

**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 11, 2025, 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
Rick Lewelling	Member 3
Francesco Murga	Member 4
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: None

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson and Finance Director Sarah Cochran.

2. Citizen Agenda & Public Comment:

Terry Lantrip, 109 Market Street, stated he was disappointed with the decrease in funding this year. He stated that the \$800,000 fund balance needs to be spent.

3. Discuss and consider any action regarding the Downtown District.

The CDC received a presentation from City Manager Luke Olson regarding the Downtown District. Mr. Olson stated that the estimated cost to place utilities underground would be approximately \$3.8 million. He reported that staff have been evaluating alternative options to increase parking within the district. One option discussed was leasing a church-owned parking lot for use as public parking during daytime hours, noting that the church primarily uses the lot during non-peak business hours.

Mr. Olson stated that the parking lot would require improvements, and that bids received for the work ranged from \$20,000 to \$67,000. He also noted that staff received a bid of \$748.00 for the striping of the fire department parking lot, and that additional signage would be required for the fire station parking area.

Motion to move to authorize the Board President to negotiate and execute any documents for the striping of the fire department parking lot and the purchase of signage in an amount not to exceed \$1000.00 was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 7-0

4. Discuss and take action on the approval of FY 25-26 Budget.

Motion to approve the FY 25-26 budget with the amendment of increase the Capital Outlay- CDC line item to \$400,000 was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 7-0

5. Announcements or requests for future agenda items.

6. Adjourn

Mike Mayberry adjourned the meeting at 6:40 p.m.


Mike Mayberry, Chairperson


Codi Delcambre, City Secretary