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

BOARD OF DIRECTORS

☐ Stephen Johnson, Place 5, President
☐ Liz Freeman, Place 1
☐ Barbara Shaffer, Place 2
☐ Ginger Goodin, Place 3
☐ Ryan Wood, Place 5, Vice President
☐ Larry Norris, Place 4
☐ 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 FY 2025 Quarter Three Financial Report. (Erica Solis, Interim Director of Finance.)

PUBLIC HEARINGS

C.1 Conduct A Public Hearing To Fund 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.

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.

C.2 Conduct A Public Hearing To Fund 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.

C.3 Conduct A Public Hearing To Fund A Parks Improvement Project In An Amount Not To Exceed $2,000,000.

C.4 Conduct A Public Hearing To Fund A Safe Pedestrian Crossings Project In An Amount Not To Exceed $1,000,000.

C.5 Conduct A Public Hearing To Fund A Buttercup Creek/Park Street Shared-Use Path Design Project In An Amount Not To Exceed $750,000.

C.6 Conduct A Public Hearing To Fund A Bicycle/Pedestrian Improvement Program In An Amount Not To Exceed $1,000,000.

C.7 Conduct A Public Hearing To Fund A Space Needs Analysis And Master Plan For The Cedar Park Recreation Center In An Amount Not To Exceed $150,000.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The July 8, 2025 Regular Called Meeting.

D.2 Approval Of The Minutes Of The August 12, 2025 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.

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 **Wednesday, November 12**, 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:

OCT 8 2025 AM11:38

_____

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 C.1 – C.7

October 14, 2025

Item/Subject: Public Hearings For FY 2026 Projects

Initiating Dept.: Communications & Engagement

Commentary

The required Public Hearings for the ten FY 2026 Projects will be conducted on Tuesday, October 14, 2025. This is the final step in the required approval process to fund the projects.

Other steps included the Community Development (Type B) Corporation review and adoption of the FY 2026 Budget, City Council approval of the Community Development (Type B) Corporation recommended FY 2026 Budget, and the posting of Public Notices in the City's paper of record describing each project and providing a date for each project's public hearing.

The FY 2026 projects are listed in the meeting agenda.

CEDAR PARK
TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1

October 14, 2025

Item/Subject: Approval Of The Minutes Of The July 8, 2025 Regular Called Minutes

Initiating Dept.: Communications & Engagement

Commentary

The packet includes minutes from the July 8, 2025, Regular Called Meeting.

MINUTES

REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, JULY 8, 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.

President Wood called the meeting to order at 6:30 p.m., noting a quorum of five members present. Director Padmanabha joined the meeting shortly after the meeting was called to order, resulting in six members in attendance.

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.

STAFF REPORTS
(DISCUSSION ONLY)

B.1 None Scheduled.

PUBLIC HEARINGS

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.

C.1 None Scheduled

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The June 10, 2025 Regular Called Meeting.

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

D.2 Consider Applications For Newly Proposed Project/Programs Submitted For Fiscal Year 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 - **$5,650,000.**

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.

7) Consider A Project Proposal For Funding A Space Needs Analysis And Master Plan For The Cedar Park Recreation Center In An Amount Not To Exceed $150,000.

Director Irwin reported that an additional FY 26 project proposal had been added for consideration after the June meeting. Director of Parks & Recreation Mike Devito presented a Space Needs Analysis and Master Plan project for the Cedar Park Recreation Center.

Before calling for a vote on D.2, President Wood requested the budget presentation and called up item D.3.

Interim Director of Finance, Erica Solis presented the proposed FY 2026 budget and responded to board member questions and comments.

Director Wood commented on the proforma statement provided to board members, noting that future sales tax projections appear promising, and expressed appreciation for an estimate of a potential future bond payment should they occur.

Director Wood noted that the assumption of additional future debt should not negatively impact the Board's ability to continue to fund Community Enhancement and Mobility projects.

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

D.3 Consider A Resolution Authorizing The Community Development (Type B) Corporation Budget Recommendation For Fiscal Year 2026. (Erica Solis, Interim Director of Finance)

Director Shaffer moved to approve Item D.3 as presented. Director Padmanabha seconded the motion, which passed 6 – 0.

D.4 Consider A Resolution Approving An Amendment To The FY 2025 Community Development (Type B) Corporation Budget By An Increase Of $1,646,617.64 For A Settlement Agreement With CP North Shore, LLC, Including Repurchase Of Approximately 5.15 Acres Of Real Property Located At The Southwest Corner Of Discovery Boulevard And Main Street.

Director Freeman moved to approve Item D.4 as presented. Director Johnson seconded the motion, which passed 6 – 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.

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

ADMINISTRATIVE ITEMS

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.

(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.

Board members expressed appreciation to Director Wood for his analysis and comments on the current and projected financial estimates. Director Wood stated his appreciation to all staff for the budget preparation. His appreciation to staff was echoed by all board members.

The Next Regular Scheduled Board Meeting Will Be Held On Tuesday, August 12, 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 7:02 p.m.

PASSED AND APPROVED THIS THE FOURTEENTH DAY OF OCTOBER 2025.

_____
Stephen Johnson, 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

October 14, 2025

Item/Subject: Approval Of The Minutes Of The August 12, 2025 Regular Called Minutes

Initiating Dept.: Communications & Engagement

Commentary

The packet includes minutes from the August 12, 2025, Regular Called Meeting.

CEDAR PARK
TEXAS

MINUTES

REGULAR CALLED MEETING OF COMMUNITY DEVELOPMENT (Type B) CORPORATION TUESDAY, AUGUST 12, 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.

President Wood called the meeting to order at 6:31 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.)

None.

Director Wood called an agenda item out of order, calling up Item E.1, Executive Session at 6:31 pm.

Director Wood reconvened the meeting into an open session at 7:03 p.m., noting that no action had been taken.

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 D.1, and after the vote on Item D.1, returned to the agenda, calling up item B.1.

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 overview of the Type B Board's role and authority. Topics included: Eligible Projects, Open Government, and Ethics.

PUBLIC HEARINGS

C.1 None Scheduled

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Consider A Resolution Authorizing Amendments To The Amended And Restated Cedar Park Community Development (Type B) Sales Tax Corporation Community & Economic Development Performance Agreement And The Amended And Restated Ground Lease For Community Development Project Improvements With PG Cedar Park Group, LLC.

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

D.2 Consider Election Of The Community Development (Type B) Corporation Board Officers For 2025-2026.

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

Director Wood nominated Stephen Johnson for the position of President. Director Padmanabha seconded the motion.

Director Johnson nominated Ryan Wood for the position of Vice President. Director Padmanabha seconded the motion.

President Wood presented the slate of officers for consideration.
President Stephen Johnson
Vice President Ryan Wood
Secretary Fran Irwin
Treasurer Erica Solis

Director Shaffer moved to approve Item D.2 slate of officers 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 Government Code Section 551.071(2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:

a. Legal Issues Concerning The Amended And Restated Cedar Park Community Development (Type B) Sales Tax Corporation Community & Economic Development Performance Agreement And The Amended And Restated Ground Lease For Community Development Project Improvements With PG Cedar Park Group, 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.

Director Wood requested the schedule for the annual Economic Development Sales Tax Training classes in Austin. He encouraged his fellow board members to attend in person or to use the virtual option if their schedules permit. Director Irwin responded that the information would be provided.

The Board members expressed appreciation to Director Ryan Wood for his service as President and welcomed Stephen Johnson to his newly elected position.

The Next Regular Scheduled Board Meeting Will Be Held On Tuesday, September 9, 2025, at 6:30 p.m. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

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.

G.1 Adjournment.

The meeting adjourned at 7:25 p.m.

PASSED AND APPROVED THIS THE FOURTEENTH DAY OF OCTOBER 2025.

_____

Stephen Johnson, 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.