



## MINUTES

**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Tuesday March 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 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"/> Brad Young, Place 7             |

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**  
President Burger called the meeting to order at 6:35 P.M. noting that a quorum was present. Director Lemon was absent.
- A.2 Consider Approval of the Minutes.**  
a) February 10, 2015 Regular Called Meeting.  
President Burger move to approve the minutes from the February 10, 2015 regular called Board Meeting. Director Wood seconded the motion and it passed with a 6-0 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.)*  
Maria Talamo addressed the Board to let them know that she is running for Place 5 on the City Council, provided the Board with her contact info and invited them to reach out to her with their vision for the future of the City.
- A.4 Board Members' Opening Comments.**  
President Burger said that he participated in the Watchdog program at his child's school and recommended that others also get involved in the program.
- A.5 Presentations (None)**
- 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.

Aaron Rector, Assistant Finance Director, provided the Board with a presentation on the Board's finances through December 2014. He explained that the revenues to date this year are \$1,430,921 (from sales tax) and total expenditures are \$132,091. This revenue is \$110,556 or 8.4% higher than budgeted and \$194,519 or 15.7% higher than at this time during FY14. He showed graphs illustrating sales tax growth in other benchmark cities, which showed that other City's are also seeing strong growth. Staff explained that funds for FY15 projects have not yet been transferred. These transfers will begin in March. So far \$923,680 in FY15 projects have been approved by the Board. The fund balance at September 30, 2014 is \$12,819,127 and the designated fund balance is \$302,810.

#### C.0 PUBLIC HEARINGS

- a) Public Hearing On Proposed Economic Development Incentives For The Texas Museum Of Science & Technology Project (TXMOST) In The Amount Of \$260,000.

Phil Brewer, Director of Economic Development, provided the Board with a reminder about the details of the proposed incentive 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.

Tovald Hessel from TXMOST was present to answer any questions.

Lara Hallander addressed the Board and voiced her support for the project.

#### D.0 DISCUSSION AND POSSIBLE ACTION

- D.1 Consider Authorization To Execute A Resolution And Project Agreement For Economic Development Incentives For The Texas Museum Of Science & Technology (TXMOST) In The Amount Of \$260,000. (Phil Brewer, Economic Development Director)

Director Wood moved to authorize the President to execute the resolution recommending the project to City Council for approval and to execute the economic development incentive agreement for the Texas Museum of Science and Technology (TXMOST) in the amount of \$260,000. The motion was seconded by Director Young and it passed with a 6-0 vote.

- D.2 Consider Acceptance Of A Proposed Park Improvement Project For Brushy Creek Lake Park Improvements In The Amount Of \$325,000. (Curt Randa, Parks and Recreation Director)

Curt Randa, director of Parks and Recreation provided the board with a brief overview of the proposed park improvements which include:

The Board awarded the project a score of 63 points on the Board's project evaluation matrix.

Director Wood moved to authorize staff to set a date for a Public hearing and to publish the 60-day public notice for Brushy Creek Lake Park improvements in an amount of \$325,000. Director Weibel seconded the motion and it passed with a 6-0 vote.

- D.3 Consider Processes And Procedures Related To Submission Of 2015-2016 Community Development Board Projects And Priorities.

- a) Consider Process For Establishing Board Priorities For Proposed Projects.
- b) Consider Proposed Schedule For 2015-2016 Project Submissions.

The Board approved the presented schedule for project submissions for the 2015-2016 budget year.

The Board indicated they would like to score the currently proposed projects at home before the next meeting and then discuss these rankings at the next meeting.

#### D.4 Consider Excuse Of Absences

- a) Dustin Weibel from the February 10, 2015 Board Meeting.

Director Wood moved to excuse the absence of Dustin Weibel from the February 10, 2015 Board Meeting. Director Norton seconded the motion and it passed with a 5-0 vote. Director Weibel abstained.

#### E.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY

#### F.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 February 12<sup>th</sup> and Feb. 26<sup>th</sup>, 2015 City Council Meetings.

**No Report**

- b) Director And Staff Comments

**No Comments**

- c) Board Member Closing Comments

Vice President Rice commented on the new gateway entry sign that is nearing completion and stated that he thought the sign looked very nice.

Director Young indicated that he will be moving and will have to resign from serving on the Board effective March 31<sup>st</sup>.

- c) Board Member Requests For Future Agenda Items

The Board indicated that they would like to discuss FY16 project priorities at the next meeting. They would also like to have an item specifically related to a potential water source study and an item related to future economic development opportunities.

- d) Designate Representatives To Attend Council Meetings On March 12<sup>th</sup>, March 26<sup>th</sup>, and April 9<sup>th</sup>, 2015.

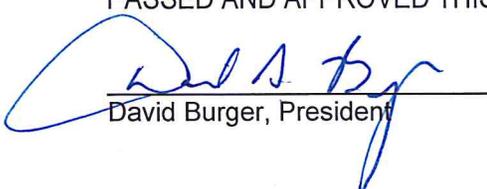
Director Norton indicated that he will try to attend the meeting on March 12<sup>th</sup>.

Next Regular Scheduled Board Meeting Tuesday April 14, 2015 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

#### G.1 ADJOURNMENT

The meeting adjourned at 7:50 P.M.

PASSED AND APPROVED THIS THE 14<sup>th</sup> DAY OF APRIL, 2015.

  
David Burger, President

ATTEST:

  
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Dustin Weibel, Secretary