar Park Community Development Corporation Economic Development Performance Agreement With Dana Limited.

The 4B Board convened into an Executive Session at 6:44 p.m.

OPEN MEETING

The Community Development Corporation (Type B) Board reconvenes into Open Session at 7:01 p.m.

For agenda item F.1 a. President Wood motioned to authorize and direct the Type B Board President to execute a Termination & Settlement Agreement for the Economic Development Performance Agreement with DANA Limited, and recommend City Council's approval of the same, on terms discussed in the Executive Session and subject to final review by the City Attorney.

Director Goodin seconded the motion and it passed with a 5-0 vote.

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.

President Wood thanked everybody for attending and looking forward to a new fiscal year.

Next Regular Scheduled Board Meeting Tuesday, October 8, 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 7:03 p.m

PASSED AND APPROVED THIS THE 8th DAY OF OCTOBER, 2019.

Ryan Wood, President

ATTEST:

Fran Irwin, Secretary