REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, JUNE 10, 2025 at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

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
☐ Shweta Padmanabha, 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 Preliminary Financial Forecast For FY 2026 Community Development (Type B) Corporation Budget. (Erica Solis, Interim Director of Finance)

PUBLIC HEARINGS

C.1 None Scheduled

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

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.

D.1 Approval Of The Minutes Of The May 13, 2025 Regular Called Meeting.

D.2 Consider Applications For Newly Proposed Project/Programs Submitted For FY 2026 Community Development (Type B) Corporation Funding Consideration, Including:

a. Transformational Projects - **$5,000,000**

1) Consider A Project Proposal For Funding An Arts Collective Project To Design And Provide Construction Plans For A High-Quality Multi-disciplinary Arts Facility In An Amount Not To Exceed $5,000,000.

b. Community And Mobility Enhancements Projects - **$5,500,000.**

2) Consider A Project Proposal For Funding A Construction Local Match To Construct A Shared-Use Path Along The East Side Of Lakeline Boulevard From Little Elm Trail To New Hope Drive In An Amount Not To Exceed $750,000.

3) Consider A Project Proposal For Funding A Parks Improvement Project In An Amount Not To Exceed $2,000,000.

4) Consider A Project Proposal For Funding A Safe Pedestrian Crossings Project In An Amount Not To Exceed $1,000,000.

5) Consider A Project Proposal For Funding A Buttercup Creek/Park Street Shared-Use Path Design Project In An Amount Not To Exceed $750,000.

6) Consider A Project Proposal For Funding A Bicycle/Pedestrian Improvement Program In An Amount Not To Exceed $1,000,000.

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 members' 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.

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 Next Regular Scheduled Board Meeting Will Be Held On Tuesday, July 8, 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.

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:

JUN 6 2025 AM 9:11

_____

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,
Communications & Engagement 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

June 10, 2025

Item/Subject: Preliminary Financial Forecast For FY 2026 Community Development (Type B) Corporation Budget.

Initiating Dept.: Finance Department

Commentary

Interim Director of Finance Erica Solis will present the preliminary FY 2026 Budget forecast before the FY 2026 project funding requests presentations.

CEDAR PARK
TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1

June 10, 2025

Item/Subject: Approval Of The Minutes Of The May 13, 2025 Regular Called Minutes

Initiating Dept.: Communications & Engagement

Commentary

The packet includes minutes from the May 13, 2025, Regular Called Meeting.

MINUTES

REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, MAY 13, 2025 at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

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
☐ Vacant, 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 five 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.)

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

Director Wood reconvened the meeting into an open session at 6:44 p.m., noting that no action had been taken.

STAFF REPORTS
(DISCUSSION ONLY)

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.1 FY 2025 Quarters One And Two Financial Reports. (Erica Solis, Interim Director of Finance.)
Interim Finance Director Erica Solis presented the financial updates for actuals for Q1 ended December 31, 2024 and Q2 ended March 31, 2025.

She reported that sales tax collections through December were 8.7% more than predicted in the YTD budget and 18.5% more than the same period in the prior year due primarily to a one-time audit adjustment received by the City.

At the end of Quarter Two, sales tax collections were 7% more than the Year-to-Date budget and approximately 21.4% more than the same period in the prior year. Ms. Solis reported that the department is closely monitoring detailed Comptroller reports to identify potential new trends.

Ms. Solis reviewed Expenses for the two quarters and provided a breakdown by project for each of the expense categories and reported that the fund has collected a total of $131.0 million in sales tax since inception.

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

Interim Finance Director Erica Solis presented the Quarterly Community Development (Type B) Corporation Project Update for the month ending May, 2025. The report included status updates on all ongoing projects, a list of completed projects, and identified projects on hold pending staffing availability or completed design work.

Parks & Recreation Director Mike DeVito presented a status report on several Parks & Recreation projects including Brushy Creek Sports Park, Park Site Furnishings, Trail and Safety Lighting, Milburn Pool Renovation, Playground Replacement, Veterans Park Court Enhancement, and the recently reopened Brushy Creek Splash Pad.

PUBLIC HEARINGS

C.1 None Scheduled

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The January 14, 2025 Regular Called Meeting.

Director Norris moved to approve Item D.1 as presented. Director Johnson seconded the motion, which passed 5-0.

D.2 Approval Of The Minutes Of The April 8, 2025 Special Called Meeting.

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 Norris moved to approve Item D.2 as presented. Director Johnson seconded the motion, which passed 5 -0.

D.3 Consideration To Approve Revised Community Development (Type B) Corporation 2024 – 2026 Strategic Goals.

Director Wood moved to approve Item D.3 as presented. Director Shaffer seconded the motion, which passed 5-0.

D.4 Consideration To Approve A Resolution Authorizing A Settlement Agreement With CP North Shore, LLC, Including Repurchase Of Approximately 5.2 Acres Of Real Property Located At The Southwest Corner Of Discovery Boulevard And Main Street.

Director Wood moved to approve Item D.4 as presented. Director Norris seconded the motion, which passed 5-0.

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.

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

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board members' 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, June 10, 2025, 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 7:19 p.m.

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.

PASSED AND APPROVED THIS THE TENTH DAY OF JUNE 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.

CEDAR PARK
TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.2

June 10, 2025

Item/Subject: Consider Applications For Newly Proposed Projects/Programs Submitted For FY 2026 Budget

Initiating Dept.: City Staff

Commentary

Staff will present an overview of all the proposed FY 2026 budget project funding requests. No action will be taken at this meeting.

The packet includes a list of the proposed projects, including descriptions, project costs, and affiliated strategic goals.

	A	B	C	D	E	F
1	**Project Caption**	**Estimated Cost**	**Project Details**	**4B Strategic Goal**	**Notes**	
2						
3	**Arts Collective- Design**	**$5,000,000**	**This project will design and provide construction plans for a high-quality multi-disciplinary Arts Collective at 201 Buttercup Creek Blvd., consisting of 3 structures, an outdoor space, parking, and a connection to the new library described in the Perkins & Will feasibility study. These funds will be used to engage consultants to provide the required architectural and civil engineering design services. In 2022, the Council identified this site as an opportunity to build upon Bell Park, the new library, and the Bell District.**	**Transformational Projects**		Brickey
4						
5	**Lakeline Blvd. Shared Use Path - Construction Local Match**	**$750,000**	**Construct a Shared Use Path along the east side of Lakeline Blvd from Little Elm Trail to New Hope Drive. If the project is awarded federal funding through the Transportation Alternatives Set Aside (TASA) program, funding will supplement the 20% required match. Staff applied for a TASA grant to cover construction costs. If the project is awarded, 4B funds will be used for the required 20% local match. The Lakeline Blvd. SUP is identified as a Primary Trail in the Mobility Master Plan's Trails Plan.**	**Community & Mobility Enhancements**	**(remaining $ for local match - getting CAMPO $)**	Skinner
6						
7	**Park Improvement Project**	**$2,000,000**	**The 2024 Parks and Recreation Master Plan identified upgrading aging park infrastructure as one of the top community requests. This project will provide funds for upgrades to existing park infrastructure,, including courts, pavilions, restrooms,, and additional site amenities and features. Funds will be used to reconstruct all City Tennis Courts to post-tension concrete, providing energy-efficient LED lighting and upgraded access controls. Additionally, several large park amenities will also be reconstructed, including several small pavilions (Nelson Ranch/Carriage Hills) and some minor improvements to smaller park restrooms.**	**Community & Mobility Enhancements**	**Supports Park Master Plan**	DeVito
8						
9	**Safe Pedestrian Crossings - Phase 2**	**$1,000,000**	**The Safe Pedestrian Crossings Phase 2 project would continue the efforts of Phase 1, which focused on high visibility crosswalk markings. Phase 2 will continue the program with a focus on low cost but highly impactful improvements, including additional crosswalk markings not completed in Phase 1, enhanced signage for both drivers and pedestrians, illumination for improved nighttime visibility, LED blank-out signs at heavily-utilized signalized crosswalks (such as Cypress Creek & Sun Chase, Cypress Creek & Lakeline, Whitestone & Discovery, and others), accessible pedestrian signal (APS) systems, rectangular rapid flashing beacons (RRFBs), and other treatments from the MMP safe crossing toolbox. The funds will be used for the design and construction of the improvements as well as the procurement of sign, illumination, and signal equipment for installation by City staff and contractor(s).**	**Community & Mobility Enhancements**		Hanuscin
10						

	A	B	C	D	E	F
11	Buttercup Creek/Park St. Shared Use Path Design	$750,000	Design a shared-use path for either the Buttercup Creek Blvd. or Park St. corridor, from Lakeline Blvd. to 183A, based on recommendations from the previously funded Feasibility Study and as identified as a Primary Trail on the Mobility Master Plan's Trails Plan. Funds will be used for consultant services to design a shared-use path for either the Buttercup Creek or Park St. corridors as described, including right-of-way/easement acquisition as needed and construction cost estimates. The current feasibility study aims to identify a recommended alignment for this Primary Trails SUP and is expected to be completed this summer.	Community & Mobility Enhancements	Feasibility underway	Skinner
12						
13	Top Five TOTAL	$ 9,500,000				
14						
15	Bicycle/Pedestrian Improvement Program (BPIP)	$1,000,000	The next generation of the Sidewalk Gap Program, the BPIP includes funding for gaps in the City's bicycle/pedestrian network, including sidewalks, trails and shared-use paths, and minor construction projects that provide and/or improve connectivity and safety. Example projects include addressing existing mid-block crossings (e.g. Lakeline at Treeline, Vista Ridge crossing to LISD stadium), trail connections (e.g. Bell Park SUP to Park Street), connectivity and safety improvements, smart rights at intersections, and other strategies identified in the MMP safe crossing toolbox. Funds will be used for the design and construction of bicycle/pedestrian improvement projects that accomplish the goals of this program, as described, to fulfill the objectives of the MMP. This program will provide flexibility for staff to implement minor construction projects to complete the City's bicycle/pedestrian mobility network.	Community & Mobility Enhancements	Original ask was $2M, reduced to $1M	Skinner
16						
17	Top Six TOTAL	$ 10,500,000				