



**NOTICE OF REGULAR MEETING  
FOR MUNICIPAL DEVELOPMENT DISTRICT  
THURSDAY, JUNE 2, 2022, AT 7:00 P.M.  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS 76227**

Call to Order

1. Roll Call

2. Citizen Input for Items both ON and NOT on the Agenda

*Please limit your comments to three minutes in duration, and you are restricted from passing your time or any portion of unused minutes to another citizen for comment. The Board is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may be taken only at a future meeting.*

3. Updates:

- a. Review of Financials
- b. Local Development Update

4. Discuss and consider approval of the April 14, 2022, Meeting Minutes

5. Receive a presentation, discuss and consider future projects by Mundo and Associates.

6. Discuss and consider advertising in The Providence Village Experience.

7. Discuss and consider website design comparisons and standards.

8. Request for future agenda items.

9. Adjourn

Upcoming Events:

- *Planning and Zoning Training – Monday, June 6<sup>th</sup>, 2022 at 7:00 p.m.*
- *Planning and Zoning Commission Meeting – Tuesday, June 7<sup>th</sup>, 2022 at 7:00 p.m.*
- *Town Council Meeting – Monday, June 20<sup>th</sup>, 2022 at 7:00 p.m.*

**A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.  
NO ACTION BY THE TOWN COUNCIL WILL BE TAKEN AT THIS MEETING.**

CERTIFICATION:

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board, at the Town Hall of the Town of Cross Roads, Texas on or before May 27, 2022, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodations will be made to assist your needs. This facility is wheelchair accessible and accessible parking spaces are available.

\_\_\_\_\_  
Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, Title: \_\_\_\_\_

# CROSS ROADS MDD AGENDA BRIEFING SHEET

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Meeting Date:

June 2, 2022

Agenda Item:

Review of Financials – April 2022

Prepared by:

Kristi Gilbert, Town Administrator

Description:

The attached financials are the unaudited financials as of April 30, 2022. Due to the timing of the meeting, there is not sufficient time to prepare financials as of May 31, 2022. That data will be provided at the July meeting along with the June financials.

The following are items of note:

- Sales tax revenue is tracking better than anticipated. Sales tax revenue received in April added \$31,663.50 for a total of \$271,621.88 representing 69.65% which is exceeding budget projections.
- Note, the \$2,955 in rental income paid in April was for April and May's rent at 1151 FM 424.
- Expenses included the quarterly transfer to the General Fund in the amount of \$6,090.75.

Attachments:

April 2022 Budget versus Actuals

April 2022 Transaction Report

Town of Cross Roads  
Revenue And Expense Report  
As of April 30, 2022

5/27/2022 9:09 AM

<b>210 - Municipal Development District</b>	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year FY End Bal.
<b>Revenue Summary</b>						
-	28,664.22	875,330.61	391,000.00	(484,330.61)	(123.87%)	424,304.10
Revenue Totals	<u>28,664.22</u>	<u>875,330.61</u>	<u>391,000.00</u>	<u>(484,330.61)</u>	<u>-123.87%</u>	<u>424,304.10</u>
<b>Expense Summary</b>						
110-Administration	6,090.75	798,186.22	380,088.00	(418,098.22)	(110.00%)	268,134.55
710-Transfers Out	(6,090.75)	(12,181.50)	0.00	12,181.50	0.00%	0.00
Expense Totals	<u>0.00</u>	<u>786,004.72</u>	<u>380,088.00</u>	<u>(405,916.72)</u>	<u>-106.80%</u>	<u>268,134.55</u>
Revenues Over(Under) Expenditures	<u>28,664.22</u>	<u>89,325.89</u>	<u>10,912.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>156,169.55</u>

Town of Cross Roads  
Revenue and Expense Report  
As of April 30, 2022

5/27/2022 9:09 AM

<b>210 - Municipal Development District</b>	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year FY End Bal.
<b>Sales Taxes</b>						
-40100 Sales Tax Revenue	31,663.50	271,621.88	390,000.00	118,378.12	30.35%	422,419.85
Total Sales Taxes	31,663.50	271,621.88	390,000.00	118,378.12	30.35%	422,419.85
<b>Investment Income</b>						
-40306 Interest Revenue	136.47	1,085.23	1,000.00	(85.23)	(8.52%)	1,884.25
Total Investment Income	136.47	1,085.23	1,000.00	(85.23)	(8.52%)	1,884.25
<b>Miscellaneous</b>						
-40350 Rental Income	2,955.00	7,305.00	0.00	(7,305.00)	0.00%	0.00
Total Miscellaneous	2,955.00	7,305.00	0.00	(7,305.00)	0.00%	0.00
<b>Other Income</b>						
-40620 Debt Proceeds	0.00	607,500.00	0.00	(607,500.00)	0.00%	0.00
Total Other Income	0.00	607,500.00	0.00	(607,500.00)	0.00%	0.00
<b>Transfers</b>						
-40910 Transfers In	(6,090.75)	(12,181.50)	0.00	12,181.50	0.00%	0.00
Total Transfers	(6,090.75)	(12,181.50)	0.00	12,181.50	0.00%	0.00
<b>Total</b>	<b>28,664.22</b>	<b>875,330.61</b>	<b>391,000.00</b>	<b>(484,330.61)</b>	<b>(123.87%)</b>	<b>424,304.10</b>
<b>Total Revenue</b>	<b>28,664.22</b>	<b>875,330.61</b>	<b>391,000.00</b>	<b>(484,330.61)</b>	<b>(123.87%)</b>	<b>424,304.10</b>

<b>210 - Municipal Development District</b>	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year FY End Bal.
<b>110-Administration</b>						
<b>Contractual Services</b>						
110-53002 Advertising and Promotion	0.00	0.00	38,000.00	38,000.00	100.00%	3,648.00
110-53004 Software	0.00	316.90	0.00	(316.90)	0.00%	0.00
110-53007 Administrative Expenses	6,090.75	12,415.99	24,363.00	11,947.01	49.04%	0.00
110-53015 Dues and Subscriptions	0.00	0.00	3,725.00	3,725.00	100.00%	0.00
110-53022 Training and Travel	0.00	0.00	4,000.00	4,000.00	100.00%	0.00

110-53025 MDD Business Grant	0.00	0.00	75,000.00	75,000.00	100.00%	2,556.47
110-53100 Planning/Consulting	0.00	4,068.75	65,000.00	60,931.25	93.74%	17,330.08
110-53110 Utilities	0.00	177.96	0.00	(177.96)	0.00%	0.00
110-56030 Debt Issance Costs	0.00	7,500.00	0.00	(7,500.00)	0.00%	0.00
Total Contractual Services	<u>6,090.75</u>	<u>24,479.60</u>	<u>210,088.00</u>	<u>185,608.40</u>	<u>88.35%</u>	<u>23,534.55</u>
<u>Debt Service</u>						
110-56010 Debt Principal	0.00	8,130.82	0.00	(8,130.82)	0.00%	0.00
110-56020 Debt Interest	0.00	4,374.00	0.00	(4,374.00)	0.00%	0.00
Total Debt Service	<u>0.00</u>	<u>12,504.82</u>	<u>0.00</u>	<u>(12,504.82)</u>	<u>0.00%</u>	<u>0.00</u>
<u>Capital Outlay</u>						
110-58007 Capital Improvements	0.00	761,201.80	170,000.00	(591,201.80)	(347.77%)	244,600.00
Total Capital Outlay	<u>0.00</u>	<u>761,201.80</u>	<u>170,000.00</u>	<u>(591,201.80)</u>	<u>(347.77%)</u>	<u>244,600.00</u>
Total Administration	<u>6,090.75</u>	<u>798,186.22</u>	<u>380,088.00</u>	<u>(418,098.22)</u>	<u>(110.00%)</u>	<u>268,134.55</u>
<del>710-Transfers Out</del>						
<u>Capital Outlay</u>						
710-59100 Transfers Out	(6,090.75)	(12,181.50)	0.00	12,181.50	0.00%	0.00
Total Capital Outlay	<u>(6,090.75)</u>	<u>(12,181.50)</u>	<u>0.00</u>	<u>12,181.50</u>	<u>0.00%</u>	<u>0.00</u>
Total Transfers Out	<u>(6,090.75)</u>	<u>(12,181.50)</u>	<u>0.00</u>	<u>12,181.50</u>	<u>0.00%</u>	<u>0.00</u>
Total Expense	<u>0.00</u>	<u>786,004.72</u>	<u>380,088.00</u>	<u>(405,916.72)</u>	<u>(106.80%)</u>	<u>0.00</u>

Town of Cross Roads  
Transaction Detail Report  
4/1/2022 - 4/30/2022

5/27/2022 9:52 AM

**210 - Municipal Development District**

**Account 210-110-53007**

Post Date	Tran Date	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
4/6/2022	5/10/2022	Qtrly transfer \$6090.75 Salary & Office Exp per FY22 budget - thru March 2022				6,090.75	0.00	6,090.75
Total						<u>6,090.75</u>	<u>0.00</u>	

**210 - Municipal Development District**

**Account 210-710-59100**

Post Date	Tran Date	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
4/6/2022	5/10/2022	Qtrly transfer \$6090.75 Salary & Office Exp per FY22 budget - thru March 2022				0.00	6,090.75	(6,090.75)
Total						<u>0.00</u>	<u>6,090.75</u>	



**MINUTES OF REGULAR MEETING  
FOR MUNICIPAL DEVELOPMENT DISTRICT  
THURSDAY, APRIL 14, 2022, AT 7:00 P.M.  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS 76227**

Call to Order – **7:00 P.M.**

1. Roll Call: **President Knox, Members Killfoil, Gaalema, and Berry. Neubauer was absent.**
2. Citizen Input for Items both ON and NOT on the Agenda  
**None.**
3. Updates:
  - a. Review of Financials
  - b. Local Development Update

**Town Administrator Gilbert gave the financial and development update: 18.8% increase in sales tax revenue; Bank of America soft opening with a grand opening in May, several development applications, Cross Roads Market Square Replat, Briggs/SitePro Rentals and Imperial Supply Special Use Permits, Salad and Go resubmittal**
4. Discuss and consider approval of the March 10, 2022, Meeting Minutes  
**Motion to approve made by Gaalema;  
Second by Killfoil;  
Passed 4 to 0.**
5. Discuss and consider website design comparisons and standards.  
**Discussion and direction from members to make changes to the website.**
6. Request for future agenda items.  
**Website and plans for future Town square.**
7. Adjourn – **8:54 P.M.**

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John Knox, MDD President

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Donna Butler, Town Secretary

# CROSS ROADS MDD

## AGENDA BRIEFING SHEET

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Meeting Date:

June 2, 2022

Agenda Item:

Receive a presentation, discuss and consider future projects by Mundo and Associates.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

The Board has discussed utilizing other consultants to help the Board move forward with their goals. The Town Council recently authorized a Strategic Plan and Comprehensive Land Use Plan to be completed as a joint effort between Greater Yield and Mundo and Associates.

Recommended Action:

Staff is seeking direction from the Board.

Attachment:

Statement of Qualifications from Bid Packet (including references and projects)



## **Statement of Qualifications**





## **Statement of Qualifications**

Mundo and Associates, Inc. is a Texas based consulting firm assisting municipalities in the fields of city planning, civil engineering, and economic development. Strategic planning is an integral part of our city planning, economic development and engineering services provided to cities. Mundo & Associates, Inc is ready to begin this project in March 2022.

*“We provide options and actions for creating great places in small cities and rural places!”*

### **Firm Profile**

- ✓ Mundo and Associates was founded by Pamela Mundo in 1976
- ✓ In October, 2004, the company was incorporated in Texas as an S-Corporation
- ✓ In March 2007, Mundo and Associates, Inc. became registered by the Texas Board of Professional Engineers to perform engineering services in Texas.
- ✓ EIN: 20-1770416
- ✓ DUNS: 01-071-3638

### **Certifications and Registrations:**

- ✓ DBE- North Central Texas Regional Certification Agency WFDB25844Y0123
- ✓ WBE-North Central Texas Regional Certification Agency WFWB02876Y1123
- ✓ WOSB – SBA Women Owned Small Business WOSB190154
- ✓ WBENC- Women’s Business Enterprise Nation Council 254818
- ✓ TX HUB - Texas Historically Underutilized Business 1201770416900
- ✓ Texas Board of Professional Engineers-registered to perform engineering services in Texas #F-10600
- ✓ SAM registration: DUNS 0170713638 CAGE Code 61YX8

### **Key Firm Professional and Resumes:**

- Pamela J. Mundo, AICO/CEcD, President, to serve as principal for this project
- Jason C. Mundo CEcD, P.E., Vice President, to participate in this project

### **References** the following pages include:

- ✓ Client local governments of relevant projects & references
  - Smithville, TX
  - Lavon, TX
  - Lorena, TX
  - Annetta South, TX

**Mundo and Associates company brochure is attached or flip file**

<https://online.fliphtml5.com/mzcr/gqlq>

- See also [www.mundoandassociates.com](http://www.mundoandassociates.com)

## **Pamela J. Mundo, AICP/CEcD**

### **President**

Pam Mundo is the President of Mundo and Associates, Inc. Pam has 40 years of experience in strategic planning, economic development, urban design, and community planning. Pam Mundo is one of 42 in the United States with dual certifications of AICP/CEcD. Pam has attracted over \$1 billion in new development to Texas communities and her clients.

### **Relevant Project Experience**

**Little Elm Economic Development Corporation 2004-2010** Pam Mundo, as lead project manager and consultant for Little Elm Economic Development Corporation, initiated the organizational efforts for this newly formed Type A Corporation. She assisted the Corporation in developing the Visioning Study and Strategic Plan and annually updated this plan for Little Elm. She also aided the corporation in implementing the strategic plan elements including building branding elements, buying land, negotiating incentives for retail and commercial developments plus developing Town Center and creating TIRZ # 1 & 2.

**Smithville Economic Development/ Community Resiliency Strategic Plan-2019 and 2020** Pam Mundo completed the Plan in 2020. The City has adopted this Strategic Plan. While challenged by COVID-19, the community proceeded, and the plan was built to include a Mission Statement, Pillars, Goals, Action Objectives and Tasks. Unique is the implementation matrix tool allowing the measuring success of assignments and tasks.

**Lorena Economic Development Corporation** Pam Mundo initiated the 2007 Economic Development Strategic Plan and in 2010 the Downtown Revitalization Plan. In 2010 the management of implementing the strategic plan and updates to this plan were then taken over by Jason Mundo.

**Lavon Economic Development Corporation 2011-present** Ms. Mundo initiated the first visioning study and then strategic plan for this organization and has annually updated the strategies. She is presently working on a Main Street development for Lavon.

### **Education**

Master's Degree, City & Regional Planning, U of Texas at Arlington, 1992.  
Bachelor's Degree. U of Wisconsin at Madison

### **Employment History**

President and Founder,  
Mundo and Associates, Inc.  
1<sup>st</sup> Executive Director of  
Rockwall Eco. Development  
Corporation; 1<sup>st</sup> Executive  
Director, Midlothian EDC &  
Chamber of Commerce,  
Midlothian, TX  
Chief Planner, Baker  
Engineers, Beaver PA

### **Certifications**

Certified Economic  
Developer, International  
Economic Development  
Council #1090.  
American Institute of  
Certified Planners, American  
Planning Association # 6850

### **Areas of Expertise**

Strategic Planning.  
Park, Recreation & Open  
Space Planning.  
Economic Development,  
Deal Making, Finance  
Industrial Park Design &  
Development



## **Jason C. Mundo, P.E./CEcD**

### **Vice President, Mundo and Associates, Inc.**

Jason Mundo, an Economic Developer and Civil Engineer with 23 years of experience has a wide range of planning and engineering expertise to assist his clients & their goals. Jason holds memberships in the International Council of Shopping Centers and the International Economic Development Council. Jason is a Texas registered professional engineer. Jason is also a Certified Economic Developer with the International Council of Economic Development

### **Relevant Planning Project Experience:**

**Strategic Planning** Mr. Mundo has assisted the following Texas communities in Community & Economic Development Strategic Planning and related Projects: Lorena, Kemp, Josephine, Pilot Point, Sunnyvale, San Benito, Quinlan, Justin, Sunnyvale, Little Elm, Pilot Point, Weatherford.

### **Lorena EDC, Economic Development Consultant, 2008 – Present:**

Mr. Mundo has been Lorena's EDC consultant for the past 12 years; meeting monthly and advising the Board; and developing and implementing their Strategic Action Plan and its goals; developed Business Improvement and Rent Subsidy Grant programs for existing and new businesses respectively; and has managed the EDC strategic implementation of public/private investment into Downtown Lorena. Jason completed the McBrayer Park plan & design. He completed the Lorena Open Space, Parks and Recreation Plan and assisted in grant applications. He actively participates in marketing Lorena's sites to commercial and residential developers.

### **Lorena TIRZ #1 East, Administration and Program Management**

**Consultant 2015-Present:** Mr. Mundo is the Administrator and Program Manager for Lorena TIRZ #1 East managing the planning, finance, construction, and implementation of \$65 Million in public infrastructure from 2015-2045 that will generate 4,000 jobs and hundreds of millions of dollars in tax revenue over the next 30 years for this 1,000-acre mixed use development south of Waco, Texas.

**Marlin Economic Development:** Jason is developing the plan of available properties for development, prospect outreach and prospect development.

**Years of Experience:** 24

### **Education**

Graduate of the Oklahoma University Economic Development Institute.

Bachelor's Degree, Civil Engineering, Univ. of Texas at Austin, 1995

### **Licenses & Certifications**

Registered & Licensed Professional Engineer, Texas #91917.

Certified Economic Developer, IEDC # 2776

### **Areas of Expertise**

Community and Economic Development, Strategic Planning, TIRZ/TIF), Infrastructure Planning, Design & Financing, Incentive Deal Making, Dev. Agreements, Downtown Revitalization, Grant Admin., Retention and Expansion, Park Development, Site Planning & Design, Spec. Bldg. Planning & Design, Property Inventory, Park Open Space Master Planning, EDC Budgeting and Finance, EDC Board Management, Public/Private Partnerships, Visioning, Public Finance





**Mundo and Associates, Inc.**

Engineering ■ City Planning ■ Economic Development

# Creating Options and Actions for Making Great Places



# Consultants to Cities, Public Entities and Private Sector Clients

## Engineering

- TIRZ/TIF Design, Development and Management
- Storm Water Management Planning and Design
- Water and Sewer Design
- Engineering Reviews
- Park and Open Space Design
- Street and Roadway Design
- Capital Improvement Programs
- Traffic Planning and Signals
- Project Management
- Site Concept Plans
- Land Development

## City Planning

- Comprehensive Plans
- Zoning & Subdivision Regulations
- Development Reviews-Interim Staff
- P & Z Commission Assistance and Training
- Downtown Revitalization
- Form Based Coding
- Business Park Plans
- GIS City Mapping
- Grant Writing
- Site Planning
- Park Master Planning

## Economic Development

- Strategic Planning
- EDC Organization and Management
- Incentive Deal Making
- TIF/TIRZ
- Public/Private Partnerships
- Visioning
- Site Selection
- Public Finance Tools
- Retention and Expansion
- Downtown Development



**Mundo and Associates, Inc.**

Engineering ▪ City Planning ▪ Economic Development

Mundo and Associates, Inc. is an engineering, city planning, and economic development consulting firm. The firm provides professional services to cities, public sector entities and private sector clients.

Mundo and Associates, Inc. holds the following certifications:

- Registered by the Texas Board of Professional Engineers
- North Central Texas Regional Certification Agency (NCTRCA) WBE & DBE
- Texas Historically Underutilized Business (TX HUB)
- Women's Business Enterprise National Council (WBENC)
- SBA Women Owned Small Business (WOSB)



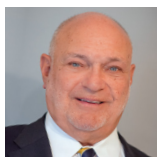
**PAMELA J. MUNDO, AICP, CEcD** *President*

Pam Mundo is an economic development executive and community planner with experience in board management and project development. She assists municipalities in the formation of economic development strategic plans and community comprehensive plans. Pam has a career reputation for implementing these plans with successful retail, high technology, industrial and mixed-use related developments. She has a track record of involving and motivating local leaders to execute projects resulting in new investment, new jobs and greater community success. Her collaborations with private sector interests have produced attractive and successful town centers, hospital and health care centers, downtown revitalization, retail and technology park developments.



**JASON C. MUNDO, P.E., CEcD** *Vice President*

Jason Mundo is a Civil Engineer and Economic Developer with a unique perspective of both the marketplace and civil design when assisting a client to meet their goals. He provides design reviews and management experience in TIRZ/TIF development, storm water, roads, water, sewer, capital improvements, parks, residential land development, airports, environmental, and traffic signals. In addition, Mr. Mundo is an Economic Developer who assists communities to attract investment, build wealth, gain jobs and grow their community. Jason assists businesses and investors to interact with cities or the State/Federal government to gain economic incentives, grants, and to locate at a selected site. Jason Mundo provides civil engineering services to private sector land developers.



**JOSEPH C. MUNDO, P.E.** *Vice President*

Joe Mundo is a Civil Engineer specializing in providing professional design, management and review services for public and private sector projects, as well as project construction management/inspection, capital program development and implementation management, peer reviews/evaluations, and design-build owners representative. Joe has extensive experience providing these consulting civil engineering services for public works, transit and transportation programs and projects across the United States.



# Services and Products

## Engineering Design and Management

- Development Reviews - Interim Staff
- Design Services
  - Street, Roadway and Storm Water Drainage
  - Traffic Signalization, Signing and Striping, Construction Traffic Control
  - Residential Land Development
- Public Works, Project Development and Design, Implementation Management, Design Management and Review
  - Preliminary Planning, Definition and Budgeting
  - Design/Build, Fast-Track, Conventional Design, Review, Evaluation
  - Municipality Integration, Bidding/Award, and Permitting
  - Construction Management, Inspection, Project Closeout
- Capital Improvement Programs
- Peer Reviews, Design/Build Owners Representative
- Parks, Recreation and Open Space Design
- Light Rail Transit and Transportation Program Management, Design Management and Review, Peer Review, and Evaluation

## City Planning Services and Tools

- Development Reviews - Interim Staff
- Comprehensive Community Planning
- Development of Zoning and Subdivision Regulations
- Interim Staffing
- Form Based Coding
- Downtown Revitalization and Development
- Site Master Planning
- Park Master Planning
- Zoning and Platting Management
- Downtown and Power Center Development Projects
- Business and Industrial Park Projects
- Spec Building Planning, Programs and Projects
- Reuse and Land Planning Programs
- Neighborhood Development Plans
- Community Consulting
- Grant Writing
- Business Representation

## Economic Development Services and Tools

- Strategic Economic Development Plans
- EDC Organizational Management
- Incentive Deal Making
- Site Selection / Feasibility Studies / Master Planning
- Organizational Program Management
- Business Retention and Expansion
- Economic Profile Development
- Marketing Tools
- Site and Building Inventories
- Team Training
- Grant Writing and Financing Programs
- Expert Witness
- Financial Feasibility Planning
- Development Management
- Business Representation



**Mundo and Associates, Inc. has provided work for these Great Places:**

- Town of Annetta
- City of Annetta South
- City of Dallas
- Falls County
- City of Gun Barrel City
- City of Heath
- City of Henrietta
- City of Hillsboro
- City of Josephine
- City of Justin
- City of Kemp
- City of Lancaster
- City of Lavon
- City of Liberty Hill
- Town of Little Elm
- Little Elm TIRZ #1 and #2
- City of Lorena
- Lorena TIRZ #1 East
- City of Marlin
- McLennan County
- City of Navasota
- NCTCOG
- Town of Pantego
- City of Pilot Point
- City of Quinlan
- City of River Oaks
- City of San Benito
- City of Smithville
- City of Springtown
- Town of Sunnyvale
- Sunnyvale TIRZ #1
- City of Weatherford
- And many private sector developers

**Pamela J. Mundo, AICP, CEcD**

President

[pmundo@mundoandassociates.com](mailto:pmundo@mundoandassociates.com)

214.773.0966-c

**Jason C. Mundo, P.E., CEcD**

Vice President

[jason@mundoandassociates.com](mailto:jason@mundoandassociates.com)

214.642.5352-c

**Joseph C. Mundo, P.E.**

Vice President

Pennsylvania PE 014811E

[joe@mundoandassociates.com](mailto:joe@mundoandassociates.com)

972.415.4596-c



**Mundo and Associates, Inc.**

**Engineering ▪ City Planning ▪ Economic Development**

5542 Canada Court ▪ Rockwall, TX 75032

**[www.mundoandassociates.com](http://www.mundoandassociates.com)**



Mundo and Associates



Mundo and Associates, Inc.



MundoEDC



Pam Mundo



Jason Mundo

## **References & Projects of** **Mundo & Associates, Inc.**



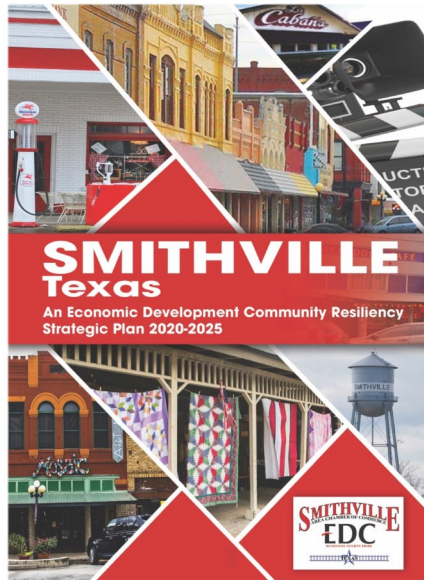
# Community Development Block Grant Program



Mundo and Associates, Inc.  
Engineering • City Planning  
Economic Development  
mundoandassociates.com

## Smithville, TX

### Strategic Community Resiliency and Economic Development Plan



**Description of Project:** This Strategic Plan was funded through the CDBG, Texas Department of Agriculture, Rural Affairs Office. Smithville had previously completed several comprehensive and economic plans, this plan was to review the previous plans, update them and selectively prioritize the efforts into meaningful growth with strategic goals, objectives, action strategies and assignment of responsibility to assure implementation within a 1 to 5 year framework.

**Mundo's Role:** As the planning consultant we worked with the City Staff and Chamber of Commerce Executive Director in an active public participation/outreach, review of past plans, economic profile, housing market analysis and plan, thoroughfare corridor analysis/plans and the downtown retail market analysis and plan. Goals were specific to the desired achievements with a detailed implementation matrix and guide.:

**References** Jill Stube, City Grants Coordinator, [jstube@ci.smithville.tx.us](mailto:jstube@ci.smithville.tx.us), 512 237 3282

April Daniel, Chamber Executive Director, [april.daniels@smithvilletx.org](mailto:april.daniels@smithvilletx.org), 21

512 360 7397

# Economic Development Consultant 2011 to Present



We Cultivate Investment  
and Growth

[www.lavonedc.com](http://www.lavonedc.com)



**Description of Project** In 2011 the Lavon EDC hired Mundo and Associates to manage and develop their first Corporation strategic plan. The initial step was a strategic plan with 3 specific goals and strategies under each goal to be implemented with specific actions. Pam Mundo has annually update ed the strategies and actions implementing plan actions and marketing Lavon to attract new investment and new jobs. Texas Economic Development Council has award Lavon EDC with its economic development excellence award recognizing the strategic steps taken by the Lavon Economic Development Corporation (Lavon EDC). The Mundo services started in 2011 when Lavon was just 2,000 population. Today, Lavon is over 5,000 and their sales tax grew by 30% in 2021. Lavon EDC now is implementing its Downtown Vision with the first of many land acquisitions and development of a Traditional, architecture style, mixed use retail building. This building will serve as an example of the type of traditional Main Street desired by Lavon in lieu of shopping center designs.

**Mundo's Role:** Developed the Initial and subsequent Strategic Economic Development Plans, initiate recommendations to implement the plans, recruited private sector and public agency involvement, recommended funding tools and grant applications.

**Client Contact:** Kay Wright, President of Lavon EDC and Council member c-469 867 9258  
[kay.wright@lavonedc.com](mailto:kay.wright@lavonedc.com)  
Vicki Sanson, Mayor, 972 955 6744 [vsanson@lavontx.com](mailto:vsanson@lavontx.com)



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Pam 214.773.0966-c ■ Jason 214.642.5352-c ■ Joe 972.415.4596-c

# Strategic Planning & Economic Development Consultant 2007 to Present



## Lorena, Texas



**Description of Project** In 2007 the Lorena EDC hired Mundo and Associates to develop their first Strategic Plan for economic development. Since the initial plan, completed by Pam Mundo; Jason Mundo has been preparing & annually updates and implementing plan elements including the TDA downtown revitalization grant and redevelopment plan, a TPWD grant and McBrayer Park redevelopment program, plans lighting for IH 35 signature bridges, TIRZ #1 project plan, and implementing the 3 mile Phase I Sanitary Sewer Trunk Line project that has attracted an 85 acre Lorena Crossing retail center and Phase II Sewer line Project that attracted a 270 luxury homes project. Mundo lead creation of the TIRZ Project plan & financing deal with four property owners, City of Lorena, Lorena Economic Development Corporation and McLennan County .

**Mundo's Role:** Developed the Initial and subsequent Strategic Economic Development Plans, to implement the plans, recruited private sector and public agency involvement, recommended funding tools and grant applications. Jason Mundo continues to serve as economic development Consultant to the EDC, and Jason Mundo with Joe Mundo serve as TIRZ Administrators and TIRZ project managers.

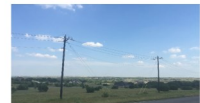
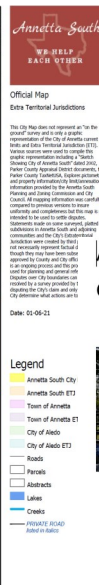
**Client Contact:** Bill Coleman, former Mayor Pro Tem and Chairman of TIRZ 254 366 0135  
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Mundo and Associates, Inc. provides professional planning and engineering services for the City of Annetta South. Initially a comprehensive plan was developed in 2017 and then a new zoning ordinance was developed. Recently Mundo and Associates Inc. completed the design elements including storm water design regulations for the Subdivison Ordinance. As City Engineer, Mundo and Associates reviews the development applications.

Mundo and Associates, Inc provided an ARC/GIS based property line map to more accurately define the properties in the City and the ETJ. This map is updated regularly. A citizen survey was utilized to receive the vision and general direction of what level of land development was needed. Citizen workshops were also incorporated into developing the Comprehensive Plan. Digital/GIS-Existing Land Use, Future Land Use Map, Zoning Map were included.

Annetta South, Ellen Woodard, City Secretary-817 821 7492

# CROSS ROADS MDD AGENDA BRIEFING SHEET

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Meeting Date:

June 2, 2022

Agenda Item:

Discuss and consider advertising in The Providence Village Experience.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

Board Member Mady Killfoil has requested that this item be placed on the agenda for Board consideration. She will be prepared to present the appropriate information during the meeting.

Recommended Action:

Staff is seeking direction from the Board as to the changes to implement.

Attachment:

None

# CROSS ROADS MDD

## AGENDA BRIEFING SHEET

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Meeting Date:

June 2, 2022

Agenda Item:

Discuss and consider website design comparisons and standards.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

The Board has had discussions regarding the Town's website and future improvements over the last several months. Staff has completed approximately half of the changes requested as of the publication of the packet. Most of the requested changes should be completed by the time of the June 2<sup>nd</sup> meeting.

One of the items the Board requested a focus on was the update of the business directory. Staff has placed an order for a postcard notification to 85 businesses in Town not currently registered. That notification should be received the week of June 6<sup>th</sup>.

Recommended Action:

Staff is seeking direction from the Board as to the changes to implement.

Attachment:

None