REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, JUNE 9, 2026 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
☐ Lachelle Robinson, Place 2
☐ Ginger Goodin, Place 3
☐ Ryan Wood, Place 6, Vice President
☐ Larry Norris, Place 4
☐ Liz Mikel, 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 2027 Community Development (Type B) Corporation Budget. (Erica Solis, Director of Finance)

PUBLIC HEARINGS

C.1 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.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 Approval Of The Minutes Of The May 12, 2026, Regular Called Meeting.

D.2 Consider Applications For Newly Proposed Project/Programs Submitted For FY 2027 Community Development (Type B) Corporation Funding Consideration, Including:

a. Community And Mobility Enhancements Projects - **$5,625,000**.

1) Consider A Project Proposal For Funding A Bell Boulevard Corridor Study Project In An Amount Not To Exceed $1,250,000.

2) Consider A Project Proposal For Funding SB 183A Frontage Road at Scottsdale Drive Improvements Project In An Amount Not To Exceed $800,000.

3) Consider A Project Proposal For Funding A Playground And Amenity Replacement Project In An Amount Not To Exceed $1,500,000.

4) Consider A Project Proposal For Funding A Bike Pump Track Feasibility Study Project, With A Potential Location At Brushy Creek Sports Park, In An Amount Not To Exceed $25,000.

5) Consider A Project Proposal For Funding A RE|CREATE Enhancements Project In An Amount Not To Exceed $50,000.

6) Consider A Project Proposal For Funding A Veterans Pool Expansion Project In An Amount Not To Exceed $2,000,000.

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.)

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.

F.1 Board Member Closing Comments.

The Next Regular Scheduled Board Meeting Will Be Held On **Tuesday, July 14, 2026**, 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 3 2026 @10:13

_____

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 9, 2025

Item/Subject: Preliminary Financial Forecast For FY 2027 Community Development (Type B) Corporation Budget.

Initiating Dept.: Finance Department

Commentary

Director of Finance Erica Solis will present the preliminary FY 2027 Budget forecast before the FY 2027 project funding requests presentations.

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COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM D.1

June 9, 2026

Item/Subject: Approval Of The Minutes Of The May 12, 2026 Regular Called Minutes

Initiating Dept.: Communications & Engagement

Commentary

The packet includes minutes from the May 12, 2026, Regular Called Meeting.

MINUTES

REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, MAY 12, 2026 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
☐ Ryan Wood, Place 6, Vice President
☑ Lachelle Robinson, Place 2
☑ Larry Norris, Place 4
☑ Ginger Goodin, Place 3
☑ Liz Mikel, Place 7

AGENDA

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

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

A.2 Public Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)

None.

A.3 Welcome, Liz Mikel, New Board Member, Place 7.

Board members welcomed Liz Mikel to the Board. Mrs. Mikel introduced herself and expressed her excitement about serving on the board.

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)

Director Johnson called an agenda item out of order, calling up Item E.1, Executive Session at 6:33 pm.

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

B.1 FY 2026 Quarter Two Quarterly Financial Report. (Erica Solis, Director of Finance.)

Director Solis presented the FY 2026 2nd Quarter Finance Report, noting that the FY 2026 revenue budget is $12.7M and that the amended budget for expenses is projected to be $12.6M, including debt service, board and staff support, and transformational and community and mobility enhancement projects.

She reported that the FY 2026 Budget was amended to reflect two additional projects approved in March 2026: the Bark Park Improvements and the Cedar Park Youth League assessment/renovation plan.

Director Solis reviewed cumulative sales tax collections through March 31, noting that collections are 2.67% above budget year-to-date. However, she stated that sales tax collections month-to-month are decreasing slightly. Sales tax performance will be closely watched during FY 2027 budget development.

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

Director Solis reported on the ongoing project status, highlighting several projects included in the report.

She reported that two projects, the Feasibility Study – Buttercup Creek Blvd./W. Park Shared Use Path and the roadway Median Beautification Design projects were completed this reporting period.

The Milburn Pool Water Playscape is temporarily on hold pending the design of the Milburn Pool renovation.

Final reconciliation of completed projects resulted in a total of $658,775 being returned to the Type B General Fund.

PUBLIC HEARINGS

C.1 ***None.***

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 March 10, 2026, Regular Called Meeting.

Director Goodin moved to approve Item D.1. Director Norris seconded the motion, which passed 6–0.

D.2 Consideration To Designate A Strategic Goals Subcommittee.

Directors were invited to volunteer for the three-person Strategic Goals Subcommittee.

Following a brief discussion related to time commitment and the to-be-determined timeline pending the City Council Strategic Goals update, three people volunteered. Director Johnson announced the slate, including Directors Ginger Goodin, Lachelle Robinson, and Liz Mikel, and asked for a motion to approve.

Director Robinson moved to approve the member slate. Director Mikel 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.

E.1 Government Code § 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 Government Code § 551.072 Deliberation Of The Exchange, Lease, Or Value Of Real Property.
a. Legal Issues Concerning The Lease Agreement Between The City Of Cedar Park And Texas Stars, L.P., And Operation And Maintenance Of The HEB Center At Cedar Park.

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.

Board members expressed appreciation to the staff for the preparedness and completeness of the information presented. They are looking forward to the budget process.

All Directors welcomed Liz Mikel to the board.

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, June 9, 2026**, 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 7:25 p.m.

PASSED AND APPROVED THIS THE NINTH DAY OF JUNE 2026.

_____
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

June 9, 2026

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 2027 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	
1	**Project Caption**	**Estimated Cost**	**Project Details**	**4B Strategic Goal**	**No**
2					
3	**Bell Boulevard Corridor Study**	**$1,250,000**	The purpose of this study is to determine the feasibility of reducing driveways, improving safety for all users, adding medians, illumination, pavement improvements, drainage accommodations, shared-use paths and/or sidewalks, pedestrian amenities such as benches and trash cans, and landscaping and beautification elements. Community Development Corporation Type B funds will be used to engage a consultant to develop the study and recommend improvements. The City of Cedar Park is preparing to take ownership of 183/Bell Boulevard from TxDOT once the 183A frontage road extension project is complete. In anticipation of that event, this corridor study will assess needed improvements along the Bell Boulevard corridor from the north city limit to the south city limit.	**Community & Mobility Enhancements**	
4					
5	**SB 183A Frontage Road at Scottsdale Dr Improvements**	**$800,000**	Create a freeflow U-Turn movement on the south side of the Scottsdale Drive/183A bridge. To do so, this project will construct a new southbound right-turn lane to Scottsdale Dr and construct a new southbound acceleration lane from Scottsdale Dr. The two southbound 183A frontage thru lanes will shift west one lane to maintain two thru lanes. Funds will be applied toward design and construction costs. - Updated lane configurations - Water quality improvements - To tie improvements properly into Blockhouse Neighborhood .This project improves safety and operational efficiency. This intersection will become safer and potentially provide a quicker access alternative to the HEB Center than using the intersection at New Hope and 183A. Also results in a dedicated southbound U-Turn lane and a dedicated southbound left turn lane (currently shared within one lane).	**Community & Mobility Enhancements**	
6					
7	**Park Playground and Amenity Replacement**	**$1,500,000**	This project is to support the replacement of several park playgrounds, as well as park amenities. Funds will be used to replace playgrounds at multiple parks, including Veterans Memorial Park, Peggy Garner Park, Wild Rose Park and potentially several others. Additionally, funds will be used to replace aging park amenities such as drinking fountains, benches, tables, etc. The main portion of this funding will be used to construct a new playground at Veterans Memorial Park that will focus on adaptive play for children of all abilities. This project is supported by the 2024 Parks and Recreation Master Plan and is a continuation of previous projects to update existing park equipment. Staff is also seeking grant funding to enhance this project further.	**Community & Mobility Enhancements**	
8					
9	**Pump Track Feasibility Study**	**$25,000**	This project is to conduct a feasibility study to determine the potential addition of a bike pump track at the Brushy Creek Sports Park. Funds will be used to hire a consultant to conduct a feasibility study to determine if the Brushy Creek Sports Park is a suitable location for a pump track based on available land, parking and potential permitting requirements. This study will also determine a potential cost estimate for such a project. A pump track received strong community support through the 2024 Parks and Recreation Master Plan public engagement process. Additionally, the project was considered in the early stages of Phase 2 of Lakeline Park, due to the re-imagined Lakeline Park Master plan focusing on nature education and play, the staff is seeking other potential locations.	**Community & Mobility Enhancements**	
10					

	A	B	C	D	E
11	**Re|Create Enhancements**	**$50,000**	This project continues enhancements to the new Re|Create facility that were not funded in previous projects. Funds will be used to further enhance the facility by purchasing additional interactive equipment for the children's area and common areas/lobbies. Potential improvements include adding interactive educational equipment, such as a digital sand table and similar equipment.	**Community & Mobility Enhancements**	
12					
13	**Veterans Pool Expansion**	**$2,000,000**	The proposed project is to enhance and support the current Veterans pool expansion project. Funds will be used to provide additional features, including replacing the existing water play structure, adding a lifeguard training room/rentable indoor space, a wave pool, and other amenity upgrades and enhancements. This project is supported by the 2024 Parks and Recreation Master Plan and was also an approved project in the 2022 bond program.	**Community & Mobility Enhancements**	
14					
15					
16					
17					
18					
19	**Total Projected Project Cost**	**$ 5,625,000**			