

**CEDAR HILL COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
APRIL 17, 2014  
MINUTES**

The Board of Directors of the Cedar Hill Community Development Corporation (CDC) met April 17, 2014 at 6:00 p.m. at the Cedar Hill Government Center, 4<sup>th</sup> floor Administration Conference Room, 285 Uptown Blvd. Bldg. 100, Cedar Hill, Texas.

**Community Development Corporation Directors Present:** Don Ripple, Ruth Ann Bechdol, Will Collins, Steven Cook, Remelle Edwards, John Jackson, Robbie Slotter, Dwight Pinnix

**Absent:** Don Heitzman, James Charles (ex-officio)

**City Staff Present:** Deputy City Manager Greg Porter; Parks and Recreation Director, Rhoda Savage; Parks Superintendent, Clifton Felts; Recreation Superintendent, Carolyn Skeels; Recreation Center Supervisor, Katy Bower; Parks and Recreation Executive Secretary, Sally Moore

**I. Call the Meeting to Order.**

Don Ripple called the meeting to order at 6:14 PM.

**II. Citizen's Forum.**

There were no citizens that wished to speak.

**III. Approve Regular CDC Minutes of February 20, 2014.**

Don Ripple asked the board if there were any changes that needed to be made to the minutes. Ruth Ann Bechdol made a motion to approve the minutes as written. John Jackson seconded the motion, and the motion carried unanimously.

**IV. Approve annual meeting CDC Minutes of February 20, 2014.**

Don Ripple asked the board if there were any changes that needed to be made to the minutes. Ruth Ann Bechdol made a motion to approve the minutes as written. John Jackson seconded the motion, and the motion carried unanimously.

**V. Consider resolution authorizing execution of the Local Transportation Project Advance Funding Agreement for a Transportation Enhancement Project (FM 1382 Trail Section I – New Clark Road to State Park Entrance).**

Rhoda Savage recapped the process to execute the contract for the TE Grant funding that the City received for FM 1382 Trail Section I. This

process includes executing the Advance Funding Agreement (AFA) with TXDOT. After discussion, the board was asked to approve the execution of the AFA with TXDOT. John Jackson made a motion to approve the execution of the Advance Funding Agreement, Will Collins seconded the motion and the motion carried unanimously.

**VI. Receive information related to the Texas Department of Transportation's call for projects for Transportation Alternatives Program Funding.**

Parks and Recreation Director, Rhoda Savage provided information regarding the North Central Texas Council of Government's (NCTCOG) new call for Projects. Rhoda explained that the program is exactly the same as the Transportation Enhancement Grant funding that we received for FM 1382 Trail Section I, but the name has been changed. The applications for the federal funding is due by the end of May and the City would like to submit an application for funding for FM 1382 Trail Section II that would extend from the State Park Entrance to the Joe Pool Lake Overlook.

**VII. Consider resolution approving submittal of the FM 1382 Trail Section II Transportation Alternatives Program Funding (Cedar Hill State Park entrance to the Joe Pool Lake Overlook).**

John Jackson made a motion to approve a resolution for submittal of the FM 1382 Trail Section II Transportation Alternatives Program Funding. Will Collins seconded the motion and the motion carries unanimously.

**VIII. Consider a budget development calendar for FYE 2014.**

Greg Porter proposed a budget development calendar for FYE 2015. The dates proposed are: Financial Briefing & Consideration of Projects/Budget Thursday, May 22, 2014 and Public Hearing and Budget Recommendation for Thursday, June 5, 2014, with alternate dates being Thursday, June 12, 2014 or June 29, 2014. The board agreed unanimously that these dates will work.

**IX. Conduct a preliminary budget workshop for FYE 2015.**

Greg Porter provided a budget spreadsheet for YTD 2014. The detailed budget workshop will be held May 22, 2014.

**X. Closed meeting called pursuant to Texas Gov't Code: Sec. 551.072- Deliberation Regarding Real Property: to deliberate the purchase, exchange, lease, or value of real property.**

Don Ripple closed the meeting at 6:55 pm.

**XI. Reconvene into open meeting and consider any action to be taken as a result of the closed session.**

The closed meeting reconvened at 7:20 pm. Robbie Slotter made a motion to proceed with making a land acquisition offer up to \$400,000. Ruth Ann Bechdol seconded the motion and the motion unanimously carries.

**XII. Organizational updates related to Community Development Corporation.**

Greg Porter provided the following updates related to the Community and the Board. Development is still good, Walmart Neighborhood Market is looking to purchase land across from Aldi, construction has started on a 24 hour private emergency room, Fuzzy's Taco is coming to the old Blockbuster location, Krispy Kreme Donuts is scheduled to open first part of May, and Midtown apartments are coming along with 320+ units open for lease contracts starting May 1.

Mr. Porter then congratulated the board on their 20 year anniversary which is in May. He stated he has been the GM of the board since 1994 and has enjoyed every second of it, however, he stated it is time to hand off his role of GM of the Community Development Corporation to Parks and Recreation Director, Rhoda Savage. Rhoda Savage has managed 4B Boards in the past and he is confident in her ability to carry this board forward.

**XIII. Adjourn**

Ruth Ann Bechdol made a motion to adjourn. John Jackson seconded the motion, and the motion unanimously carried. The meeting adjourned at 7:50 pm.

  
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Don Ripple, President

  
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Sally Moore, Executive Secretary