



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday April 14, 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 type="checkbox"/> Vice President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Bob Lemon, Place 4 |
| <input checked="" type="checkbox"/> Secretary Dustin Weibel, Place 3 | <input checked="" type="checkbox"/> Ryan Wood, Place 6 |
| | <input checked="" type="checkbox"/> Mel Kirkland, Place 7 |

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
President Burger called the meeting to order at 6:33 P.M. noting that a quorum was present. Vice President Brian Rice was absent.
- A.2 Consider Approval of the Minutes.
a) March 10, 2015 Regular Called Meeting.
Director Burger moved to approve the minutes from the March 10, 2015 regular called Board meeting. Director Wood 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.)
- A.4 Board Members' Opening Comments.
a) Introduction Of Mel Kirkland, Place 7.
New Board member, Mel Kirkland, introduced himself to the rest of the Board. President Burger welcomed Mel Kirkland to the Board. Director Wood commented on the Bell Boulevard meeting he attended the previous week and stated that he was impressed with the great turn out at the meeting. Director Lemon commented on the Bond Task Force meeting he attended the prior day and how well he felt that process was going so far.
- A.5 Presentations
a) Update And Progress Report On Bell Boulevard Redevelopment Study by Katherine Caffrey, Assistant City Manager.
Katherine Caffrey, Assistant City Manager, provided the Board with an update on the Bell Boulevard Redevelopment Study. She began by telling the Board that there were approximately

275 attendees at the community meeting last week and that she was very pleased with the turnout.

She explained that they have so far received a wide variety of public input. They have heard from stakeholders, what the perceived issues are with Bell Boulevard as it currently exists, and what stakeholders view as the strengths/benefits of that area. She explained that Design Workshop and staff are working to try to develop a plan that will correct the issues that have been identified and capitalized on the strengths stakeholder have pointed out.

During the public input process, a number of ideas have been discussed with the public. She explained that one proposed improvement is the creation of a parkway between Buttercup and Park Street. 79 percent of polled respondents were supportive or very supportive of the proposed parkway. Another proposed improvement to the area is a four-way intersection at the corner of Bell Boulevard and Buttercup Creek. 76 percent of respondents were supportive or very supportive of this proposed improvement. Walkable blocks were another proposed improvement. 72 percent of respondents indicated they were supportive or very supportive of the creation of walkable blocks. Another proposed improvement would be the mixing of residential, office and retail in the redeveloped area, possibly along with a neighborhood grocery and a civic or cultural feature (museum, etc.). 76 percent of respondents were supportive or very supportive of mixed use development.

Staff also explained that there are some issues that they are still trying to work out. They are refining and working on more definitive mobility impacts, and the development of a plan that allows for effective traffic flow while providing the car count desired by shop owners in the area. Staff and Design Workshop are looking into the potential phasing of the project and the costs and return on investment associated with potential improvements.

Staff indicated that that will be continuing to work on the project and will be returning to the Board in the future to provide more updates.

Director Norton arrived at 7:02.

- b) Presentation On Proposed Corridor Enhancement Project At 1501 N. Bell By Mo Jahadi, ChiroFit Wellness Center and Will Blair, Blair Landscape Architecture, LLC.

Mo Jahadi of ChiroFit Wellness Center and Will Blair of Blair Landscape Architecture presented the Board with a proposed corridor enhancement project for ChiroFit Wellness Center. This project would install sidewalks, parking and improved landscaping at the corner of Bell Blvd and Valk.

Mr. Jahadi indicated he will be returning at future meeting to further discuss this project with the Board and receive additional input.

- c) Presentation Regarding Potential CAMPO Opportunities For Project Funding Under The Transportation Alternatives Program by Tom Gdala, Senior Engineering Associate.

Tom Gdala, Senior Engineering Associate, told the Board about a funding opportunity that is coming up. The Transportation Alternative Program (TAP) will make federal funding available to local government through the Capital Area Metro Planning Organization (CAMPO). TAP funds are generally for bike and pedestrian mobility projects. Mr. Gdala explained that the City is interested in improving trail connectivity through the creation of

an extension to the Brushy Creek Regional Trail. If Cedar Park is selected for funding, the City would be required to provide 100 percent of funding up front and would then receive reimbursement of up to 80 percent of construction costs. The Board expressed their support for the project and indicated that they would like staff to proceed with applying for funding for this project.

Several Board members also indicated that they would be interested in potentially seeing a future project that would provide a pedestrian bridge over Bell Boulevard at Little Elm Trail.

B.0 STAFF REPORTS (DISCUSSION ONLY)

- B.1 Finance Report – Aaron Rector, Assistant Finance Director
 a) Report On FY 2014-2015 Revenues, Expenditures, And Fund Balance.
Staff provided the Board with a written finance report.

C.0 PUBLIC HEARINGS

- a) Public Hearing On A Proposed Park Improvement Project At Brushy Creek Lake Park In The Amount Of \$325,000. (Curt Randa, Parks and Recreation Director)
Curt Randa, Director of Parks and Recreation reminded the Board that this project would create improved restroom facilities, parking lot improvements and install a canoe launch in Brushy Creek Lake Park.

No Public comments were received.

D.0 DISCUSSION AND POSSIBLE ACTION

- D.1 Consider A Resolution Approving Funding To The City For Park Improvements At Brushy Creek Lake Park In The Amount Up To, But Not To Exceed, \$325,000.
Director Lemon made a motion to authorize the President to execute the resolution recommending the project for park improvements at Brushy Creek Lake Park to City Council for approval in an amount up to but not exceeding \$325,000. Director Weibel seconded the motion and it passed with a 6-0 vote.
- D.2 Consider Acceptance Of A Proposed Project For Economic Development Incentives For VUV Analytics, An Analytical Laboratory Instrument Manufacturing Project, In The Amount Of \$404,166.
Clark Jernigan, CEO of VUV Analytics, provided the Board with a brief overview of the Company. He explained that they produce gas chromatography equipment and are located on Discovery Boulevard. The company plans to create 91 jobs with an average salary of \$64,387.

Larry Holt, Assistant Director of Economic Development, provided the Board with an overview of the proposed incentive agreement. He explained that the proposed incentive package would offer \$404,166 and would require the creation of 91 jobs and the generation of 11 million dollars in taxable sales. The first payment milestone would occur after 45 jobs are created, the second milestone will be reached when 91 jobs are created and the final payment would occur following the required sales tax numbers be achieved. The agreement also includes \$52,000 up front for the build out of their Cedar Park facility.

The Board accepted the Staff's score the project on the economic development project matrix and awarded the project a score of 65 points.

Director Wood made a motion to authorize staff to set a date for a Public Hearing and to publish the 60-day Project Notice for VUV Analytics, an Analytical Laboratory Instrument Manufacturing Project in an amount of \$404,166. Director Lemon seconded the motion and it passed with a 6-0 vote.

- D.3 Consider Announcement and Schedules Related To Submission Of 2015-2016 Community Development Board Project Applications.
- a) Consider Posting Of Announcement For Proposed Projects.
 - b) Consider Proposed Schedule For 2015-2016 Project Submissions.
 - c) Consider Meeting Schedule and Board Budget Recommendations To City Council.
- Director Wood moved to approve the proposed project announcement, schedule of project submissions and schedule to provide budget recommendations to City Council. Director Burger Seconded the motion and it passed with a 6-0 vote.**
- D.4 Consider Review And Priority Recommendations On Proposed Board Projects.
- a) Review Board Rankings Of Proposed Projects.
 - b) Evaluate and Refine Project Rankings.
 - c) Approval Of Final Board Priority Rankings For Submission To The City Manager For Review and Consideration.

Director Wood moved to accept the project rankings as follows:

	Group Rank
Identify and Utilize a Second Water Source (possibly fund an updated study)	1
Support Possible Commercial Interests Around the Events Center	2
Establishment of Lakeline Park	3
Gateway Signage	4
Milburn Park Volleyball Court Improvements (cover, shower, water faucets, covered seating) or additional Volleyball Courts in the Brushy Creek Sports Park.	5
Improve the Quality of the Soccer Fields at Milburn Park	6
Performing Arts Center	7
Dog Park in East Cedar Park (perhaps in Brushy Creek Park)	8
Convention Center/ Full Service Hotel	9
Bike Paths	10
New and Improved Sign at Milburn Park	11
Study of Vacant Corner Lots (COMP PLAN & LAND USE)	12
Amphitheater	13
Improved/ Additional Garden Plots (possibly an improved fence around the garden at Milburn Park).	14

Planting Trees in Front of Cedar Park High School and Across Cypress Creek Rd.	15
Natorium/ Cover Milburn Pool	16
Roller Skating Rink/ Park/Trail	17
Recreational Ice/Skating Rink	18

Director Kirkland seconded the motion and it passed with a 6-0 vote.

D.5 Consider Excuse Of Absences.

- a) Bob Lemon from the March 10, 2015 Board Meeting.

Director Wood moved to excuse the absence of Bob Lemon from the March 10, 2015 Board meeting. Director Kirkland seconded the motion and it passed with a 5-0 vote.

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":

The meeting recessed into Executive Session at 8:25 P.M.

- E.1 § 551.072 Deliberation Concerning the Purchase, Exchange, Lease Or Value Of Real Property.
a. Purchase Of Real Property For Economic Development.

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

The meeting reconvened into Open Session at 8:50 PM. No action taken on items in Executive Session.

Open Meeting

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

F.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY

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 March 26 and April 9, 2015 City Council Meetings.
None.
- b) Director And Staff Comments
Duane Smith, staff liaison to the Board, told the Board that he will send out the current structure of Board subcommittees for them to consider when making future subcommittee assignments.
- c) Board Member Closing Comments

The Board members indicated that they were pleased with productive nature of the meeting and looked forward to accomplishing the priorities that were identified during this meeting.

d) Board Member Requests For Future Agenda Items

President Burger indicated he would like an item to discuss the Board potentially moving forward with one of the projects now identified as a priority. Director Norton requested an item to receive an update on current and past water source studies conducted by the City.

e) Designate Representatives To Attend Council Meetings On April 23 and May 7, 2015.

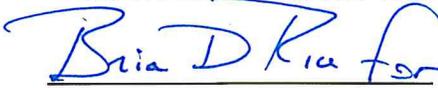
None designated. Board members indicated they will let staff know if they intend to attend a meeting.

Next Regular Scheduled Board Meeting Tuesday May 12, 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 10:05 P.M.

PASSED AND APPROVED THIS THE 12th DAY OF MAY, 2015.



David Burger, President

ATTEST:



Dustin Weibel, Secretary