

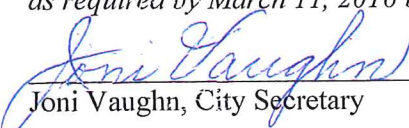
Lake Dallas' vision is to be a proud community with unique charm, built on strong family and community values, with exciting lakeside, recreational, and tourism assets, supported by a diverse and profitable business base.

AGENDA
Community Development Corporation Meeting
Lake Dallas City Hall
212 Main Street
March 14, 2016 at 7:00 PM

Notice is hereby given as required by Title 5, Chapter 551.041 of the Texas Government Code that the Lake Dallas Community Development Corporation will meet in a regular meeting on March 14, 2016 at 7:00 PM at the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas. The agenda follows:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledges of Allegiance to the U. S. Flag and the State of Texas Flag**
{Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.}
- 4. Announcements**
- 5. Citizens/Visitors Agenda** *In accordance with the Open Meetings Act, the Board is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to three (3) minutes.*
- 6. Reports from park liaisons**
- 7. Consent Agenda**
 - a) **Consideration and Action to approve Minutes for February 8, 2016 meeting.**
 - b) **Consideration and Action to approve Financials for February 2016.**
- 8. Business**
 - a) **Election of officers**
 - b) **Consideration and Action to approve an Incentive Grant Request from Terry Lantrip and Urban Retro for a mixed use structure at Market and Alamo.**
- 9. City Manager Report**
 - a) **City Projects**
 - b) **Private Projects**
- 10. Future Agenda Items**
- 11. Adjournment**

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City of Lake Dallas bulletin board as required by March 11, 2016 by 5:00 PM.


Joni Vaughn, City Secretary



Executive Session: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein. This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 940-497-2226 or (TDD) 1-800-RELAY-TX (1-800-735-2989) to reach 940-497-2226.

I certify that the above notice and agenda of items to be considered by the Community Development Corporation was removed by me from the City Hall bulletin board on the ____ day of March, 2016.

Joni Vaughn, City Secretary

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met in a regular meeting on February 8, 2016 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**

Board Member Carol Ann Connors Dickson called the meeting to order at 7:00 p.m.

2. **Roll Call**

Present were Carol Ann Connors Dickson, James Harper, E.J. Rodriques, Terry Tuck, and Keri Marie Sutherland.

Karl Hammond was absent due to work.

Staff members present were Interim City Manager/ Police Chief Nick Ristagno, City Secretary Joni Vaughn, and Patrol Officer Greg Noseff.

3. **Pledges of Allegiance to the U.S. Flag and the State of Texas Flag**

Carol Ann Connors Dickson led the pledges of allegiance.

4. **Announcements**

Mardi Gras will be on Tuesday, February 9th from 5-9 pm. Parade will line up at 4:30 pm. The City will be closed on Monday, February 15th for Presidents' Day. Filing deadline for a place on the ballot for the May 7th general election is Friday, February 19th at 5 pm.

5. **Citizens/Visitors Agenda**

No one came forward to speak.

6. **Reports from Parks Liaison**

EJ Rodriques reported that Community Park looks good. Keri Marie Sutherland reported Willow Grove Park is still closed. Interim City Manager Ristagno reported that the electricians are at Willow Grove Park doing work and Public Works are doing some work down there.

7. **Consent Agenda**

- a) **Consideration and Action to approve Minutes for January 11, 2016 meeting.**
- b) **Consideration and Action to approve Financials for January 2016.**

Motion to approve the Consent Agenda consisting of the minutes for the January 11, 2016 meeting and January 2016 Financials was made by James Harper and second by E.J. Rodriques.

Ayes: James Harper, E.J. Rodriques, Keri Marie Sutherland, Carol Ann Connors Dickson, and Terry Tuck

Noes: None

Motion Passed

8. Business

a) Presentation of the Fiscal Year 2015 Audit.

City Auditor Carl Deaton presented and explained the audit for the Board. Mr. Deaton said it was a good audit and the Community Development Corporation Board has a good fund balance to work with for future projects.

b) Consideration and Action to approve the Fiscal Year 2015 Audit.

Motion to approve the Fiscal Year 2015 Audit was made by E.J. Rodriques and second by James Harper.

Ayes: E.J. Rodriques, James Harper, Keri Marie Sutherland, Carol Ann Connors Dickson, and Terry Tuck,

Noes: None

Motion Passed

c) Consideration and Action to approve an Incentive Grant Request from Mike Mayberry and TTMJ Assets, LLC for the re-paving of Myers Drive in conjunction with the development of 6 residential lots along Myers Drive.

Mr. Mayberry explained his project to the Board and answered questions. Interim City Manager Ristagno and Board Member Harper explained that any time the City can partner with a developer to make improvements it is a positive thing. The City is responsible for the roadway and this is an opportunity to partner with Mr. Mayberry during his construction phase to repair the roadway at a decreased cost.

Motion to approve Option 3 on the Incentive Grant Request from Mike Mayberry and TTMJ Assets, LLC for the repaving of Myers Drive from Lakeview Drive to Noyes Street was made by James Harper and second by Keri Marie Sutherland.

Amended Motion to approve Option 3 on the Incentive Grant Request from Mike Mayberry and TTMJ Assets, LLC for the repaving of Myers Drive from Lakeview Drive to Noyes Street not to exceed \$40,000 was made by James Harper and second by Keri Marie Sutherland.

Ayes: James Harper, Keri Marie Sutherland, E.J. Rodriques, Carol Ann Connors Dickson, and Terry Tuck.

Noes: None

Motion Passed

d) Discussion on Urban Retro's Incentive Agreement.

Interim City Manager Ristagno explained to the Board that the construction dates on Mr. Lantrip's Incentive Grant Agreement had run out making the agreement null and void so Mr. Lantrip will now need to reapply for a new Incentive Grant.

Mr. Lantrip explained the reason for the delays to the Board. His engineer took much longer than expected and Mr. Lantrip is also about \$50,000 short to complete his project and has been waiting on some properties to sell. Mr. Lantrip assured the Board that he is committed to his project and expressed his desire to reapply for a new incentive grant.

e) Consideration and Action to approve funding of road projects.

Motion to approve funding the repaving of Kings Manor Drive between the cul-de-sac and Overly Drive in concrete and the Beck Street culvert not to exceed \$30,000 was made by James Harper and second by E.J. Rodriques.

Ayes: James Harper, E.J. Rodriques, Keri Marie Sutherland, Carol Ann Connors Dickson, and Terry Tuck

Noes: None

Motion Passed

9. City Manager Report

Interim City Manager Ristagno reported that the City and the Town of Hickory Creek are looking for an additional \$200,000 to fund the Main Street project by the end of the month. If they are able to fund that shortfall by the end of the month, construction should begin in about 30 - 60 days.

10. Future Agenda Items

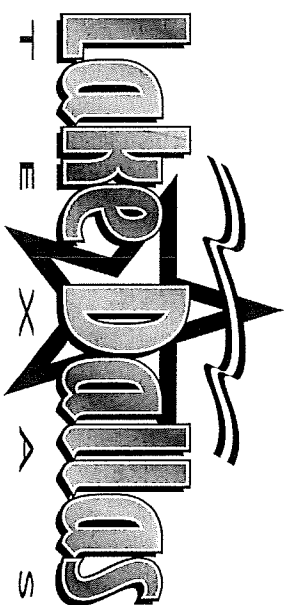
Election of officers for the Board

11. Adjournment

The meeting adjourned at 8:38 p.m.

Carol Ann Connors Dickson, Acting Chair

Joni Vaughn, City Secretary



Community Development Corporation

Financial Reports

February 2016

Lake Dallas Community Development Corporation
Monthly Financial Summary
February 2016

	Current Month	Year to Date	Original Budget
Revenues	\$26,383.08	\$128,664.81	\$ 325,000.00
Expenses	9,601.55	117,590.09	324,513.00
Net	16,781.53	11,074.72	487.00

Sales Tax Revenue for the month of February was \$26,226.25.

CDC has the following cash available as of February 29, 2016:

CDC Investment Account	409,424.77
CDC Checking Account	<u>27,517.71</u>
Net Funds	\$ 436,942.48
Projects Pending:	
WGP Flood Repair	(\$35,000)
Kings Manor & Overly	(\$30,000)
Main Street	(\$100,000)
Available Fund Balance	\$ 271,942.48

City of Lake Dallas
Summary Budget Comparison - 4B/Community Development Corporation-SRB
From 2/1/2016 Through 2/29/2016

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Current Period Actual	Percent Total Budget \$ Remaining - Original
4112	4B Sales Tax	325,000.00	128,176.37	26,226.25	60.56%
4482	Interest Income - 4B	0.00	488.44	156.83	(100.00)%
Report Difference		325,000.00	128,664.81	26,383.08	60.41%

City of Lake Dallas
Summary Budget Comparison - 4B Community Development Corporation - Expense
From 2/1/2016 Through 2/29/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used
5947	2009 Bonds Principal	50,000.00	0.00	0.00	0.00%
5948	2009 Bonds Interest	38,340.00	19,191.30	0.00	50.05%
5962	2006 Bonds Interest	24,115.00	15,101.94	0.00	62.62%
5975	2012 Refunding Bonds Interest	3,858.00	1,928.95	0.00	49.99%
8102	Travel/Registrations	25.00	0.00	0.00	0.00%
8104	Training	175.00	0.00	0.00	0.00%
8110	Dues & Memberships	0.00	100.00	100.00	100.00%
8116	Parks Operations	30,000.00	12,500.00	2,500.00	41.66%
8118	Parks Maintenance	22,000.00	3,104.44	751.55	14.11%
8206	Contractual Administrative & Account...	42,000.00	17,500.00	3,500.00	41.66%
8208	Contractual Audit	3,000.00	2,750.00	2,750.00	91.66%
8400	Projects	100,000.00	44,871.46	0.00	44.87%
8436	Downtown Development	1,000.00	542.00	0.00	54.20%
8440	Keep Lake Dallas Beautiful Campaign	10,000.00	0.00	0.00	0.00%
Report Difference		324,513.00	117,590.09	9,601.55	36.24%

City of Lake Dallas

Check/Voucher Register - 4B Check Register

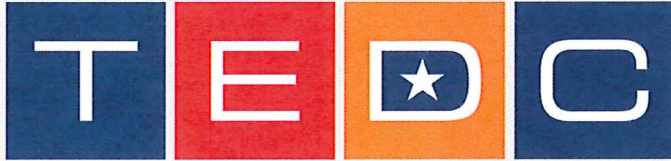
1100 - Cash in Operating CDC Account

From 2/1/2016 Through 2/29/2016

Check Num...	Vendor Name	Document	Check Amount	Transaction Description
		Date		
2176	City of Lake Dallas - Regular	2/9/2016	2,500.00	February 2016 Park Operations
	City of Lake Dallas - Regular	2/9/2016	3,500.00	February 2016 staff services
2177	Lake Cities Municipal Utility	2/9/2016	269.75	Monthly billing-City park, IRR, River Oak Way
2178	Reliant	2/9/2016	481.80	Monthly billing-Tennis courts, concession stand, Thousand Oa
2179	Hankins, Powers, Eastup	2/19/2016	2,750.00	2015 Audit
2180	Keep Texas Beautiful	2/19/2016	100.00	Annual renewal
57055	Keep Texas Beautiful	2/17/2016	0.00	Annual renewal
Report Total			9,601.55	

Joni Vaughn

From: tedc@memberclicks-mail.net on behalf of Carlton Schwab [tedc@memberclicks-mail.net]
Sent: Thursday, February 18, 2016 11:31 AM
To: Joni Vaughn
Subject: 2016 Economic Development Sales Tax Workshops



2016 ED Sales Tax Workshops

[April 8 - Tyler](#)
[May 20 - Waco](#)
[June 8 - Irving](#)
[August 26 - Lubbock](#)
[September 23 - Houston](#)
December 9 - Austin

Schedule for 2016 Economic Development Sales Tax Workshops

Registration is now available for our first five workshops of 2016. These events have been scheduled for April 8th in Tyler, May 20th in Waco, June 8th in Irving, August 26th in Lubbock and September 23rd in Houston.

Our Economic Development Sales Tax Workshops are designed specifically for EDC Board Members and local elected officials of Type A and Type B Economic Development Corporations.

Our 2016 workshops will include information about economic and community development in general, and a discussion of changes to the Economic Development Sales Tax law that occurred during the 84th session of the Texas Legislature. There will be ample opportunities for Q&A related to your particular program and Sections 501-505 of the Local Government Code. We will also provide Open Meetings Act and Public Information Act certification as a part of this workshop.

Take a moment and register now.

Texas Economic Development Council • 1011 San Jacinto, Suite 650, Austin, Texas 78701, United States

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City of Lake Dallas

Type B Economic Development Corporation

Application for Grant Request

The City of Lake Dallas, individually and through the Lake Dallas Economic Development Corporation and the Lake Dallas Community Development Corporation, provides assistance on a case by case basis to individuals and businesses interested in developing within the City. For the purpose of promoting, attracting and retaining high quality development within the City, the Corporations stand ready to partner with others so as to encourage development of new and expansion of existing businesses.

To be considered for Economic and/or Community Development Corporation assistance it is first necessary to complete this application. Eligibility for a project will then be determined by the respective Corporations who submit recommendations to the Lake Dallas City Council.

Please attach additional sheets or documentation as necessary in the preparation of this application.

Award Guidelines:

All requests will be considered on a case by case basis. As a general rule awards can be issued in accordance with the guidelines below but is left to the discretion of the 4B Board:

~~Major Project~~—\$500,000 value and up—up to 5% of project cost.

~~Major Project~~—Main Street project area up to 5% more and up to an additional 5% for retail.

Minor Project—less than \$500,000—up to 10% of project cost.

Minor Project—Main Street project area up to 10% more and an additional 10% for retail.

Mega Project—\$5.0 million and above—award will be based on project revenue generation and tax revenues created to offset EDC/CDC investment.

For Office Use Only

Corporation:

4A

4B

Project:

Contact:

Project Address:

Amount Requested:

350,000

\$70,000

IF REPAID:
\$105,000

Type B Economic Development Corporation

Application for Grant Request

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For Office Use Only

Corporation: _____ 4A _____ 4B

Project:

Contact:

Project Address:

Amount Requested:

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Application

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Date of Approval: **January 23, 2014**

Revisions: **None**

**City of Lake Dallas
4B Corporation
Request for Assistance**

Date: Feb. 18, 2016

General Information

Requestor Name: Terry Lantrip

Address: 275 Market #203

City: Lake Dallas

State: Texas

Phone Numbers: 972-523-9940

Email Address: terrylantrip@hotmail.com

Company Name (Include d/b/a, assumed or trade names):

Urban Retro

Type of Business (Individual, corporation, partnership, etc):

Company Address: 206 Alamo

City Lake Dallas

State: Texas

Phone Numbers: 972-523-9940

E-Mail Address: terrylantrip@hotmail.com

Project Site address if different than above:

Corner of Market and Alamo

Requestor relationship with company:

Owner

Is Project property owned or leased:

Owned

If property owner is different, identify owner (include address, phone numbers and emails):

Has the requestor, the company, or anyone involved with this project ever submitted a request for assistance to the City of Lake Dallas or any Lake Dallas Development Corporations?

☒ Yes

☐ No

If yes, briefly describe the project:

209-211 Main, mixed use project, 6,000 sq ft, \$100,000 grant

275 Market, mixed use historic building, \$30,000 grant

If yes, state the incentives / monies requested:

Of the incentives / monies requested, what was actually granted?

209-211 Main / Main & Market \$ 100,000 requested \$100,000 granted
275 Market \$ 30,000 requested \$30,000 granted

Was an incentive agreement in place: ☒ Yes ☐ No

If yes, did all parties comply with all provisions within the agreement: ☒ Yes ☐ No

If "No", please explain (attach documentation as necessary):

Have you or anyone in the company with a financial interest of 10 % or more percent ever been arrested, convicted or received deferred adjudication for any felony? ☐ Yes ☒ No

If yes, please explain:

Have you or anyone in the company with a financial interest of 10 % or more percent ever filed for bankruptcy within the past seven years? ☐ Yes ☒ No

Would you agree to and sign a release to conduct a third party background check? ☒ Yes ☐ No

Project Information

Provide Detailed Description of Project:

New 4,200 square foot mixed use upscale building with two 1,000 square foot commercial spaces and two apartments. Space available on back of lot for future building. There's room for four of these 4,200 square foot buildings on this block.

Property - Purchase

Is, or was, the purchase of property necessary to the project? Yes

Purchase price of property: Purchased in 2002 for \$32,500

Property - Existing

Land Value of existing Project property: \$50,000

Value of Project property with existing improvements, if applicable:

Total Value of Property as it exists:

Anticipated cost of Planned Improvements: \$350,000

Total Value of Property upon completion of Project:

Construction

Construction Costs necessary to complete project: \$350,000

(Necessary documentation that reflects projected or real costs associated with the project must be attached to include quotes, bids, invoices etc.)

Value of furniture required for project: N/A

Value of Office Machinery and Equipment necessary to the project: N/A

Other anticipated costs:

(Necessary documentation that identify items needed and estimated or real costs must be attached)

Total cost to complete Project:

\$350,000

Business Information

Goods and/or services provided by the business:

Are goods and or services provided by the business taxable?

Total annual amount of existing sales, if applicable:

Total annual amount of projected sales after Project completion:

Number of existing employees, if applicable:

How many existing employees reside in Lake Dallas?

Anticipated number of total employees after year 1: 12 After year 2: After year 3:

Average annual wage of all exempt employees:

Average annual wage of all non-exempt employees:

Total Annual Operating Budget:

Estimated: 12 employees
5 residents

Grant Request

State specifically what is requested of the Economic or Community Development Corporation:

Funds Requested: \$100,000 to build 4,200 sq. ft. building

Infrastructure / Other Assistance Requested:

Included

Attach any documents, explanations, justifications, details or other items you believe may better describe the scope and needs of the project.

Additional required information, if applicable: (attach necessary documents)

1. Provide all persons associated with this project with 10% or more interest in the business.
2. Site address. Corner of Market and Alamo.
3. Location of Corporate Headquarters.
4. Site Plans and Drawings.
5. Map of facility location.
6. Photos (if available) of other facilities that may reflect design / architectural similarities.
7. A timetable for the planned improvements.
8. Company's national industrial classification code, if applicable.
9. Two years of financial statements.

Provide any other documentation or statements of fact believed to be pertinent to the project:

ATTEST: (Please sign in presence of Notary)

I, Terry Lantrip, hereby certify, swear and affirm that the information contained in the foregoing application is, to the best of my knowledge, true and correct.

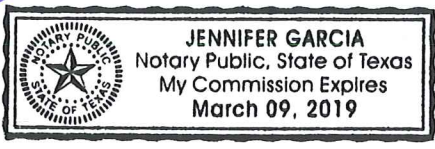
Signature: Terry Lantrip

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 19 day of February, 2016, by
Terry Lantrip, Applicant.

Jennifer Garcia
Notary Public, State of Texas
Printed/Typed Name

My Commission Expires:
3.9.19



ELIGIBILITY CRITERIA

Eligibility Requirements for Projects Supported by Type B Economic Development Corporation

1. Targeted infrastructure projects necessary to promote or develop new or expanded business enterprises, limited to
 - a. streets and roads
 - b. rail spurs
 - c. utilities (water, sewer, gas, electric)
 - d. drainage
 - e. site improvements
 - f. telecommunications (including Internet)
2. Development, improvement, expansion, or maintenance of facilities relating to the operation of rail (commuter or light) or motor buses.
3. Job Training Classes
4. Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are for the creation or retention of primary jobs*, and that are required or suitable for the development, retention, or expansion of:
 - a. manufacturing/industrial facilities
 - b. research and development facilities
 - c. military facilities
 - d. recycling facilities
 - e. distribution centers
 - f. facilities capable of serving as decentralized storage and distribution centers
 - g. primary job training facilities for use by higher education institutions
 - h. corporate headquarters (regional or national)

*Primary job: "a job that is ... available at a company for which a majority of the products or services of that company are ultimately exported to regional, statewide, national, or international markets infusing new dollars into the local economy...."

5. Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are for the creation or retention of primary jobs; and that are found by the board of directors to be required or suitable for the development, retention, or expansion of:
 - (a) manufacturing and industrial facilities;
 - (b) research and development facilities,
 - (c) military facilities, including closed or realigned military bases;
 - (d) transportation facilities, including airports, hangars, railports, rail switching facilities, maintenance and repair facilities, cargo facilities, related infrastructure located on or adjacent to an airport or railport facility, marine ports, inland ports, mass commuting facilities, and parking facilities;
 - (e) sewage or solid waste disposal facilities;
 - (f) recycling facilities;
 - (g) air or water pollution control facilities;
 - (h) distribution centers;

- (i) small warehouse facilities capable of serving as decentralized storage and distribution centers;
- (j) primary job training facilities for use by institutions of higher education; and
- (k) regional or national corporate headquarters facilities.

6. Land, buildings, equipment, facilities, and improvements found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs, including a project to provide:

- (a) public safety facilities;
- (b) streets and roads;
- (c) drainage and related improvements;
- (d) demolition of existing structures;
- (e) general municipally owned improvements; and any improvements or facilities that are related to a project described by this subsection; and any other project that the board of directors in its discretion determines promotes or develops new or expanded business enterprises that create or retain primary jobs.

The following projects are not required to create or retain primary jobs:

- (1) job training classes
- (2) certain targeted infrastructure projects necessary to promote or develop new or expanded business enterprises, limited to streets and roads, rail spurs, water and sewer utilities, and electric utilities, gas utilities, drainage, site improvements, and related improvements, telecommunications and Internet improvements, and beach remediation along the Gulf of Mexico.
- (3) land, buildings, equipment, facilities, improvements, and expenditures required or suitable for use for a career center if the area to be benefited by the career center is not located within the taxing jurisdiction of a junior college district;
- (4) projects consisting of professional and amateur (including children's) sports, athletic, entertainment, tourist, convention, and public park purposes and events;
- (5) affordable housing projects;
- (6) water supply facilities projects, with the requisite voter approval;
- (7) water conservation programs, with the requisite voter approval;
- (8) development, improvement, expansion, or maintenance of facilities relating to the operation of commuter rail, light rail, or motor buses;



Main and Market

Phase Two

Urban Retro

Live-Work-Shop-Dine

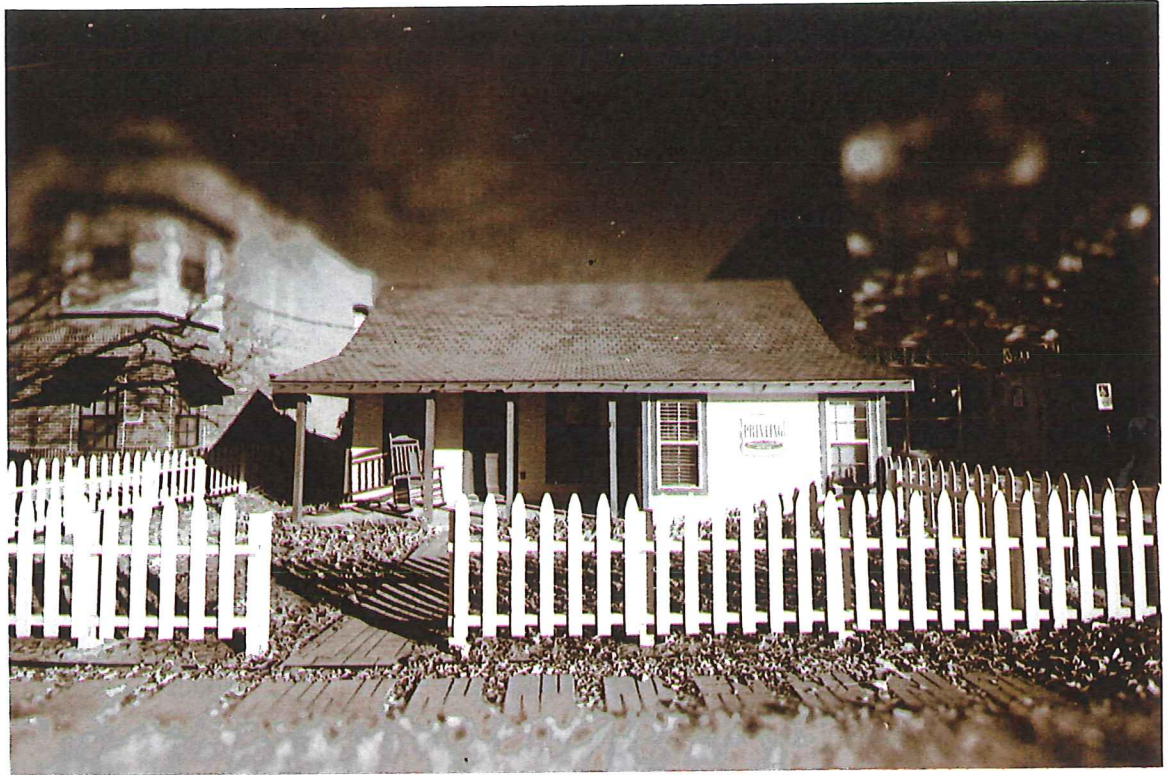
Post Office Box 751

Lake Dallas, Texas 75065



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- III. Main and Market, Phase Two
- IV. Grant Request
- V. Architectural
- VI. Engineering



I. Urban Trends

New Urbanism

Main and Market, Phase Two reflects the new trend in urban developments that combines living quarters, work spaces, eating establishments and shopping – all in a pedestrian friendly environment.

According to *www.newurbanism.org*, “New Urbanism is the most important planning movement this century, and is about creating a better future for us all. It is an international movement to reform the design of the built environment, and is about raising our quality of life and standard of living by creating better places to live. New Urbanism is the revival of our lost art of place-making, and is essentially a re-ordering of the built environment into the form of complete cities, towns, villages and neighborhoods – the way communities have been built for centuries around the world. New Urbanism involves the fixing and infilling cities, as well as the creation of compact new towns and villages.”

Further, the web site says, “New Urbanism promotes the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same components as conventional development, but assembled in a more integrated fashion, in the form of complete communities. These contain housing, work places, shops, entertainment, schools, parks and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. New Urbanism promotes the increased use of trains and light rail, instead of more highways and roads. Urban living is rapidly becoming the new hip and modern way to live for people of all ages. Currently, there are more than 500 New Urbanist projects planned or under construction in the United States alone, half of which are in historic urban centers.”

Principals of New Urbanism

Most of the principles of New Urbanism, taken from *www.newurbanism.org*, apply to downtown Lake Dallas. The principles of New Urbanism can be applied

increasingly to projects at the full range of scales from a single building to an entire community.

1. WALKABILITY

- Most things within a 10 minute walk of home and work
- Pedestrian friendly street design (buildings close to street; porches, windows and doors; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets)

2. CONNECTIVITY

- Interconnected street grid network disperses traffic and eases walking
- A hierarchy of narrow streets, boulevards and alleys
- High quality pedestrian network and public realm makes walking pleasurable

3. MIXED-USE & DIVERSITY

- A mix of shops, offices, apartments and homes on site
- Mixed-use within neighborhoods, within blocks and within buildings
- Diversity of people – of ages, classes, cultures and races

4. MIXED HOUSING

- A range of types, sizes and prices in closer proximity

5. QUALITY ARCHITECTURE & URBAN DESIGN

- Emphasis on beauty, aesthetics, human comfort and creating a sense of place
- Special placement of civic uses and sites within community
- Human scale architecture and beautiful surroundings nourish the human spirit

6. TRADITIONAL NEIGHBORHOOD STRUCTURE

- Discernable center and edge
- Public space at center
- Importance of quality public realm; public open space designed as civic art

- Contains a range of uses and densities within 10 minute walk
- Transect planning: Higher densities at town center; progressively less dense towards the edge. The Transect is an analytical system that conceptualizes mutually reinforcing elements, creating a series of specific natural habitats and/or urban lifestyle settings.

The Transect integrates environmental methodology for habitat assessment with zoning methodology for community design. The professional boundary between the natural and man-made disappears, enabling environmentalists to assess the design of the human habitat and the urbanists to support the viability of nature. This urban-to-rural transect hierarchy has appropriate building and street types for each area along the continuum.

7. INCREASED DENSITY

- More buildings, residences, shops and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live.
- New Urbanism design principles are applied at the full range of densities from small towns to large cities.

8. SMART TRANSPORTATION

- A network of high-quality trains connecting cities, towns and neighborhoods together
- Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters and walking as daily transportation

9. SUSTAINABILITY

- Minimal environmental impact of development and its operation
- Eco-friendly technologies, respect for ecology and value of natural systems
- Energy efficient
- Less use of finite fuels
- More local production

-More walking, less driving

10. QUALITY OF LIFE

Taken together these add up to a high quality of life well worth living and creates places that enrich, uplift and inspire the human spirit.

Benefits of New Urbanism

1. BENEFITS TO RESIDENTS

Higher quality of life; Better places to live, work and play; Higher, more stable property values; Less traffic congestion and less driving; Healthier lifestyle with more walking and less stress; Close proximity to Main Street retail and services; Close proximity to bike trails, parks and nature; Pedestrian friendly communities offer more opportunities to get to know others in the neighborhood and town, resulting in meaningful relationships with more people and a friendlier town; More freedom and independence to children, elderly and the poor in being able to get to jobs, recreation and services without the need for a car or someone to drive them; Great savings to residents and school boards in reduced busing costs from children being able to walk to bicycle to neighborhood schools; More diversity and smaller, unique shops and services with local owners who are involved in the community; Big savings by driving less, and owning less cars; Less ugly, congested sprawl to deal with daily; Better sense of place and community identity with more unique architecture; More open space to enjoy that will remain open space; More efficient use of tax money with less spent on spread out utilities and roads

2. BENEFITS TO BUSINESSES

Increased sales due to more foot traffic and people spending less on cars and gas; More profits due to spending less on advertising and large signs; Better lifestyle by living above shops in live-work units – saves the stressful and costly

commute; Economies of scale in marketing due to close proximity and cooperation with other local businesses; Smaller spaces promote small local business incubation; Lower rents due to smaller spaces and smaller parking lots; Healthier lifestyle due to more walking and being near healthier restaurants; More community involvement from being part of the community and knowing residents

3. BENEFITS TO DEVELOPERS

More income potential from higher density mixed-use projects due to more leasable square footage, more sales per square footage, and higher property values and selling prices; Faster approvals in communities that have adopted smart growth principles resulting in cost-time savings; Cost savings and parking facilities in mixed-use properties due to sharing of spaces throughout the day and night, resulting in less duplication in providing parking; Less need for parking facilities due to mix of residences and commercial uses within walking distance of each other; Less impact on roads/traffic, which can result in lower impact fees; Lower costs of utilities due to compact nature of New Urbanist design; Greater acceptance by the public and less resistance from NIMBYS (Not In My Back Yard); Faster sell out due to greater acceptance by consumers from a wider product range resulting in wider market share

4. BENEFITS TO MUNICIPALITIES

Stable, appreciating tax base; Less spent per capita on infrastructure and utilities than typical suburban development due to compact, high-density nature of projects; Increased tax base due to more buildings packed into a tighter area; Less traffic congestion due to walkability of design; Less crime and less spent on policing due to the presence of more people day and night; Less resistance from community; Better overall community images and sense of place; Less incentive to sprawl when urban core area is desirable; Easy to install transit where it's not, and improve it where it is; Greater civic involvement of population leads to better governance

Area Examples of Urban Development

Addison Circle – dining, living, offices, retail

Bartonville Town Square – dining, municipal (city offices), offices, retail

Downtown Denton – dining, living, offices, retail, entertainment

East Side Village – dining, living, offices, retail

Frisco Square – dining, living, offices, retail

Parker Square (Flower Mound) – dining, offices, retail, college

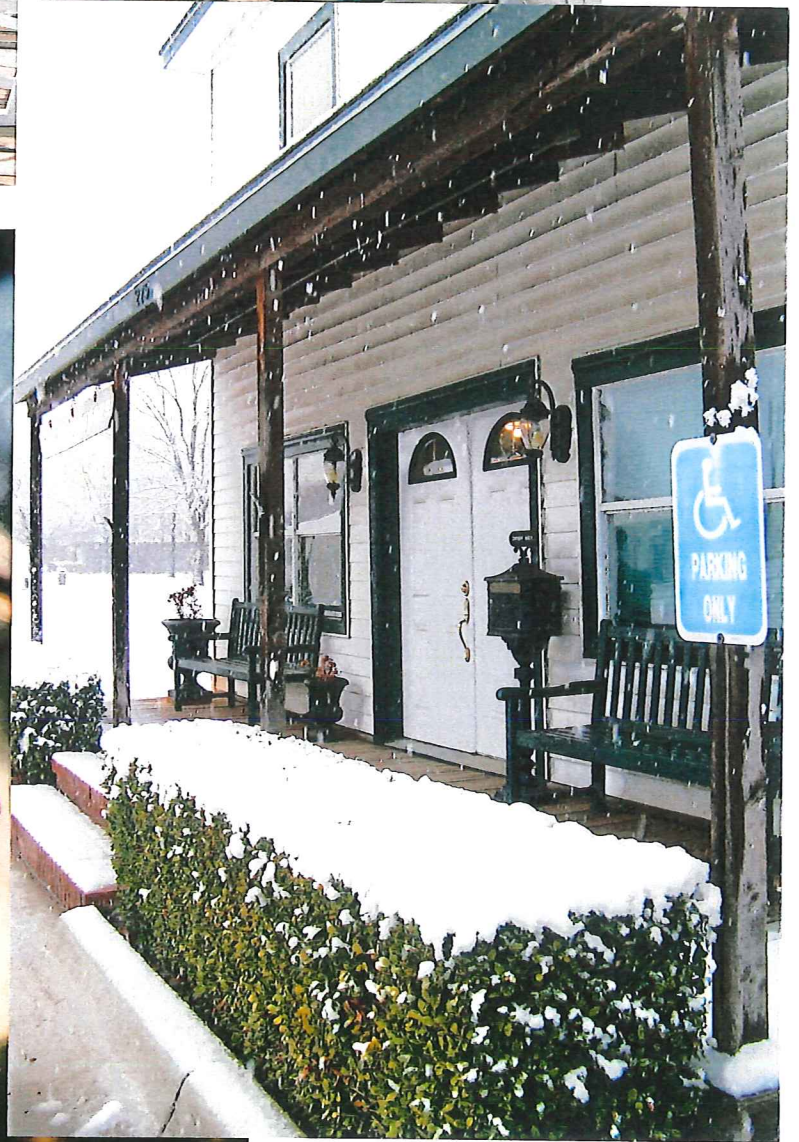
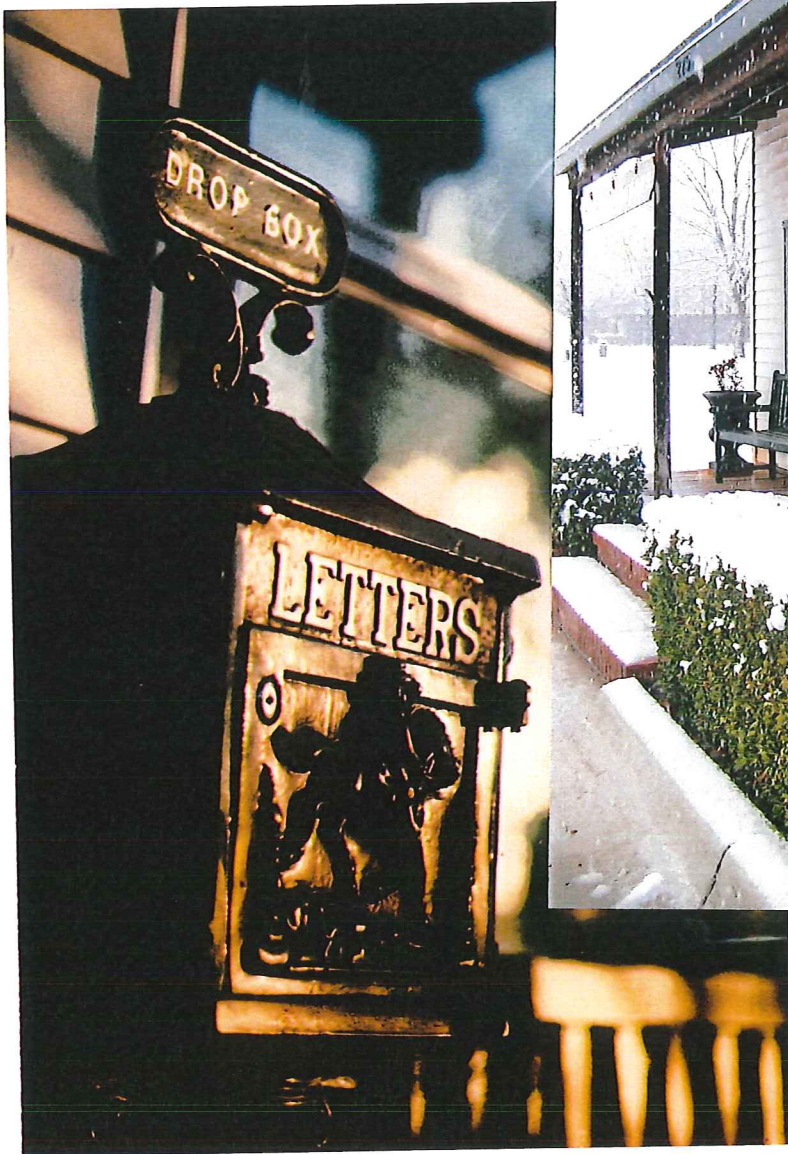
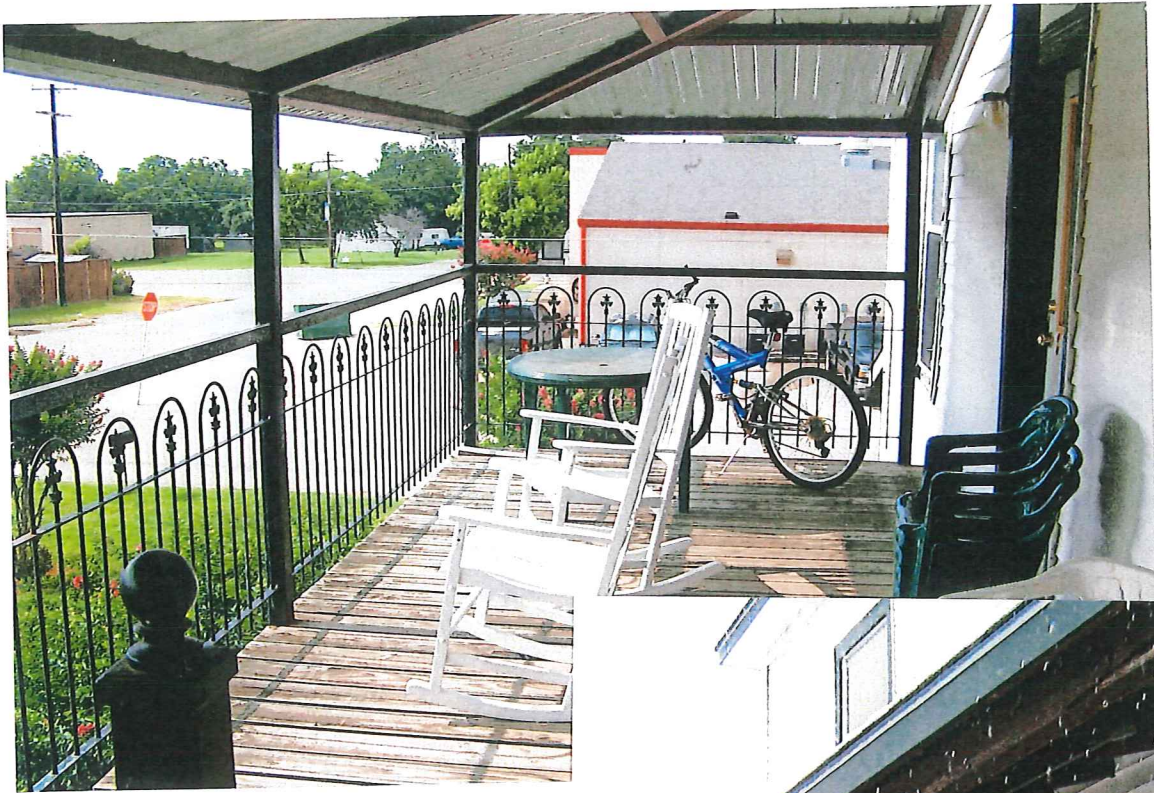
Southlake Town Center – dining, living, offices, retail, entertainment

Mockingbird Station (Dallas) – dining, living, offices, retail, entertainment

West Village (Dallas) – dining, living, offices, retail, entertainment

Final

One of the biggest obstacles of New Urbanism, according to the web site, are cities that have restrictive and incorrect zoning codes or simply don't like the idea. Fortunately, Lake Dallas has taken a progressive approach to this type of development.



II. Company Information

Legal Description

Company name is Urban Retro and is owned 100 percent by Terry Lantrip.

History

Urban Retro is the culmination of 28 year of work towards building a real estate development company located in and specializing exclusively in downtown Lake Dallas properties.

Properties were purchased one at a time over the last 28 years and several have been completely renovated, some have been partially renovated and others will be renovated.

Current Portfolio

275 Market Street (acquired 1991 and renovated from 1991 to 2011) – A mixed-use historic 1908 building that has been completely renovated. This building originally housed the Sargent Store and a Woodman of the World Lodge hall upstairs. A painstaking 20-year renovated has yielded a beautiful restored building that captured much of its original charm. Original wood can be seen throughout. A new Allstate office is housed on the first floor and there are three loft apartments upstairs. It is a highly sought out residential location. A New Orleans-style two-story deck is on one side of the building and an English garden is being installed on the other side.

101 Market Street (acquired 2002) – Residential home partially renovated. This property is destined to be redeveloped with future mixed use projects.

103 Market Street (acquired 1996) – Small cottage completely renovated. This property is destined to be redeveloped with future mixed use projects.

Market Street lots (acquired 1986-2002) – Three empty lots in all. This property is destined to be redeveloped with future mixed use projects. (101 Market Street, 103 Market Street and these lots comprise the north side of Market Street between Alamo and Gotcher Avenues.)

206 Gotcher (acquired 2002) – Historic 1900 farmhouse on one acre. Complete renovations are planned for this structure. It most likely will become Urban Retro's office and repair facility.

206 Alamo (acquired in 2013) – A 1948 home. This home was renovated in the 1990s.

209 Main (acquired in 2005 and renovated in 2006) - A 1890s historic home completely renovated. From 2006 to 2014 it housed Lake Cities Printing. It is now available for lease.

211 Main (built in 2006) – Four commercial spaces and three residential spaces.

Principal

Terry Lantrip purchased *The Lake Cities Sun* in June 1985 and owned and operated most of the years between 1985 and 2013 when he sold it to Star Community Newspapers. The sale of the newspaper has allowed full-time efforts to Urban Retro and developing downtown Lake Dallas properties.

Mission Statement

The mission of Urban Retro is to provide high quality, upscale live/work/shop environments while contributing to and maximizing the potential of a revitalized downtown Lake Dallas.



III. Main and Market, Phase Two

Main and Market is an urban development primarily providing workspace and residential units. Ultimately, retail establishments will find a home on Main Street while Market Street will host more of a professional office environment. At this time, none of the other Lake Cities allow such multi-use development.

Main and Market is an upscale development and attracts upscale workspace and residential customers.

Community Needs

Commercial

Affordable, new, quality workspaces are needed in Lake Dallas. Little commercial space and office space is available at this time. Commercial ventures that would most benefit from the Main and Market project would include: retail sales and services; finance, insurance and real estate; business, professional and technical; limited food services; educational services; and health care.

A more complete list could include:

Retail -

- Antique shops
- Art galleries, dealers, sales and supplies
- Artists' workshops and studios
- Bakeries
- Bicycle sales and service
- Books, magazines, music, stationery, variety
- Camera and photographic supplies
- Clothing, jewelry, luggage, shoes
- Cosmetic and beauty supplies

Electronics, appliances, computer and software
Florist
Fruit and vegetable
Furniture or home furnishings
Hardware
Musical instruments
Optical and optical services
Pet and pet supplies
Pharmacy
Specialty food stores
Sporting goods
Tailor
Toys

Finance, Insurance and Real Estate –

Bank, credit union and savings institutions
Credit and finance establishments
Fund, trust and other financial institutions
Investment banking, securities and brokerage
Insurance related establishments
Real estate and property management services

Business, Professional and Technical –

Accounting, tax, bookkeeping and payroll
Collection agency
Advertising, media and photography services
Animal and pet services including grooming and training
Architectural, engineering and related services
Business support services including photocopying, duplicating
Consulting services
Employment agency

Facilities support services
Graphic, industrial and interior design
Legal services
Offices and administrative services
Personal services
Postal, courier and messenger services
Research and development services (scientific, technical, etc.)
Travel arrangements and reservation services

Arts, Entertainment and Recreation –

Fitness, recreational sports, yoga, gym or athletic club

Educational, Administrative, Health Care –

Ambulatory and outpatient services
(Doctors, dentists, chiropractors, optometrists, etc.)
Business associations and professional membership organizations
Child day care and preschools
Civic, social and fraternal organizations
Information services
Nursing or rehabilitation services

Residential

Currently, Lake Dallas apartments fall into three primary categories. First, most of the apartments are government subsidized, low income complexes. There are very few middle income, quality apartment complexes (one eight-unit building located on Hundley Drive and three apartments at 275 Market Street (former newspaper building). The third are the new apartments found on Main Street but at this time there are only five of these upscale apartments and they are almost always full. At times, such as now, there's a waiting list.

Success Factors

Several factors contribute to the success of Main and Market. First, the general growth of the area makes downtown Lake Dallas more valuable. Property has been reasonably priced, the infrastructure is in place and the city has been cooperative and proactive.

Second, traffic congestion is forcing people to rethink their lifestyles. More people want to work closer to home rather than face hours of traffic each day.

Third, downtown Lake Dallas is easily accessible to the rest of the Lake Cities and also Denton and Lewisville.

Fourth, the quality of the development. This brings quality workspace and residential space customers and will attract others to develop other parts of the downtown area.

And finally, residential space customers are attracted by the quality Lake Dallas schools. Lake Dallas Elementary and Lake Dallas Middle Schools are just a few blocks away. Parks, ball fields, the local library and Willow Grove Park are just a short walk.

Location

Main and Market is located on Main and Market Streets between Alamo Avenue and Gotcher Avenue. While Urban Retro's Main Street property has been completely developed, there's room for up to four 4,200 square foot buildings like the one being proposed at this time on Urban Retro's Market Street properties. When Urban Retro's Market Street property is built out, there will be the possibility of 8 commercial spaces and 8 loft apartments.

Downtown Lake Dallas is easily accessible to Lewisville and Denton as well as the rest of the Lake Cities. Access to I-35E is just a few blocks away.

The downtown area is home to two public schools, day care centers, the Lake Dallas municipal complex (city hall, police department and community center), churches (Assembly of God, Baptist and Methodist), several dining establishments and the Lake Cities Library. Two city parks are located in or just a few blocks from the downtown area. The downtown area is close to Lewisville Lake and several lake parks, some that have boat ramps.

2016 Proposed Building

The second Main and Market building will be a 4,200 square foot multi-use building. This project, like the first, will have a turn-of-the-century look, complete with turn-of-the-century architecture. The landscaped streetscape will have wrought iron signage, park benches, a courtyard and artistically designed brick sidewalks.

Two 1,000 square foot commercial spaces will be located on the first floor, each facing Market Street. Each will have leaded glass entry doors, an American Disability Act restroom, mini-kitchen, large windows on the front and smaller windows facing the back to allow natural sunlight, each will have 10-foot ceilings. While the restrooms will be finished out, each unit will be left to the tenant to customize.

Two 1,000 square foot living spaces will be located on the second floor with each unit having two bedrooms and two bathrooms. Access will be through leaded glass entry doors at the rear of the building. The kitchens will have all appliances including side-by-side refrigerators, microwave/ventahood combinations and washers and dryers. Large windows will look over the streetscape and large windows and a balcony will be located on the back of the units. The living spaces will be upscale with quality electrical and plumbing fixtures and ceiling fans throughout.

Economic Impact

People

Main and Market, Phase Two, will cost approximately \$350,000 to construct, not including the lot. Finish out of the two commercial spaces is not included in these figures.

Main and Market's primary economic impact will be in bringing workers and residents to the downtown area. An estimated six employees will occupy each 1,000 feet of workspace. Six employees x two commercial spaces equals a dozen new Lake Dallas employees. These employees will utilize utilities, the dry cleaner, auto repair, convenience stores, gas stations, retail (Dollar General and Ace Hardware, for example) and local eating establishments. This figure does not take into account employees who move to homes or other accommodations in Lake Dallas in order to be nearer to their job.

Main and Market, Phase Two, will have two living spaces with a minimum of two residents per unit for a total of four residents. However, those with children will bring that estimate up to perhaps three total residents per unit for a total of six residents. Those residents will also utilize utilities, the dry cleaner, auto repair, convenience stores, gas stations and retail and local eating establishments.

In all, Main and Market, Phase Two, will bring an estimated 18 new people to live and work in the downtown area. But most importantly, there will be an estimated 18 new customers of Lake Dallas business.

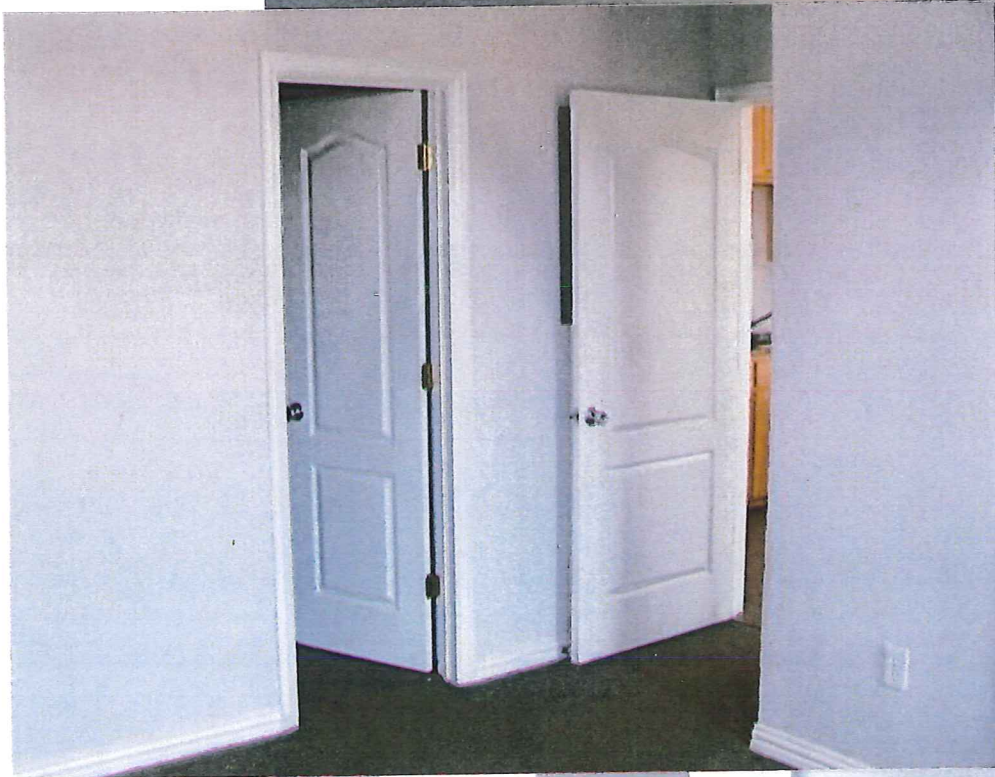
These figures also do not account for customers of the businesses and guests of the residents who will also bring revenue to local businesses. Nor does it account for the construction process and the workers' impact on the Lake Dallas economy.

Also, once completed, the ongoing impact on tax revenue will be an asset for Lake Dallas as well as Lake Dallas ISD.

A revitalized downtown

In addition to bringing people to downtown Lake Dallas, Main and Market's other major (and most likely the biggest) economic impact will be continuing the course for the downtown's future. Just the two projects that have been completed this far (Main and Market's Phase One and Mr. Mayberry's project) have captured the attention of many in the Lake Cities community.

These developments bring an upscale quality, setting the bar for all future development in the downtown area. Rather than being thought of as a blighted area that lost its major retailers, it is slowly becoming a hip, classy and sought-after place to be.



IV. Grant Request

Project Information

Property: An 18,000 square foot parcel located at the corner of Market Street and Alamo Avenue. The lot is 150 feet wide by 120 feet deep. The property had homes as late as the 1980s but have been cleared since then.

The lot is made up of two lots combined in early 2014. The western lot of 50x120 was purchased from the niece of the owner in 1992 for \$3,000. The eastern lot of 100x120 was purchased in 2002 for \$32,500. Total \$35,500.

Total residential land value according to Denton County Appraisal District was \$25,841. Estimated commercial value is approximately \$50,000.

A balance of \$7,000 is owed on the property with an October 2017 payoff with Northstar Bank. Payments are \$300 per month.

Project: A 4,200 square foot vintage looking building at the corner of Alamo and Market Streets with two 1,000 commercial spaces on the first floor and two upgraded residential lofts on the second floor.

Much like the State Farm/the former Sugar Queen Cupcake building, this building will be unique and have an upscale look. The building will have two facades, one for each business space. One façade will be white stone reclaimed from the old Hickory Creek Town Hall and red trim brick, the other will be sandstone reclaimed from the Fisher House that was located where I-35E expansion is taking place. Both commercial spaces will have leaded glass entry doors and upgraded porch lights. The commercial spaces will include finished out ADA restrooms with marble half walls, a small kitchen area and central heat and air. The finish out of the rest will be left to the leasee to ensure customization to their specific needs or we will finish out as needed.

The second floor residential units will include two bedrooms and two bathrooms and have as many upgrades as possible. The apartments above State Farm and the former Sugar Queen have leaded glass entry doors, Italian carved stairway posts, upgraded lighting, side by side refrigerators, front load washer and dryers, 10-foot ceilings, 42-inch custom cabinets, vintage look bathrooms and a deck with vintage look railings. These new apartments will have much of the same amenities plus marble counter tops (with marble reclaimed from the renovation of the Tarrant County Courthouse). The overall style of the apartments will be Frank Lloyd Wright/Arts and Crafts as much as possible.

The grounds will include custom brick sidewalk, complete with unique colors and design, lots of planting areas, especially at the corner of Alamo and Market. A courtyard will be

in the back with a pergola. Parking will be in the front, on the side and behind of the new building. An ornate brick clad enclosed structure will hold trash and recycling bins.

At \$95 per square foot the building will have a cost of about \$400,000. However, Lantrip will be doing his own contracting and he and his team will be completing parts of the project including brick sidewalk, landscaping, tilework, finish out of apartments, etc. Many of the projects pieces have been acquired including lighting, stone, accent bricks, bricks for sidewalks, bricks and blocks for the trash bin, door knobs, plumbing pieces, etc.

While this is just one building, Lantrip owns all the lots on that side of Market Street between Gotcher and Alamo and there's room for four of these type buildings on that land.

Eventually, if needed, there will be room behind each of the four buildings for back buildings to house two one-bedroom apartments each and garages for the residential units. These buildings won't be built until all four front mixed-use buildings will be completed.

Business Information:

Two businesses will be housed on the first floor with each unit having 1,000 square feet. I already have interest from businesses that will be needing space later this year. We will be seeking out professional type businesses and will be quite picky as to who will lease the space. We have upscale commercial businesses in our current locations and will seek to keep that level of quality.

State Farm and the (former) Sugar Queen Cupcakes employ(ed) about a dozen staff members in two units of the same size as proposed. We anticipate about a dozen employees to be housed in the two proposed units. These employees will contribute to the Lake Dallas economy with the purchase of gas, food and miscellaneous. They will also contribute to the local residential market.

Residents in the two loft apartments, like those in the current units at Main and Market, will also contribute to the local economy with the purchase of gas, food and miscellaneous.

Funds requested:

This project will be done in two phases. First, the exterior of the building, the two commercial spaces and parking on front and side will be completed. Once the two

commercial spaces are leased, work will proceed on the two apartments. Back parking will be done last.

Total cost of the project is about \$400,000. I have funding and anticipated funding to cover \$300,000 and will need an additional \$100,000 to complete the project.

Market Street Project Construction Costs

Architectural	\$1,936.40	PAID
Civil Engineering	\$14,104	PAID
Foundation Engineering	\$960.83	PAID
Sprinkler System	\$34,638	
Foundation	\$33,620	
Lumber	\$26,182.36	
Framing	\$17,918	
Windows	\$8,464.42	
Roof	\$9,000	
LCMUA	\$9,900 (individual units)	PAID
Plumbing	\$20,350.25	
Electrical	\$16,000	
Commercial AC	\$12,000	
First floor partial finish out	\$5,000	
Front and side parking	\$10,000	
Back parking, fire lane	\$15,000	
Site work	\$5,000	
Brick and stone work	\$20,000	
Apartment finish out	\$40,000	
Material on hand	\$25,000	
City fees to date	\$850	PAID
Water and Sewer Lines	\$10,000	

Building Permits	\$4,200
Brick sidewalk install	\$2,000
Landscaping	\$2,000
Enclosed trash/recycling bin	\$4,000
Siding/porch roof install	\$2,000
Park bench restoration	\$250
Front door restorations	\$1,000

Investment to date (February 2016)

Architectural	\$1,936.40	
Civil Engineering	\$14,104	
Foundation Engineering	\$960.83	
LCMUA to date	\$9,900	
Materials	\$25,000	
Lot	\$32,500	
City fees to date	\$850	Zoning, Replat, Site Plan
Total investment to date	\$85,251.23	

Materials:

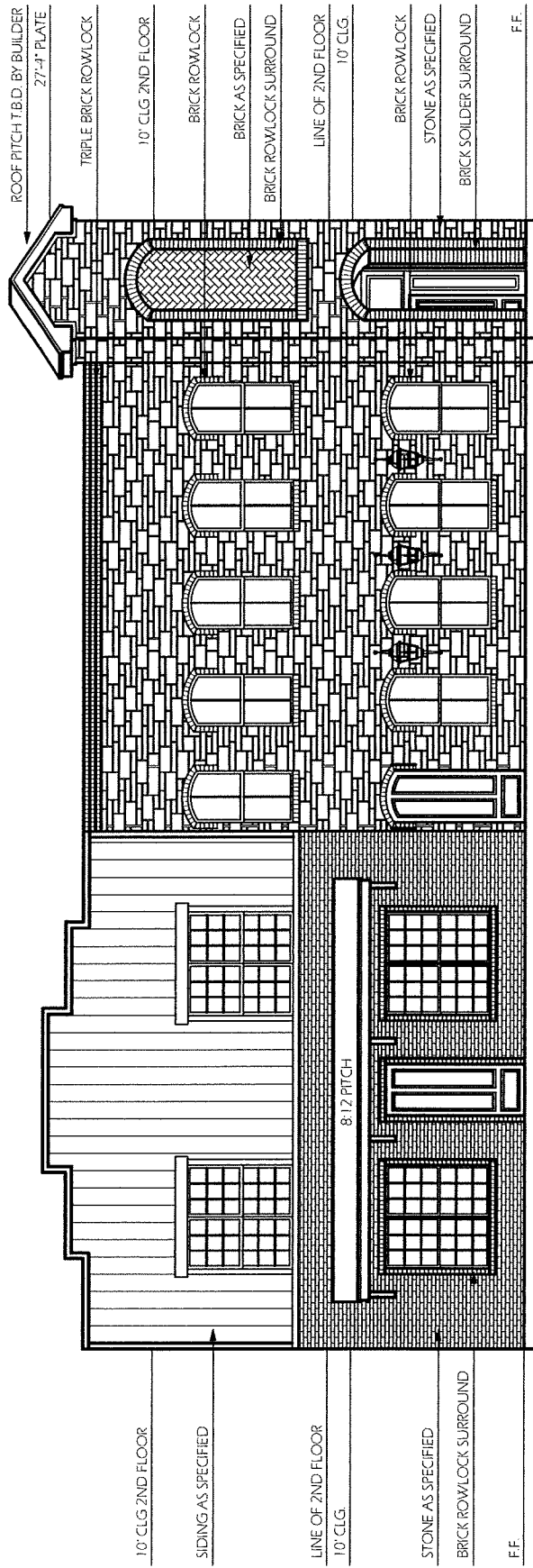
Austin stone – from Hickory Creek Town Hall, demo due to I-35E expansion
Benches – from the University of North Texas
Brick (exterior)
Brick (sidewalk)
Cedar posts
Door knobs
Front doors
Granite countertops – from a downtown Dallas office building
Handicap bathroom bars
Hardi Shingle Siding
Iron (for brickwork and stonework)
Lighting (all)
Pergola for courtyard
Plumbing fixtures (many)
Marble counter tops – from the Tarrant County Courthouse renovation
Sandstone – from the Fisher House in Hickory Creek, demo due to I-35E expansion
Tile (flooring)
Tile (porch roofing)

Timetable:

June 1, 2016	Break ground
Jan. 31, 2017	Finish exterior of building Finish at least partial buildout of commercial units (will work with tenant on final build out) Begin leasing commercial spaces
January 31, 2018	Finish residential spaces Begin leasing residential spaces

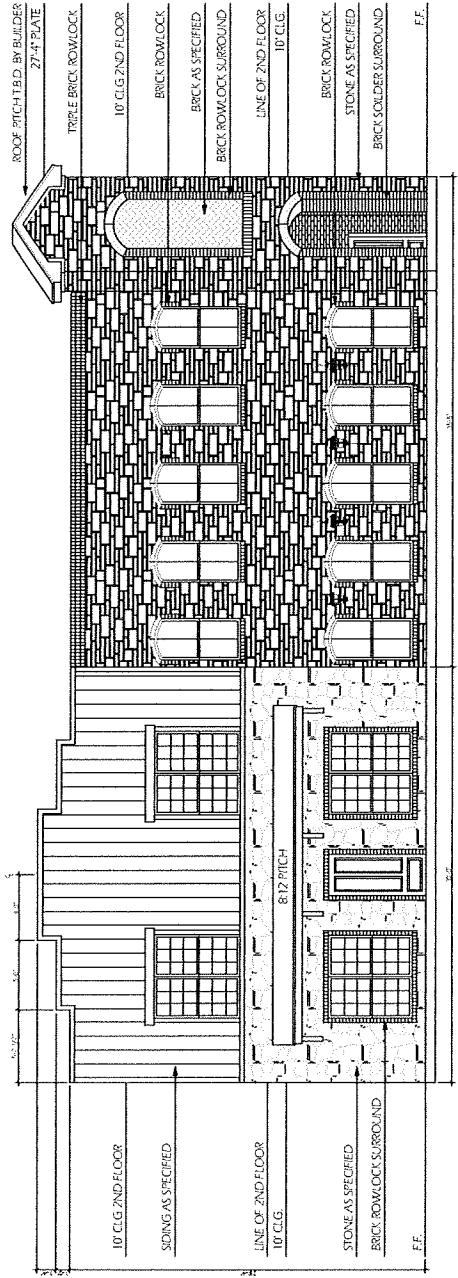


V. Architectural

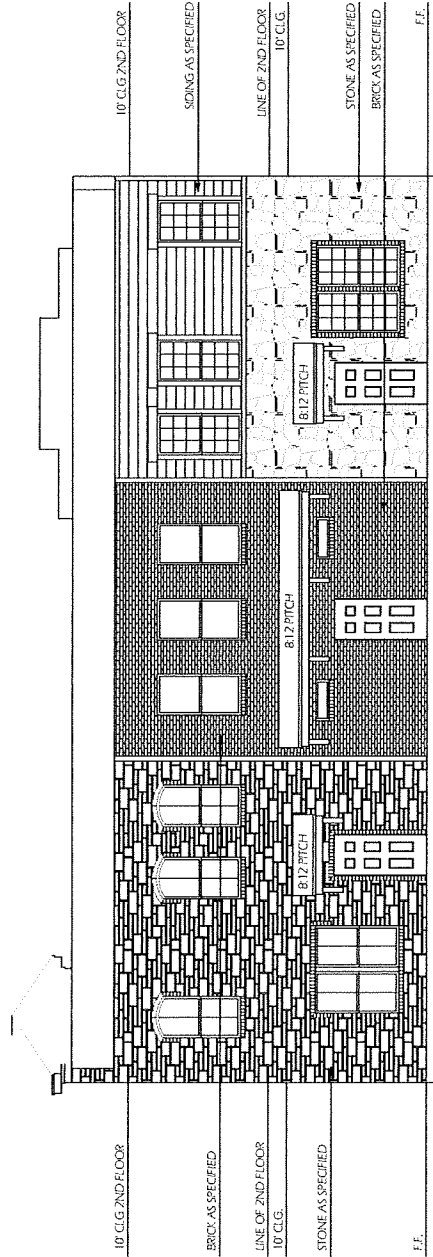


FRONT ELEVATION

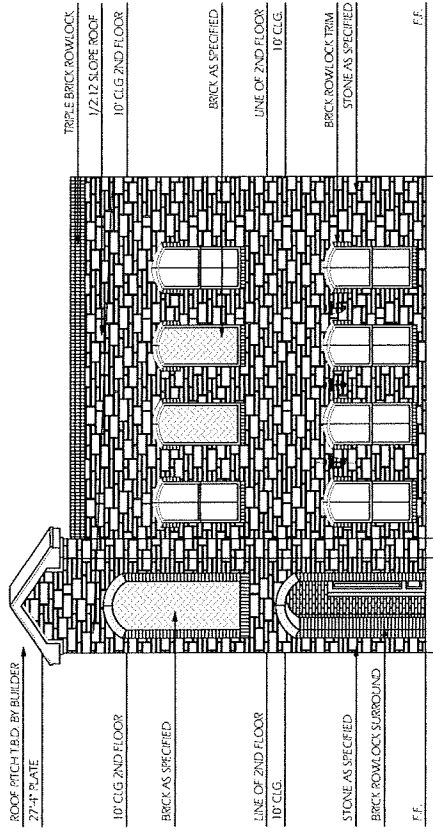
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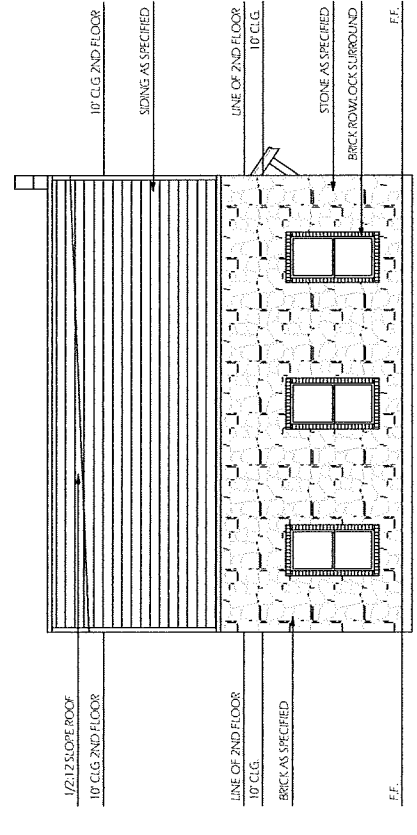
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

A CUSTOM PLAN FOR:
Terry Lantip

ATTENTION:
ALL DIMENSIONS AND CALL OUTS TO BE VERIFIED FROM THE BASIC CONSTRUCTION INFORMATION REQUIRES TO THE FABRICATORS. THESE PLANS ARE INTENDED FOR THE USE OF THE FABRICATOR ONLY. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE PLANS AND FOR THE VERIFICATION OF THE MATERIALS. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE PLANS AND FOR THE VERIFICATION OF THE MATERIALS. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE PLANS AND FOR THE VERIFICATION OF THE MATERIALS.

Dutton Drafting & Design
Chris A. Dutton
904 SOUTH 5TH STREET, SUITE 104B
SANDHURST, TEXAS 76086
PH: 940-367-9043



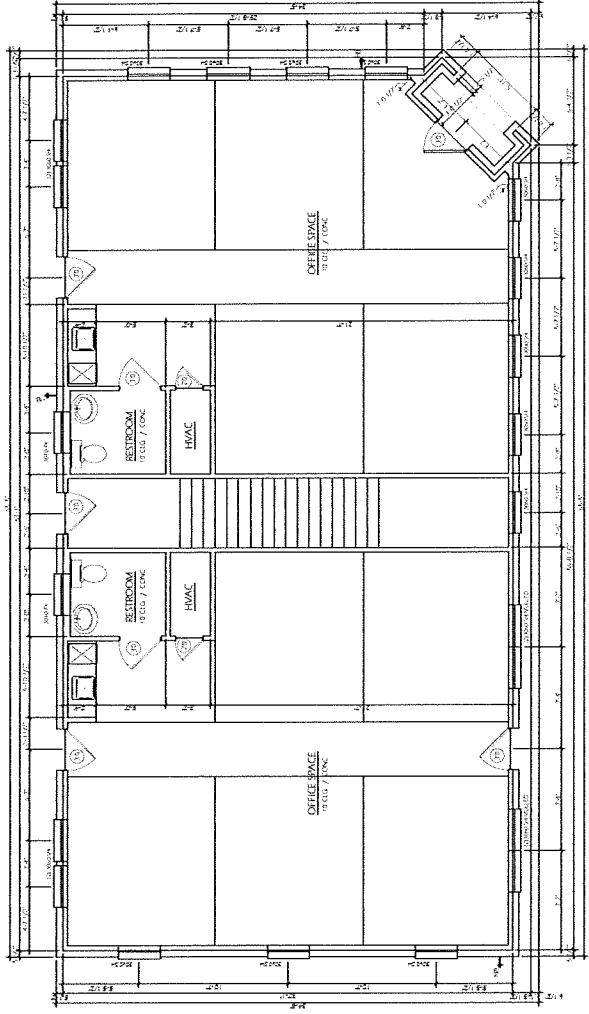
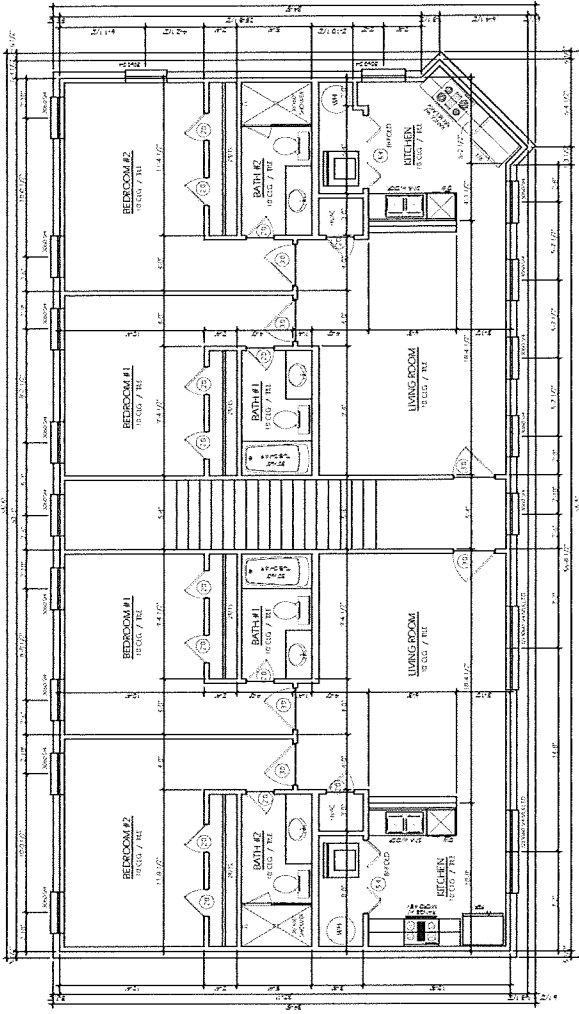
A CUSTOM PLAN FOR:
Terry Lantip

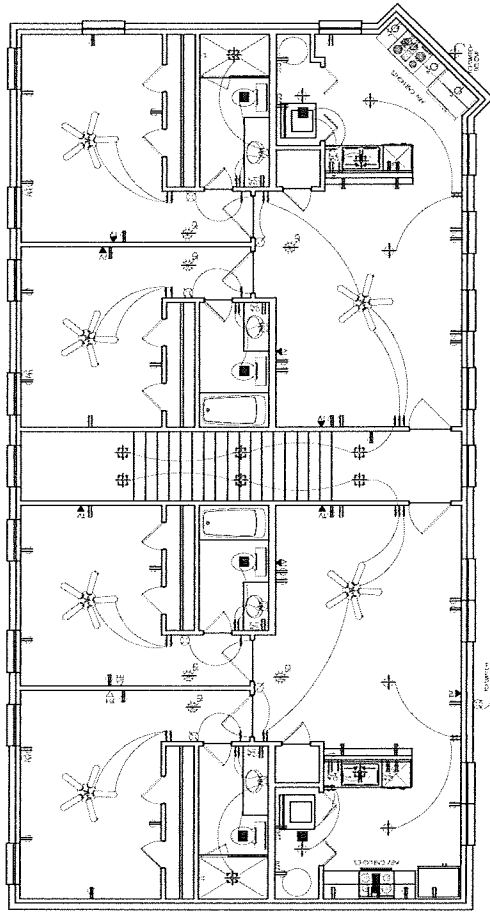
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TO FABRICATION. THESE PLANS ARE INTENDED FOR THE
BASIC CONSTRUCTION INFORMATION NECESSARY TO
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THAT PLANS MUST BE VERIFIED AND CHECKED
COMPLETELY BY THE PERSONS IN AUTHORITY FOR THE
JOB. ALL CONSTRUCTION CORRECTIONS TAKE PRECEDENCE
OVER ANY PART OF THESE DRAWINGS

Dutton Drafting & Design
Clara A. Dutton
904 SOUTH 5TH STREET, SUITE 104B
SANGER, TEXAS 76266
PH: 940-367-9043



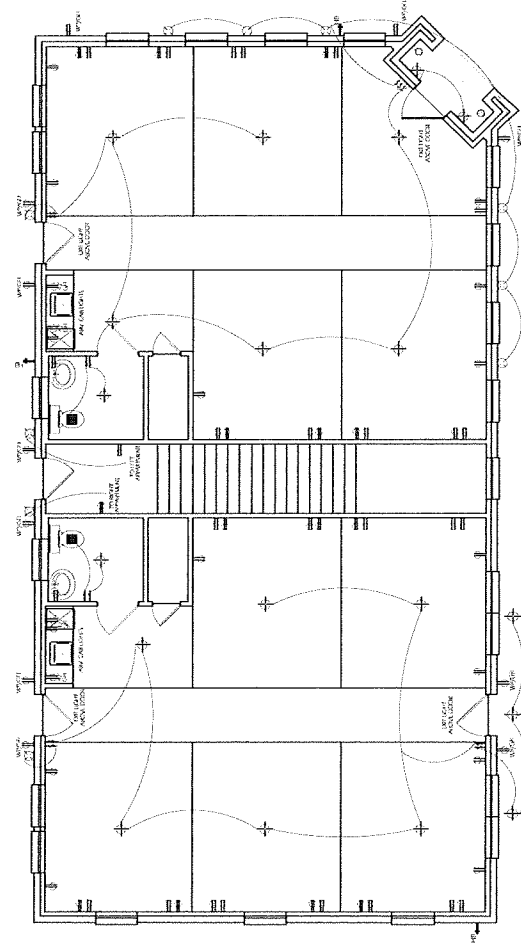
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SECOND FLOOR ELECTRICAL

SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL

ELECTRICAL LEGEND

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VI. Engineering

CITY OF LAKE DALLAS, TEXAS

LANTRIP DEVELOPMENT MARKET/ ALAMO BUILDING 1

CONSTRUCTION PLANS FOR:
WATER, SANITARY SEWER,
STORM DRAINAGE, AND PAVING

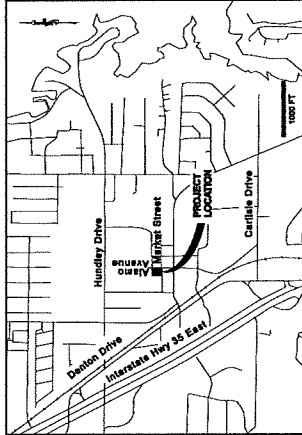
INDEX OF SHEETS	
SHEETS	DESCRIPTION
1	CORR
2	REPAIR
3	APPROVED SITE PLAN
4	BUILDING LOCATIONS AND PAVING
5	DRAINAGE AND GRADING PLAN
6	UTILITIES
7	SUBMIT DESIGN PROFILES - USE LAND UTILITIES

OWNER/DEVELOPER/GENERAL CONTRACTOR:

Terry Lantrip
P.O. BOX 751
Lake Dallas, Texas 75065-0751
972-523-9940

ENGINEER/SURVEYOR:

THE CIVIL ENGINEERING COMPANY OF TEXAS
TEXAS REGISTERED ENGINEERING FIRM #2870
TEXAS LICENSED SURVEYING FIRM #158448
204 West Ninth Street
Grapevine, Texas 76051
Phone: 862-223-1517



LOCATION MAP

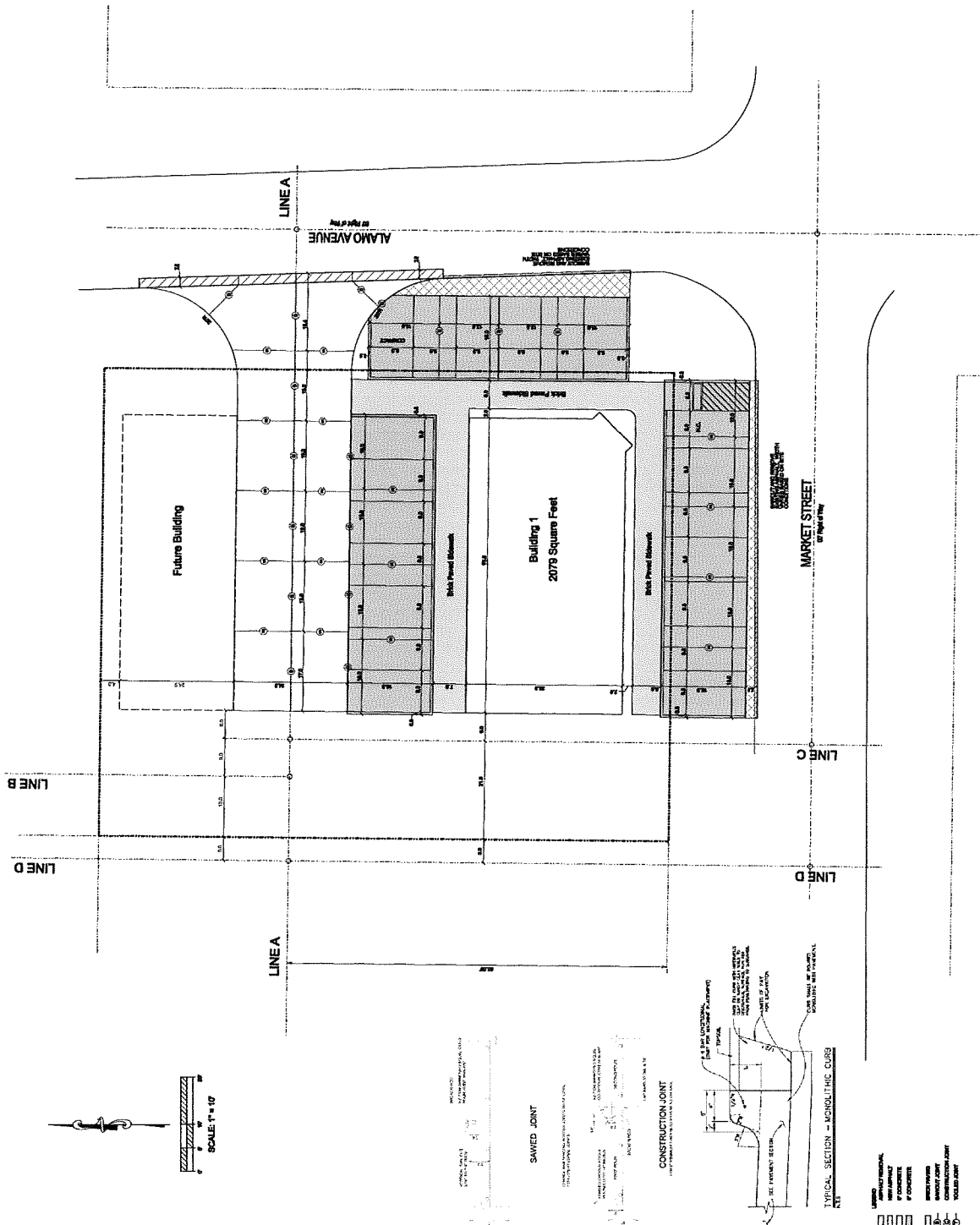
Charles G. Starnes
Registered Professional Land Surveyor
No. 2485

**BUILDING LOCATIONS
AND PAVING**

LAKE DALLAS, TEXAS 75065

ONLINE

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SANITARY SEWER PROFILE LINE A AND LATERAL A1

LAKE DALLAS, TEXAS 75065
THE CIVIL ENGINEERING COMPANY OF TEXAS
TEXAS REGISTERED ENGINEERING FIRM #4703
TEXAS LICENSED SURVEYING FROM 10104-140

DECEMBER 22, 2015
DESIGNED BY: JRM
DRAWN BY: JRM
CHECKED BY: COS

