



**Board of Directors
Lake Dallas Community Development Corporation
Regular Meeting
City Hall, 212 Main Street, Lake Dallas, TX 75065
June 3, 2024, at 6:00 p.m.
Agenda**

- 1. Call to Order & Determination of Quorum**
- 2. Citizen Agenda & Public Comment:** An opportunity for citizens to address the Lake Dallas 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. Discuss and take action on a request from the Lake Cities Chamber of Commerce to increase financial participation for Restaurant Week**
- 4. Receive a presentation and report regarding financial participation of the City Park.**
- 5. Announcements or requests for future agenda items.**
- 6. Adjourn**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on May 31, 2024, before 5:00 PM.

Codi Delcambre

Codi Delcambre, TRMC, MMC

If you plan to attend this 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. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



COMMUNITY DEVELOPMENT CORPORATION

AGENDA MEMO

Prepared By: Codi Delcambre, City Secretary, TRMC, MMC

June 03, 2024

RESTAURANT WEEK PROPOSAL

DESCRIPTION:

Discuss a request of the Lake Cities Chamber of Commerce to increase financial participation for Restaurant Week

BACKGROUND INFORMATION:

The Lake Cities Chamber of Commerce has requested the Community Development Corporation (CDC) to increase its financial participation from \$250 to \$1,000 for Restaurant Week. The monies are used for advertising, and for gift cards for citizens that ate at the restaurants and turned in receipts. Participating Lake Dallas restaurants are: Chilitos, Chasin Tail, Ms. Lively's, and Walter's Tavern.

FINANCIAL CONSIDERATION:

Calls for expenditure of \$1,000 for advertising local restaurants and gift cards

RECOMMENDED MOTIONS:

I move to approve/deny the request from the Lake Cities Chamber of Commerce of financial participation in the amount of \$1,000 for Restaurant Week

ATTACHMENT(S):

1. Tina Henderson responses to the use of the funds for Restaurant Week

Tom Muehlenbeck

From: Tina Henderson <Director@lakecitieschamber.com>
Sent: Tuesday, May 28, 2024 4:59 PM
To: Tom Muehlenbeck
Cc: Cheryl McClain; Mike Mayberry
Subject: RE: Restaurant Week

Notice: This is an external email from outside your organization. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Tom – sorry for the delay in responding, I was out last Thursday afternoon and Friday. The monies were used for advertising and also for Gift Cards that we gave to citizens that ate at the restaurants and turned in their receipts. We basically seeded the monies back into the community. The restaurants in LD that participated were:
Chilitos
Chaisin Tail
Mrs. Lively's
Walter's Tavern

Once again this year the monies will be used for advertising and gift cards (which we buy from the restaurants that participate)

Tina Henderson

President

Lake Cities Chamber of Commerce

Ph. 940.497.3097

Cell 940-326-9797

Mailing Address: PO Box 1028 Lake Dallas, TX 75065

Location: 3101 Garrison Rd, Corinth, TX 76210

www.lakecitieschamber.com

From: Tom Muehlenbeck <tmuehlenbeck@lakedallas.com>
Sent: Thursday, May 23, 2024 5:06 PM
To: Tina Henderson <Director@lakecitieschamber.com>
Cc: Cheryl McClain <cmclain@lakedallas.com>; Mike Mayberry <203mainstreet@gmail.com>
Subject: Restaurant Week

Tina

I have been requested to add additional funding in the CDC budget for Lake Dallas contribution to Restaurant Week.

Can you share with me how the \$ 250.00 in funding this year was used and how do you feel the additional funding will be used.



COMMUNITY DEVELOPMENT CORPORATION

AGENDA MEMO

Prepared By: Codi Delcambre, City Secretary, TRMC, MMCJune 03, 2024

COMMUNITY PARK PRESENTATION

DESCRIPTION:

Receive a presentation and report regarding financial participation of the City Park.

BACKGROUND INFORMATION:

The National Soccer Roots (NSR) 501c3 non-profit organization has approached the City to request a management agreement for the City Park. As a part of this agreement, the NSR has developed a revitalization plan for the park over a five year period amounting to \$4,050,000. The City has been requested to fund a 3 year diminishing management fee and provide \$350,000 in bond funds to match \$3,700,000 in NSR funds.

FINANCIAL CONSIDERATION:

The request over a 5 year period, 2024-2029, is for the CDC to consider providing \$350,000 in match to the \$3,700,000 to be raised by the National Soccer Roots.

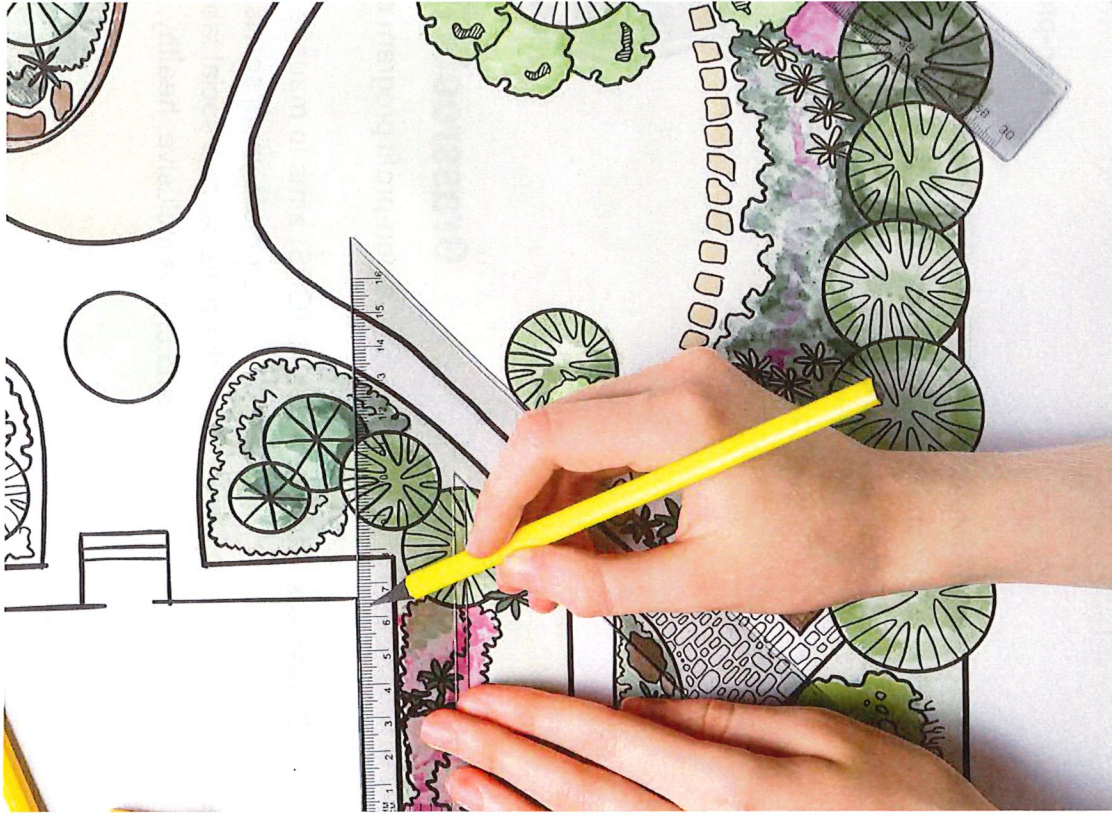
RECOMMENDED MOTIONS:

I move to approve/deny the National Soccer Roots five year request of \$350,000 subject to the following:

- a. City of Lake Dallas and National Soccer Roots approving a management agreement
- b. City of Lake Dallas and LDISD approving an MOU for the operation, hours of use, and maintenance of the four tennis courts that were constructed by LDISD and maintained by the City of Lake Dallas.

ATTACHMENT(S):

1. Presentation regarding the City Park



City Park Management Agreement



Welcome to our vision and mission presentation, showcasing our non-profit's dedication to revitalizing City Park through managing the enhancement and its maintenance to foster community engagement in a fun, safe environment for all.

CITY COUNCIL BRIEFING

May 23, 2024

Nature's Impact

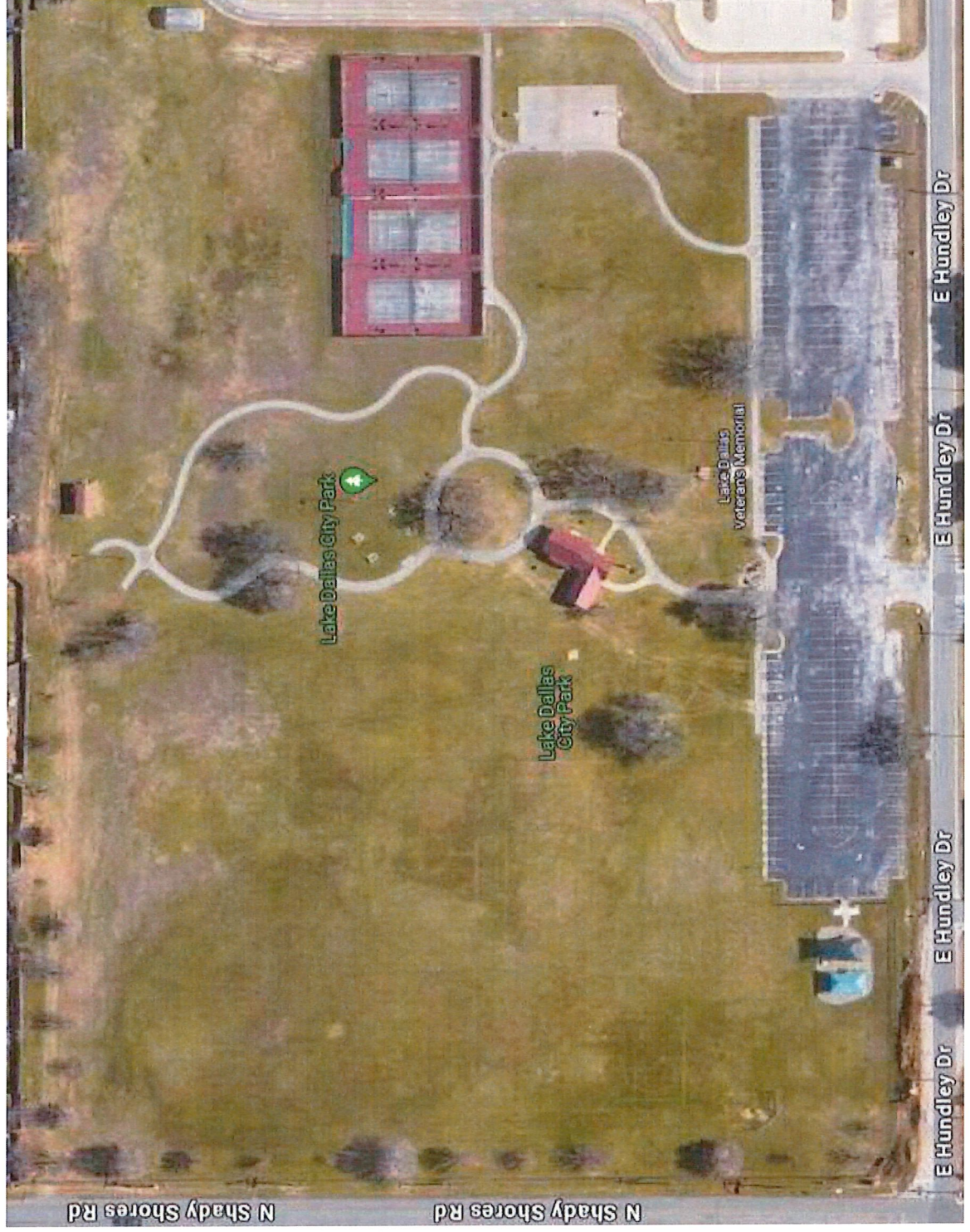
**GREEN SPACES
NURTURE
COMMUNITY,
FOSTERING
GROWTH AND
CONNECTION.**



CITY PARK

A 17-acre signature park in the heart of Lake Dallas

Largest City Park for public activities in Lake Dallas



PUBLIC PRIVATE PARTNERSHIP

- **Sufficiently fund the operation of the park**
 - Increase the areas of marketing, events and programming, development and community outreach
 - Add trades staff to address periodic maintenance and enhance facilities and amenities upkeep
 - Engage administrative services such as human resources, communications and information technologies
- **Leverage private and public dollars for park enhancements and improvements**
 - Improve aesthetics and functionality of spaces and facilities
 - Create a new, usable, green spaces within the park
 - Stimulate economic growth through investment in City Park and surrounding community

PROPOSED TERM

- City appoints GPS as the operator and manager of City Park
 - GPS commits to fully and completely support City Park as a public park, solely for park purposes, for the benefit of the City's residents and visitors 1.01 (a)
- GPS will pursue certain performance objectives 1.01(b)
 - Creation and maintenance of a community park
 - Support and enhancement of City Park as a City landmark
 - Maintenance and enhancement of the sporting and recreational venues
- Term
 - Twenty-year term to commence on July 1, 2024 1.02
 - Two consecutive five-year renewal options 1.03

MANAGEMENT FEE AND OTHER FISCAL MATTERS

- City to pay GPS annual Management Fee of a diminishing scaled amount over first three (3) years 3.01(a)
 - Transition Funds will be paid July 1st, 2024, equal to 25% of first year management fee
- Beginning in October, 2024, Management Fee shall be paid in equal quarterly installments 3.01 (b)
- City, subject to City Council approval, will seek voter consideration to authorize bond funds for certain City Park capital bond projects* in the next upcoming bond program 3.03
 - Proposed 2025 Bond Program
 - City: \$250,000
 - GPS: \$300,000 in matching funds

* Does not include funding for projects outside of City Park boundaries

Grassroots Park Stewardship (GPS)

City Park Project Phases

Phase	Project(s)	Budget	City	Priority	Start	Target Completion
1	Maintenance and Management	\$50 - \$100 k / Yr	Management* / Bond	1	7/1/2024	7/1/2044
2	Storage Building - Greenhouse	\$15 - \$30,000			7/1/2024	9/15/2024
3	Mini-Pitch Project - Tennis Courts	\$300 - \$350,000	Bond	2	7/1/2024	7/1/2026
4	Basketball Court (ISD Art Project)	\$20-\$40,000			7/1/2025	5/1/2026
5	Berms - South Sidewalk Loop	\$100 - \$130,000			7/1/2025	12/1/2026
6	Light Athletic Fields - North Sidewalk Lighting	\$350 - \$450,000	Bond	3	7/1/2025	7/1/2027
7	Irrigate Athletic Fields - Grading	\$375 - \$500,000	Bond	4	7/1/2025	7/1/2029
8	North Sidewalk - South Sidewalk Lighting	\$150 - \$200,000			7/1/2026	7/1/2030
9	Gardens - Gazebo(s) - Stage	\$200 - \$350,000			1/1/2025	7/1/2032

*Management Fees include existing contracts, Transition Funds, 3 year diminishing Management Fee.

Total projected City Park Improvement cost approximately \$4,050,000 in 2024 dollars.

Proposed City Funding estimated \$350,000.

Estimated Non-City Funding \$3,700,000.

MANAGEMENT AND OPERATION

- Grassroots Park Stewardship is a non-profit program of The National Soccer Roots, newly formed to operate City Park
 - Governed by a four-member Board of Directors 4.02
- City Park will be used solely for park purposes: recreation; culture; sports; entertainment; and education with a recreation or cultural component 4.05
- A performance plan with performance indicators will be developed in order for the Park and Recreation Board to evaluate the performance of the GPS 4.03 (a)
 - Indicators will include but not be limited to: number of visitors; number of events; operating revenues; capital expenditures; contributions from city and non-city sources; amount of green space enhanced; and GPS's progress in meeting the City Park plan
 - • GPS will submit the performance plan to the Park and Recreation Board, subject to Park Board review and approval 4.03 (b)

ARTICLE V

UTILITIES, TAXES, INSURANCE, AND INDEMNIFICATION

- City shall maintain and remain responsible for securing and paying for Utility Services, Taxes and Assessments, and Insurance on City Property 5.01 5.02 5.03
- GPS shall indemnify the City as written 5.04

REVENUE OPPORTUNITIES

- City Park revenues shall be retained by GPS for the operation, marketing and maintenance of City Park 7.01
- Except for special events, admission to the general grounds of City Park shall remain free of charge 7.02

DEFAULTS, REMEDIES AND REVERSION

- In the event of any GPS Default, City will have the right upon notice to GPS, terminate this Agreement effective not less than 90 nor more than 180 days after notice 13.02
- In the event of any City Default, GPS may, upon notice to the City, terminate this Agreement effective not less than 90 nor more than 180 days after notice 13.04
- City and GPS have the right to terminate for non- appropriation of management fee 13.05 (a)
- GPS has right to terminate if bond election is unsuccessful and City is unable to secure alternate financing by the 4th anniversary of the date of bond election 13.05 (b)