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 March 4, 2024, 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 6:00 p.m.

   Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Francesco Murga	Member 4
Evan Huff	Member 5
Rick Lewelling	Member 6
Glynn Vrba	Member 7

   Absent: None

   Staff members: Codi Delcambre, City Secretary and Interim City Manager Tom Muehlenbeck.

2. **Citizen Agenda & Public Comment: None**

3. **Receive and accept the annual audited financial statements for Fiscal Year 2022-2023.**

   Motion to approve the annual audited financial statements for Fiscal Year 2022-2023 was made by Glynn Vbra and seconded by Evan Huff.
   Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Evan Huff, Rick Lewelling and Francesco Murga.
   Noes: None

   Motion Passed 7-0

4. **Discuss and take appropriate action regarding an amendment to the Restriction Agreement with Isabel Velez and Louis Velez (312 Main Street).**

   Motion to approve amendment to the Restriction Agreement with Isabel Velez and Louis Velez (312 Main Street) for two (2) floors with no less than 9,000 square feet of gross floor area and no less than 5,000 square feet on the ground floor designed for retail and/or restaurant use constructed on the land was made by Glynn Vbra and seconded by Terry Tuck.
   Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Evan Huff, Rick Lewelling and Francesco Murga.
   Noes: None

   Motion Passed 7-0

5. **Discuss and take appropriate action regarding an amendment to the Purchase and Sale Agreement relating to the sale of 1000-1004 S Stemmons and 101-107 S. Lake Dallas Drive.**

Motion to approve the third amendment to Project Hammer Purchase and Sale Agreement was made by Glynn Vrba and seconded by Megan Ray.
Ayes: Glynn Vrba, Mike Mayberry, Megan Ray, Terry Tuck, Rick Lewelling and Francesco Murga.
Noes: None

Motion Passed 6-0

6. **Discuss and take appropriate action regarding approval of elevations for remodel of 303 Alamo relating to the proposed sale of said property.**

Motion to approve the elevations for remodel of 303 Alamo as presented was made by Francesco Murgo and seconded by Terry Tuck.
Ayes: Glynn Vrba, Mike Mayberry, Megan Ray, Terry Tuck, Rick Lewelling and Francesco Murga.
Noes: None

Motion Passed 6-0

7. **Discuss possible future projects regarding the construction of on-street public parking in the Downtown area.**

The CDC discussed construction of on-street public parking in the Downtown area.

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

9. **Adjourn**

Mike Mayberry adjourned the meeting at 6:48 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary