CEDAR PARK

REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, MAY 10, 2022 at 6:30 p.m.

Link for the Meeting: https://mtg.cedarparktexas.gov/TypeB
Event Password: CedarPark2022

United States Toll Free: 1-844-992-4726
Access Code: 2550 789 1031
Phone Password: 23327727

BOARD OF DIRECTORS

☐ Ginger Goodin, Place 3, President
☐ Tom Moody, Place 1
☐ Barbara Shaffer, Place 2
☐ Larry Norris, Place 4
☐ Mark Ayotte, Place 5 (V.P.)
☐ Ryan Wood, Place 6
☐ Lance Gunn, Place 7

AGENDA

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

A.2 Public 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 Board Members' Opening Comments.

STAFF REPORTS
(DISCUSSION ONLY)

B.1 Quarterly Update And Status Report On FY 2022 4B Projects. (Kimberly Reese, Senior Project Manager)

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.

PUBLIC HEARINGS

C.1 No Items Scheduled.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval of the Minutes Of The March 8, 2022 Regular Called Meeting.

D.2 A Resolution Approving An Amendment To The FY 2022 Community Development (Type B) Corporation Budget By An Increase Of $1,100,000 Total With An Increase Of $800,000 For The City Of Cedar Park Library In The Bell District And An Increase of $300,000 For A Park Playground Replacement Project.

D.3 Consideration And Possible Action On Revisions To The Community Development (Type B) Corporation FY 2022-2024 Strategic Goals.

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 12, 2022 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

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 (Type

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) 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 6 2022 PM 1:03

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

2021-2023 Strategic Goals

Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

- **Strong community connections:** Foster a sense of community and engage residents.
- **Bell District:** Advance the significant public-private partnership through the successful commencement of Phase 1 development.
- **Recreation Opportunities:** Strengthen our portfolio of recreation and learning programs, events and facilities.
- **Capital Projects:** Dedicate the resources to design and construct the capital projects necessary.
- **Redevelopment Initiatives:** Develop redevelopment strategies that align with the community's long-term vision and add value to the surrounding area.
- **Placemaking:** Focus on aesthetics and public art to create a positive aesthetic experience, instilling pride and creating a unique identity.
- **Comprehensive Plan:** Adhere to the City's Comprehensive Plan.

Economic Vitality

Cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

- **Economic Development Strategic Initiatives:** Attract targeted businesses to diversify and grow the tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Community:** Actively support existing business community
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.
- **Hotel/Conference Center:** Identify partners to advance Hotel/Conference Center project.

Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community, enhance the quality of life and continue being one of the safest cities in Texas.

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce.
- **Technology:** Ensure technology systems and resources to support and enhance reliable 24/7 operations.

Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment and services.

- **Comprehensive Mobility Master Plan:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.

Infrastructure & Environment

Preserve and enhance the tools and resources necessary to support critical infrastructure and sustainability initiatives.

- **Infrastructure:** Prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure and Assets:** Invest in the maintenance of infrastructure and assets.
- **Environmental Stewardship:** Demonstrate responsible

CEDAR PARK

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM B.1.

MAY 10, 2022

Item/Subject: Quarterly Update and Status Report on FY 2022 Projects

Initiating Dept.: Staff

Commentary:

Staff will provide updates and status reports on all the FY 2022 projects.

CEDAR PARK

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1.

MAY 10, 2022

Item/Subject: Approval of the Minutes of the March 8, 2022 Regular Called Meeting.

Initiating Dept.: Staff

Commentary:

Minutes from the March 8, 2022 meeting are in the packet.

MINUTES

REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, March 8, 2022 at 6:30 p.m.

Link for the Meeting: https://mtg.cedarparktexas.gov/TypeB
Event Password: CedarPark2022

United States Toll Free: 1-844-992-4726
Access Code: 2553 134 5782
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☐ Lance Gunn, Place 7

AGENDA - AMENDED

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

President Goodin called the meeting to order at 6:30 p.m. noting that a quorum was present.

A.2 Public 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 Board Members' Opening Comments.

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.

President Goodin welcomed all the members and Board members commented that they were pleased to be back together again.

STAFF REPORTS
(DISCUSSION ONLY)

B.1 4th Quarter Report And Year-End Financial Report For FY 2021 And 1st Quarter Financial Report For FY 2022. (Kevin Klosterboer, Assistant Director Finance)

Staff reported that sales tax collections for the FY 2021 Type B budget were $9,350,000 for the fiscal year, which was 25% more than the budget projections and 20% higher than those collected in FY 2020. Expenses for the year totaled $7,440,611 and included expenditures for Transformational projects and Community Enhancements.

The FY 2022 revenue budget is $9.06M of which $9.05M is sales tax collections and the remaining $10,000 is budgeted interest earnings.

FY 2022 First Quarter sales tax collections of $2.79M are 27% higher than budget projections and 23% higher than collections over the same period in FY 2021.

Staff reported expenses for the period noting that funding for several of the FY 2022 projects has been transferred out.

Board member Ryan Wood asked for clarification about the land purchase and sale related to the North Shore project before commenting that overall the report indicated strong growth in revenues.

President Goodin also commented on the Corporation's strong financial position.

PUBLIC HEARINGS

C.1 No Items Scheduled.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval of the Minutes Of The November 9, 2021 Regular Called Meeting.

D.2 Approval of the Minutes Of The December 9, 2021 Special Called Meeting.

Director Wood made a motion to approve Items D.1 and D.2 as presented. Director Norris seconded the motion and it passed with a 5-0 vote.

D.3. Discussion Of Revisions To The Community Development (Type B) Corporation Strategic Goals.

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.

Staff presented a proposed timeline to consider for the revision of the Type 4B strategic goals. Board members were provided financial analysis including historic allocations in previously adopted budgets and a long-range financial forecast. Board members were asked to provide input for the Strategic Goals Committee to consider as they draft revisions for full Board consideration. The revised draft will be presented at the next meeting for possible action.

D.4 A Resolution Approving An Amendment To The FY 2022 Community Development (Type B) Corporation Budget By An Increase Of $15,750,000 Total For The PG Cedar Park Group, LLC Project And An Increase Of $500,000 For The CP North Shore, LLC Project.

Staff presented a summary of the Resolution referencing a September 23, 2021 Type B Board Resolution authorizing an Agreement with PG Cedar Park Group, LLC. Staff advised that $15,680,000 was for the land purchase and $70,000 represented costs related to a boundary fence for a total budget amendment related to PG Cedar Park Group, LLC project in the amount of $15,750,000.

Staff reported that the $500,000 increase was related to an Agreement for the CP North Shore Development project. The amendment is made-up of re-appropriating the original budgeted amount of $350,000 as well as an increase of $150,000 for stormwater infrastructure improvements that were higher than originally anticipated.

Board members requested clarification on project funding for the land purchase, the fencing and timing of budget appropriations.

Director Wood made a motion to approve D.4 as presented. Director Ayotte seconded the motion and it passed with a 5-0 vote.

D.5 A Resolution Authorizing Agreements With Austin Underground, Inc., Dial Development Services, Ltd., And TSIT Engineering & Consulting, LLC For Construction, Third Party Inspection, And Materials Testing Services For Public Infrastructure Drainage Improvements For The CP North Shore, LLC Project In A Total Amount Not To Exceed $350,000.

Staff presented a summary of the CP North Shore project located in the Cedar Park Town Center subdivision. As part of a previously approved Agreement, there was a commitment to construct drainage improvements that will extend the existing storm sewer system from Main street down to the Town Center pond.

Staff recommended execution of agreements for construction services, third party inspection services and materials testing services in a total amount of $350,000.

Director Wood made a motion to approve D.5 as presented. Director Norris seconded the motion and it passed with a 5-0 vote.

D.6 A Resolution Authorizing An Agreement With Hill Country Fence, Inc. For Construction Of A Common Boundary Fence In Connection With The PG Cedar Park Group, LLC Project In An Amount Not To Exceed $70,000.

Staff presented an overview of the PG Cedar Park Group project common boundary fence describing the location and proposed materials and the recommended contractor.

Director Ayotte made a motion to approve D.6 as presented. Director Moody seconded the motion and it passed with a 5-0 vote.

E.0 **EXECUTIVE SESSION**

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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.

Board members commented that they were pleased with the Corporation's financial reports and were glad to back together.

Next Regular Scheduled Board Meeting **Tuesday, April 12, 2022 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 7:30 p.m.

PASSED AND APPROVED THIS THE TENTH DAY OF MAY, 2022

_____
Ginger Goodin, President

ATTEST:

_____
Fran Irwin, Secretary

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.

CEDAR PARK

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.2.

MAY 10, 2022

Item/Subject: Resolution Approving An Amendment To The FY 2022 Budget

Initiating Dept.: Staff

Commentary:

Staff will present a budget amendment in the total amount of $ 1,100,000 for two projects; the City of Cedar Park Library in the Bell District in an amount of $800,000; and a Park Playground Project in the amount of $300,000.

Resolution No. CDC-R-22-006

A RESOLUTION OF THE CITY OF CEDAR PARK COMMUNITY DEVELOPMENT (TYPE B) CORPORATION AMENDING THE FY 2022 BUDGET FOR THE COMMUNITY DEVELOPMENT (TYPE B) CORPORATION FUND BY $1,100,000 TOTAL FOR THE YOUTH AREA AT THE NEW LIBRARY AND FOR PLAYGROUND REPLACEMENTS, BOTH COMMUNITY DEVELOPMENT PROJECTS; 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 2022 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 2022 Community Development (Type B) Corporation Budget by an increase of $800,000 for the youth area at the new library which will be funded by Type B sales tax revenues; and further recommends that the City Council approve the budget amendment.

SECTION 2. That the Board hereby approves an amendment to the FY 2022 Community Development (Type B) Corporation Budget by an increase of $300,000 for playground replacements and which will be funded by Type B sales tax revenues; and further recommends that the City Council approve the budget amendment.

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 on this the 10th day of May, 2022.

_____

Ginger Goodin, Board President

ATTEST:

_____

Fran Irwin, Board Secretary

CEDAR PARK

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.3.

MAY 10, 2022

Item/Subject: Consideration and Possible Action On Type B Strategic Goals

Initiating Dept.: Staff and Strategic Goals Sub-Committee

Commentary:

As a follow-up to the March meeting, the Strategic Goals Sub-Committee members, including Ginger Goodin, Mark Ayotte and Lance Gunn, reviewed the existing goals, incorporated suggestions and comments from all board members, and drafted revisions to the current strategic goals.

A copy of the draft Strategic Goals and Activities 2022-2024 is in the packet. The Board will have the option to take action to adopt the revised goals on May 10.

CEDAR PARK

Cedar Park Community Development (4B) Corporation

Strategic Goals and Activities 2022-2024

VISION Position Cedar Park to be the best place to live, work, play or visit.

MISSION Utilize resources to assist Cedar Park in reaching its economic and community goals to serve the best interests of its citizens and visitors.

GOALS

Transformational Projects
(Council Goals 1, 2 & 4)

- Bell Boulevard Redevelopment and Bell Park
- Lakeline Park
- The Quarry

(approx. 40%)

Community Enhancements
(Council Goals 1, 4 & 5)

- Community enhancement projects must be directly linked to City strategic goals.

  Support roadway and intersection safety and mobility improvements
- Neighborhood revitalization — Plan for aging neighborhoods
- Park improvements

(approx. 20%)

Economic Development
(Council Goal 2)

- Continue support of Economic Development projects
- Assist 4A Corporation in their economic development needs

(approx. 20%)

Build Fund Balance
(Council Goals 1, 2, 3 & 4)

- Build reserve fund balance providing flexibility for 4B Corporation to participate in Transformational and Economic Development Projects as opportunities arise

(approx. 20%)

Board Development
(Council Goal 3)

- Conduct periodic review and update the Board's Strategic Plan
- Continue training opportunities and workshops
- Continue coordination with City Council, and other Boards and Commissions

Adopted