



## AGENDA

**HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
CITY OF HIGHLAND VILLAGE, TEXAS  
MONDAY, JANUARY 12, 2026 at 6:00 PM  
HIGHLAND VILLAGE MUNICIPAL COMPLEX  
COUNCIL CHAMBERS  
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS**

- 1. Call to Order & Roll Call for Highland Village Community Development Corporation**
- 2. Visitors Comments** *(Anyone wishing to address the Highland Village Community Development Corporation board of directors must complete a Speaker's Request form and return it to the Administrative Assistant. In accordance with the Texas Open Meetings Act, Highland Village Community Development Corporation is restricted in discussing or taking action on items not posted on the agenda. Action on your statement can only be taken at a future meeting. In order to expedite the flow of business and to provide all visitors the opportunity to speak, the Chairperson may impose a three (3) minute limitation on any person addressing the Highland Village Community Development Corporation.)*
- 3. Consider approval of the Minutes from the Regular Community Development Corporation Meeting held on October 23, 2025**
- 4. Review and Discuss the use of Funding Agreement for all Budget Items**
- 5. Receive Information on Wichita Forest Park Trail**
- 6. Receive Information on Lake Lewisville Paddling Trail**
- 7. Receive Information on the Doubletree Ranch Park Shade Structure**
- 8. Status Reports on Current Projects and Discussion on Future Agenda Items** *(A Board member may inquire about a subject of which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.)*
- 9. Adjournment**

I HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE PUBLIC BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE *TEXAS GOVERNMENT CODE, CHAPTER 551*, ON THE 6TH Day of JANUARY, 2026 NOT LATER THAN 5:00 P.M.

*Kristin Thomas*

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**Kristin Thomas**  
**Administrative Assistant**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 899-5132 for additional information.

Removed from posting on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_:\_\_\_\_

By \_\_\_\_\_



**HIGHLAND VILLAGE COMMUNITY  
DEVELOPMENT CORPORATION  
MEMORANDUM  
AGENDA ITEM 3**

**MEETING DATE:** January 12, 2026

**SUBJECT:** Approve Minutes from the Regular Meeting of the Parks and Recreation Advisory Board held on October 23, 2025

**PREPARED BY:** Kristin Thomas, Administrative Assistant

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**BACKGROUND**

Minutes are approved by a majority vote of Parks and Recreation Advisory Board and listed on the Agenda. The Board is encouraged to contact the Administrative Assistant prior to the meeting if there are any suggested changes. Upon doing so, staff can make suggested changes and the minutes in order to contribute to a time efficient meeting. If the change is substantial in nature, a copy of the suggested change will be provided to the Board for consideration prior to the vote, or could be moved to a future meeting for approval.

The Board should review and consider approval of the minutes. The Board's vote and approval of the minutes reflect agreement with the accuracy of the minutes.

**RECOMMENDATION**

To approve minutes of the Regular Highland Village Parks and Recreation Advisory Board Meeting held on October 23, 2025.



**MINUTES**  
**HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION**  
**HIGHLAND VILLAGE MUNICIPAL COMPLEX**  
**1000 HIGHLAND VILLAGE ROAD**  
**THURSDAY, OCTOBER 23, 2025 at 6:00 PM**

**1. Call to Order & Roll Call for Highland Village Community Development Corporation.**

The meeting was called to order at 6:00 p.m.

Present:	Mike Sedillo	Citizen Representative
	Brian Fiorenza	Council Representative
	Rhonda Hurst	Council Representative
	Kevin Cox	Council Representative
	Matthew Enslin	Citizen Representative
Absent:	Megan Glass	Citizen Representative
	Robert Fiester	Council Representative
Staff Members:	Phil Lozano	Parks and Recreation Director
	Andra Foreman	Assistant Director of Recreation
	Paul Stevens	City Manager
	Brian Norton	Assistant Director of Parks Operations & Project
	Kristin Thomas	Administrative Assistant

**2. Consider approval of the Minutes from the Regular Community Development Corporation Meeting held on July 22, 2025**

Motion by Kevin Cox seconded by Rhonda Hurst to approve minutes.

Motion carried 5-0.

**3. Consider Appointment of a Chair and Vice Chair**

Rhonda expressed interest in applying for the position of Vice Chair. Kevin stated that he is in favor of Rhonda serving as Vice Chair and Brian Fiorenza serving as Chair. Mike seconded Kevin's motion.

A vote was taken- all were in favor.

**Results:**

Chair: Brian Fiorenza

Vice Chair: Rhonda Hurst

#### **4. Receive information on the Highland Village Road Reconstruction Project**

Liaison Phil Lozano presented a PowerPoint update on the Highland Village Trails. This is a Public Works project proposing an 8–10 foot wide golf cart path. The path will connect to the existing trail and Highland Village Road, and will be walkable while also allowing golf cart use. The proposed path along Village Estates was presented to the board.

Mike asked what the difference is between a golf cart path and a pedestrian path.

Phil explained that the difference is primarily the width of the path.

Kevin asked how they would navigate the storm drain with an 8-foot-wide path.

Rhonda responded that a storm sewer could be used, with a culvert placed underneath and the path constructed over it.

Kevin stated that this is a good area for adding the path.

Phil also presented the south side proposed path, which extends toward the railroad tracks.

Brian asked why the proposed path was being limited when a sidewalk already exists.

Rhonda clarified that the existing sidewalk does not extend all the way down to Nalon. She also noted that golf carts could not use Highland Village Road, making the existing sidewalk less useful for that purpose. Rhonda requested verification that the line shown on the map represents the actual proposed length of the path.

Kevin asked whether the existing sidewalk will be removed and a new sidewalk installed.

Phil reiterated that this is a Public Works project, and those details will be provided by their department.

Rhonda asked if they could consider adding an option to lower the Highland Village Road speed limit.

Brian stated that the issue would be brought up in a future meeting, as it has already been discussed with the mayor.

#### **5. Discuss Community Development Corporation Fall Trail Tour scheduled for November 4, 2025**

Phil opened the discussion by confirming that plans for the upcoming trail tour are moving forward and requested input from the board regarding scheduling. He asked whether the group preferred using golf carts or buses for the tour. Mike stated he would like to use golf carts, and Rhonda seconded the suggestion. Brian agreed, noting that while buses could serve as a backup option, golf carts would allow participants to get closer to the trails and provide a more up-close and personal experience.

After discussion, the group agreed on a start time of 3:30 p.m., with the tour expected to take approximately two hours, ending around 5:00–5:30 p.m. Rhonda requested that the tour focus on the west side of FM 407.

Phil outlined the planned tour route, which will include visiting priority trail connections, traveling along the City Trail, passing Unity Park, and reviewing missing trail segments along Briarhill Road. The tour will also address connectivity challenges near McAuliffe Elementary, particularly where students cross the railroad tracks and how those connections lead into Unity Park. The group will continue along the City Trail toward FM 2499 to review landscape and connectivity challenges, followed by visits to Village Park and the backside of The Shops to explore connectivity opportunities and potential improvements along FM 407.

## **6. Receive a Presentation on the DoubleTree Ranch Shade Structure and consider a recommendation to the City Council**

Phil Lozano introduced Brian Norton, Assistant Director of Parks Operations & Projects. Brian presented an update on the Doubletree Ranch Park Shade Structure. He explained that the current shade design sags too low to the ground, creating a safety hazard for children and leading to increased vandalism. The structure was replaced in 2023 at a cost of \$12,000, but the City Council has since requested a more durable, long-term solution. Brian sought the board's recommendation on the most responsible replacement option.

Brian presented several replacement options:

Single Four-Post Shade Structure – Features a 20-year structural warranty and a 10-year fabric warranty. The cost is \$62,000, which includes demolition of the existing structure and turf repair.

Rhonda asked for the cost to replace the existing structure in kind.

Brian stated he would find out but did not have that information available during the meeting.

Four Cantilever Shade Structures (20x20 each) – Also includes a 20-year structural warranty and 10-year fabric warranty, with a cost of \$64,795, including demolition and turf repair. This option would only cover specific sections rather than the entire area.

Tree Planting Options (Provided by Fannin Tree Farm):

Option A: Three 6-inch caliper trees (16–20 feet tall) with a one-year warranty. Cost: \$17,622.05, including demolition of posts, turf repair, and irrigation installation.

Pros: Low maintenance.

Cons: Would take several years to provide full shade coverage.

Option B: Six 3-inch caliper trees (10–12 feet tall) with a one-year warranty. Cost: \$12,761.63, including demolition, turf repair, and irrigation.

Mike asked whether staff had spoken with the Highland Village Foundation regarding possible funding.

Phil replied that the foundation already has its funds committed to another project.

Brian Fiorenza asked whether the original shade structure vendor could retrofit the existing system.

Brian Norton explained that one vendor quoted \$41,000 to add a single center post but did not recommend it and would not provide a warranty for the modification.

Brian Fiorenza also confirmed the location of the structure and suggested removing the artificial turf and replacing it with grass if the board does not wish to proceed with another shade option.

Phil noted that another possible option is to leave the structure as is, but board members agreed this presents safety concerns due to the remaining posts.

Matt asked about the height of the structures and whether they could be raised or lowered.

Brian Fiorenza suggested adding six trees spaced throughout the area and replacing the turf with grass to provide natural shade over time.

Kevin asked about demolition details, specifically whether the existing columns would be fully removed or simply cut down and covered with soil and grass. He requested cost estimates for demolition, grass replacement, and six new trees.

## **7. Consider Recommendation to the City Council for the landscape Improvements Project relating to the FM2499 landscaping**

Brian Norton presented an update on the City Trail near the FM 2499 tunnel, explaining that the area has developed erosion control issues. He provided a presentation outlining a three-phase project plan to address the problem. The project will involve the use of riprap and Colorado River rock to prevent washouts and stabilize the trail area. Brian also reviewed where each phase would begin, the type of plants to be used, and the budget for each phase.

The total project cost is estimated at \$42,000, broken down as follows:

Phase 1: \$12,000

Phase 2: \$15,000

Phase 3: \$15,000

Brian explained that work will begin this fall, and because the total cost is below the \$50,000 threshold, the board has the authority to approve the project without City Council approval.

Rhonda asked whether it would be better to approve funding for all three phases at once instead of separately.

Brian Norton responded that since the work will be completed in-house, it must be done strategically and in manageable stages for staff.

Phil Lozano added that because the project is being done internally for budget reasons, it would likely take up to three years to complete rather than a few months.

Mike asked if the erosion issue was due to poor design.

Brian Norton explained that erosion has always been an issue in this area and that the amount of water runoff was greater than initially anticipated.

Rhonda reiterated her suggestion to complete the project as one continuous phase rather than breaking it into smaller phases.

Kevin asked whether a formal recommendation was needed to approve all three phases.

It was confirmed that no council approval is required since the total cost is under \$50,000.

Phil noted that due to the current workload, staff would not be able to complete all three phases this year. He recommended that the board approve Phase 1 now and consider funding Phases 2 and 3 in next year's maintenance budget.

Rhonda asked why the board could not approve all phases at once.

Phil expressed concern about potential price escalation and suggested proceeding with Phase 1 first, which is the most critical and aligns with current staff capacity.

Kevin agreed that moving forward with Phase 1 is most important and asked whether it fits the current schedule.

Brian Norton confirmed that work could begin within the next month, making it a winter project, with the intent to start this fall.

Brian Fiorenza asked whether the riprap would be encased or installed in gabions, and if the washout on both sides was causing material to flow into the tunnel and block drainage, leading to additional cleanup costs. He also asked about the adaptability of the selected plants.

Brian Norton confirmed that the washout has caused sediment buildup in the tunnel drains and that the selected plants are highly adaptive and low-maintenance for the local climate.

Rhonda made a motion to approve Phase 1 of the City Trail FM 2499 Erosion Control Project at an estimated cost of \$12,000.

Mike seconded the motion.

All members were in favor.

Motion passed.

#### **8. Receive Information on the Scope of Halff and Associates Agreement for the Village Connection FM407 Corridor & Amenity Project**

Phil Lozano reviewed Ordinance 2023-1300, passed on February 28, 2023, which adopted the Village Connection Agreement. Halff was hired to explore the feasibility of a trail connection along FM 407, focusing on expanding the existing trail system, improving access and user safety, enhancing connectivity, and maximizing opportunities for grant funding.

Phil presented the proposed Phase 1 trail alignment along FM 407, intended to fulfill the first five years of trail development. He reviewed a priority list of five projects, noting that two are

supported by Public Works while three are identified for board focus. Completing these priority items may increase points for grant applications. Phil asked the board if they are in agreement to move forward with the five-year plan.

Rhonda emphasized the importance of community involvement at every stage, suggesting public meetings in addition to council updates. Phil confirmed that an interactive public component would occur during grant funding and design phases.

Rhonda asked why Lewisville is not prioritizing trail development along FM 407, particularly as developers are being exempted from requirements. She suggested focusing on the western corner for maximum impact.

Phil recommended starting Phase 1 from Highland Village Road to Village Parkway, where there is already partial trail connectivity. He explained that Halff should focus on this section initially while preparing for grant positioning.

Mike raised an alternative route along the railroad tracks, connecting Highland Forest to Highland Village Road.

Brian questioned the feasibility of building a continuous trail along FM 407, noting that sidewalks exist only in segments and full reconstruction would be required for an 8-foot trail. He suggested considering connecting existing trail segments as an alternative.

Phil noted that trails are more competitive for grant funding than sidewalks.

Brian asked about the costs already spent on the feasibility study, and whether future work is phased or fully funded, emphasizing the need to review all alternatives before committing additional funds to Halff. He suggested exploring sidewalk funding via sales tax and potential grants.

Mike asked about potential outcomes with or without grant, funding, suggesting sidewalks might be more practical.

Brian observed that few people currently walk along FM 407, questioning the necessity of a full trail investment.

Kevin highlighted safety concerns for children crossing FM 407, supporting sidewalks while acknowledging the difficulty of the section. He suggested focusing on connecting Highland Village Road to Highland Forest and from Highland Village Road to Highland Shores.

Brian supported a safer connection along the south side between Flower Mound and Highland Village, suggesting trail continuation to Brierhill while avoiding Highland Forest.

Kevin noted that potential grant opportunities might exist if trails are implemented, particularly with anticipated school development.

Mike emphasized the need for data-driven decisions, considering costs for both trail and sidewalk options.

Rhonda requested clarification on Halff's current contract status and meeting notes to date.

Brian stressed evaluating all alternatives before proceeding, questioning when the three previously funded priority items would begin if resources were shifted to this project.

Phil requested opinions on probable engineering and construction costs and proposed presenting a timeline.

Mike asked whether Phil was requesting a recommendation to proceed with Half.

Phil clarified that the board wants a comparison between trail and sidewalk options, including costs, alignment, and potential grant funding.

Brian expressed a preference for sidewalk connections, proposing a trail along the railroad from Highland Village Road to the back of Unity Park and connecting to existing trail sections, while filling gaps with sidewalks extending west from Highland Forest to Walmart.

Kevin requested linear footage estimates for filling sidewalk gaps.

Phil recapped: the trail section between Highland Village Road and Highland Forest Drive is problematic. The recommended approach is a railroad-aligned trail connecting Highland Village Road to the back of Unity Park, and a continuous 8-foot trail or sidewalk system from Highland Forest to Walmart to complete connectivity.

#### **9. Consider holding monthly meetings the first Tuesday of each Month**

Brian noted that board meetings have been sporadic but now that funding is available. It was recommend holding regular meetings on the first Tuesday of each month. Rhonda pointed out that Tuesdays and Fridays often conflict with school events and suggested Thursdays after the first council meeting of the month as an alternative. Phil recommended Mondays before the council meeting, and Rhonda agreed, suggesting meetings be held the same week as council. Kevin asked about meeting frequency, and Phil clarified that meetings would occur once a month. For example, if a trail project is scheduled in November, there may be no meeting that month; December could be considered if not all information is yet available. The proposed calendar starts December 8, with possible adjustments to January 12 and February 9. Phil added that if scheduling conflicts arise but information needs to be shared, a special meeting could be called.

#### **10. Status Reports on Current Projects and Discussion on Future Agenda Items** *(A Board member may inquire about a subject of which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.)*

Kevin noted that since schools will be closed on Election Day, there will be no school activity during the trail tour, but the tour may need to be rescheduled. Rhonda suggested Monday, November 10, and the board agreed to hold the tour on November 10 at 3:30 PM.

## 11. Adjournment

The meeting was adjourned at 7:48p.m.

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Brian Fiorenza, Chair

ATTEST

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Kristin Thomas, Secretary

DRAFT



**HIGHLAND VILLAGE COMMUNITY  
DEVELOPMENT CORPORATION  
MEMORANDUM  
AGENDA ITEM 4**

**MEETING DATE:** January 12, 2026

**SUBJECT:** Review and Discuss the use of Funding Agreement for all Budget Items

**PREPARED BY:** Phil Lozano, Director of Park and Recreation

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**BACKGROUND**

Receive information from City Attorney about a use of the funding agreement.



# HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION MEMORANDUM AGENDA ITEM 5

**MEETING DATE:** January 12, 2026

**SUBJECT:** Receive Information on Wichita Forest Park Trail

**PREPARED BY:** Phil Lozano, Director of Park and Recreation

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## **BACKGROUND**

At the April 15, 2024, regularly scheduled Parks and Recreation Advisory Board meeting, the park board and city staff discussed a refresh for Wichita Forest Park. The proposed refresh included a park and trail cleanup and a new trail sign.

On May 1, 2024, city staff, along with board members Hogan Heathington and Tyler Gump, meet with members of the U.S. Army Corps of Engineers to discuss the following:

- Hosting a community trail clean day for the park
- Trail layout and potential expansion
- Replacing the trail markers with new ones
- Replacing the park trail sign

City staff, along with board members Hogan Heathington and Tyler Gump, organized a community workday on May 18, 2024. During the event, board members, community volunteers, and staff completed the following tasks:

- Trail clean up
- Removal of invasive plants
- Removal and replacement of several of the decayed trail markers and signs
- Removal of metal trail post
- Limbing up and sucker removal of trees

This fall, board member Tyler Gump has continued working with city staff to develop a GPS-based trail map and a new sign that will incorporate both the existing and newly proposed trails.

## **BUDGETARY IMPACT**

The trail markers and signs are funded through the Corps general fund.

## **RECOMMENDATION**

To move forward with submitting the new trail layout and sign as presented to the U.S. Army Corps of Engineers and make adjustments as needed.



# HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION MEMORANDUM AGENDA ITEM 6

**MEETING DATE:** January 12, 2025

**SUBJECT:** Receive a Presentation on the Lewisville Lake Paddling Trail Collaboration Project

**PREPARED BY:** Brian Norton, Assistant Director of Parks Operations and Projects

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## **BACKGROUND**

In 2020, a Lake Lewisville Paddling Trail Collaboration Team was developed that included the Cities of Highland Village, Denton, Lewisville, the Colony, Corinth, Hickory Creek, and Little Elm. An application was submitted to the Texas Parks and Wildlife Department for their Texas Paddling Trails program and the application was approved.

## **THE TEXAS PADDLING TRAILS PROGRAM DESCRIPTION**

The Texas Paddling Trails (TPT) is a new program to develop public inland and coastal paddling trails throughout the state and support these trails with maps, signage and other information. The Texas Parks and Wildlife Department (TPWD) continues to seek partnerships with communities interested in developing a paddling trail in their area.

TPWD will provide the following assistance to approved applicants:

- Work with the local community partners
- Promote your paddling trail as part of the Texas Paddling Trails
- Provide TPT kiosk design options and estimated costs
- Develop trail map and local interpretive information for use in marketing materials (i.e., kiosk inserts, laminated TPT maps, Web site)
- Provide river conservation and river ethics information for use in marketing materials
- Provide official TPT marker signage for roadways and put-in/take-out locations
- Provide interpretive vinyl insert for approved community TPT kiosk
- Promote your paddling trail on the TPWD Web site

## **TRAIL CRITERIA**

Designated paddling trails will have public access points for kayaks and canoes and must meet the following criteria:

- Public access must be a minimum of four paddling miles to a maximum of twelve paddling miles for each segment
- Presence of natural or historical attractions such as rapids, mature trees or unique habitat, wildlife diversity, historic sites, etc.
- Adequate water quality, river flows or water depth (seasonal flows acceptable)
- Population center within 100 miles
- Local partner(s) to maintain put-in/take-outs and keep them clean
- Canoe and kayak rentals from local sources
- Designated parking
- TPT marker signage and kiosk



## HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION MEMORANDUM AGENDA ITEM 6

To Date, the City of Highland Village is the only agency included in the collaboration team that has completed all of the requirements of the TPT program and has been approved by TPWD to establish a paddling trail on the Highland Village section of the Lake Lewisville Paddling Trail.

The Highland Village Parks and Recreation Department also collaborated with the Boy Scouts of America as part of an Eagle Scout Project to gather the necessary information to meet the criteria required by TPWD.

In the Spring season of 2026, sign maps and kiosks will be installed at the five put in / take out locations in Highland Village and a launch event will be scheduled in collaboration with the TPWD.

### **BUDGETARY IMPACT**

- Cost of Signs for 5 put in / take out locations: \$1,505.00
  - Cost of Kiosks for 5 put in / take out locations: \$1,000.00
- Total = \$2,505.00**

### **RECOMMENDATION**

Staff is asking the CDC Board to approve funding for the cost of the five kiosks and signs for the put in / take out locations located along the Highland Village portion of the trail. If approved, this will be brought to a future meeting with a funding agreement.



**HIGHLAND VILLAGE COMMUNITY  
DEVELOPMENT CORPORATION  
MEMORANDUM  
AGENDA ITEM 7**

**MEETING DATE:** January 12, 2025

**SUBJECT:** Receive a Presentation on the Doubletree Ranch Park Shade Structure and consider a recommendation to the City Council to fund the best option

**PREPARED BY:** Brian Norton, Assistant Director of Parks Operations and Projects

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**BACKGROUND**

The Chess Board shade structure at Doubletree Ranch Park was poorly engineered, and as a result, the fabric sags too low to the ground. Also, staff has witnessed patrons climbing on top of the shade fabric which is a safety hazard. It has been vandalized twice due to the sagging of the fabric which can be reached from the ground. The shade fabric was replaced in 2023 at a cost of \$12,000.00, and it has already been vandalized again and had to be removed.

A new and more durable design is needed. Staff has researched several alternative options at the request of the City Council and CDC Board and is seeking recommendations for the best most responsible replacement based on cost, functionality, durability, and warranty.

During the last CDC meeting held on October 23, 2025, staff was asked to provide a cost for another additional option for a complete demo of the entire structure and replace with sod and trees. That cost is now included in the list of replacement options in Appendix A.

Alternative options are outlined in Appendix A

**BUDGETARY IMPACT**

Alternative options and cost:

- |  |             |
|--|-------------|
| 1. Single Four post structure  | \$62,000.00 |
| 2. Four – 20’ x 20’ Cantilever Shades                                    | \$60,795.00 |
| 3. Plant three 3” caliper trees  | \$12,761.63 |
| 4. Plant three 6” caliper trees  | \$17,622.05 |
| 5. Demo of entire structure and<br>replace with sod and 3” caliper trees | \$36,958.63 |
| 6. Demo of entire structure and<br>Replace with sod and 6” caliper trees | \$41,819.00 |

**RECOMMENDATION**

Staff is asking the CDC Board to recommend the best most responsible option for the replacement of the Chess Board Shade at Doubletree Ranch Park, make a recommendation to the City Council to fund the best option, and approve funding for the project. If approved, this will be brought to a future meeting with a funding agreement.