



Board of Directors
Lake Dallas Community Development Corporation
Regular Meeting
City Hall, 212 Main Street, Lake Dallas, TX 75065
May 4, 2026, 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. **Consider and act on December 2025 and January 2026 financials.**
4. **Consider and act on January 5, 2026, February 9, 2026, March 2, 2026, and April 13, 2026 minutes.**
5. **Consider and act on a BIG Grant process and application.**
6. **Consider and act on the purchase of soccer goals and bleachers the soccer fields at City Park.**
7. **Consideration, discussion, and possible action regarding the provision of economic incentives to support business development associated with the Hundley Road and Shady Shores Road project.**
8. **Discuss and consider any action on 109 and 111 S. Lake Dallas Drive.**
9. **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 items listed above or herein.
 - a. **Executive Session:** Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.

8. **Return to Open Session** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session.
9. **Announcements or requests for future agenda items.**
10. **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 April 28, 2026, before 5:00 PM.



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.

**Lake Dallas
Community
Development
Corporation**

Monthly Financial Report

December 2025



**Lake Dallas Community Development Corporation
Monthly Financial Summary
December 2025**

This table represents the third month of the first quarter of operations for Fiscal Year 2026.

CDC Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	803,385	50,673	155,159	19.31%
Expenditures	803,385	29,471	395,104	49.18%
Net	-	21,202	(239,945)	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are \$155,159 and \$395,104 respectively. They represent 19.31% and 49.18% of the budget.

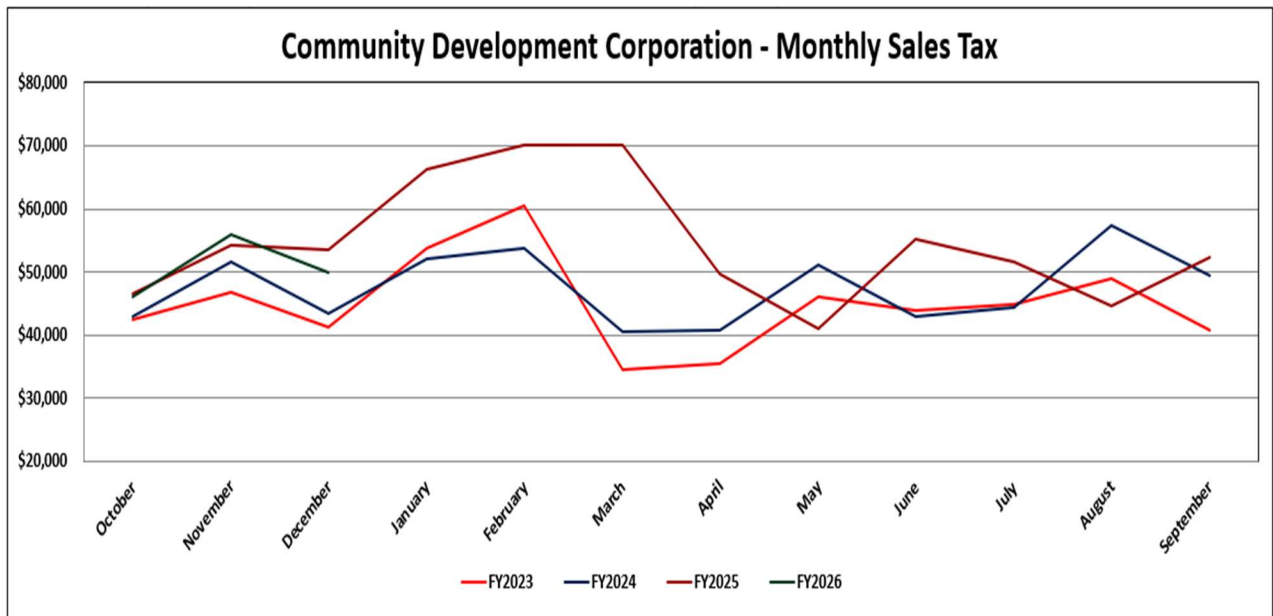
Sales Tax Revenue for December 2025 was \$49,801. As of December 31, 2025, 22.18% of the budgeted sales tax was collected.

Community Development Corporation has the following cash and investments available as of December 31, 2025.

CDC Investments	\$ 260,741
CDC Cash at Bank	<u>\$ 247,982</u>
Total Cash and Investments	\$ 508,723

**City of Lake Dallas
Community Development Corporation
Sales Tax Revenue**

	FY2023	FY2024	FY2025	FY2026
October	\$ 42,545	\$ 42,835	\$ 46,470	\$ 46,011
November	46,682	51,564	54,315	55,818
December	41,208	43,409	53,595	49,801
January	53,827	51,978	66,303	
February	60,465	53,842	70,212	
March	34,442	40,611	70,212	
April	35,542	40,743	49,566	
May	46,125	51,135	41,091	
June	43,826	43,038	55,094	
July	44,894	44,459	51,705	
August	48,976	57,257	44,667	
September	40,808	49,501	52,338	
Total	\$ 539,340	\$ 570,372	\$ 655,568	\$ 151,630



Lake Dallas Community Development Corporation

**Details of Budget
Revenues and Expenditures
December 2025**





Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 12/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION							
Revenue							
510-000-41103	SALES TAX - TYPE B	683,690.00	683,690.00	49,801.06	151,630.07	-532,059.93	77.82 %
510-000-46100	INTEREST INCOME	23,087.00	23,087.00	872.18	3,529.25	-19,557.75	84.71 %
	Revenue Total:	706,777.00	706,777.00	50,673.24	155,159.32	-551,617.68	78.05%
Expense							
510-100-51000	UTILITIES	6,180.00	6,180.00	7,417.47	15,558.84	-9,378.84	-151.76 %
510-100-53103	PARK MAINTENANCE	0.00	0.00	0.00	1,000.00	-1,000.00	0.00 %
510-100-54001	ACCOUNTING & AUDITOR	4,120.00	4,120.00	0.00	0.00	4,120.00	100.00 %
510-100-54002	LEGAL SERVICES	10,000.00	10,000.00	55.00	55.00	9,945.00	99.45 %
510-100-54006	CONSULTING SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
510-100-54201	ADVERTISING	0.00	0.00	338.50	338.50	-338.50	0.00 %
510-100-54214	DOWNTOWN BIG GRANTS	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
510-100-54215	CITY PARK GRANT	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
510-100-55100	DUES & MEMBERSHIPS	0.00	0.00	150.00	440.00	-440.00	0.00 %
510-100-57202	CAPITAL OUTLAY - CDC-PROJECTS	400,000.00	400,000.00	1,509.98	337,711.98	62,288.02	15.57 %
510-100-59100	TRANSFER TO GENERAL FUND	0.00	80,000.00	20,000.00	40,000.00	40,000.00	50.00 %
510-100-59400	TRANSFER TO DEBT SERVICE FUND	231,085.00	231,085.00	0.00	0.00	231,085.00	100.00 %
	Expense Total:	723,385.00	803,385.00	29,470.95	395,104.32	408,280.68	50.82%
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION Surplus (D...		-16,608.00	-96,608.00	21,202.29	-239,945.00	-143,337.00	-148.37%
	Report Surplus (Deficit):	-16,608.00	-96,608.00	21,202.29	-239,945.00	-143,337.00	-148.37%

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION						
Revenue	706,777.00	706,777.00	50,673.24	155,159.32	-551,617.68	78.05%
Expense	723,385.00	803,385.00	29,470.95	395,104.32	408,280.68	50.82%
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION Surplus (D...	-16,608.00	-96,608.00	21,202.29	-239,945.00	-143,337.00	-148.37%
Report Surplus (Deficit):	-16,608.00	-96,608.00	21,202.29	-239,945.00	-143,337.00	-148.37%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
510 - COMMUNITY DEVELOPMENT	-16,608.00	-96,608.00	21,202.29	-239,945.00	-143,337.00
Report Surplus (Deficit):	-16,608.00	-96,608.00	21,202.29	-239,945.00	-143,337.00

**Lake Dallas
Community
Development
Corporation**

Monthly Financial Report

January 2026



**Lake Dallas Community Development Corporation
Monthly Financial Summary
January 2026**

This table represents the first month of the second quarter of operations for Fiscal Year 2026.

CDC Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	803,385	51,341	206,500	25.70%
Expenditures	803,385	903	396,007	49.29%
Net	-	50,438	(189,507)	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are \$206,500 and \$396,007 respectively. They represent 25.70% and 49.29% of the budget.

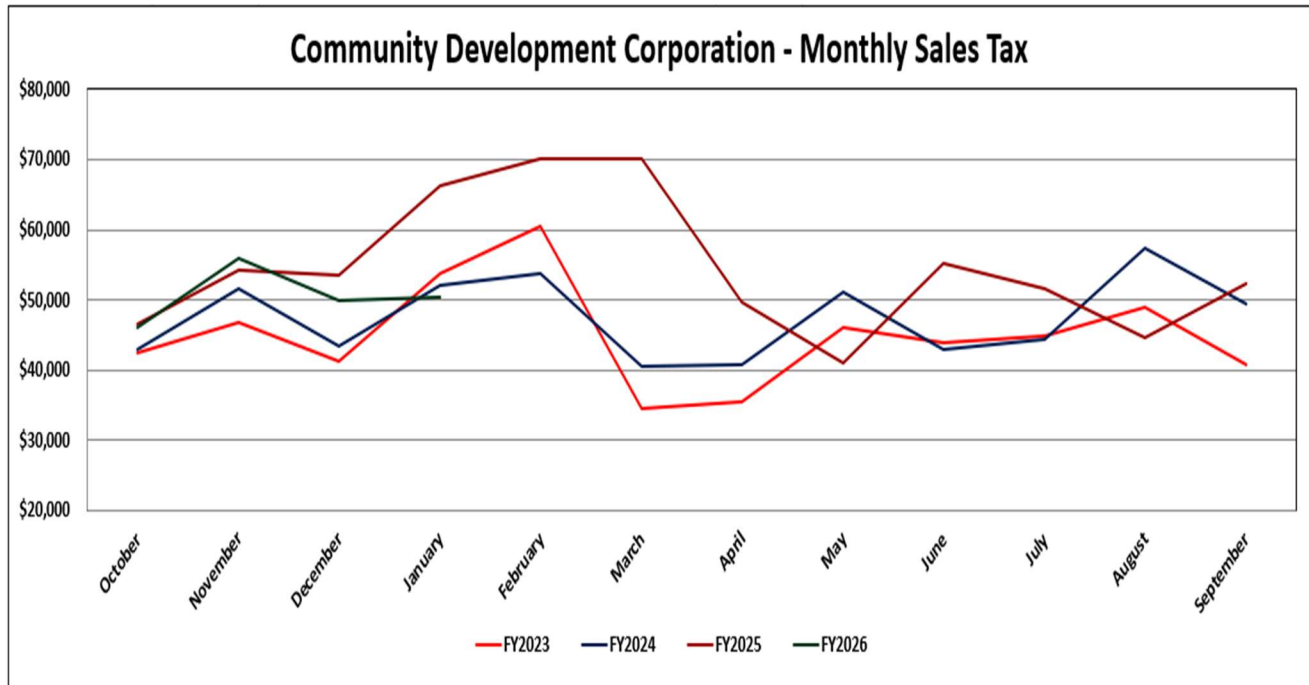
Sales Tax Revenue for January 2026 was \$50,485. As of January 31, 2026, 29.56% of the budgeted sales tax was collected.

Community Development Corporation has the following cash and investments available as of January 31, 2026.

CDC Investments	\$ 261,596
CDC Cash at Bank	<u>\$ 240,798</u>
Total Cash and Investments	\$ 502,394

**City of Lake Dallas
Community Development Corporation
Sales Tax Revenue**

	FY2023	FY2024	FY2025	FY2026
October	\$ 42,545	\$ 42,835	\$ 46,470	\$ 46,011
November	46,682	51,564	54,315	55,818
December	41,208	43,409	53,595	49,801
January	53,827	51,978	66,303	50,485
February	60,465	53,842	70,212	
March	34,442	40,611	70,212	
April	35,542	40,743	49,566	
May	46,125	51,135	41,091	
June	43,826	43,038	55,094	
July	44,894	44,459	51,705	
August	48,976	57,257	44,667	
September	40,808	49,501	52,338	
Total	\$ 539,340	\$ 570,372	\$ 655,568	\$ 202,115



Lake Dallas Community Development Corporation

**Details of Budget
Revenues and Expenditures
January 2026**





Detail Report Account Detail

Date Range: 01/01/2026 - 01/31/2026

Account	Name				Beginning Balance	Total Activity	Ending Balance	
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION								
<u>510-000-10001</u> CLAIM ON POOLED CASH					246,000.20	43,392.01	289,392.21	
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/09/2026	GLPKT00435	JN00194		SALES TAX RECEIPTS JAN 2026			50,485.21	296,485.41
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		-127.46	296,357.95
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		-37.49	296,320.46
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		-96.36	296,224.10
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		-6,655.10	289,569.00
01/21/2026	APPKT00053	1029		TXU Energy SEC REI PMT	1421 - TXU Energy		-176.79	289,392.21
<u>510-000-10302</u> LOGIC - CDC					260,740.56	855.32	261,595.88	
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	GLPKT00435	JN00198		INTEREST INCOME - LOGIC JAN 2026			855.32	261,595.88
<u>510-000-20001</u> ACCOUNTS PAYABLE PENDING					-7,093.20	6,190.22	-902.98	
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		37.49	-7,055.71
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		96.36	-6,959.35
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		6,655.10	-304.25
01/21/2026	APPKT00053	1028		Lake Cities Municipal Utility Authority S...	1229 - Lake Cities Municipal Utility Authority		127.46	-176.79
01/21/2026	APPKT00053	1029		TXU Energy SEC PMT	1421 - TXU Energy		176.79	0.00
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		-136.98	-136.98
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		-354.68	-491.66
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		-38.19	-529.85
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		-126.95	-656.80
01/31/2026	APPKT00068	JAN 2026 - CDC ELECT...	1031	SERVICE PERIOD: 12/11/25 to 01/09/26 ...	1421 - TXU Energy		-246.18	-902.98
<u>510-000-41103</u> SALES TAX - TYPE B					-151,630.07	-50,485.21	-202,115.28	
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/09/2026	GLPKT00435	JN00194		SALES TAX JAN 2026			-50,485.21	-202,115.28
<u>510-000-46100</u> INTEREST INCOME					-3,529.25	-855.32	-4,384.57	
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	GLPKT00435	JN00198		INTEREST INCOME - LOGIC JAN 2026			-855.32	-4,384.57

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name		Beginning Balance	Total Activity	Ending Balance			
510-100-51000	UTILITIES		15,558.84	902.98	16,461.82			
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		38.19	15,597.03
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		136.98	15,734.01
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		354.68	16,088.69
01/31/2026	APPKT00068	JAN 2026 - CDC	1030	LCMUA - JAN 2026 - CDC WATER & SEW...	1229 - Lake Cities Municipal Utility Authority		126.95	16,215.64
01/31/2026	APPKT00068	JAN 2026 - CDC ELECT...	1031	SERVICE PERIOD: 12/11/25 to 01/09/26	1421 - TXU Energy		246.18	16,461.82
Total Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION:			Beginning Balance: 360,047.08	Total Activity: 0.00	Ending Balance: 360,047.08			
Grand Totals:			Beginning Balance: 360,047.08	Total Activity: 0.00	Ending Balance: 360,047.08			

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
510 - COMMUNITY DEVELOPMENT CORPC	360,047.08	0.00	360,047.08
Grand Total:	360,047.08	0.00	360,047.08



Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION							
Revenue							
510-000-41103	SALES TAX - TYPE B	683,690.00	683,690.00	0.00	202,115.28	-481,574.72	70.44 %
510-000-46100	INTEREST INCOME	23,087.00	23,087.00	0.00	4,384.57	-18,702.43	81.01 %
	Revenue Total:	706,777.00	706,777.00	0.00	206,499.85	-500,277.15	70.78%
Expense							
510-100-51000	UTILITIES	6,180.00	6,180.00	597.73	18,396.86	-12,216.86	-197.68 %
510-100-52212	FLOWERS/GIFTS/PLAQUES	0.00	0.00	250.00	250.00	-250.00	0.00 %
510-100-53103	PARK MAINTENANCE	0.00	0.00	0.00	1,000.00	-1,000.00	0.00 %
510-100-54001	ACCOUNTING & AUDITOR	4,120.00	4,120.00	0.00	3,500.00	620.00	15.05 %
510-100-54002	LEGAL SERVICES	10,000.00	10,000.00	0.00	55.00	9,945.00	99.45 %
510-100-54006	CONSULTING SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
510-100-54201	ADVERTISING	0.00	0.00	0.00	338.50	-338.50	0.00 %
510-100-54214	DOWNTOWN BIG GRANTS	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
510-100-54215	CITY PARK GRANT	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
510-100-55100	DUES & MEMBERSHIPS	0.00	0.00	0.00	440.00	-440.00	0.00 %
510-100-57202	CAPITAL OUTLAY - CDC-PROJECTS	400,000.00	400,000.00	81,280.00	418,991.98	-18,991.98	-4.75 %
510-100-59100	TRANSFER TO GENERAL FUND	0.00	80,000.00	0.00	40,000.00	40,000.00	50.00 %
510-100-59400	TRANSFER TO DEBT SERVICE FUND	231,085.00	231,085.00	0.00	0.00	231,085.00	100.00 %
	Expense Total:	723,385.00	803,385.00	82,127.73	482,972.34	320,412.66	39.88%
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION Surplus (D...		-16,608.00	-96,608.00	-82,127.73	-276,472.49	-179,864.49	-186.18%
	Report Surplus (Deficit):	-16,608.00	-96,608.00	-82,127.73	-276,472.49	-179,864.49	-186.18%

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION						
Revenue	706,777.00	706,777.00	0.00	206,499.85	-500,277.15	70.78%
Expense	723,385.00	803,385.00	82,127.73	482,972.34	320,412.66	39.88%
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION Surplus (D...	-16,608.00	-96,608.00	-82,127.73	-276,472.49	-179,864.49	-186.18%
Report Surplus (Deficit):	-16,608.00	-96,608.00	-82,127.73	-276,472.49	-179,864.49	-186.18%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
510 - COMMUNITY DEVELOPMENT	-16,608.00	-96,608.00	-82,127.73	-276,472.49	-179,864.49
Report Surplus (Deficit):	-16,608.00	-96,608.00	-82,127.73	-276,472.49	-179,864.49

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 January 5, 2026, 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
Terry Tuck	Member 2
Rick Lewelling	Member 3
Francesco Murga	Member 4
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Megan Ray Member 1

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

2. Citizen Agenda & Public Comment: None

3. Discuss and consider any action on the approval of the CDC minutes for January 6, 2025, February 10, 2025, March 3, 2025, April 14, 2025, August 11, 2025, August 19, 2025, September 16, 2025 and November 3, 2025.

Motion to approve the CDC minutes for January 6, 2025, February 10, 2025, March 3, 2025, April 14, 2025, August 11, 2025, August 19, 2025, September 16, 2025 and November 3, 2025 was made by Mike Mayberry and seconded by Glynn Vrba.

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

Noes: None

Motion Passed 6-0

4. Discuss and consider any action regarding asbestos removal and demo of 109 and 111 S. Lake Dallas Drive.

CDC received a report from City Manager Luke Olson regarding the asbestos assessment for 109 and 111 S. Lake Dallas Drive. He reported that both structures contain a significant amount of asbestos, including in the ceiling tiles, shingles, tile adhesive, and flooring materials. Staff will move forward with obtaining bids for the proper abatement and demolition of the homes.

5. **Consider and make recommendations to City Council for appointments to various positions on the Community Development Corporation.**

Motion to recommend the appointment of Mike Mayberry, Terry Tuck and Francesco Murgu to the CDC Board was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 6-0

6. **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 items listed above or herein

A. **Executive Session: Conduct a closed meeting pursuant to Texas Government Code Sections 551.071 and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: 312 Main Street.**

B. **Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.**

CDC convened into Executive Session at 6:13 p.m.

7. **Return to Open Session** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session

CDC reconvened into Open Session at 6:43 p.m.

a. **Conduct a closed meeting pursuant to Texas Government Code Sections 551.071 and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: 312 Main Street.**

Motion to motion to approve the CDC President to negotiate and execute an amendment to the contract extending the option period to September 1, 2026 for 312 Main Street was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 6-0

8. Announcements or requests for future agenda items.

9. Adjourn

Mike Mayberry adjourned the meeting at 6:45p.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 February 9, 2026, 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
Rick Lewelling	Member 3
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Francesco Murga Member 4

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson and Administrative Assistant Cole Howell.

2. Citizen Agenda & Public Comment:

Terry Lantrip, 109 Market Street, stated that in prior years the CDC would enter into Executive Session to discuss CDC projects; however, he was informed that the CDC could not go into Executive Session to discuss his project. He requested clarification on this matter.

3. Discuss and consider any action regarding the purchase of soccer goals and bleachers for City Park.

This item was pulled from the agenda.

4. Discuss and consider any action regarding asbestos removal and demo of 109 and 111 S. Lake Dallas Drive.

Motion to approve the contract with the The Demo Compmnay for the asbestos removal and demolition of 109 and 111 S. Lake Dallas Drive was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 6-0

5. **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 items listed above or herein
 - A. **Executive Session: Conduct a closed meeting pursuant to Texas Government Code Sections 551.071 and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: 312 Main Street.**
 - B. **Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.**

CDC convened into Executive Session at 6:02 p.m.

6. **Return to Open Session** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session

CDC reconvened into Open Session at 6:25 p.m.

No action taken.

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

8. **Adjourn**

Mike Mayberry adjourned the meeting at 6:39 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: 312 Main Street.

- B. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.**

No Executive Session.

- 5. Return to Open Session Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session**
- 6. Announcements or requests for future agenda items.**
- 7. Adjourn**

Mike Mayberry adjourned the meeting at 6:10 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 April 13, 2026, 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:

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

2. Citizen Agenda & Public Comment: None

3. Consider and act on a BIG Grant application for Burris Mechanical Group, LLC located at 106 W Hundley Drive Lake Dallas, Texas.

Motion deny the BIG Grant application for Burris Mechanical Group, LLC located at 106 W Hundley Drive made by Mike Mayberry and seconded by Terry Tuck.

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

Noes: None

Motion Passed 7-0

4. Discuss and consider any action on 109 and 111 S. Lake Dallas Drive.

Motion made to authorize the City Manager to purchase for sale sign in an amount not to exceed \$400 was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 7-0

5. Consider and act on the November 2025 financials.

Motion to approve the November 2025 Financials was made by Glynn Vrba and seconded by Cheryl McClain.

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

Noes: None

Motion Passed 7-0

6. 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 items listed above or herein

A. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.

No Executive Session.

7. Return to Open Session Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session

8. Announcements or requests for future agenda items.

9. Adjourn

Mike Mayberry adjourned the meeting at 6:26 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**City of Lake Dallas Community Development Corporation
Business Improvement Grant (BIG) Program Application**

The Business Improvement Grant Program contract is an agreement between the real property owner and the Lake Dallas Community Development Corporation. The application, as well as the agreement, are to be signed by the real property owner.

Real Property Owner: _____

Real Property Owner's Phone Number: _____

Business Owner: _____

Business Owner's Phone Number: _____

Business Name: _____

Business Address: _____

Contact Person: _____

Phone: _____

Email: _____

Business Description: _____

Describe the scope of work for the proposed Business Improvement project: _____

How will this project benefit Lake Dallas? _____

Does this business pay sales tax to the City of Lake Dallas? _____

Grant Amount Requested: _____

Estimated Cost of the Project: _____

You MUST include the following information with your application:

1. Photographs of the existing building and premises
2. Drawings or renderings of the proposed improvements
3. A plot plan (drawn on a plat or survey) for premises improvements such as fencing, landscaping, or free-standing signage
4. Written description of the proposed improvements
 - Include building materials and color schemes
5. A copy of contractor bids. The bids should be less than 91 days old.
6. A copy of the business Certificate of Occupancy and the Texas Sales Tax Permit, if applicable.

By affixing your signature, the applicant acknowledges they have read and agree to the City of Lake Dallas Community Development Corporation BIG Program Guidelines. The applicant understands that all grants are awarded on a reimbursement basis after all work has been certified as completed by the City Manager or his designee. It is expressly understood that work commenced or completed prior to the final approval of the grant is ineligible for funding. The applicant is solely responsible for overseeing the work and will not seek to hold the City of Lake Dallas or the Lake Dallas Community Development Corporation liable for any property damage, personal injury, or other loss related to the BIG Program. The applicant agrees to indemnify the City of Lake Dallas, the Lake Dallas Community Development Corporation and/or their agents, employees, officers and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.

Real Property Owner Printed Name: _____

Signature: _____ **Date:** _____

Business Owner Printed Name: _____

Signature: _____ **Date:** _____

**City of Lake Dallas
Business Improvement Grant (B.I.G.) Program Guidelines**

I. INTRODUCTION

The Development Corporation Act, Chapter 501-505 of the Texas Local Government Code, authorizes the Lake Dallas Community Development Corporation (LDCDC) to provide economic development grants for land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's directors to promote new or expanded business development. To this end, the LDCDC has implemented a Business Improvement Grant (BIG) Program. The Program provides technical and financial assistance to real property owners seeking to renovate, restore or add exterior signage, lighting, building façades, or premises improvements at a specific business location. The primary objective of the BIG Program is to promote business development by enhancing the City's commercial corridors through improving the physical appearance of storefronts and the premises of individual businesses.

The BIG Program offers a 1:1 (50%) matching grant up to \$10,000 for the funding of well-designed improvements. Improvements may include the restoration of architectural details, installation of new windows and doors up to current energy code, and well-proportioned signage and lighting. City staff will be available to provide assistance to the applicant through the conceptual stage at no cost to the applicant.

II. ELIGIBILITY CRITERIA

To be eligible for participation in the Business Improvement Grant Program, an applicant and the applicant's project must comply with the following criteria:

1. Applicant must be the owner of the commercial real property to which the proposed improvements will be made.
2. The business storefront must be located within the Lake Dallas city limits.
3. Nonconforming signs located on the applicant's property, if any, must be permanently removed as part of the improvements to be made on the property, unless the sign(s) can be established as being historically significant.
4. Applicants must be current on the payment of all ad valorem and local sales and use taxes owed to the City by the applicant or any business entity owned or controlled by the applicant, including those which may be owed with respect to property or businesses that are not the subject to the grant application.
5. The applicant shall have no pending investigations and/or complaints for violations of city ordinances relating to operation and/or condition of the property at the time of application other than those that will be specifically addressed/mitigated by the proposed project.

6. The applicant must be willing to enter into an Economic Development Agreement with the LDCDC setting the terms and conditions of the grant.
7. An applicant shall not have been awarded a BIG Program grant for the same physical address less than three years after the date the reimbursement check was issued for a previous BIG Program grant.

III. DESIGN PRINCIPLES AND GUIDELINES

Improvements to be funded by a Program grant must be compatible with the character and architecture of the individual building as well as, to the extent appropriate, with other buildings along the street on which the participating storefront is located. Owners of buildings with significant architectural characteristics are strongly encouraged to restore and maintain those features. Improvements for buildings not having such architectural features should still be carefully considered and be seen as an opportunity to substantially enhance the appearance of the buildings and their streetscapes and conform to the City's targeted image for the area.

A. Eligible Façade, Premises, and Signage Improvements

Storefronts should be oriented to the pedestrian and provide visual interest both day and night. Efforts should be made to facilitate access into the building and to create a business identity unique to Lake Dallas and/or the respective neighborhood. The following improvements are grant eligible:

1. Restoring details of historically-contributing or significant buildings and removal of elements which cover architectural details.
2. Replacing, adding, or repairing window display areas which are appropriately scaled and facilitate night viewing.
3. Window replacement and window framing which is visible from the street and appropriately scaled to the building.
4. Replacing, repairing, or adding exterior signs that is integrated into the architecture of the building, including the window area, awnings or canopies, and entryways.
5. Replacing, repairing, or adding exterior light fixtures that appropriately illuminate signs, storefront window displays, walkways, and recessed areas of a building façade.
6. Replacing, repairing, or adding awnings or canopies.
7. Installing curbing, irrigation, approved trees (from the Lake Dallas approved tree list), landscaping beds, or other landscaping features attached to the building, where appropriate. All newly-installed landscapes must have underground or drip irrigation or a water harvesting system.

8. Cleaning, repainting, re-bricking, or re-siding of the building.
9. Constructing a new, appropriately-scaled storefront on an existing building.
10. Removing or altering architectural barriers to public accessibility unless removal or alteration significantly changes the historic facade.
11. Installing screening, gates, and dumpster revetments. All installations must comply with construction standards established by the Lake Dallas zoning ordinance. Additionally, fences shall be constructed with the structural members/framing/poles facing the interior of the commercial property, and wood fences and gates are required to be sealed from the elements.

Other improvements will be considered with written approval from the City Manager if they meet the objectives of the Business Improvement Grant Program and are project-eligible per statute and program purpose.

B. Prior Improvements

Alterations and improvements made prior to entering into an Economic Development Agreement with the LDCDC are not eligible for reimbursement.

C. Alterations

The applicant must agree not to change or alter the improvements without prior written approval from the LDCDC for three (3) years from the date the reimbursement check is issued under the Program. The applicant agrees to return a pro-rated amount of the grant money received if the improvement is removed or altered within three (3) years.

IV. PROGRAM ASSISTANCE

A. Financial Assistance

Funding offered is a matching grant in which the LDCDC reimburses the applicant fifty percent (50%) of total project costs, up to a \$10,000 maximum match for eligible exterior improvements.

Upon completion, the City Manager will review the project. Receipts for labor and materials should be submitted to city staff for review. There will be no reimbursement for work performed by the business or property owner or for work that is reimbursable under insurance. A reimbursement check will only be issued after the project is determined complete and all receipts have been reconciled by the Lake Dallas Business Improvement Grant Program.

The LDCDC reserves the right to award an amount less than the full amount for which an applicant may be eligible. The award of grants by the LDCDC pursuant to the Program is discretionary and, notwithstanding the eligibility of an applicant to apply for a grant pursuant to the Program, no applicant is entitled to be awarded a grant pursuant to the Program.

B. Technical Assistance

City staff can provide guidance on improvements specific to individual storefronts. City staff can provide limited conceptual ideas, but the applicant will be expected to hire his/her own licensed architect or designer for actual detailed concept plans and designs.

C. Application and Information

If a real property or business owner wishes to apply for a Business Improvement Grant, he/she must contact the City of Lake Dallas City Manager's Office at (940) 497-2226.

V. PROCEDURES

All applicants must follow the procedures in the order outlined below.

1. Applicants must meet with City staff for initial project discussions prior to submitting a grant application.
2. Completed applications with all required documents must be submitted to staff.
3. Staff will review the application packet to determine completeness.
4. Staff will meet with the applicant at least once prior to the application being submitted to the Community Development Corporation.
5. The application is reviewed by the LDCDC Board in a LDCDC meeting. The applicant is required to attend the meeting to present the applicant's project and answer questions.
6. If the application is approved, the city attorney will draft an agreement to be signed by an authorized representative of the LDCDC, the owner of the property, and, if determined appropriate, the business owner if the business owner is a tenant of the property being improved.
7. After the agreement has been signed by all parties and returned to the City, and all necessary permits have been issued, project work may begin.
8. A reimbursement check will be issued after the project is determined complete and all receipts have been reconciled by the Lake Dallas Business Improvement Grant Program.

9. All work for approved projects must be commenced within ninety (90) days after the effective date of the Economic Development Agreement and must be completed within one year of the effective date of the Economic Development Agreement, unless an extension is granted by the LDCDC board. Grant extension requests must come through the City Manager's Office.

The Lake Dallas Community Development Corporation reserves the right to make adjustments regarding conditions and parameters outlined in these guidelines.

VI. General Conditions

1. The applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. Neither approval of a grant application nor payment of the grant upon completion of the project shall constitute approval of the project by any City department or staff, nor shall approval of such grant application or payment of the grant upon completion constitute a waiver by the City of any safety regulation, building code, ordinance, and other applicable regulation.
2. The applicant shall be solely responsible for overseeing the work, and will not seek to hold the Lake Dallas Community Development Corporation, the City of Lake Dallas, and/or their agents, employees, officers, and/or directors liable for any property damage, personal injury, or other loss related in any way to the Business Improvement Grant Program. By submission of an application, the applicant agrees to indemnify the Lake Dallas Community Development Corporation, the City of Lake Dallas, and/or their agents, employees, officers, and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.
3. The applicant shall be responsible for maintaining sufficient insurance coverage for property damage and personal injury liability relating to the Business Improvement Grant Program.
4. The applicant authorizes the City of Lake Dallas to promote an approved project, including but not limited to displaying a sign at the site during and after construction, and using photographs and descriptions of the project in material and press releases.

VII. ADJUSTMENTS and TERMINATION

The applicant understands that the Lake Dallas Community Development Corporation and the City of Lake Dallas reserve the right to make changes in the conditions of the BIG Program as they determine in their sole discretion as warranted at any time, including for applications already pending.

If the applicant seeks to modify their project plan after a grant has been approved, the applicant must meet with the City Manager. Any changes to the plan must be presented to the City Manager prior to any work being performed in order for the project to remain reimbursement eligible. If

the modification is a change of scope, i.e. the addition or deletion of a project element(s), the City Manager shall place the item on a future LDCDC agenda for reconsideration. Minor modifications to the project plan such as changes to the construction materials or the color palette may be approved by the City Manager. City Manager-approved changes shall be documented and attached to the signed Economic Development Agreement. All work for approved projects must be completed within one year of the effective date of the Economic Development Agreement unless an extension is granted by the Community Development Corporation.

The City of Lake Dallas has the right to terminate any agreement under the BIG Program if a participant is found to be in violation of any conditions set forth in these guidelines or if the project has been started prior to an executed agreement with the City of Lake Dallas.