REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, JANUARY 14, 2025 at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

Link for the Meeting: https://mtg.cedarparktexas.gov/TypeB
Event Password: CedarPark2024

United States Toll Free: 1-844-992-4726
Access Code: 2550 166 7064
Phone Password: 2332772

BOARD OF DIRECTORS

☐ Ryan Wood, Place 6, President
☐ Liz Freeman, Place 1
☐ Barbara Shaffer, Place 2, Vice President
☐ Ginger Goodin, Place 3
☐ Larry Norris, Place 4
☐ Stephen Johnson, Place 5
☐ Justin OBrien, Place 7

AGENDA

A.1 CALL TO ORDER, QUORUM DETERMINED AND 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.)

STAFF REPORTS
(DISCUSSION ONLY)

B.1 FY 2024 Quarter Four Financial Report. (Erica Solis, Assistant Director Finance.)

B.2 Quarterly Project Report Discussion. (City Staff.)

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 None Scheduled

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The September 10, 2024 Regular Called Meeting.

D.2 Approval Of The Minutes Of The October 8, 2024 Regular Called Meeting.

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.

E.1 Section 551.076 Deliberation Regarding Security Devices or Security Audits.
- a. City Facilities

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.

The Next Regular Scheduled Board Meeting Will Be Held On Tuesday, February 11, 2025, 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 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.

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.

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:

JAN 10 2025 AM 11:05

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

2024-2026 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 sense of community and engage residents on matters that impact them most.
- **Bell District:** Advance the City's most significant redevelopment project through successful implementation of the development plan.
- **Recreation and Cultural Opportunities:** Strengthen portfolio of recreation and learning programs, events and facilities, ensuring services align with community expectations.
- **Capital Projects:** Dedicate resources to design and construct the capital projects necessary to advance Cedar Park and meet future needs.
- **Redevelopment Initiatives:** Create redevelopment strategies that align with community's long-term vision and add value to surrounding area.
- **Placemaking:** Focus on aesthetics and public art within public spaces to create a positive aesthetic experience, instilling pride and creating unique identity.
- **Comprehensive Plan:** Adhere to City's Comprehensive Plan, and ensure it is updated regularly to reflect community's attitudes and needs.

Safe Community

Prioritize, enhance and support efforts related to community safety so our residents, businesses and visitors feel safe in their neighborhood and City.

- **Public Safety:** Prioritize and support public safety programs so our community feels safe.
- **Neighborhoods:** Invest in programs that improve neighborhood safety.
- **City Utilities:** Safeguard resiliency and security of water and wastewater utility system for reliability.
- **Communications & Reporting:** Use effective methods of providing safety-related information to residents and businesses.

Economic Vitality

Utilizing Strategic Plan as a guide, 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.

- **Business Recruitment Strategic Initiatives:** Attract targeted industries to diversify and grow tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Retention & Expansion:** Actively support existing business community.
- **Small Business & Entrepreneurship:** Encourage business growth and development stemming from entrepreneurial endeavors.
- **Workforce Development:** Work with education partners to grow training options that align with identified target industries.
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.

Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community and enhance the quality of life.

- **Government Operations:** Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.
- **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 for the delivery of excellent services.
- **Technology:** Ensure sound 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 (MMP):** Commence implementation of the recently approved Master Plan aimed at improving multimodal connectivity within the community.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity and reduce traffic congestion.
- **Bike, Pedestrian & Trail:** Expand the City's network of shared use paths and trails to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology and other innovative solutions to increase the safety and efficiency of the existing roadway system.

Infrastructure & Environment

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

- **Infrastructure:** Continue to prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure & Assets:** Invest in the maintenance of infrastructure and assets to support growth and sustain the existing community.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.

CEDAR PARK

CEDAR PARK
TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM B.1

January 14, 2025

Item/Subject: FY 2024 Quarter Four Financial Report

Initiating Dept.: Finance Department

Commentary

Assistant Director of Finance Erica Solis will present the FY 2024 Quarter Four Financial Report.

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COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM B.2

January 14, 2025

Item/Subject: Quarterly Project Report Discussion

Initiating Dept.: Finance and Community Affairs Departments

Commentary

In December 2024, a Quarterly Project Update Report was shared with the Community Development (Type B) Corporation Board Members. Board members submitted some follow-up questions, and Staff will share the questions and responses with the full board.

Type B Project Status - December 2024

Projects Ongoing

Project Name	Year(s) Funded	Multiple Funding Sources	Total Budget	Type B Budget	Project Update
BELL BOULEVARD PARK	2020 & 2021	Y	$ 5,621,397	$ 3,300,000	Total budget increased $45k for parkland dedication funds only. Ribbon cutting scheduled for Thursday, 12/12/2024.
NORTH BRUSHY CREEK TRAIL PROJECT	2020 & 2023	Y	$ 5,749,408	$ 2,050,000	Construction in progress. Approximately 80% complete. Anticipated completion January 2025. Includes connection to the existing shared use path on Colonial Parkway. CAMPO reimbursement of maximum $2.6M fulfilled.
REGIONAL TRAIL CONNECTION AND BRIDGE MATCH	2020 & 2025	Y	$ 8,797,418	$ 2,500,000	Budget increased by $2M as approved by the Board. Design in progress. $2M of Type B funding for construction approved in FY 2025 budget. Bond funds are being spent down first.
RE|CREATE	2024 & 2025	N	$ 4,050,000	$ 4,050,000	Budget increased by $3.7M as approved by the Board. Design to be completed; bidding construction Spring 2025.
CITYWIDE FIBER CONNECTIVITY	2021	N	$ 250,000	$ 250,000	In planning stage for ongoing City projects, specifically at the new library, Bell Park, and the joint Public Safety Facility. Pursuing potential partnerships with LISD and Wilco.
PARK SITE FURNISHING REPLACEMENT	2022	N	$ 375,000	$ 375,000	No change since last update. Procuring products as storage space permits. Estimated completion 2025.
TRAIL & SAFETY LIGHTING	2022	N	$ 75,000	$ 75,000	In progress. New lighting was recently installed along pathway at the Veterans Memorial Park. Estimated completion by summer 2025.
TUNNEL INTERACTIVE LIGHTING & MURALS	2022	N	$ 200,000	$ 200,000	Design complete. Waiting to bid pending agreement between the City and Town Center HOA regarding street lighting.
COMMUNITY PARK IMPROVEMENTS	2023	N	$ 2,000,000	$ 2,000,000	In progress. Brushy Creek Lake Park Splash Pad currently under construction with completion by end of 2024. Estimated completion of entire project is summer 2025.
PLAYGROUND REPLACEMENT	2024	N	$ 250,000	$ 250,000	In progress. Dayna Lawson Park Playground complete. Forest Oaks Park and Nelson Ranch Cave Preserve Playground demo and installation occurred early November.
BIKE PARK AT MILBURN PARK	2024	N	$ 100,000	$ 100,000	In design stage. Construction to begin spring 2025.
MILBURN POOL WATER PLAYSCAPE	2024	N	$ 100,000	$ 100,000	In progress. Delayed due to emergency repairs. No change since last update.
LAKELINE BLVD SHARED USE PATH	2024	N	$ 2,500,000	$ 2,500,000	Design contract awarded July 25, 2024 in an amount not to exceed $1.05M. Completion pending future potential construction funding. Reminder that $2.5M in Type B is for design only.
HIGH VISIBILITY CROSSWALKS	2024	N	$ 790,000	$ 790,000	In bidding stage. Estimated completion summer 2025.
E NEW HOPE ROAD SUP GAP CONNECTION	2025	N	$ 1,400,000	$ 1,400,000	Issuing RFQ Spring 2025 for design. Design likely complete with construction ready to bid early FY2026.
PLAYGROUND REPLACEMENT	2025	N	$ 250,000	$ 250,000	Currently in development and awaiting estimates and designs from vendors. Targeting Council award in early 2025. Project to start late spring/early summer 2025.
SB 183A FRONTAGE RD AT SCOTTSDALE DR IMPROVEMENTS	2025	N	$ 1,300,000	$ 1,300,000	Issuing RFQ Spring 2025 for design. Construction anticipated FY2027 due to coordination requirements with CTRMA.
FEASIBILITY STUDY - BUTTERCUP CREEK BLVD/W PARK SUP	2025	N	$ 125,000	$ 125,000	Have a prequalification list approved by Council to get a study consultant on board for this project. Once underway, the study should take less than a year.
BRUSHY CREEK & CHAMPION PARK (RANCH TRAILS) TRF SIGNAL	2025	N	$ 700,000	$ 700,000	Design to occur Spring 2025 with construction bidding Summer 2025 and construction to be completed by Summer 2026.

Project Name	Year(s) Funded	Multiple Funding Sources	Total Budget	Type B Budget	Project Update
BRUSHY CREEK & SPORTS PARK (WILSON RANCH) TRF SIGNAL	2025	N	$ 700,000	$ 700,000	Design to occur Spring 2025 with construction bidding Summer 2025 and construction to be completed by Summer 2026.
MILBURN POOL RENOVATION - ENGINEERING & DESIGN	2025	N	$ 150,000	$ 150,000	RFQ going out mid-December. Target awarding the contract in February with design commencing Spring 2025.
ROADWAY MEDIAN BEAUTIFICATION DESIGN	2025	N	$ 40,000	$ 40,000	RFQ being drafted. Targeting advertisement by start of calendar year 2025.

Funded by Board in FY 2025 budget.

Projects Pending Closeout

Project Name	Year(s) Funded	Multiple Funding Sources	Total Budget	Type B Budget	Project Update
SIDEWALK GAP CLOSURE PHASE 6	2022	N	$ 378,099	$ 378,099	Project is substantially complete. Final walkthrough and punch list in progress. Expected to finish within budget.
NEW LIBRARY (INTERACTIVE EXHIBITS)	2022	Y	$ 42,520,000	$ 800,000	Exhibits were installed. Pending closeout.
ARTS COLLECTIVE FEASIBILITY STUDY	2024	N	$ 264,100	$ 264,100	Feasibility Study completed. Final invoicing being completed.

Completed Projects

Project Name	Year(s) Funded	Multiple Funding Sources	Total Budget	Type B Budget
BRUSHY CREEK SPORTS PARK IMPROVEMENTS	2019	N	$ 230,000	$ 230,000
TRAFFIC SIGNAL; PARK & GUPTON	2024	Y	$ 600,000	$ 350,000
TRAFFIC SIGNAL; VISTA RIDGE AND GOLDEN ARROW AVE	2024	Y	$ 600,000	$ 350,000
TRAFFIC SIGNAL; BELL BLVD & ASTER ST	2024	N	$ 600,000	$ 600,000

Withdrawn Projects

Project Name	Year(s) Funded	Multiple Funding Sources	Total Budget	Type B Budget	Project Update
RIGHT TURN DECELERATION LANE N 183A@1890 RANCH	2022	N	$ 275,000	$ 275,000	Projected withdrawn. Funding released to Type B fund balance.

Funding Released

Project Name	Year(s) Funded	Amount Released	Reason
RECYCLING IN FIVE COMMUNITY PARKS	2019	$ 70,861	Release funds from withdrawn project.
VARIOUS INCLUDING MUSIC VENUE STUDY	VARIOUS	$ 45,916	Closeout of older and inactive projects and released unspent Type B funds. Result of cleaning up our project module.
VARIOUS INCLUDING GATEWAY SIGNAGE, WAYFINDING, & BRUSHY CREEK REGIONAL TRAIL CONNECTION	VARIOUS	$ 522,679	Closeout of older and inactive projects and released unspent Type B funds. Result of cleaning up our project module.
		$ 639,456	

CEDAR PARK
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COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1

January 14, 2025

Item/Subject: Approval Of The Minutes Of The September 10, 2024 Regular Called Minutes

Initiating Dept.: Community Affairs

Commentary

Minutes from the September 10, 2024 Regular Called Meeting are in the packet.

MINUTES

REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, September 10, 2024, at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

Link for the Meeting: https://mtg.cedarparktexas.gov/TypeB
Event Password: CedarPark2024

United States Toll Free: 1-844-992-4726
Access Code: 2557 508 5806
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BOARD OF DIRECTORS

☑ Ryan Wood, Place 6, President
☑ Liz Freeman, Place 1
☑ Barbara Shaffer, Place 2, Vice President
☑ Ginger Goodin, Place 3
☑ Larry Norris, Place 4
☑ Stephen Johnson, Place 5
☐ Justin OBrien, Place 7

AGENDA

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

President Wood called the meeting to order at 6:30 p.m., noting a quorum of six members 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.

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.

Director Wood called an agenda item out of order, calling up Item E.1 Executive Session at 6:32 p.m.

Director Wood reconvened the meeting into an open session at 7:06 p.m., noting that no action had been taken.

STAFF REPORTS
(DISCUSSION ONLY)

B.1 Overview Of The Type B Board's Role And Authority, Including Open Government Requirements, Rules And Procedures, And Conflicts Of Interest. (Lauren Marfin, Senior Assistant City Attorney)

Senior Assistant City Attorney Lauren Marfin presented the annual review of the Board's roles and responsibilities.

B.2 FY 2024 Quarter Three Financial Report. (Erica Solis, Assistant Director Finance)

Assistant Finance Director Erica Solis presented the Quarterly Project Update, which included a review of the FY 2024 Budget with Revenues of $11.55 million, mostly comprised of sales tax collection and Expenses of $11.4 million. She noted that the original expenses budget of $10.0 million was amended due to approved property acquisition in October and for two additional expenditures for the Arts Collective and RE\|CREATE projects.

Assistant Director Solis reviewed the sales tax history to date and detailed total expenses through June 30, 2024. She also noted that some project fund balances were returned upon completion of under-budget projects.

PUBLIC HEARINGS

C.1 None Scheduled.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The June 11, 2024 Regular Called Meeting.

Director Goodin moved to approve Item D.1 as presented. Director Shaffer seconded the motion, which passed 6-0.

D.2 Approval Of The Minutes Of The July 9, 2024 Regular Called Meeting.

Director Goodin moved to approve Item D.2 as presented. Director Shaffer seconded the motion, which passed 6-0.

D.3 Consider Election Of The Community Development (Type B) Corporation Board Officers For 2024-2025.

a. President.
b. Vice President.
c. Secretary.
d. Treasurer.

President Wood reviewed the rules and procedures for the annual election of officers in August or the first meeting after that month stating that the positions of President and Vice President required nominations.

The Board decided to open the floor for nominations for the President and Vice President positions and then vote on the full slate of officers, including staff members in the Secretary and Treasurer positions.

The floor was opened for nominations for the position of President. Director Goodin nominated Ryan Wood for President.

President Wood opened the floor for nominations for the position of Vice President. Director Goodin nominated Barbara Shaffer as Vice President.

President Wood presented the Slate of Officers: Ryan Wood as president, Barbara Shaffer as vice president, Fran Irwin as secretary, and Erica Solis as treasurer.

Director Freeman moved to approve the slate of officers as presented. Director Johnson seconded the motion, which passed with a 6 – 0 vote.

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.

E.1 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter, and Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property.

a. Legal Issues Concerning The Economic & Community Development Performance Agreement With CP North Shore, LLC.

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.

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 expressed their appreciation for the Roles and Rules refresher and the well-organized meeting.

The Next Regular Scheduled Board Meeting Will Be Held On Tuesday, October 8, 2024, 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 DECEMBER 2024.

_____
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
TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.2

January 14, 2025

Item/Subject: Approval Of The Minutes Of The October 8, 2024 Regular Called Minutes

Initiating Dept.: Community Affairs

Commentary

Minutes from the October 8, 2024 Regular Called Meeting are in the packet.

MINUTES

REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, October 8, 2024, at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

Link for the Meeting: https://mtg.cedarparktexas.gov/TypeB
Event Password: CedarPark2024

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BOARD OF DIRECTORS

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☑ Justin OBrien, Place 7

AGENDA

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

President Wood called the meeting to order at 6:30 p.m. noting a quorum of 7 members 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.

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 REPORTS
(DISCUSSION ONLY)

B.1 Update On The Arts Collective Feasibility Study. (Beau Falgout, Assistant City Manager)

Assistant City Manager Beau Falgout presented the Arts Collective feasibility study findings. Highlights included an overview of the Arts Collective concept as a destination for the arts in Cedar Park, inviting artists and residents to connect and create. The Arts Collective is also designed to build on Bell District Phase 1, Bell Park, and the new library.

He explained that this has been a two-year process guided by the City's priorities and stakeholder input. During the process, multiple public engagement opportunities were provided, including community workshops, online surveys, focus group interviews, site visits, and visits to regional cultural spaces. There was overwhelmingly positive feedback from the stakeholders.

The recommended project elements include a 500-600-seat theater (for economic viability), three classrooms, a gallery, catering and /or demo kitchen, and outdoor gathering spaces. The estimated construction cost for the Project is $28M, and the cost of the bridge connecting to the Bell District is estimated to be $240,000. These estimates do not include design fees or permit costs.

Assistant City Manager Beau Falgout stated that including estimated staffing and operational costs was a priority during the assessment. He presented a draft Year One Budget summary and cautioned that it was based on information known to date and is subject to change.

He then presented a proposed timeline for the Art Collective project. Design Phase ($3.6 - $4.5M in FY 2026, construction and initial staffing costs of $29.65M in FY 2027-FY 2028, and estimated opening in FY 2029. He discussed possible funding sources, including Type B sales tax revenues for design and construction and potentially future general obligation bonds.

Mr. Falgout stated that he would continue to update the Board as more information becomes available.

B.2 Update On The Bell Boulevard District. (Rob Shands, RedLeaf Partners)

Rob Shands, RedLeaf Partners, presented an update on the development in the Bell District. Highlights included a summary of the project background, major milestones, and plans for 2025.

Mr. Shands provided a history of the Bell District project, highlighting that community involvement and the community's vision for the project led to RedLeaf's design and implementation of an economically vibrant mixed-use project with a regional draw. Mr. Shands stressed the importance of the collaborative effort with the City and the synergy of Bell District, the new City Library, Bell Park, and the proposed Art Collective project.

Major milestones in 2024 include the addition of five acres to the Bell District Master Plan, leading to the expansion of the footprint along Bell Boulevard that will result in additional commercial space at full buildout. Other milestones include the completion of Phase 1 infrastructure and the location of the Texas Farmers Market.

In 2025, events and activities are planned for the backyard's grand opening, and construction of the first high-density residential building with ground-floor retail and a parking garage will begin. RedLeaf will also launch a new website to provide information for those interested in Bell District news and progress.

PUBLIC HEARINGS

C.1 Conduct A Public Hearing To Fund A Parks Playground Replacement Project In An Amount Not To Exceed $250,000.

C.2 Conduct A Public Hearing To Fund A Milburn Pool Rehabilitation Design Project In An Amount Not To Exceed $150,000.

C.3 Conduct A Public Hearing To Fund A Roadway Median Beautification Design Project In An Amount Not To Exceed $40,000.

C.4 Conduct A Public Hearing To Fund A Feasibility Study For A Buttercup Creek Boulevard/West Park Street Shared-Use Path In An Amount Not To Exceed $125,000.

C.5 Conduct A Public Hearing To Fund An East New Hope Road Shared-Use Path Gap Connection Project In An Amount Not To Exceed $1,400,000.

C.6 Conduct A Public Hearing To Fund A Southbound 183A Frontage Road at Scottsdale Drive Improvements Project In An Amount Not To Exceed $1,300,000.

C.7 Conduct A Public Hearing To Fund A Traffic Signal Project At The Intersection Of Brushy Creek Road and Champion Park (Ranch Trails) Project In An Amount Not To Exceed $700,000.

C.8 Conduct A Public Hearing To Fund A Traffic Signal Project At The Intersection Of Brushy Creek Road and Sports Park (Wilson Ranch Place) Project In An Amount Not To Exceed $700,000.

C.9 Conduct A Public Hearing To Fund A Project RE|CREATE Center In An Amount Not To Exceed $3,700,000.

C.10 Conduct A Public Hearing To Fund A Lakeline Park To Williamson County Regional Trail Connection and Pedestrian Bridge Project In An Amount Not To Exceed $2,000,000.

President Wood opened the Public Hearings for agenda items C.1 – C.10. There were no public comments. President Wood closed the Public Hearings.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 None Scheduled.

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.

Director Shaffer expressed excitement about the Bell District update and the potential for the Arts Collective. Director Norris expressed appreciation for the timeline and would like to see timeline charts continue to be provided. Director Johnson and Director OBrien expressed excitement about the progress and said they look forward to additional development.

The Next Regular Scheduled Board Meeting Will Be Held On Tuesday, November 12, 2024, 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 FOURTEENTH DAY OF JANUARY 2025.

_____

Ryan Wood, 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.