

**CEDAR HILL COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 20, 2025
MINUTES**

The Board of Directors of the Cedar Hill Community Development Corporation (CDC) met February 20, 2025 at 6:00 p.m. at the 4th Floor Administration Conference Room, Cedar Hill Government Center, 285 Uptown Boulevard, Cedar Hill, TX 75104.

Community Development Corporation Directors Present: Ruth Ann Bechdol, Joseph Graves, Theresa Brooks, Ron Moore, Felecia Davis, David Bushart, Steven Cook.

Absent: Valerie Banks, Thomas Blake, Gayle Sims, David Hurt.

City Staff Present: Assistant City Manager Alison Ream, Parks & Recreation Director Shawn Ray, Parks Superintendent Joshua McLerran, Recreation Superintendent Shonda Johnson, Assistant Recreation Superintendent Oscar Zamora, Recreation Center Manager Shannon Wilson, Finance Director Chuck Fox, Executive Secretary Jennifer Parrish.

I. Call the Meeting to Order.

Ruth Ann Bechdol called the meeting to order at 6:01 pm.

II. Citizen's Forum.

There were no citizens present to provide public comment.

III. Approve CDC minutes of November 20, 2024 meeting.

Ruth Ann Bechdol asked the board if there were any changes that needed to be made to the minutes. No changes were recommended. Joseph Graves made a motion to accept minutes as presented. Steven Cook seconded the motion. The board members approved the minutes. The ex-officio members also approved the minutes. The approval was unanimous.

IV. Approve CDC and Parks & Recreation minutes of November 20, 2024 joint meeting.

Ruth Ann Bechdol asked the board if there were any changes that needed to be made to the minutes. No changes were recommended. Steven Cook made a motion to accept minutes as presented. David Bushart seconded the motion. The board members approved the minutes. The ex-officio members also approved the minutes. The approval was unanimous.

V. Receive financial report.

Finance Director Chuck Fox gave the financial report for the three months of fiscal year ending December 31, 2024.

VI. Receive an operations update for Alan E. Sims Recreation Center.

Recreation Center Manager Shannon Wilson gave an annual update on the Alan E. Sims Recreation Center events and projects.

VII. Conduct elections for Board Officers for 2025-2026 term.

Theresa Brooks made a motion to nominate Ruth Ann Bechdol for President of the Community Development Corporation. Felecia Davis seconded the motion. No additional nominations were made. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous. Joseph Graves made a motion to nominate Steven Cook as Vice-President. David Bushart seconded the motion. No additional nominations were made. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

VIII. Discussion of FYE 2026 Budget Development calendar.

Assistant City Manager Alison Ream presented the Budget Development calendar for FYE 2026.

FYE 2026 Budget Development

Request for Projects Notice	April 6, 2025 – April 20, 2025
Public Project Submittal Deadline	April 25, 2025
CDC BOARD MEETING (Budget Workshop)	May 15, 2025
Budget Workshop #2 (if needed)	May 29, 2025
Publish Notice of Public Hearing	June 8, 2025—June 15, 2025
CDC BOARD MEETING (Consideration of Projects/Budget Public Hearing and Budget Recommendation)	June 17, 2025
CDC BOARD MEETING (Back-up if needed)	June 26, 2025

IX. Review the Parks and Recreation Master Plan and consider making a recommendation to the City Council.

Parks and Recreation Director Shawn Ray presented the Parks and Recreation Master Plan. Steven Cook made a motion to recommend the Parks and Recreation Master Plan to the City Council. Theresa Brooks seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

X. Presentation and discussion of Senior Center addition.

Parks and Recreation Director Shawn Ray gave a presentation on the addition of a Senior Center to the Recreation Center.

XI. Adjourn.

Steven Cook made a motion to adjourn the meeting. Theresa Brooks seconded the motion. The meeting was adjourned at 8:00 p.m.



Ruth Ann Bechdol, President



Jennifer Parrish, Executive Secretary