



**Board of Directors
Lake Dallas Community Development Corporation
Regular Meeting
City Hall, 212 Main Street, Lake Dallas, TX 75065
October 7, 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 appropriate action regarding the minutes of the meetings held on February 5, 2024, March 4, 2024, June 3, 2024, August 5, 2024, and September 17, 2024.**
- 4. Consider approval a resolution amending the authorized signatories on the CDC's financial institution accounts.**
- 5. Receive a status update on various projects.**
- 6. Discuss potential projects at City Park.**
- 7. Announcements or requests for future agenda items.**
- 8. 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 October 4, 2024, before 11:30 AM.

Codi Delcambre, City Secretary

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.

**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 February 5, 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 6:01 p.m.

Present:

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

Absent:

Evan Huff	Member 5
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Staff members: Codi Delcambre, City Secretary, Finance Director Jennifer Oakes, City Attorney Kevin Laughlin, and Interim City Manager Tom Muehlenbeck.

2. Citizen Agenda & Public Comment: None

3. Discuss and take appropriate action regarding the October, November and December 2023 financials.

Motion to approve the October, November and December 2023 financials was made by Glynn Vrba 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

4. Discuss and take appropriate action regarding the minutes of the meetings held on November 6, 2023, and November 13, 2023.

Motion to approve the minutes of the meetings held on November 6, 2023, and November 13, 2023 was made by Mike Mayberry 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

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

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 Vbra, 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 Vbra, 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 approval of elevations for 1000-1004 S Stemmons and 101-107 S. Lake Dallas Drive relating to the proposed sale of said property.**

Motion to approve approval of elevations for 1000-1004 S Stemmons and 101-107 S. Lake Dallas Drive relating to the proposed sale of said property with the addition of stone columns and awning to the east evaluation was made by Glynn Vbra and seconded by Megan Ray.

Ayes: Glynn Vbra, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.

Noes: None

Motion Passed 6-0

6. **Announcements or requests for future agenda items.**
-Downtown parking

7. **Adjourn**

Mike Mayberry adjourned the meeting at 6:36 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**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 June 3, 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 6:01 p.m.

Present:

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

Absent:

Evan Huff	Member 5
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Staff members: Codi Delcambre, City Secretary and Interim City Manager Tom Muehlenbeck.

2. Citizen Agenda & Public Comment: None

3. Discuss and take action on a request from the Lake Cities Chamber of Commerce to increase financial participation for Restaurant Week.

Motion to approve the request for \$1000 from the Lake Cities Chamber of Commerce for Restaurant Week and provide a report on the outcome of restaurant week back to the CDC was made by Glynn Vrba and seconded by Rick Lewelling.

Ayes: Glynn Vrba, Mike Mayberry, Megan Ray, Terry Tuck, Rick Lewelling and Francesco Murga.

Noes: None

Motion Passed 6-0

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

CDC received a presentation from Jim Waggoner regarding financial participation in improvements of City Park.

5. Announcements or requests for future agenda items.

6. Adjourn

Mike Mayberry adjourned the meeting at 7:12 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**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 5, 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 6:01 p.m.

Present:

Mike Mayberry	Chairperson
Francesco Murga	Member 4
Evan Huff	Member 5
Glynn Vrba	Member 7
Rick Lewelling	Member 6

Absent:

Megan Ray	Member 1
Terry Tuck	Member 2

Staff members: Codi Delcambre, City Secretary, Finance Director Van Vaughan and Interim City Manager Tom Muehlenbeck.

2. Citizen Agenda & Public Comment: None

3. Discuss and take appropriate action regarding the FY 2024-2025 Annual Budget.

Motion to approve the FY 2024-2025 Annual Budget as amended was made by Mike Mayberry and seconded by Glynn Vrba.

Ayes: Glynn Vrba, Mike Mayberry, Evan Huff, Rick Lewelling and Francesco Murga.

Noes: None

Motion Passed 5-0

4. Receive an status update on various projects.

CDC received a presentation from City Secretary Codi Delcambre regarding 303 Alamo, 312 Main Street and Ace Hardware. No action was taken.

5. Announcements or requests for future agenda items.

6. Adjourn

Mike Mayberry adjourned the meeting at 6:29 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**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 September 17, 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 6:01 p.m.

Present:

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

Absent:

Evan Huff	Member 5
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Staff members: Codi Delcambre, City Secretary and City Manager Luke Olson.

2. Citizen Agenda & Public Comment: None

3. Discuss and take appropriate action on the BIG Grant for 275 Market Street.

Motion to approve the payment of \$9934.14 for the BIG Grant for 275 Market Street for was made by Glynn Vrba and seconded by Megan Ray.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.

Noes: None

Motion Passed 6-0

4. Announcements or requests for future agenda items.

5. Adjourn

Mike Mayberry adjourned the meeting at 6:05 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary