**State of Texas**
**County of Denton**
**City of Lake Dallas**

**The Community Development Corporation of the City of Lake Dallas met for a regular meeting on August 9, 2021, in the Lake Dallas City Hall, 212 Main Street, 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 |
   | Kristy Bleau | Member 3 |
   | Andi Nolan | Member 4 (arrived at 7:04 p.m.) |
   | Evan Huff | Member 5 |
   | Mike Mayberry | Chairperson, Member 6 |
   | Glynn Vrba | Member 7 |

   **Absent:** None

   **Staff members:** City Secretary Codi Delcambre, Development Service Coordinator Lancine Bentley, Public Works Superintendent Layne Cline and Interim Finance Director Jennifer Fung.

2. **Citizen Agenda & Public Comment:**
   Mike Mayberry opened Citizen's Agenda.

   No one spoke.

   Mike Mayberry closed the Citizen's Agenda.

3. **Approval of the July 12, 2021 minutes.**

   **Motion** approve July 12, 2021 minutes for was made by Terry Tuck and seconded by Andi Nolan.
   **Ayes:** Charlie Price, Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff and Terry Tuck.
   **Noes:** None

   **Motion Passed 7-0**

4. **Approval of the June 2021 financials.**

   **Motion** approve the June 2021 financials was made by Andi Nolan and seconded by Evan Huff.
   **Ayes:** Charlie Price, Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff and Terry Tuck.
   **Noes:** None

   **Motion Passed 7-0**

5. **Receive a report and consider amendments to the FY2021 CDC budget and the final proposed FY2022 CDC budget.**

**Motion** approve changes as discussed to the proposed FY2022 CDC budget was made by Mike Mayberry and seconded by Rudy Vbra.
**Ayes:** Charlie Price, Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff and Terry Tuck.
**Noes:** None

**Motion Passed 7-0**

6. **Receive a report and discuss property maintenance, management actions, demolition activity for properties owned by the Corporation.**

Received a report from Development Services Coordinator Lancine Bentley. No action was taken.

7. **Receive a report, hold a discussion, and take appropriate action regarding payment to Bradley Environmental for the asbestos project design at 312 Main Street and air quality monitoring at 312 Main Street and 103, 105, and 107 S. Lake Dallas Drive related to the demolition of property structures.**

**Motion** approves the final payment to Bradley Environmental for the asbestos project design at 312 Main Street and air quality monitoring at 312 Main Street and 103, 105, and 107 S. Lake Dallas Drive related to the demolition of property structures in amount of $6,000 was made by Mike Mayberry and seconded by Charlie Price.
**Ayes:** Charlie Price, Andi, Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff and Terry Tuck.
**Noes:** None

**Motion Passed 7-0**

8. **Discuss the proposed demolition of the structures located at 1000-1002 and 1004 S. Stemmons Freeway.**

Received a report from Development Services Coordinator Lancine Bentley. No action was taken.

9. **Receive a report, hold a discussion, and take action, if any, regarding the Corporation's contribution for improvements to city parks in FY2022.**

Received a report from Public Work Superintendent Layne Cline regarding Corporation's contribution for improvements to city parks in FY2022. No action was taken.

10. **Receive a report, hold a discussion, and take action, if any, regarding the Corporation's economic development goals and objectives, including the economic development strategic plan and economic development activities.**

Received a report from Development Services Coordinator Lancine Bentley. No action was taken.

11. **<u>Executive Session</u>: Conduct a closed meeting pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, lease, sale, or value of real property located within the Downtown Overlay and I35 Business Corridor Districts.**

    CDC Board convened into Executive Session at 7:33 p.m.

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

    CDC Board reconvened into Executive Session at 8:28 p.m.

    **<u>Motion</u>** authorized the negotiate and execute the Letter of Intent regarding the sale of 312 Main Street with Isabella Velez or signee for $250,000 with a grant for $224,900 subject to construction of certain required improvements.
    **<u>Ayes:</u>** Charlie Price, Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff and Terry Tuck.
    **<u>Noes:</u>** None

    **<u>Motion Passed 7-0</u>**

13. **Announcements or requests for future agenda items.**

14. **Adjourn**

    Mike Mayberry adjourned the meeting at 9:37 p.m.

Mike Mayberry, Chairperson

Codi Delcambre

Codi Delcambre, City Secretary