



**Lake Dallas Community Development Corporation
Board of Directors Regular Meeting
This meeting will be conducted via Video Conference
April 12, 2021 at 7:00 p.m.
Agenda**

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, members of the public will not be admitted to the meeting room to attend the meeting. Members of the public who desire to listen to proceedings of the meeting may dial the following toll-free number and, when prompted, enter the following Meeting ID #, beginning at 6:45 p.m. to join the meeting:

Toll Free Number: 877 853 5257
Meeting ID#: 871 2747 5904
Password: 080647

Video Conference: <https://us02web.zoom.us/j/87127475904?pwd=Q1JaOWRRWTF6Q2oybmFGNnRoSXBPOT09>

Any person wishing to provide comments during Item 2 – Citizen Agenda & Public Comment, or on any matter to be considered on this agenda, should email such comments to the City Secretary at cdelcambre@lakedallas.com by 3:00 p.m. on Monday, April 12, 2021.

- 1. Call to Order & Determination of Quorum**
- 2. Citizen Agenda & Public Comment:** An opportunity for citizens to address the Community Development Corporation (CDC) Board on matters which are not scheduled for consideration by the CDC on this agenda. The Texas Open Meeting Act prohibits deliberation by the CDC of any subject which is not on the posted agenda; therefore, the CDC Board will not be able to discuss or take any action on items discussed during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.
- 3. Approval of the minutes for the March 8, 2021, board meeting.**
- 4. Approval of the December 2020, January 2021, and February 2021 financials.**
- 5. Consider and approve a resolution amending the authorized signatories on the Community Development Corporation's bank account.**
- 6. Consider and take appropriate action on a request for a Business Improvement Grant (B.I.G.) from VFW Post 10460 relating to property located at 501 Thompson Drive.**

7. Receive a report and take appropriate action regarding a funding agreement with the City of Lake Dallas for the Parks Open Space/Trail Master Plan update for FY 20-21 budget cycle as discussed in the July 13, 2020 CDC meeting.
8. Receive a report and take appropriate action regarding a funding agreement with the City of Lake Dallas for Parks projects for FY 20-21 budget cycle as discussed in the July 13, 2020 CDC meeting.
9. Receive a report and hold a discussion regarding property maintenance, management actions, demolition activity, and current leases for the properties located at 103, 105 and 107 S. Lake Dallas Drive, and 312 Main Street.
10. Discuss development of a Food Truck Park in the City of Lake Dallas.
11. Receive a report and discuss the Corporation's economic development goals and objectives, including the economic development strategic plan and economic development activities.
12. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property located in an area East of I35 East Frontage Road, North of Main Street, South of Hundley Drive, and West of Shady Shores Road.

Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property located within the Downtown Overlay Zoning District.
13. Return to Open Session: Take action, if any, pursuant to discussions conducted in Executive Session.
14. Announcements or requests for future agenda items
15. Adjourn

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on April 8, 2021 at 5:00 p.m.



Codi Delcambre, City Secretary

If you plan to attend this via teleconference public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 103 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The Community Development Corporation of the City of Lake Dallas met for a Regular Called meeting on March 8, 2021 via Video Conference, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 7:01 p.m.

Present:

Charlie Price	Member 1
Terry Tuck	Vice Chairperson, Member 2
Michael Barnhart	Member 3
Evan Huff	Member 5
Mike Mayberry	Chairperson, Member 6
Glynn Vrba	Member 7

Absent:

Staff members: City Secretary Codi Delcambre, Development Service Coordinator Lancine Bentley and Angie Manglaris, Director of Development Services.

2. Citizen Agenda & Public Comment:

Mike Mayberry opened Citizen's Agenda.

No one signed up to speak.

Mike Mayberry closed the Citizen's Agenda.

3. Approval of the February 8, 2021 minutes.

Motion to approve the February 8, 2021 minutes was made by Evan Huff and seconded by Michael Barnhart.

Ayes: Charlie Price, Mike Mayberry, Evan Huff, Glynn Vrba, Michael Barnhart and Terry Tuck.

Noes: None

Motion Passed 6-0

4. Approval of the Community Development Corporation's FY19-20 Audit.

CDC Board received a presentation from Carl Deaton regarding the Community Development Corporation's FY 19-20 Audit.

Motion to approve the Community Development Corporation's FY19-20 Audit was made by Rudy Vbra and seconded by Mike Mayberry.

Ayes: Charlie Price, Mike Mayberry, Evan Huff, Glynn Vrba, Michael Barnhart and Terry Tuck.

Noes: None

Motion Passed 6-0

5. Receive a report and discuss the Corporation's economic development goals and objectives, including the economic development strategic plan and economic development activities.

CDC Board received an update from Development Services Coordinator Lancine Bently regarding the Corporation's economic development goals and objectives, including the economic development strategic plan and economic development activities.

- 6. Receive a report and hold a discussion regarding property maintenance, management actions, demolition activity and current leases for 103, 105 and 107 S. Lake Dallas Drive, and 312 Main Street, and take appropriate action.**

CDC Board received an update from Development Services Coordinator Lancine Bently regarding property maintenance, management actions, demolition activity and current leases for 103, 105 and 107 S. Lake Dallas Drive, and 312 Main Street.

- 7. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property located in an area East of I35 East Frontage Road, North of Main Street, South of Hundley Drive, and West of Shady Shores Road.**

CDC Board convened into Executive Session at 7:15 p.m.

- 8. Return to Open Session: Take action, if any, pursuant to discussions conducted in Executive Session.**

CDC Board reconvened into Executive Session at 8:24 p.m.

- 9. Hold a discussion regarding the development of a Food Truck Park in the City of Lake Dallas.**

CDC Board discussed the development of a Food Truck Park around Willow Grove Park. Rudy Vbra, Charlie Price and Lancine Bentley are going to meet with Marina to discuss a Food Truck Park.

- 10. Announcements or requests for future agenda items.**

- Bylaws review

- 11. Adjourn**

Mike Mayberry adjourned the meeting at 8:59 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary



Financial Reports

December 2020

Community Development Corporation

Lake Dallas Community Development Corporation
Monthly Financial Summary
December 2020

	Current Month	Year to Date	Budget
Revenues	\$29,934.29	\$105,874.76	\$427,449
Expenses	\$16,744.16	\$27,103.03	\$629,378
Net	\$13,190.13	\$78,771.73	\$(201,929)

Sales Tax Revenue for the month of December was \$29,902.66 This is approx. a 20.4% decrease from December 2019. As of this month, 25.2% of the sales tax budget has been collected.

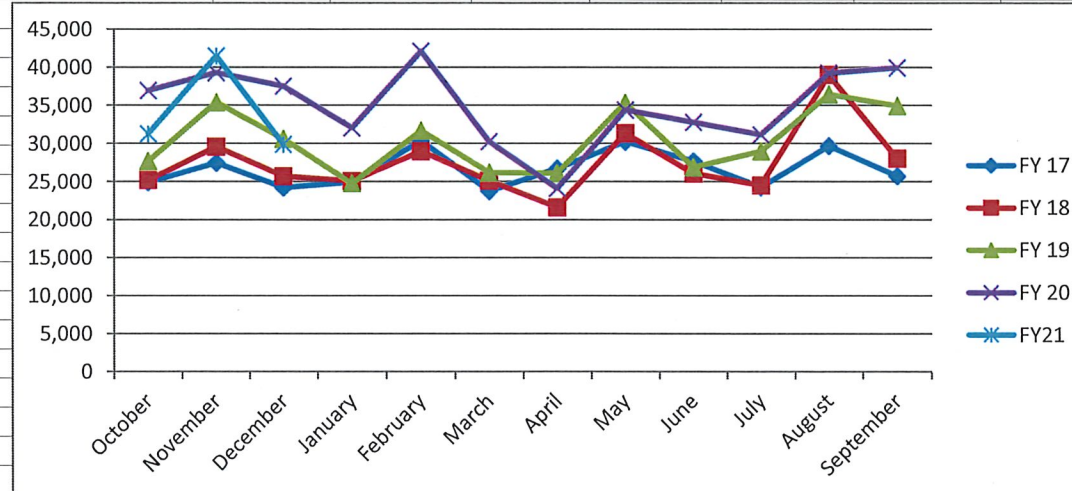
CDC has the following cash available as of December 2020:

CDC Investment Account	\$247,563.63
CDC Checking Account	\$224,114.86
Net Funds	\$454,366.49

City of Lake Dallas
Community Development Corp

Sales Tax Receipts
2016-2021

	FY 16	FY 17	FY 18	FY 19	FY 20	FY21
October	23,689	24,888	25,218	27,643	36,961	31,281
November	35,767	27,468	29,604	35,405	39,286	41,488
December	23,625	24,197	25,716	30,596	37,548	29,903
January	18,869	24,962	25,083	24,779	32,080	
February	26,226	30,383	29,016	31,709	42,125	
March	24,069	23,762	25,136	26,208	30,266	
April	21,251	26,732	21,641	26,091	24,134	
May	31,601	30,282	31,369	35,357	34,435	
June	22,787	27,718	26,084	26,906	32,815	
July	22,044	24,330	24,549	28,997	31,188	
August	26,604	29,717	39,028	36,474	39,278	
September	24,161	25,753	28,073	34,973	39,955	
St Comptroller Audit Adj		67,401				
Annual Auditor accrual	(7,099)	2,465				
Total	293,594	390,059	330,518	365,137	420,073	



Budget Summary

**Revenue and Expenditures
by Month and Year to Date
Compared to Budget**

City of Lake Dallas

Statement of Revenue and Expenditures

Page 1

Original Budget

For Community Development Corporation (11)

For the Fiscal Period 2021-3 Ending December 31, 2020

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
11-00-42112 4B Sales Tax	0.00	29,902.66	\$ 407,500.00	\$ 102,671.04	74.80%
11-00-45480 Property Rental Income	0.00	550.00	12,000.00	3,650.00	69.58%
11-00-47482 Interest Income - 4B	0.00	31.63	7,949.00	103.72	98.70%
Total Community Development Corporation Revenues	\$ 0.00	\$ 30,484.29	\$ 427,449.00	\$ 106,424.76	75.10%
Expenditures					
11-11-52205 Advertising	0.00	0.00	\$ 24,000.00	\$ 7,655.25	68.10%
11-11-52206 Travel & Training	0.00	0.00	2,000.00	0.00	100.00%
11-11-52207 Dues & Memberships	0.00	0.00	600.00	0.00	100.00%
11-11-52213 Subscriptions & Publications	0.00	0.00	1,500.00	0.00	100.00%
11-11-53301 Utilities	0.00	309.09	11,000.00	1,870.21	83.00%
11-11-53303 Accounting & Auditor	0.00	0.00	3,250.00	0.00	100.00%
11-11-53304 Legal Services	0.00	1,480.00	3,000.00	2,497.50	16.75%
11-11-53309 Consultants & Professionals	0.00	0.00	30,000.00	0.00	100.00%
11-11-53381 CDC Downtown BIG Grants	0.00	10,000.00	30,000.00	10,000.00	66.67%
11-11-54405 Park Maintenance	0.00	500.00	0.00	500.00	0.00%
11-11-54480 Rental Property Maintenance	0.00	50.00	4,000.00	175.00	95.63%
11-11-55520 Capital Outlay-CDC Projects	0.00	4,405.07	200,000.00	4,405.07	97.80%
11-11-59111 Transfer to General Fund Parks & Admin	0.00	0.00	80,000.00	0.00	100.00%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	240,028.00	0.00	100.00%
Total Community Development Corporation Expenditures	\$ 0.00	\$ 16,744.16	\$ 629,378.00	\$ 27,103.03	95.69%
Community Development Corporation Excess of Revenues	\$ 0.00	\$ 13,740.13	\$ (201,929.00)	\$ 79,321.73	139.28%

City of Lake Dallas
Statement of Revenue and Expenditures
Original Budget

For the Fiscal Period 2021-3 Ending December 31, 2020

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$	0.00	\$ 30,484.29	\$ 427,449.00	\$ 106,424.76	75.10%
Total Expenditures	\$	0.00	\$ 16,744.16	\$ 629,378.00	\$ 27,103.03	95.69%
Total Excess of Revenues Over Expenditures	\$	0.00	\$ 13,740.13	\$ (201,929.00)	\$ 79,321.73	139.28%

Accounts Payable Check Register

**Checks Processed During
Posting
Of
Accounts Payable**

Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Date Range From 12/1/2020 To 12/31/2020

For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status						
3635	C	12/3/2020	594	Three Kings Grounds Keeping	\$50.00	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>52876 - Rental Property Mowing</td><td>11-11-54480</td><td>\$50.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	52876 - Rental Property Mowing	11-11-54480	\$50.00
Invoice Nbr - Description	GL Account	Amount										
52876 - Rental Property Mowing	11-11-54480	\$50.00										
3636	C	12/15/2020	607	Dallas Area Rapid Transit	\$2,500.00	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>City of Lake Dallas - City of Lake Dallas Engeering review and application fee</td><td>11-11-55520</td><td>\$2,500.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	City of Lake Dallas - City of Lake Dallas Engeering review and application fee	11-11-55520	\$2,500.00
Invoice Nbr - Description	GL Account	Amount										
City of Lake Dallas - City of Lake Dallas Engeering review and application fee	11-11-55520	\$2,500.00										
3637	C	12/16/2020	744	Bob Altman at Altman Enterprises, Ltd.	\$10,000.00	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>BIG grant - Reimbursement to Bob Altman for 312 S. Shady Shores (Jess' Laundry)</td><td>11-11-53381</td><td>\$10,000.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	BIG grant - Reimbursement to Bob Altman for 312 S. Shady Shores (Jess' Laundry)	11-11-53381	\$10,000.00
Invoice Nbr - Description	GL Account	Amount										
BIG grant - Reimbursement to Bob Altman for 312 S. Shady Shores (Jess' Laundry)	11-11-53381	\$10,000.00										
3638	C	12/16/2020	137	Lake Cities Municipal Utility Authority	\$309.09	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>LDCDC - Water utilities for parks</td><td>11-11-53301</td><td>\$309.09</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	LDCDC - Water utilities for parks	11-11-53301	\$309.09
Invoice Nbr - Description	GL Account	Amount										
LDCDC - Water utilities for parks	11-11-53301	\$309.09										
3639	C	12/16/2020	111	Nichols, Jackson, Dillard	\$1,480.00	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>31764--01 - Legal Services</td><td>11-11-53304</td><td>\$1,480.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	31764--01 - Legal Services	11-11-53304	\$1,480.00
Invoice Nbr - Description	GL Account	Amount										
31764--01 - Legal Services	11-11-53304	\$1,480.00										
3640	C	12/16/2020	745	Park Warehouse	\$1,905.07	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>Q232070 - Park Bench</td><td>11-11-55520</td><td>\$1,905.07</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	Q232070 - Park Bench	11-11-55520	\$1,905.07
Invoice Nbr - Description	GL Account	Amount										
Q232070 - Park Bench	11-11-55520	\$1,905.07										
3641	C	12/16/2020	748	Shannon Drawe	\$500.00	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>Photographer - Photographs</td><td>11-11-54405</td><td>\$500.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	Photographer - Photographs	11-11-54405	\$500.00
Invoice Nbr - Description	GL Account	Amount										
Photographer - Photographs	11-11-54405	\$500.00										
Cleared					\$16,744.16							
Outstanding					\$0.00							
Void					\$0.00							



Financial Reports

January 2021

Community Development Corporation

Lake Dallas Community Development Corporation
Monthly Financial Summary
January 2021

	Current Month	Year to Date	Budget
Revenues	\$30,400.67	\$137,071.71	\$427,449
Expenses	\$10259.56	\$37,362.59	\$629,378
Net	\$13,190.13	\$78,771.73	\$(201,929)

Sales Tax Revenue for the month of January was \$30,400.67 This is approx. a 5% decrease from January 2020. As of this month, 32.66% of the sales tax budget has been collected.

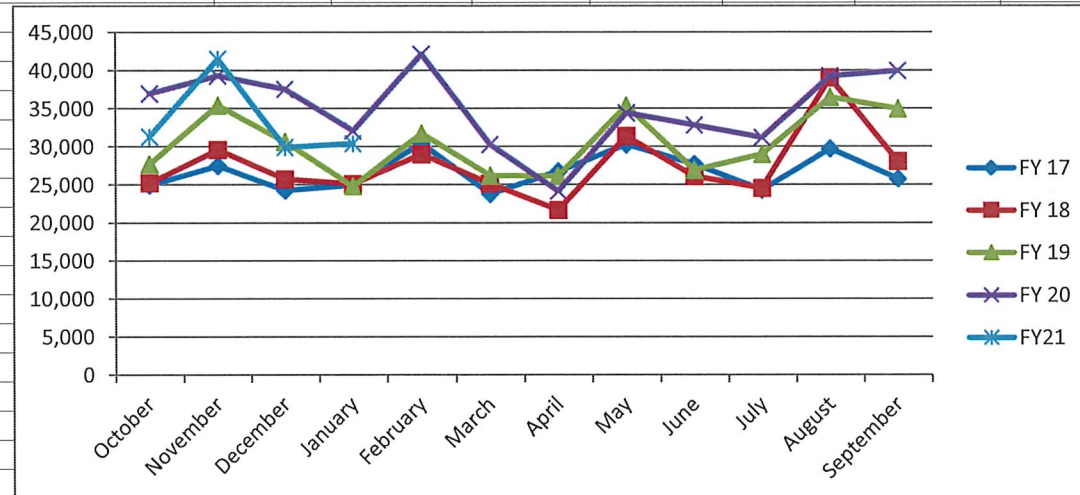
CDC has the following cash available as of January 2021:

CDC Investment Account	\$247,590.75
CDC Checking Account	\$240,609.90
Net Funds	\$488,200.65

City of Lake Dallas
Community Development Corp

Sales Tax Receipts
2016-2021

	FY 16	FY 17	FY 18	FY 19	FY 20	FY21
October	23,689	24,888	25,218	27,643	36,961	31,281
November	35,767	27,468	29,604	35,405	39,286	41,488
December	23,625	24,197	25,716	30,596	37,548	29,903
January	18,869	24,962	25,083	24,779	32,080	30,401
February	26,226	30,383	29,016	31,709	42,125	
March	24,069	23,762	25,136	26,208	30,266	
April	21,251	26,732	21,641	26,091	24,134	
May	31,601	30,282	31,369	35,357	34,435	
June	22,787	27,718	26,084	26,906	32,815	
July	22,044	24,330	24,549	28,997	31,188	
August	26,604	29,717	39,028	36,474	39,278	
September	24,161	25,753	28,073	34,973	39,955	
St Comptroller Audit Adj		67,401				
Annual Auditor accrual	(7,099)	2,465				
Total	293,594	390,059	330,518	365,137	420,073	



Budget Summary

**Revenue and Expenditures
by Month and Year to Date
Compared to Budget**

City of Lake Dallas

Statement of Revenue and Expenditures

Page 1

Original Budget

For Community Development Corporation (11)

For the Fiscal Period 2021-4 Ending January 31, 2021

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
11-00-42112 4B Sales Tax	0.00	30,400.67	\$ 407,500.00	\$ 133,071.71	67.34%
11-00-45480 Property Rental Income	0.00	550.00	12,000.00	4,200.00	65.00%
11-00-47482 Interest Income - 4B	0.00	27.12	7,949.00	130.84	98.35%
Total Community Development Corporation Revenues	\$ 0.00	\$ 30,977.79	\$ 427,449.00	\$ 137,402.55	67.86%
Expenditures					
11-11-52205 Advertising	0.00	0.00	\$ 24,000.00	\$ 7,655.25	68.10%
11-11-52206 Travel & Training	0.00	0.00	2,000.00	0.00	100.00%
11-11-52207 Dues & Memberships	0.00	0.00	600.00	0.00	100.00%
11-11-52213 Subscriptions & Publications	0.00	0.00	1,500.00	0.00	100.00%
11-11-53301 Utilities	0.00	1,025.56	11,000.00	2,895.77	73.67%
11-11-53303 Accounting & Auditor	0.00	0.00	3,250.00	0.00	100.00%
11-11-53304 Legal Services	0.00	0.00	3,000.00	2,497.50	16.75%
11-11-53309 Consultants & Professionals	0.00	9,000.00	30,000.00	9,000.00	70.00%
11-11-53381 CDC Downtown BIG Grants	0.00	0.00	30,000.00	10,000.00	66.67%
11-11-54405 Park Maintenance	0.00	0.00	0.00	500.00	0.00%
11-11-54480 Rental Property Maintenance	0.00	234.00	4,000.00	409.00	89.78%
11-11-55520 Capital Outlay-CDC Projects	0.00	0.00	200,000.00	4,405.07	97.80%
11-11-59111 Transfer to General Fund Parks & Admin	0.00	0.00	80,000.00	0.00	100.00%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	240,028.00	0.00	100.00%
Total Community Development Corporation Expenditures	\$ 0.00	\$ 10,259.56	\$ 629,378.00	\$ 37,362.59	94.06%
Community Development Corporation Excess of Revenues	\$ 0.00	\$ 20,718.23	\$ (201,929.00)	\$ 100,039.96	149.54%

City of Lake Dallas
Statement of Revenue and Expenditures
Original Budget

For the Fiscal Period 2021-4 Ending January 31, 2021

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$	0.00	\$ 30,977.79	\$ 427,449.00	\$ 137,402.55	67.86%
Total Expenditures	\$	0.00	\$ 10,259.56	\$ 629,378.00	\$ 37,362.59	94.06%
Total Excess of Revenues Over Expenditures	\$	0.00	\$ 20,718.23	\$ (201,929.00)	\$ 100,039.96	149.54%

Accounts Payable Check Register

**Checks Processed During
Posting
Of
Accounts Payable**

Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Date Range From 1/1/2021 To 1/31/2021

For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status									
3642	C	1/11/2021	137	Lake Cities Municipal Utility Authority	\$789.40	C									
<table><tr><td>Invoice Nbr - Description</td><td>GL Account</td><td>Amount</td></tr><tr><td>Lake Dallas--01 - Monthly Water Bill</td><td>11-11-53301</td><td>\$423.31</td></tr><tr><td>Lake Dallas - Monthly Water Bill</td><td>11-11-53301</td><td>\$366.09</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	Lake Dallas--01 - Monthly Water Bill	11-11-53301	\$423.31	Lake Dallas - Monthly Water Bill	11-11-53301	\$366.09
Invoice Nbr - Description	GL Account	Amount													
Lake Dallas--01 - Monthly Water Bill	11-11-53301	\$423.31													
Lake Dallas - Monthly Water Bill	11-11-53301	\$366.09													
3643	C	1/11/2021	700	The Retail Coach, LLC	\$7,500.00	C									
<table><tr><td>Invoice Nbr - Description</td><td>GL Account</td><td>Amount</td></tr><tr><td>3494 - Agreement for Market Analysis Plan</td><td>11-11-53309</td><td>\$7,500.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	3494 - Agreement for Market Analysis Plan	11-11-53309	\$7,500.00			
Invoice Nbr - Description	GL Account	Amount													
3494 - Agreement for Market Analysis Plan	11-11-53309	\$7,500.00													
3644	C	1/11/2021	594	Three Kings Grounds Keeping	\$25.00	C									
<table><tr><td>Invoice Nbr - Description</td><td>GL Account</td><td>Amount</td></tr><tr><td>53527 - Mowing</td><td>11-11-54480</td><td>\$25.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	53527 - Mowing	11-11-54480	\$25.00			
Invoice Nbr - Description	GL Account	Amount													
53527 - Mowing	11-11-54480	\$25.00													
3645	C	1/11/2021	527	TXU Energy	\$236.16	C									
<table><tr><td>Invoice Nbr - Description</td><td>GL Account</td><td>Amount</td></tr><tr><td>0545276680727 - Electric Utilities</td><td>11-11-53301</td><td>\$236.16</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	0545276680727 - Electric Utilities	11-11-53301	\$236.16			
Invoice Nbr - Description	GL Account	Amount													
0545276680727 - Electric Utilities	11-11-53301	\$236.16													
3646	C	1/22/2021	767	Bradley Environmental Services	\$1,500.00	C									
<table><tr><td>Invoice Nbr - Description</td><td>GL Account</td><td>Amount</td></tr><tr><td>2252-21B, 2253-21,2254-21 - Asbestos Survey for 103, 105 and 107 S. Lake Dallas Drive</td><td>11-11-53309</td><td>\$1,500.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	2252-21B, 2253-21,2254-21 - Asbestos Survey for 103, 105 and 107 S. Lake Dallas Drive	11-11-53309	\$1,500.00			
Invoice Nbr - Description	GL Account	Amount													
2252-21B, 2253-21,2254-21 - Asbestos Survey for 103, 105 and 107 S. Lake Dallas Drive	11-11-53309	\$1,500.00													
3647	C	1/29/2021	594	Three Kings Grounds Keeping	\$209.00	O									
<table><tr><td>Invoice Nbr - Description</td><td>GL Account</td><td>Amount</td></tr><tr><td>51023; 51925;52877;53528 - Abatement of vegetation @ 103 S. Lake Dallas Drive; 9-1-20 - 12-31-20</td><td>11-11-54480</td><td>\$209.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	51023; 51925;52877;53528 - Abatement of vegetation @ 103 S. Lake Dallas Drive; 9-1-20 - 12-31-20	11-11-54480	\$209.00			
Invoice Nbr - Description	GL Account	Amount													
51023; 51925;52877;53528 - Abatement of vegetation @ 103 S. Lake Dallas Drive; 9-1-20 - 12-31-20	11-11-54480	\$209.00													
Cleared					\$10,050.56										
Outstanding					\$209.00										
Void					\$0.00										



Financial Reports

February 2021

Community Development Corporation

Lake Dallas Community Development Corporation
Monthly Financial Summary
February 2021

	Current Month	Year to Date	Budget
Revenues	\$576.06	\$137,978.61	\$427,449
Expenses	\$863.69	\$38,226.28	\$629,378
Net	\$(287.63)	\$99,752.33	\$(201,929)

Sales Tax Revenue for the month of February was \$42,828.69 This is approx. a 1.6% increase from February 2020. As of this month, 32.66% of the sales tax budget has been collected.

CDC has the following cash available as of February 2021:

CDC Investment Account	\$387,616.81
CDC Checking Account	\$99,833.66
Net Funds	\$487,450.47

Sales Tax Receipts 2016-2021

The chart displays monthly revenue for five fiscal years. The Y-axis represents revenue in dollars, ranging from 0 to 45,000 in increments of 5,000. The X-axis lists the months from October to September. The legend identifies the series: FY 17 (blue diamonds), FY 18 (red squares), FY 19 (green triangles), FY 20 (purple crosses), and FY 21 (light blue asterisks).

Month	FY 17	FY 18	FY 19	FY 20	FY 21
October	25,000	25,000	28,000	37,000	32,000
November	28,000	30,000	35,000	40,000	42,000
December	24,000	26,000	30,000	38,000	30,000
January	25,000	25,000	25,000	32,000	30,000
February	29,000	29,000	32,000	43,000	43,000
March	24,000	25,000	26,000	30,000	24,000
April	27,000	21,000	26,000	24,000	26,000
May	30,000	32,000	35,000	35,000	35,000
June	27,000	26,000	27,000	33,000	27,000
July	25,000	24,000	29,000	31,000	25,000
August	30,000	39,000	36,000	39,000	39,000
September	25,000	28,000	35,000	40,000	25,000

Budget Summary

**Revenue and Expenditures
by Month and Year to Date
Compared to Budget**

City of Lake Dallas
Statement of Revenue and Expenditures

Original Budget
For Community Development Corporation (11)
For the Fiscal Period 2021-5 Ending February 28, 2021

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
11-00-42112 4B Sales Tax	0.00	0.00	\$ 407,500.00	\$ 133,071.71	67.34%
11-00-45480 Property Rental Income	0.00	550.00	12,000.00	4,750.00	60.42%
11-00-47482 Interest Income - 4B	0.00	26.06	7,949.00	156.90	98.03%
Total Community Development Corporation Revenues	\$ 0.00	\$ 576.06	\$ 427,449.00	\$ 137,978.61	67.72%
Expenditures					
11-11-52205 Advertising	0.00	0.00	\$ 24,000.00	\$ 7,655.25	68.10%
11-11-52206 Travel & Training	0.00	0.00	2,000.00	0.00	100.00%
11-11-52207 Dues & Memberships	0.00	0.00	600.00	0.00	100.00%
11-11-52213 Subscriptions & Publications	0.00	0.00	1,500.00	0.00	100.00%
11-11-53301 Utilities	0.00	763.69	11,000.00	3,659.46	66.73%
11-11-53303 Accounting & Auditor	0.00	0.00	3,250.00	0.00	100.00%
11-11-53304 Legal Services	0.00	0.00	3,000.00	2,497.50	16.75%
11-11-53309 Consultants & Professionals	0.00	0.00	30,000.00	9,000.00	70.00%
11-11-53381 CDC Downtown BIG Grants	0.00	0.00	30,000.00	10,000.00	66.67%
11-11-54405 Park Maintenance	0.00	0.00	0.00	500.00	0.00%
11-11-54480 Rental Property Maintenance	0.00	100.00	4,000.00	509.00	87.28%
11-11-55520 Capital Outlay-CDC Projects	0.00	0.00	200,000.00	4,405.07	97.80%
11-11-59111 Transfer to General Fund Parks & Admin	0.00	0.00	80,000.00	0.00	100.00%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	240,028.00	0.00	100.00%
Total Community Development Corporation Expenditures	\$ 0.00	\$ 863.69	\$ 629,378.00	\$ 38,226.28	93.93%
Community Development Corporation Excess of Revenues	\$ 0.00	\$ (287.63)	\$ (201,929.00)	\$ 99,752.33	149.40%

City of Lake Dallas
Statement of Revenue and Expenditures
Original Budget

For the Fiscal Period 2021-5 Ending February 28, 2021

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$	0.00	\$ 576.06	\$ 427,449.00	\$ 137,978.61	67.72%
Total Expenditures	\$	0.00	\$ 863.69	\$ 629,378.00	\$ 38,226.28	93.93%
Total Excess of Revenues Over Expenditures	\$	0.00	\$ (287.63)	\$ (201,929.00)	\$ 99,752.33	149.40%

Accounts Payable Check Register

**Checks Processed During
Posting
Of
Accounts Payable**

Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Date Range From 2/1/2021 To 2/28/2021

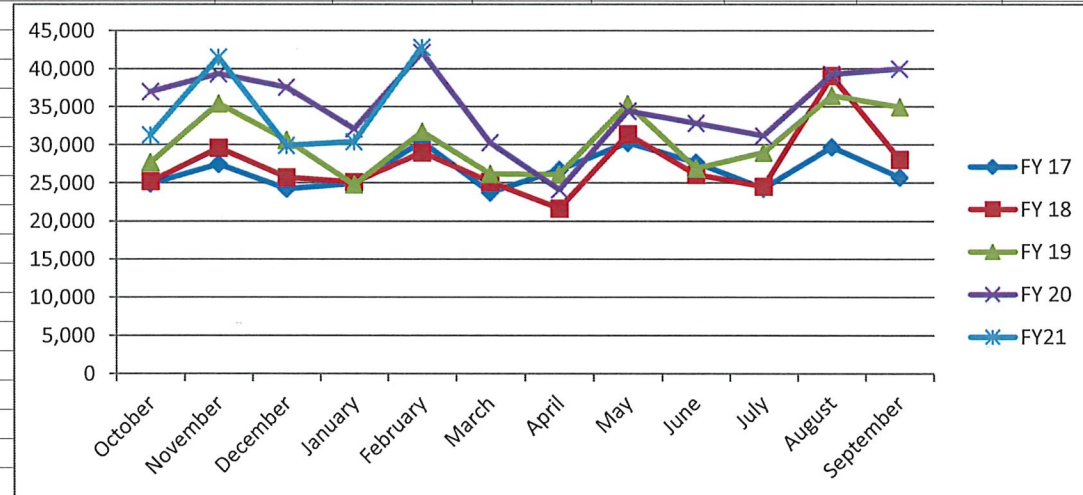
For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status						
3648	C	2/11/2021	527	TXU Energy	\$205.69	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>054627690014 - Electric Utilities</td><td>11-11-53301</td><td>\$205.69</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	054627690014 - Electric Utilities	11-11-53301	\$205.69
Invoice Nbr - Description	GL Account	Amount										
054627690014 - Electric Utilities	11-11-53301	\$205.69										
3649	C	2/12/2021	137	Lake Cities Municipal Utility Authority	\$361.55	C						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>Lake Dallas--04 - Monthly Water Bill</td><td>11-11-53301</td><td>\$361.55</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	Lake Dallas--04 - Monthly Water Bill	11-11-53301	\$361.55
Invoice Nbr - Description	GL Account	Amount										
Lake Dallas--04 - Monthly Water Bill	11-11-53301	\$361.55										
3650	C	2/19/2021	594	Three Kings Grounds Keeping	\$100.00	O						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>54117; 54118 - 103 and 107 S. Lake Dallas Drive mowing for 1/1/21 - 1/31/21</td><td>11-11-54480</td><td>\$100.00</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	54117; 54118 - 103 and 107 S. Lake Dallas Drive mowing for 1/1/21 - 1/31/21	11-11-54480	\$100.00
Invoice Nbr - Description	GL Account	Amount										
54117; 54118 - 103 and 107 S. Lake Dallas Drive mowing for 1/1/21 - 1/31/21	11-11-54480	\$100.00										
3651	C	2/26/2021	527	TXU Energy	\$196.45	O						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>054752679705--01 - Utilities</td><td>11-11-53301</td><td>\$196.45</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	054752679705--01 - Utilities	11-11-53301	\$196.45
Invoice Nbr - Description	GL Account	Amount										
054752679705--01 - Utilities	11-11-53301	\$196.45										
Cleared					\$567.24							
Outstanding					\$296.45							
Void					\$0.00							

City of Lake Dallas
Community Development Corp

Sales Tax Receipts
2016-2021

	FY 16	FY 17	FY 18	FY 19	FY 20	FY21
October	23,689	24,888	25,218	27,643	36,961	31,281
November	35,767	27,468	29,604	35,405	39,286	41,488
December	23,625	24,197	25,716	30,596	37,548	29,903
January	18,869	24,962	25,083	24,779	32,080	30,401
February	26,226	30,383	29,016	31,709	42,125	42,829
March	24,069	23,762	25,136	26,208	30,266	
April	21,251	26,732	21,641	26,091	24,134	
May	31,601	30,282	31,369	35,357	34,435	
June	22,787	27,718	26,084	26,906	32,815	
July	22,044	24,330	24,549	28,997	31,188	
August	26,604	29,717	39,028	36,474	39,278	
September	24,161	25,753	28,073	34,973	39,955	
St Comptroller Audit Adj		67,401				
Annual Auditor accrual	(7,099)	2,465				
Total	293,594	390,059	330,518	365,137	420,073	





**CITY COUNCIL
AGENDA MEMO**

Prepared By: Lancine Bentley, Community Development Coordinator

April 8, 2021

Signatory for CDC Bank Account

DESCRIPTION:

Consider and approve a resolution amending the authorized signatories on the Community Development Corporation's bank account.

BACKGROUND INFORMATION:

Currently, Terry Tuck, the former CDC Chairperson, is listed as a signatory on the corporation's bank account at The Independent Banker's Bank, NA (TIB). Mike Mayberry, the CDC Chairperson, needs to be added as a signatory on the corporation's bank account while retaining Terry Tuck.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDED MOTION:

I move to approve a resolution adding Mike Mayberry as an authorized signatory on the Corporation's bank account.

ATTACHMENT(S):

Resolution



CITY COUNCIL AGENDA MEMO

Prepared By: Lancine Bentley, Community Development Coordinator

April 12, 2020

BIG Program Application for VFW Post 10460

DESCRIPTION:

Receive a report and hold a discussion regarding a BIG Program application from VFW Post 10460 at 501 Thompson Street in the amount of \$10,000.

BACKGROUND INFORMATION:

On April 8, 2020, VFW Post 10460 submitted a BIG application for parking lot and exterior site improvements that include:

- clean and level a portion of the front parking lot and apply approximately 11,000 sf of asphalt to a 2" depth,
- install six (6) new LED shoebox exterior light fixtures on existing poles in the front parking,
- power wash the exterior of building,
- remove existing wood revetment surrounding the dumpster and replace with new metal poles (as needed) and metal fence material so revetment matches the main building, and
- remove dead and dying vegetation (shrubs) on two sides of the building and replant with new shrubs (Sunshine Ligustrum) and ornamental grass.

To decrease project costs, the VFW is supplying the equipment and labor to power wash the exterior of the building.

This business is located outside of the Main Street/Downtown Overlay district and therefore is eligible for a 1:1 (50%) matching grant up to \$10,000.

FINANCIAL CONSIDERATION:

The estimated total project cost of the parking lot and exterior site improvement is \$22,141.76. Seven hundred dollars (\$700.00) of this estimate is in-kind labor provided by the VFW.

ATTACHMENT(S):

1. Application Materials (application, estimates, plot plan, and before photos)
2. PowerPoint Presentation

**City of Lake Dallas Community Development Corporation
Business Improvement Grant (BIG) Program Application**

The Business Improvement Grant Program contract is an agreement between the real property owner and the Lake Dallas Community Development Corporation. The application, as well as the agreement, are to be signed by the real property owner.

Real Property Owner: LAKE DALLAS VFW Post 10460

Real Property Owner's Phone Number: 940-321-9333

Business Owner: LAKE DALLAS VFW Post 10460

Business Owner's Phone Number: SAME

Business Name: SAME

Business Address: 501 Thompson Dr. Lake Dallas

Contact Person: Clyde Fisher

Phone: 214-212-6420

Email: Clyde@clydefisher.com

Business Description: NON profit business open to public

Describe the scope of work for the proposed Business Improvement project: _____

PARKING LOT IMPROVEMENT

How will this project benefit Lake Dallas? STREET APPEAL TO CITY OF LAKE

DALLAS, BEAUTIFY MAIN ST, WILL MAKE OUR BUSINESS MORE
WELCOMING TO PASSERS-BY AND TO OUR PATRONS, MOST OF WHO
ARE LOCAL.

Does this business pay sales tax to the City of Lake Dallas?

yes

Grant Amount Requested:

\$ 10,000.00

Estimated Cost of the Project:

\$ 22,500.00 plus donated labor

You MUST include the following information with your application:

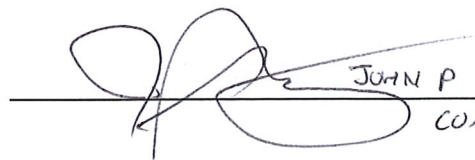
1. Photographs of the existing building and premises
2. Drawings or renderings of the proposed improvements
3. A plot plan (drawn on a plat or survey) for premises improvements such as fencing, landscaping, or free-standing signage
4. Written description of the proposed improvements
 - Include building materials and color schemes
5. A copy of contractor bids. The bids should be less than 91 days old.
6. A copy of the business Certificate of Occupancy and the Texas Sales Tax Permit, if applicable.

By affixing your signature, the applicant acknowledges they have read and agree to the City of Lake Dallas Community Development Corporation BIG Program Guidelines. The applicant understands that all grants are awarded on a reimbursement basis after all work has been certified as completed by the City Manager or his designee. It is expressly understood that work commenced or completed prior to the final approval of the grant is ineligible for funding. The applicant is solely responsible for overseeing the work and will not seek to hold the City of Lake Dallas or the Lake Dallas Community Development Corporation liable for any property damage, personal injury, or other loss related to the BIG Program. The applicant agrees to indemnify the City of Lake Dallas, the Lake Dallas Community Development Corporation and/or their agents, employees, officers and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.

Real Property Owner Printed Name:

LAKE DALLAS VFW Post 10460

Signature:

 **JOHN P. MARQUEZ**
COMMANDER

Date:

25-MAR-21

Business Owner Printed Name:

LAKE DALLAS VFW Post 10460

Signature:

 **Clyde S. Fisher**
Vice Commander

Date:

4-6-21

VFW Post 10460

Details of Work:

1. Clean and level lot where needed. Apply approximately 11,000 SF of asphalt to 2 inch depth.
2. Install 6 new LED shoebox exterior lights to existing light poles around parking lot for security, safety and appearance.
3. Power wash exterior of building and entry facing Main Street to improve appearance. Repair existing VFW signage on top of building.
4. Remove existing wood fence around dumpster and replace support poles as necessary. Install new metal fence around dumpster to compliment building exterior and appearance.
5. Remove freeze damaged shrubs along entry side of building and replant new shrubs and ornamental grasses.

Before



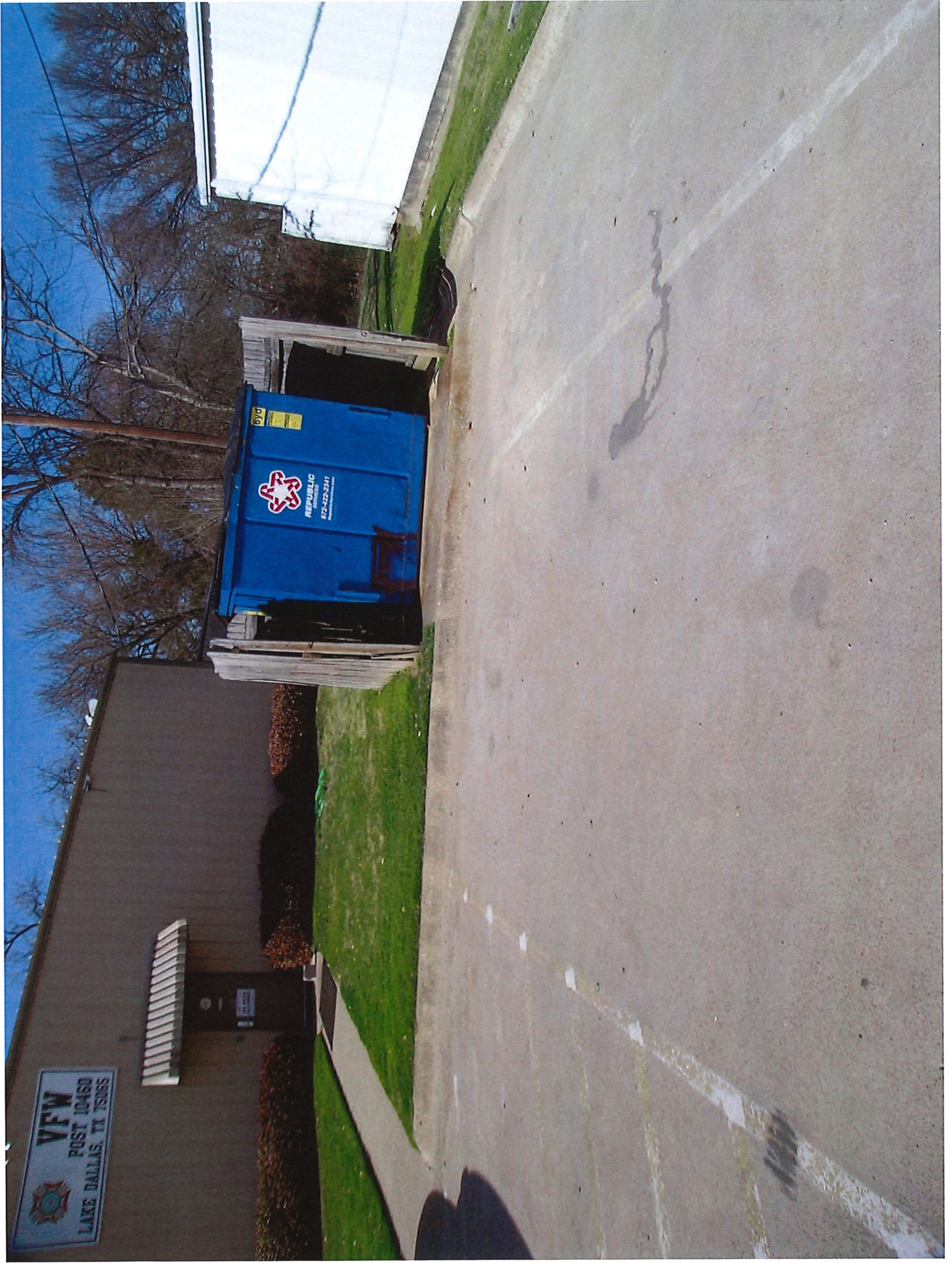
Before



Before



Before



Before



Before



Before



Before



Before



Existing Building

VFW Post 10460

Dumpster

Existing Concrete Parking Area

110'

Proposed Asphalt Parking Area

78'

90'

32'

14'

65'



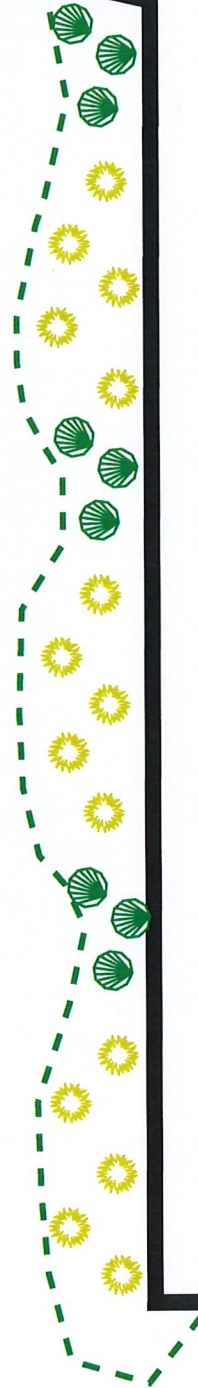
1" = 20'

● Existing Light Poles

Landscape Proposed for VFW Post 10460



Front Door



Existing Building

VFW Post 10460 Bids

Parking Lot:	\$17,500.00
Lighting:	941.76
Landscape:	2,500.00
Power Wash Front & Entry of Bldg. (Donated Labor)	700.00
Dumpster:	<u>1,200.00</u>
Total:	\$22,141.76 (plus \$700.00 donated labor)

awalcott1@gmail.com CLIENT INFORMATION

Proposal Submitted To: Lake Dallas VFW	Business Name: Lake Dallas VFW	Title:
Address: 501 Thompson	Phone:	Client #: aw001
Email: <u>awalcott1@gmail.com</u>	Website:	Proposal #: 0001

CONTRACTOR PROPOSAL

This CONTRACTOR PROPOSAL is made as of **March 11, 2021** between **RICKEY HODGES TRUCKING, INC.** and **LAKE DALLAS VFW**. **RICKEY HODGES TRUCKING, INC.** desires to provide services listed below to **Lake Dallas VFW** THEREFORE, in consideration of the information above, the parties agree as follows:

Description: Clean area, tacking, asphalt, striping	Area: SQFT
--	-------------------

1. **DESCRIPTION OF SERVICES.** Services will commence beginning on the date specified by **Lake Dallas VFW**, **RICKEY HODGES TRUCKING, INC.** will provide **Lake Dallas DFW** the following services and shall continue through completion of the job.
2. **SCOPE OF WORK.** The following services provided by **RICKEY HODGES TRUCKING, INC.**, will be completed with all materials, equipment, and skilled laborers provided by **RICKEY HODGES TRUCKING, INC.**

PHASE	DETAILS OF WORK	AMOUNT DUE
1	CLEANING ARE AND TACKING	\$8750
2	LAY 2" ASPHALT AND STRIPING	\$8750

3. **PAYMENT.** Total amount to be paid to **RICKEY HODGES TRUCKING, INC** for the above services will be **\$17,500**. The initial down payment due is **\$8750** which is to be paid prior to the commencement of **PHASE 1**. Final payment is **\$8750** due at job completion **Phase 2**.
4. **MATERIALS & EQUIPMENT.** We propose to furnish all quality equipment and necessary materials needed in accordance with the specified work above.
5. **GUARANTEE.** All work is guaranteed for 1 year. Guarantee does not include breakage by big trucks, or oil stains.

ACCEPTANCE OF PROPOSAL: The above price, specifications, and conditions are satisfactory	NOTE: This proposal may be withdrawn Rickey Hodges Trucking, Inc. if not accepted within:
---	--

and are hereby accepted. You are authorized to do the work as specified. Payment will be made as listed above.	10 Days of the date above.
DATE:	CONTRACTOR: <i>Rickey Hedges</i>
SIGNATURE:	CONTRACTOR SIGNATURE:

Notes: Please contact us to complete the customer information section of the contract and who should be named in the contract.

A to T Lamps Inc.

730 Valley Ridge Circle
Lewisville, TX 75057

Att: Clyde

Quote

Date	Quote #
3/12/2021	232319

Name / Address
COUNTER SALES

Ship To
VFW 501 THOMPSON LAKE DALLAS TX 75065

		P.O. No.	Terms	Rep	Project
			Due on receipt	BC	
Item	Description	Qty	Cost	Total	
MK	150W FLOOD LIGHT FIXTURE	1	125.00	125.00	
MK	TENNON MOUNT BRACKET	1	20.00	20.00	
				Subtotal	\$145.00
				Sales Tax (8.25%)	\$11.96
				Total	\$156.96

Signature _____

Phone #	Fax #
972-219-9660	972-420-8403

Times 6
941.76

After
LED Light

LED Shoebox Light

The fixture can be equipped with one of below brackets.



IP65

☐ 100W

☒ 150W

☒ AC100-277V

☐ AC200-480V

☐ 4000K ☒

☐ 5700K

☐ Photocell sensor

☒ Brown ☐ White

NITVO
A Sapro Product

Item Number: **76-647**

Die-Cast Aluminum
Weatherproof, gasket
With hood and foliage shields.
For 30 Landscape Floodlight
PAK MAX 120V,
75W Bronze finish

Quantity: **12**

Dimensions:
Width: 11.5"
Height: 5.5"

Ramon Garcia

972-436-7865

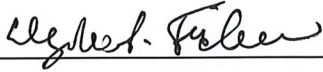
Take down and haul old wooden fence around current dumpster at Lake Dallas VFW and replace with new posts and metal skin to be more attractive.

\$1200.00

One half paid at start of job and one half on completion

To Whom it may concern

VFW Post 10460 agrees to supply material and labor to power wash the exterior of the building at 501 Thompson facing Main street in Lake Dallas, Texas. Their efforts if approved should result in a \$700.00 credit to be applied to the LDCDC grant.

A handwritten signature in cursive script, appearing to read "Elizabeth Fiske", is written above a horizontal line.

Lake Dallas VFW Post 10460

SOUTHERN SERVICES



*Specializing in Landscape Maintenance & Irrigation
Landscape Lighting & Drainage Solutions
www.southernserviceslandscape.com*

Southern Services
3840 Blagg Road
Denton, TX 76208
Office Phone: 940-383-8258 Fax: 940-591-7733 Cell Phone: 214-316-3985
Chris Fisher, Irrigation Lic. #6269, Pesticide Lic. #0384890



March 15, 2021

QUOTE

VFW – Lake Dallas, TX

Remove existing freeze damaged Indian Hawthorne shrubs by front sidewalk & on side of building, approximately 68 feet, and replant with mix of Sunshine Ligustrum and ornamental grasses.

Price: \$2500.00

One year warranty applicable if routine water applied.

After

Sunshine Ligustrum



After Ornamental Grass



STATE OF TEXAS §
 § PROJECT FUNDING AGREEMENT
COUNTY OF DALLAS §

This **Project Funding Agreement** (“Agreement”) is made by and between the **City of Lake Dallas, Texas** (“**City**”) and the **Lake Dallas Community Development Corporation** (“**LDCDC**”) (each a “Party” or collectively the “Parties”), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, LDCDC is a Type B Corporation organized pursuant to the Development Corporation Act, Chapters 501 - 505 of the Texas Local Government Code, as amended (the “**Act**”); and

WHEREAS, the Act and the enabling legislation approved by the citizens of the City authorizes the LDCDC to provide funding and economic development grants relating “projects” as defined in the Act; and

WHEREAS, City desires and intends to cause development of a Parks and Open/Space Trails Master Plan (the “**Project**”); and

WHEREAS, City has requested LDCDC provide funds to pay a portion of the Project expenses which may be lawfully paid by LDCDC as “project” expenses pursuant to the Act, specifically, the costs of professional services to be provided by Dunaway Associates, L.P. pursuant to an agreement with City for development of the Project; and

WHEREAS, LDCDC has adopted programs for promoting economic development; and

WHEREAS, LDCDC has determined that the Project is required or suitable to promote new or expanded business enterprises and constitutes a “project” as that term is defined in the Act; and

WHEREAS, LDCDC has determined that the Project will further the objectives of the LDCDC, will benefit City and the City’s inhabitants, and will promote local economic development and stimulate business and commercial activity in the City.

NOW THEREFORE, in consideration of the foregoing and other consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
Definitions

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Effective Date” shall mean the date this Agreement bears the signatures of authorized representatives of all of the Parties, whether on the same document or identical counterparts.

“Expiration Date” shall mean the date that the Parties have fully satisfied their respective obligations under this Agreement.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by acts of omissions of the Party), fires, explosions or floods, strikes, slowdowns or work stoppages, epidemic or pandemic, but may not impact any payments to be made hereunder.

“Project” shall mean the preparation of a parks and open space/trails master plan to be developed and used for the planning and development of parks and recreation facilities, public trails, and public open space areas within the City.

“Project Costs” shall mean the actual costs incurred by the City for the Project including, specifically, the costs for professional services provided by third party contractors in preparing the Project.

“Project Funding” shall mean an amount not to exceed \$30,000.

Article II

Term

The term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and continue until the Expiration Date.

Article III

Project

3.1 Purchasing. City shall be responsible for contracting for a qualified professional to provide professional services related to preparing for the Project in accordance with applicable City policies and state law.

3.2 Project Funding. LDCDC agrees to provide the Project Funding to City not later than five (5) business days after receipt of written notice from City requesting the Project Funding.

3.3 Project Costs. City covenants and agrees to use the Project Funding solely for the Project Costs. City agrees to refund to the LDCDC, without demand, all or any portion of the Project Funding not utilized for the Project.

Article IV Termination

This Agreement shall terminate upon any one of the following:

- (a) by written agreement of the Parties; or
- (b) Expiration Date.

Article V Miscellaneous

5.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto.

5.2 Limitation on Liability. It is understood and agreed between the Parties that the LDCDC and City, in satisfying the conditions of this Agreement, have each acted independently, and assume no responsibilities or liabilities to third parties in connection with these actions.

5.3 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement. The undersigned officers and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

5.4 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, addressed to the Party at the address set forth below (or such other address as such Party may subsequently designate in writing), or on the day received if sent by courier or otherwise hand delivered.

If intended for the City, to:

Attn: City Manager
City of Lake Dallas
212 Main Street
Lake Dallas, Texas 75065

If intended for the LDCDC, to:

President
Lake Dallas Community Development Corporation
212 Main Street
Lake Dallas, Texas 75065

5.5 Entire Agreement. This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the Parties that in any manner relates to the subject matter of this Agreement.

5.6 Governing Law. The Agreement shall be governed by the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

5.7 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

5.8 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.9 Successors and Assigns. This Agreement may not be assigned without the prior written consent of the other Party.

5.10 Recitals. The recitals to this Agreement are incorporated herein.

5.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

5.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

5.13 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

(signatures on following page)

SIGNED AND AGREED on this _____ day of April 2021.

CITY OF LAKE DALLAS, TEXAS

By: _____
Mike Wilson, Interim City Manager

ATTEST:

Code Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

SIGNED AND AGREED on this _____ day of April 2021.

**LAKE DALLAS COMMUNITY DEVELOPMENT
CORPORATION**

By: _____
Mike Mayberry, President



Community Development Corporation

AGENDA MEMO

Prepared By: Layne Cline, Public Works Superintendent

April 12, 2021

Master Plan Funding

DESCRIPTION:

Hold a discussion and take appropriate action to fund a portion of funding for the Parks Open Space/Trail Master Plan update.

BACKGROUND INFORMATION:

In reviewing the minutes of the July 13, 2020 CDC meeting, at which a lengthy discussion occurred regarding Community Development Corporation(CDC) allocations to the City budget for parks projects, including a \$30k allocation for the Parks Master Plan. A consensus on allocations for the project was reached but no official vote was taken. In September 2020, the CDC budget was approved by Council, which included line item 53309 (Consultants and Professionals) in the amount of \$30k. This was designated for the development of a Parks Master Plan update.

An agreement for all transfer of funds needs to be voted on and approved by the CDC to the City for any projects funded with CDC monies.

FINANCIAL CONSIDERATION:

The cost for this project will be paid for partially from Community Development Corporation contribution, \$30,000.00 if approved, the City budgeted \$42,000.00 in this FY 20-21 budget out of the Parks Department budget.

RECOMMENDED MOTIONS:

I move to **approve/deny** a funding agreement in the amount not to exceed \$30,000.00 for the Parks and Open Spaces/Trails Master Plan.

ATTACHMENT(S):

1. Funding Agreement



Community Development Corporation

AGENDA MEMO

Prepared By: Lancine Bentley, Community Development Coordinator

April 12, 2021

Parks' Projects Funding

DESCRIPTION:

Hold a discussion and take appropriate action to fund Parks' projects.

BACKGROUND INFORMATION:

In reviewing the minutes of the July 13, 2020 CDC meeting, at which a lengthy discussion occurred regarding Community Development Corporation (CDC) allocations to the City budget for parks projects, a consensus on allocations for the projects was reached but no official vote was taken. In September 2020, the CDC budget was approved by Council, which included line item 55520 (Capital Outlay-CDC Projects) in the amount of \$200k, of which \$69,000 was for the following parks projects:

- the addition of trees in River Oaks Park,
- the replacement of trees in Community Park,
- the addition of benches, garbage cans, and picnic tables in Thousand Oaks Park, and
- the construction of a concrete walking trail, improvements to the basketball court, tree replacement, and the addition of tennis court/bleacher seating in City Park.

There needs to be an agreement in place for all transfer of funds by the CDC to the City, even if approved in the annual budget.

FINANCIAL CONSIDERATION:

The cost of these projects is estimated at \$69,000.

RECOMMENDED MOTIONS:

I move to **approve/deny** the adoption of a funding agreement in an amount not to exceed \$69,000.00 for parks' projects in FY20-21.

ATTACHMENT(S):

1. Funding Agreement

ESTIMATES FOR BUDGETARY PURPOSES						
CONTRACTORS						
	1*		2**		3***	4****
ADDRESSES						
103 S. Lake Dallas Drive	\$15,750		\$8,150		\$7,400	\$7,775
105 S. Lake Dallas Drive	\$15,750		\$10,550		\$9,000	\$10,310
107 S. Lake Dallas Drive	\$15,750		\$10,200		\$8,900	\$9,510
303 Alamo Street	\$40,000		\$11,450		\$16,000	\$30,245
312 Main Street	\$35,000		\$27,250		\$14,500	\$9,680
*Not included: asbestos survey/project design/abatement; removal of any underground fuel tanks; disconnection and capping of utilities.						
** 5% discount if all 3 residential structures are done at the same time.						
***Not included: Asbestos abatement or environmental remediation; installation of erosion control devices; importing soil for backfill						
**** Not included: removing hazardous waste, hitting unmarked utility lines, removal of tenant assets. All utilities must be removed before demo starts. EXTRA CHARGES: uncovering/removing buried tanks/propane tanks.						
NOTE : General Asbestos Costs Asbestos Survey: Approximately \$1,600 Project design & close out reports: \$600.00 - \$900.00 (lump sum) Project Management: \$600.00 - \$800.00 per day (includes OSHA air monitoring requirement) Abatement personnel OSHA airs: \$15.00 - \$30.00 per day						
NOTE: Contacted three home movers. Two stated they would not pay to obtain the structures, via a move. One was not interested (too much current stock); the other stated that the structures were not good candidates for moving. The third initially estimated \$1,000 apiece to take them, but later said he might offer less.						

October 2020

Economic Development Monthly Report

April 2021

1. Completed a second round of auctions at which 13 items from 103 S. Lake Dallas Drive and 303 Alamo were sold in preparation for the future asbestos remediation and demolition of these structures. The City/CDC netted \$5,322.00. The revenue will be placed in the city's general fund or the CDC's fund, depending upon the item sold. Removal of these items, particularly from the exterior of the building and the parking lot at 303 Alamo, will also decrease the demolition costs.
2. Sent a Request for Quotes on April 7th for asbestos remediation and demolition services to nine asbestos/demolition contractors for the performance of said services for 103, 105, and 107 S. Lake Dallas Drive and 312 Main Street. The deadline for quote submissions is Friday, April 16th.
3. Worked with a contributing writer with the Denton County Magazine to write a feature article about Lake Dallas for the May/June edition. Provided contacts for Mayor Barnhart, the Community Development Corporation Chairperson Mike Mayberry, and three business owners for interviews. Professional photographs of Lake Dallas, taken by photographer Shannon Drawe in November 2020, were provided to the Denton County Magazine to be featured in the article.
4. Met with two CDC members (Rudy Vrba and Charlie Price) and Tommy Drodz (Lake Dallas Marina) to begin discussion and preliminary planning for a meeting with the Army Corps of Engineers about developing a food truck park in/near Willow Grove Park.
5. Working with the Veterans of Foreign Wars (VFW) to submit a Business Improvement Grant to the CDC for exterior improvements to the VFW hall.
6. Discussing other business ventures/opportunities with a local business owner.
7. Working with a local business owner to find a permanent location in Lake Dallas.
8. Working with the Development Services Director, the Interim City Manager, The Retail Coach, the CDC Chair, and Denton County to provide accurate information and options for a potential Swisher Road mixed use development.

