



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD  
From: Lisa Sandoval  
Subject: VCM Speaker at Board Meeting  
Date: Wednesday, August 28, 2024

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NFM Speaker during Board Meeting Citizen Communication – Jim Cicchini – Violet Crown Management, LLC - Vice President of Development

Jim Cicchini

- I will attend each board meeting, quickly speak with the district, and provide updates.
  - Prominent milestones
  - Discussion points
  - Major concrete pours
  - Positive things occurring within the site

Three significant components of this site

- 1) Nebraska Furniture Mart store itself
    - Onsite construction will go on in October 2024, groundbreaking in January 2025, with a finish date of January 2027
  - 2) Sporting goods store that is about 350,000 sq. feet
    - Onsite construction was set to start in October of 2024, and opening in October 2026
  - 3) Hotel and Convention center being built for the city of Cedar Park
    - The design concept will occur in March of 2025, be groundbreaking, and be completed by March of 2027.
- The construction site is approximately 90% done with the mass rating, about two months from completion.
    - Dust issues will go away.
  - We are moving into installing underground utilities.
  - We will be moving into the vertical construction aspect of the project.
  - Stormwater at the site – as construction has been ongoing, elevation has changed. I have been working with David Gray and the MUD; as of August 1, there is no more natural water and runoff to temporary grading, and no water is being pumped to dewater efforts. All water onsite, being retained, is put into a retention pond pumped south to a drainage pit along New Hope.