



**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION**

Tuesday, February 11, 2020 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"/> Ginger Goodin, Place 3 (V.P.) | <input type="checkbox"/> Dick Lewis, Place 2 |
| <input type="checkbox"/> Mark Ayotte, Place 5 | <input type="checkbox"/> Kevin Harris, Place 4 |
| | <input type="checkbox"/> Lance Gunn, Place 7 |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- 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.)
- 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.)
- A.4 Board Members' Opening Comments.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 1st Quarter Financial Report For FY 2020. (Chad Tustison, Assistant Director Finance)

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 January 14, 2020 Regular Called Meeting.
- C.2 Consider Resolutions For:
 - a. Funding For Lakeline Park Phase 1 Project In An Amount Not To Exceed \$1,000,000.
 - b. Funding Of The Bell Redevelopment Project In An Amount Not To Exceed \$1,720,000.
 - c. Funding For Bell Boulevard Park Planning In An Amount Not To Exceed \$300,000.
 - d. Funding For The Design And Installation For Replacement Of Pole Mounted Street Signs In An Amount Not To Exceed \$150,000.
 - e. Funding For The Design And Construction Of A Right Turn Lane On South Bound Bell Boulevard At West Bound Cypress Creek Road In An Amount Not To Exceed \$400,000.
 - f. Funding For Matching Funds For A Possible Wilco Bond Project To Extend The Wilco Regional Trail To Lakeline Park And A Pedestrian Bridge Over Bell Boulevard (US 183) In An Amount Not To Exceed \$500,000.
 - g. Funding Of Improvements To The Veterans Dog Park In An Amount Not To Exceed \$100,000.
 - h. Funding For Engineering And Related Services For The Brushy Creek North Fork Trail In An Amount Not To Exceed \$500,000.
 - i. Approving An Amendment To The FY 2020 Community Development (Type B) Corporation Budget By An Increase of \$330,000 For The Bell Boulevard Redevelopment Project.

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:

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.

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 10, 2020 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 Adjournment.

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the Community Development (Type B) Corporation Board. Separate agenda items may be combined and discussed together at the discretion of the Chair.

Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Certain information may be presented to and by the Community Development (Type B) Corporation Board, under the headings of "Citizen Communications", and "Board Members' Comments" however, by law, the Board shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

I certify that the above notice of the Regular Called Community Development (Type B) Corporation Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall Council Chambers, 450 Cypress Creek Road, Building 4, Cedar Park, Texas. This notice was posted on:

20 FEB 7 AM 10:21

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Campus and Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made

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.

48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or FAX (512) 401-5003 for further information.

Fran Irwin,
Community Affairs Director

Notice Removed: _____

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



CEDAR PARK



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM B.1.

February 11, 2020

Item/Subject: 1st Quarter Financial Report for FY 2020

Initiating Dept.: Finance Department

Commentary:

Chad Tustison, Assistant Director Finance will present the 1st Quarter Financial Report.



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1.

February 11, 2020

Item/Subject: The Consent Agenda Consists of Items C.1 and C.2

Initiating Dept.: Staff

Commentary:

C.1 Approval Of The Minutes Of The January 14, 2020 Regular Called Board Meeting.

C.2 Consider eight Resolutions for FY 2020 approved projects. These projects have been publically noticed and Public Hearings have been held.

Consider one Amendment to the FY 2020 Community Development (Type B) Corporation Budget by an increase of \$330,000. This item was previously discussed in an Executive Session Briefing and is related to the acquisition of parcels in the Bell Boulevard Redevelopment Project Catalyst Area.

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.



MINUTES

REGULAR CALLED MEETING OF THE COMMUNITY DEVELOPMENT (Type B) CORPORATION

Tuesday, January 14, 2020 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 checked="" type="checkbox"/> Ryan Wood, Place 6, President |
| <input type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input checked="" type="checkbox"/> Dick Lewis, Place 2 |
| <input checked="" type="checkbox"/> Mark Ayotte, Place 5 | <input checked="" type="checkbox"/> Kevin Harris, Place 4 |
| | <input checked="" type="checkbox"/> Lance Gunn, Place 7 |

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.)

Karen Wind, Cedar Park Citizen wanted to thank the Board for their work, especially in making sure they stay in line with the adopted master plans of the City. She is hoping that a Parks Master plan will be updated, especially Lakeline and Town Center and that the City will discuss any changes in plans with the public. The Master plans are how the public expresses their priorities, so she wants to thank the Board for keeping those plans in mind.

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.)

None

A.4 Board Members' Opening Comments.

President Wood welcomed everybody back. Director Lewis mentioned that he attended the annual Texas Economic Development Sales Tax Workshop. The workshop was very informative and he encourages Board members to attend next time.

STAFF REPORTS
(DISCUSSION ONLY)

B.1 4th Quarter Report And Year-End Financial Report For FY 2019 (Chad Tustison, Assistant Director Finance)

Chad Tustison, Assistant Director of Finance, presented to the Board the year-end financial report and 4th Quarter report for FY2019. He explained that the numbers are preliminary pending a Finance audit, but he doesn't expect the numbers to change very much. He went over the total revenue and expenses for FY19, the sales tax collections, sales tax collection history, expenses through the 4th Quarter, summary of funds (including savings adjustments) and the ending available fund balance summary.

Director Harris asked how the fund balance was determined. President Wood explained that the fund balance was determined by the Board and City Staff. Chad Tustison added that the fund balance is two months of sales tax and 1 year of debt service. Director Harris liked that there was a formula to this fund balance and that there is some methodology behind this number.

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 12, 2019 Regular Called Meeting.
Director Lewis motioned to approve item C.1 as presented. Director Ayotte seconded the motion and it passed with a 5-0 vote.

PUBLIC HEARINGS

D.1 Conduct Public Hearings On The Following Projects:
Fran Irwin, Director of Community Affairs, explained to the Board that the Public Hearing is the second part of the requirement for these projects that were already discussed by the Board back in July 2019. The public notices were filed in November 2019 and this public hearing will finalize the process of approval. City staff is available to answer any questions on these projects as well.

a. Transformational Projects - \$3,020,000.

1) A Request For Funding For Lakeline Park Phase 1 Project In An Amount Not To Exceed \$1,000,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 2) A Request For Funding Of The Bell Redevelopment Project In An Amount Not To Exceed \$1,720,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 3) A Request For Funding For Bell Boulevard Park Planning In An Amount Not To Exceed \$300,000.

No public comment

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

b. Community Enhancements - \$2,150,000.

- 1) A Request For Funding For A Trail Connection Project Associated With The Location Of The James Avery Artisan Jewelry Second Headquarters Location in Cedar Park In An Amount Not To Exceed \$500,000.

President Wood reminded the Board that this project is tied to Economic Development as well, but they placed this in the Community Enhancement category since a trail connection would be considered a benefit to the community. No further questions from the Board.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 2) A Request For Funding For The Design And Installation For Replacement Of Pole Mounted Street Signs In An Amount Not To Exceed \$150,000.

Director Harris asked for clarification on this project. President Wood explained that this project is specifically for Pole Mounted Street Signs in the City, not to be confused with a Historical Community Enhancement program that has a pole sign program to update historical/monument signage.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 3) A Request For Funding For The Design And Construction Of A Right Turn Lane On South Bound Bell Boulevard At West Bound Cypress Creek Road In An Amount Not To Exceed \$400,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 4) A Request For Funding For Matching Funds For A Possible Wilco Bond Project To Extend The Wilco Regional Trail To Lakeline Park And A Pedestrian Bridge Over Bell Boulevard (US 183) In An Amount Not To Exceed \$500,000.

President Wood let the Board know that the Bonds passed for this project and thanked City staffed for working with other groups to get funding.

Director Harris asked who would have ultimate say in the location of this project. Kimberley Reese, Project Manager, explained to the Board that it will be multiple entities, such as Wilco, TXDOT and the YMCA, that will have input on this project and they are conducting a feasibility study on possible crossing locations. Director Harris asked if the trail might be at the YMCA property line, and Kimberley Reese explained that they are still conducting a feasibility study, but they do anticipate the trail being in that section. The Trail will tie into Lakeline Park and the trail on the other side by the YMCA. No further questions from the Board.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 5) A Request For Funding Of Improvements To The Veterans Dog Park In An Amount Not To Exceed \$100,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 6) A Request For Funding For Engineering And Related Services For The Brushy Creek North Fork Trail In An Amount Not To Exceed \$500,000.

President Wood asked if there were any other funding on this project and to explain where this trail is. Kimberley Reese, Project Manager explained that there was Federal funding for this project for construction, etc and that this amount requested would pay for the soft costs, such as preparing for construction, designing, engineering, etc. This trail is by SE Corner of Parmer and 1431. No further questions from the Board.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

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 § 551.071 (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.

b. The Indigo Ridge North 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.

b. The Indigo Ridge North Project.

The 4B Board convened into Executive Session at 7:00 P.M.

OPEN MEETING

*The Community Development Corporation (Type B) Board reconvenes into Open Session at 8:00 p.m.
No action was taken on items from the 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.

President Wood thanked the Board and City staff.

Next Regular Scheduled Board Meeting **Tuesday, February 11, 2020 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 8:02 P.M.

PASSED AND APPROVED THIS THE 11th DAY OF FEBRUARY 2020.

Ryan Wood, President

ATTEST:

Fran Irwin, Secretary

Resolution No. CDC-R-20-001

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR THE DEVELOPMENT OF THE LAKELINE PARK PHASE 1 PROJECT IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$1,000,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) seeks to provide funding to the City for a portion of Lakeline Park Phase 1 including the construction of trails, pavilions, playground, kayak launch, fishing pier and practice fields at Lakeline Park in Cedar Park, Texas (the “Project”), in an amount not to exceed \$1,000,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 505.152, the Board of Directors of the Corporation (“the Board”) may authorize expenditures required or suitable for improvements related to recreational or community facilities; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project is required or suitable for improvements related to recreational or community facilities, and that the Project and proposed costs are authorized pursuant to the Development Corporation Act.

SECTION 2. That the Board hereby approves the Project and funding to the City for the Project in an amount not to exceed \$1,000,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF FEBRUARY, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

Resolution No. CDC-R-20-002

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR THE BELL BOULEVARD REDEVELOPMENT PROJECT IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$1,720,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) has previously authorized and provided funding to the City for the Bell Boulevard Redevelopment Project, including the design, acquisition and construction of structural and physical improvements including land, buildings, equipment, facilities, and improvements required or suitable for entertainment, tourist, convention, and public park purposes and events, including auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, related roads, streets, and water and sewer facilities, and other improvements to promote the enhancement and implementation of the Bell Boulevard Redevelopment Plan, as well as public safety facilities, streets and roads, drainage and related improvements, demolition of existing structures, general municipally owned improvements, and any related improvements or facilities to promote or develop new or expanded business enterprises that create or retain primary jobs in the Bell Boulevard Redevelopment District, Cedar Park, Texas (the “Project”); and

WHEREAS, the Board now seeks to provide additional funding for the Project in an amount not to exceed \$1,720,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to the Act, the Board may authorize projects that will enhance recreational or community facilities and promote or develop new or expanded business opportunities, job retention/creation of primary jobs, and capital investment in Cedar Park, Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project will enhance recreational or community facilities and promote or develop new or expanded business opportunities, job retention/creation of primary jobs, and capital investment in Cedar Park, Texas.

SECTION 2. The Board hereby finds that the Project is authorized pursuant to the Act, and the proposed costs are authorized pursuant to Texas Local Government Code Section 501.152.

SECTION 3. That the Board hereby approves funding for the Bell Boulevard Redevelopment Project in an amount not to exceed \$1,720,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the 11th day of February, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR PARK PLANNING AS PART OF THE BELL BOUELVARD REDEVELOPMENT PROJECT IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$300,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) has previously authorized and provided funding to the City for the Bell Boulevard Redevelopment Project, including the design, acquisition and construction of structural and physical improvements including land, buildings, equipment, facilities, and improvements required or suitable for entertainment, tourist, convention, and public park purposes and events, including auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, related roads, streets, and water and sewer facilities, and other improvements to promote the enhancement and implementation of the Bell Boulevard Redevelopment Plan, as well as public safety facilities, streets and roads, drainage and related improvements, demolition of existing structures, general municipally owned improvements, and any related improvements or facilities to promote or develop new or expanded business enterprises that create or retain primary jobs in the Bell Boulevard Redevelopment District, Cedar Park, Texas (the “Project”); and

WHEREAS, the Board now seeks to provide additional funding for the Project in an amount not to exceed \$300,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 505.152, the Board of Directors of the Corporation (“the Board”) may authorize expenditures required or suitable for improvements related to recreational or community facilities; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project is authorized pursuant to Texas Local Government Code Section 501.152; and

SECTION 2. The Board also finds that the proposed Project and the implementation of the Project will promote suitable improvements in parks and park facilities and public park purposes and events in Cedar Park, Texas.

SECTION 3. That the Board hereby approves the Project and funding to the City for the Project in an amount not to exceed \$300,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF FEBRUARY, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

Resolution No. CDC-R-20-004

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR THE INSTALLATION OF CITY LOGO POLE MOUNTED STREET SIGNS IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$150,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) seeks to provide funding to the City for the continuation of the City Logo Pole Mounted Street Signs Project and associated costs in Cedar Park, Texas. This includes the purchase of poles, fabrication of signs, purchase of hardware and brackets, installation of signs, and other improvements or expenses as may be necessary and proper for the implementation and completion of the project (the “Project”) in an amount not to exceed \$150,000; and

WHEREAS, pursuant to Texas Local Government Code Chapter 505, a Type B corporation may use its economic development sales tax and use proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 501.103, the Board of Directors of the Corporation (“Board”) may authorize expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project and proposed costs are authorized pursuant to the Development Corporation Act, and that the Project is required or suitable to promote or develop mobility, public safety, new and expanded business opportunities, and economic investment in Cedar Park, Texas.

SECTION 2. That the Board hereby approves funding to the City for the Project in an amount not to exceed \$150,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 11th day of February, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR THE DESIGN, ENGINEERING, AND CONSTRUCTION OF A RIGHT TURN LANE AND RELATED ROADWAY IMPROVEMENTS PROJECT IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$400,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) seeks to provide funding to the City for the design, engineering, and construction of a right turn lane and related roadway improvements on south bound Bell Boulevard at west bound Cypress Creek Road in Cedar Park, Texas (the “Project”), in an amount not to exceed \$400,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 505.151, the Board of Directors of the Corporation (“the Board”) finds that the proposed Project includes expenditures required or suitable for infrastructure necessary to promote new or expanded business enterprises, including streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project and proposed costs are authorized pursuant to the Development Corporation Act, and that the Project is required or suitable to promote or develop mobility, public safety, new and expanded business opportunities, and economic investment in Cedar Park, Texas.

SECTION 2. That the Board hereby approves the Project and funding to the City for the Project in an amount not to exceed \$400,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF FEBRUARY, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

Resolution No. CDC-R-20-006

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR A MATCHING FUNDS REQUIREMENT FOR AN EXTENSION OF THE WILCO REGIONAL TRAIL TO LAKELINE PARK PROJECT IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$500,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) seeks to provide funding to the City for a feasibility study that will include the evaluation of trail connection options that will cross Bell Boulevard from Lakeline Park in Cedar Park, Texas (the “Project”), in an amount not to exceed \$60,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 505.152, the Board of Directors of the Corporation (“the Board”) may authorize expenditures required or suitable for improvements related to recreational or community facilities; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project and proposed costs are authorized pursuant to the Development Corporation Act, and that the Project is required or suitable to promote or develop mobility, public safety, new and expanded business opportunities, and economic investment in Cedar Park, Texas.

SECTION 2. That the Board hereby approves the Project and funding to the City for the Project in an amount not to exceed \$500,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF FEBRUARY, 2019.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

Resolution No. CDC-R-20-007

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR PARK IMPROVEMENTS AT THE VETERANS DOG PARK IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$100,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) seeks to provide funding to the City for park improvements to include re-grading and re-vegetating the non-pond large dog area and small dog area at Veterans Park in Cedar Park, Texas (the “Project”), in an amount not to exceed \$100,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 505.152, the Board of Directors of the Corporation (“the Board”) may authorize expenditures required or suitable for improvements related to recreational or community facilities; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project and proposed costs are authorized pursuant to the Development Corporation Act, and that the Project is required or suitable to promote or develop mobility, public safety, new and expanded business opportunities, and economic investment in Cedar Park, Texas.

SECTION 2. The Board hereby approves the Project and funding to the City for the Project in an amount not to exceed \$100,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF FEBRUARY, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION APPROVING FUNDING TO THE CITY OF CEDAR PARK (“CITY”) FOR ENGINEERING AND RELATED SERVICES FOR THE BRUSHY CREEK NORTH FORK TRAIL IN CEDAR PARK, TEXAS IN AN AMOUNT NOT TO EXCEED \$500,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended, the City of Cedar Park Community Development (Type B) Corporation (the “Corporation”) seeks to provide funding to the City for pre-construction engineering and related services for a new shared-use trail beginning near the intersection of W. Parmer Lane and E. Whitestone Boulevard and proceeding south along Brushy Creek to connect with the regional trail system near Brushy Creek Road in Cedar Park, Texas (the “Project”), in an amount not to exceed \$500,000; and

WHEREAS, pursuant to Texas Local Government Code, Chapter 505, a Type B corporation may use its economic development sales and use tax proceeds to pay for authorized projects; and

WHEREAS, pursuant to Texas Local Government Code Section 505.152, the Board of Directors of the Corporation (“the Board”) may authorize expenditures required or suitable for improvements related to recreational or community facilities; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, a Type B corporation may use its community development sales and use tax proceeds to pay the costs of authorized projects, including the cost of acquiring all land, rights-of-way, property rights, easements, and interests; the cost of estimates, including estimates of cost and revenue; the cost of engineering or legal services; the cost of plans, specifications, or surveys; administrative costs; and other expenditures necessary or incident to constructing the project and placing the project in operation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. The Board hereby finds that the Project and proposed costs are authorized pursuant to the Development Corporation Act, and that the Project is required or suitable to promote or develop mobility, public safety, new and expanded business opportunities, and economic investment in Cedar Park, Texas.

SECTION 2. That the Board hereby approves the Project and funding to the City for the Project in an amount not to exceed \$500,000 and recommends that the City Council of the City of Cedar Park approve the Project.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF FEBRUARY, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary

Resolution No. CDC-R-20-009

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION AMENDING THE FY 2020 BUDGET FOR THE COMMUNITY DEVELOPMENT (TYPE B) CORPORATION FUND BY AN INCREASE OF \$330,000 FOR THE BELL BOULEVARD REDEVELOPMENT PROJECT; APPROVING TRANSFERS BETWEEN FUNDS; AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended (the "Act"), the Board of Directors of the Corporation (the "Board") is authorized to consider and undertake a variety of community and economic development projects; and

WHEREAS, pursuant to Texas Local Government Code Section 501.152, costs of authorized projects include the cost of acquiring all land, rights-of-way, property rights, easements, and interests, as well as administrative expenses and other expenses necessary or incident to determining the feasibility and practicability of acquiring, cleaning, constructing, reconstructing, improving or expanding the project, constructing the project, and placing the project in operation; and

WHEREAS, the Community Development (Type B) Corporation has in recent years approved funding for community and economic development projects, including the Bell Boulevard Redevelopment Project, with such funding subject to final approval by the City Council; and

WHEREAS, additional funding in the amount of \$330,000 is needed to finalize the City's acquisition of parcels in the Bell Boulevard Redevelopment Project Catalyst Area; and

WHEREAS, it is in the Type B Corporation's best interest to amend the Fiscal Year 2020 Budget to adjust to changes during the Fiscal year; and

WHEREAS, the Board hereby finds the additional funds to be required or suitable to further the Project, that the Project and proposed costs are authorized pursuant to the Development Corporation Act, and that the Type B Corporation's FY 2020 budget should be amended accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION:

SECTION 1. That the Board hereby approves an amendment to the FY 2020 Community Development (Type B) Corporation Budget by an increase of \$330,000 for the Bell Boulevard Redevelopment Project; and further recommends that the City Council approve the budget amendment.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the 11th day of February, 2020.

Ryan Wood, Board President

ATTEST:

Fran Irwin, Board Secretary