



## MINUTES

**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Tuesday February 10, 2015 at 6:30 PM  
Cedar Park City Hall Council Chambers  
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613**

### BOARD OF DIRECTORS

- |                                                                        |                                                                     |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Kaden Norton, Place 1              | <input checked="" type="checkbox"/> President David Burger, Place 2 |
| <input checked="" type="checkbox"/> Vice President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Bob Lemon, Place 4              |
| <input type="checkbox"/> Secretary Dustin Weibel, Place 3              | <input checked="" type="checkbox"/> Ryan Wood, Place 6              |
|                                                                        | <input checked="" type="checkbox"/> Brad Young, Place 7             |

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**  
President Burger declared the meeting open at 6:30 PM noting that a quorum was present.
- A.2 Consider Approval of the Minutes.  
a) January 13, 2015 Regular Called Meeting.  
**Director Lemon moved to approve the minutes from the January 13, 2015 regular called Board meeting. Director Burger Seconded the motion and it passed with a 5-0 vote.**
- A.3 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.4 Board Members' Opening Comments.  
**President Burger thanked board members that attended the 183 (Bell Blvd.) redevelopment workshop.**
- A.5 Presentations  
a) Update And Progress Report On Bell Boulevard Redevelopment Study by Katherine Caffrey, Community Affairs Director.  
**Director Rice recused himself for item A.5 (see Exhibit A). Katherine Caffrey gave the Board an overview of the Bell Boulevard Project thus far and explained the next steps in the project. She told the Board about the input staff has received as part of the stakeholder test. She explained that the input so far has been encouraging. Staff received public feedback on the project in variety of ways. They received feedback from the public at the January 28<sup>th</sup> workshop, they have reached out to land/property owners along Bell Boulevard by letter informing them of the project and inviting them to participate in the process via an online survey and have interviewed several**

business/property owners that are located in the areas that would be impacted by a redevelopment project. Some of the main points that have come out of this input are: that there is concern about current and future traffic flow in the area, many property owners feel that the area looks dated and would be excited for an updated and vibrant look, concern that new development seems to be concentrated in other areas of the city, and concern that the market in that section of the city is trending downward. This feedback points to a strong interest in redevelopment. Staff indicated that they will continue to involve stakeholders and provide opportunities for them to provide staff with feedback.

Staff provided the Board with data regarding currently land use along the section of Bell Blvd being considered in this study. Currently 88% of the land is commercial, 6% open space, 4% office and 3% townhomes. It is anticipated that the redevelopment plan will ultimately have a different land use mix, however what those new ratios would be, is yet to be determined.

Staff explained that they are aware of the concerns the public and business owners have regarding traffic flow in the area. Staff is looking into various options to find a good solution and will come back to the Board in the future to update them.

The next public workshop will be held on April 7<sup>th</sup>.

#### B.0 STAFF REPORTS (DISCUSSION ONLY)

##### B.1 Finance Report – Aaron Rector, Assistant Finance Director

a) Monthly Report On FY 2014-2015 Revenues, Expenditures, And Fund Balance.

Staff provided the Board with a written report on revenues, expenditures and fund balance to date.

#### C.0 PUBLIC HEARINGS (NONE)

#### D.0 DISCUSSION AND POSSIBLE ACTION

D.1 Consider A Request For Approval Of An Economic Development Incentive Proposal For A Science And Technology Center Project In The Amount Of \$260,000. (Phil Brewer, Economic Development Director)  
Phil Brewer, Director of Economic Development, introduced Mr. Torvald Hessel from the Museum of Science & Technology. He explained that the vision for this project is to create a first rate science and technology center that is home to Texas' largest planetarium. They are currently operating a mobile planetarium, and would like to graduate to an interim facility before moving into their final permanent facility. They have found a location in Cedar Park that fits their needs for an interim facility, the Cedar Park Soccerplex, and have signed a lease. This facility will host traveling exhibits; the first exhibit will be Body Worlds. This exhibit works on a revenue sharing model and would open on March 20<sup>th</sup>. He expects this exhibit would attract 100,000 visitors and would have a marketing and PR budget of \$400,000. During the first 6 months that the facility is open, they plan to build a planetarium in the facility, add permanent exhibits and secure additional traveling exhibits. In 3-5 years they hope to open their permanent facility.

Staff went over the details of the agreement. It would be a performance based agreement that would pay up to \$260,000. The first payment would be \$60,000 which would be issued no earlier than April 1, 2015 for executing a lease of the facility, obtaining a certificate of occupancy and opening the first exhibit by April 1st. The second payment would be \$100,000 and would be paid

no earlier than June 1, 2015 if 50,000 people attend the Body Worlds exhibit by August 1, 2015. The third payment would be \$100,000 paid no earlier than August 1, 2016 for the opening of the DaVinci Alive exhibit no later than July 1, 2016.

The Board completed a scoring matrix and awarded the project 51 points.

Director Lemon moved to authorize staff to set a public hearing and publish the 60-day project notice for the science and technology project in an amount not to exceed \$260,000. Director Young seconded the motion and it passed with a 6-0 vote.

- D.2 Consider Review Of Board Subcommittees And Designation Of Subcommittee Membership.  
 Director Wood moved to approve the subcommittees as discussed. President Burger seconded the motion and it passed with a 6-0 vote.

The Subcommittee assignments are as follows:

**Boards and Commissions:**

**Cedar Park Parks and Recreation Advisory Board**

- *Kaden Norton*

**Cedar Park Finance Department**

- *Ryan Wood*

**Cedar Park Chamber of Commerce**

- *Brad Young*

**Committees/Subcommittees:**

**Economic Development Subcommittee**

- *Brian Rice*
- *Ryan Wood*
- *Brad Young*

**Corridor Enhancement / Pole Sign Replacement Program Subcommittee**

- *Kaden Norton*
- *David Burger*
- *Dustin Weibel*

**Transportation Subcommittee**

- *Bob Lemon*
- *Brad Young*
- *Kaden Norton*

**Strategic Plan Subcommittee**

- *David Burger*
- *Bob Lemon*
- *Ryan Wood*

**Planning and Future Development Subcommittee**

- *David Burger*
- *Bob Lemon*
- *Kaden Norton*

**Parks Subcommittee**

- *David Burger*
- *Brian Rice*
- *Kaden Norton*

D.3 Consider Excuse Of Absences (None)

**E.0 Executive Session**

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The Community Development (Type B) Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":*

- E.1 § 551.087 Deliberations Regarding Economic Development Negotiations:  
 a. Analytical Laboratory Instrument Manufacturing Project.

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

**The Board recessed into executive session at 8:15 PM.**

**Open Meeting**

*Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.*

**The Board reconvened into an Open Meeting at 8:45 PM.**

**No action was taken.**

**F.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY**

- a) Parks and Recreation – Kaden Norton

**Director Norton gave the Board an update from his discussion with Parks Staff regarding potential park projects the Board discussed at their January meeting.**

**G.1 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.)*

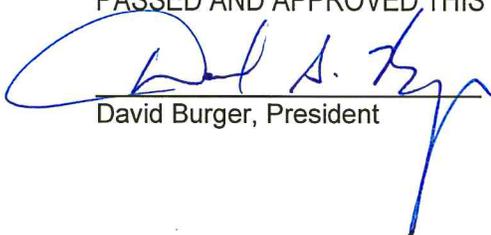
- a) Delegate Report on Council Actions Directly Related to Items Of January 22<sup>nd</sup>, 2015 City Council Meetings.  
 b) Director And Staff Comments  
 c) Board Member Closing Comments  
 d) Board Member Requests For Future Agenda Items  
 e) Designate Representatives To Attend Council Meetings On February 12<sup>th</sup>, and February 26<sup>th</sup>, 2015.

Next Regular Scheduled Board Meeting **Tuesday March 10, 2015 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 9:15 PM.**

PASSED AND APPROVED THIS THE 10<sup>th</sup> DAY OF MARCH, 2015.

  
 David Burger, President

ATTEST:

  
Dustin Weibel, Secretary



AFFIDAVIT OF RECUSAL

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

EXHIBIT "A"

I, Brian D. Rice as a member of the Cedar Park Community Development (Type B) Corporation Board of Directors make this affidavit and hereby on oath state the following:

I have, or a person related to me in the first degree by consanguinity or affinity has, a substantial interest that may receive a special economic effect that is distinguishable from the effect on the public by a vote or decision of the (city council/board/commission) as those terms are defined in Chapter 171 of the Local Government Code. The business entity or real property is:

\_\_\_\_\_  
[Name and Address of Business or Description of Property or Agenda Item(s) and Date]

\_\_\_\_\_  
["I" or name of relative and relationship]

(have/has) a substantial interest in this business entity or real property for the following reasons (circle all which are applicable):

1. the interest is ownership of 10%, or more of the voting or shares of the business entity or owns either 10% or more or \$15,000 or more of the fair market value of the business entity;
2. funds received from the business entity exceed 10% of \_\_\_\_\_ (my/her/his) gross income for the previous year;
3. real property is involved and \_\_\_\_\_ (I/he/she) (have/has) an equitable or legal ownership with a fair market value of \$2,500 or more.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature of Elected or Appointed Public Official

\_\_\_\_\_  
Title

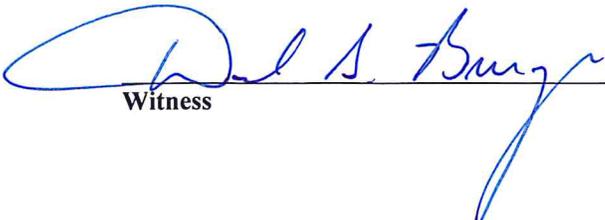
**BEFORE ME**, the undersigned authority, this day personally appeared \_\_\_\_\_ (name of affiant) and by oath stated that he facts hereinabove state are true and correct to the best of (his/her) knowledge or belief. Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

\*\*\*\*OR\*\*\*\*

STATEMENT OF RECUSAL

In accordance with Section 11.09(a) of the City Charter which requires recusal if an elected or appointed officer of the City acts in any way which places or tends to place personal interest in conflict with the interest of the City, I state that I have such conflict and I hereby recuse myself from any discussions or voting involving Agenda Item A.5 (a) on the Community Development (Type B) Corporation Agenda dated February 10, 2015.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Signature of Elected or Appointed Public Official

2/10/15  
\_\_\_\_\_  
Date

EXHIBIT 'A'