



**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Tuesday, May 12, 2020 at 5:00 p.m.**

**BY FREE-OF-CHARGE VIDEO CONFERENCE ONLY**

***IN THE INTEREST OF PUBLIC HEALTH & SAFETY  
PLEASE DO NOT COME TO THE CITY HALL CAMPUS***

**Link for the Meeting: <https://mtg.cedarparktexas.gov/TypeB>  
Event Password: CedarPark2020  
United States Toll Free: 1-844-992-4726  
Access Code / Event Number: 629 125 028**

**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           |

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Pursuant to Section 551.007 of the Texas Government Code, as amended by HB 2840 (86th Legis.), each member of the public who desires to address the Board regarding an item on the agenda shall be allowed to do so before or during the Board's consideration of the item. Please register to speak under the specific agenda item and state whether you desire to speak during the Board's consideration of the item or before the Board's consideration of the item during Preliminary Public Comment.

All electronic and printed materials to be presented at the Board Meeting must be submitted for cybersecurity and legal obscenity screening in accordance with City Policy. Electronic material must be submitted by 12:00 p.m., day of meeting, and printed material must be submitted prior to the Call To Order. Any electronic or printed material not submitted in accordance with the Policy, that poses a cybersecurity risk, or is legally obscene, will not be allowed.

**AGENDA**

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

*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.*

- B.1 Preliminary Public Comment. (Regarding items listed on this agenda. Pursuant to Government Code, Section 551.007, the public may address the Board before or during the Board's consideration of the item, subject to the Type B Board Rules of Procedure.)
- B.2 Board Members' Opening Comments.

### **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 February 11, 2020 Regular Called Meeting.
- C.2 Approval Of The Minutes Of The February 27, 2020 Special Called Meeting.

### **REGULAR AGENDA**

#### **Discussion And Possible Action**

- D.1 A Resolution Approving An Amendment To The FY 2020 Community Development (Type B) Corporation By An Increase of \$500,000.00 For The Bell Redevelopment Project.

- E.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:*

### **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.)*

- F.1 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, June 9, 2020 At 6:30 P.M.** Location to be determined.

- G.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 Corporation. *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.*

(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.

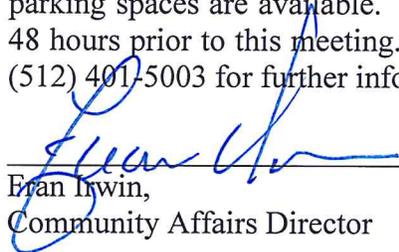
CERTIFICATE

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:

MAY 8 2020 PM 3:23

*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 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**

of the



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1 and C.2

May 12, 2020

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

**Initiating Dept.:** Staff

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**Commentary:**

- C.1 Approval Of The Minutes Of The February 11, 2020 Regular Called Board Meeting.
- C.2 Approval Of The Minutes Of The February 27, 2020 Special Called 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.



**CEDAR  
PARK**

**MINUTES**

**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 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"/> Kevin Harris, Place 4         | <input checked="" type="checkbox"/> Lance Gunn, Place 7 |
| <input checked="" type="checkbox"/> Mark Ayotte, 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.)

*None*

A.4 Board Members' Opening Comments.

*None*

**STAFF REPORTS**  
**(DISCUSSION ONLY)**

B.1 1<sup>st</sup> Quarter Financial Report For FY 2020. (Chad Tustison, Assistant Director Finance)  
*Chad Tustison, Assistant Director of Finance, went over the First Quarter Financial Report for FY2020. He mentioned that this report only shows 2 months right now, and will have the rest of the December sales tax reporting for next meeting. He went over the sales tax collection for the*

*first quarter (which is 2.9% above last year), the sales tax collection history over the years, first quarter expenses, and ending fund balance summary.*

### **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.

*Director Lewis motioned to approve the Consent Agenda as presented. Director Ayotte seconded the motion and it passed with a 6-0 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:*

***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.

***President Wood asked when the next Transportation update would be. Fran Irwin, Community Affairs Director, said there will be an update at the next regular scheduled board meeting.***

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 meeting adjourned at 6:37 P.M.***

PASSED AND APPROVED THIS THE 10th DAY OF MARCH 2020.

\_\_\_\_\_  
Ryan Wood, President

ATTEST:

\_\_\_\_\_  
Fran Irwin, Secretary



**CEDAR  
PARK**

**MINUTES**

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

**Thursday, February 27, 2020 at 4:00 p.m.**

**City Council Chambers**

**450 Cypress Creek Road, Building Four**

**Cedar Park, Texas 78613**

**BOARD OF DIRECTORS**

- |   |   |   |
|---|---|---|
| <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"/> Kevin Harris, Place 4         |   |
| <input checked="" type="checkbox"/> Mark Ayotte, Place 5          | <input type="checkbox"/> Lance Gunn, Place 7                      |   |

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**AGENDA**

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

*President Wood called the meeting to order at 4:03 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.)

*None*

A.4 Board Members' Opening Comments.

*None*

**STAFF REPORTS**  
**(DISCUSSION ONLY)**

B.1 No Items Scheduled

## 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 No Items Scheduled

## PUBLIC HEARINGS

D.1 No Items Scheduled.

## REGULAR AGENDA

### DISCUSSION AND POSSIBLE ACTION

E.1 Consideration Of A Resolution Approving A Project Funding Agreement With The City Of Cedar Park, Texas, Providing A Total Of \$15,250,000 In Varying Amounts Over Fiscal Years 2020-2025 For The Bell Boulevard Redevelopment Project.

***Director Lewis motioned to approve Item E.1. Director Harris seconded the motion and it passed with a 6-0 vote.***

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 Harris thanked City staff on their work on the Bell Blvd Redevelopment Project.***

***No other closing comments from the Board***

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 meeting adjourned at 4:08 P.M.***

PASSED AND APPROVED THIS THE 10th DAY OF MARCH 2020.

\_\_\_\_\_  
Ryan Wood, President

ATTEST:

\_\_\_\_\_  
Fran Irwin, Secretary



**COMMUNITY DEVELOPMENT CORPORATION**

**AGENDA ITEM D.1.**

**May 12, 2020**

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**Item/Subject:** Resolution To Approve Amendment To The FY 2020 Community Development Budget

**Initiating Dept.:** Finance Department

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**Commentary:**

Chad Tustison, Assistant Director Finance will present the Resolution to amend the FY 2020 Budget by an increase of \$500,000.

This item amends the FY 2020 budget to reflect the Community Development Board action taken on February 27, 2020, at a Special Called Meeting, approving a Project Funding Agreement for the Bell Boulevard District project.

Resolution No. CDC-R-20-010

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 \$500,000 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 administrative expenses and other expenses necessary or incident to determining the feasibility and practicability of acquiring, cleaning, constructing, reconstructing, improving or expanding the project; and

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

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

WHEREAS, the Board finds it is in the best interest to amend the Fiscal Year 2020 Budget to adjust to changes during the Fiscal year.

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 \$500,000 for the Bell Boulevard Redevelopment Project in accordance with the financial plan within the Master Development Agreement between the City and RedLeaf, as approved by the City Council on February 27, 2020; 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 12<sup>th</sup> day of May, 2020.

\_\_\_\_\_  
Ryan Wood, Board President

ATTEST:

\_\_\_\_\_  
Fran Irwin, Board Secretary