



**City of Lake Dallas
Community Development Corporation
Regular Meeting
Lake Dallas City Hall
212 Main Street, Lake Dallas, TX 75065
Monday, June 8, 2026 at 6:00 PM
Agenda**

Section 1. - Call to Order & Determination of Quorum:

Section 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 5 minutes per person.

Section 3. - Action Items:

- a. Consider and act on May 4, 2026, minutes.
- b. Consider and act on February 2026 financials.

Section 4. - 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. 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

Section 5. - Return to Open Session :

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

Section 6. - Announcements and Future Agenda Items:

Section 7. - Adjournment:

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on June 2, 2026 at 5:00 p.m..

Codi Delcambre

Codi Delcambre, TRMC

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 2 working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on May 4, 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
Rick Lewelling	Member 3
Francesco Murga	Member 4
Glynn Vrba	Member 7

Absent:

Terry Tuck	Member 2
Cheryl McClain	Member 5

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 December 2025 and January 2026 financials.

The Board received a presentation from Finance Director Sarah Cochran regarding the December 2025 and January 2026 monthly financial reports.

Motion: to approve the December 2025 and January 2026 monthly financial reports was made by Glynn Vrba and seconded by Megan Ray.

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

Noes: None

Motion Passed 5-0

4. Consider and act on January 5, 2026, February 9, 2026, March 2, 2026, and April 13, 2026 minutes.

Motion: to approve the January 5, 2026, February 9, 2026, March 2, 2026, and April 13, 2026 minutes was made by Glynn Vrba and seconded by Megan Ray

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

Noes: None

Motion Passed 5-0

5. Consider and act on a BIG Grant process and application.

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. Consider and act on the purchase of soccer goals and bleachers for the soccer fields at City Park.

Motion: to authorize the City Manager to make an expenditure in an amount not to exceed \$8,000.00 for the purchase of soccer goals, and any equipment necessary for the maintenance thereof, for the soccer fields at City Park was made by Glynn Vrba and seconded by Megan Ray.

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

Noes: None

Motion Passed 5-0

7. Consideration, discussion, and possible action regarding the provision of economic incentives to support business development associated with the Hundley Drive and Shady Shores Road project.

The Board held a discussion to consider ways in which it can promote business development associated with the Hundley Drive and Shady Shores Road projects.

Motion: to authorize the City Manager to make an expenditure in an amount not to exceed \$1,000.00 for the purpose of promoting social media posts intended to inform residents of detours and access points to Lake Dallas businesses affected by road construction along Hundley Drive and Shady Shores Road was made by Glynn Vrba and seconded by Megan Ray.

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

Noes: None

Motion Passed 5-0

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

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

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.

No Executive Session.

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

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

Glynn Vrba- Follow up on analytics for boosted social media posts

12. **Adjourn**

Mike Mayberry adjourned the meeting at 7:02 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

Lake Dallas Community Development Corporation

Monthly Financial Report

February 2026



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

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

CDC Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	803,385	69,819	276,319	34.39%
Expenditures	803,385	4,456	400,463	49.85%
Net	-	65,363	(124,144)	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are \$276,319 and \$400,463 respectively. They represent 34.39% and 49.85% of the budget.

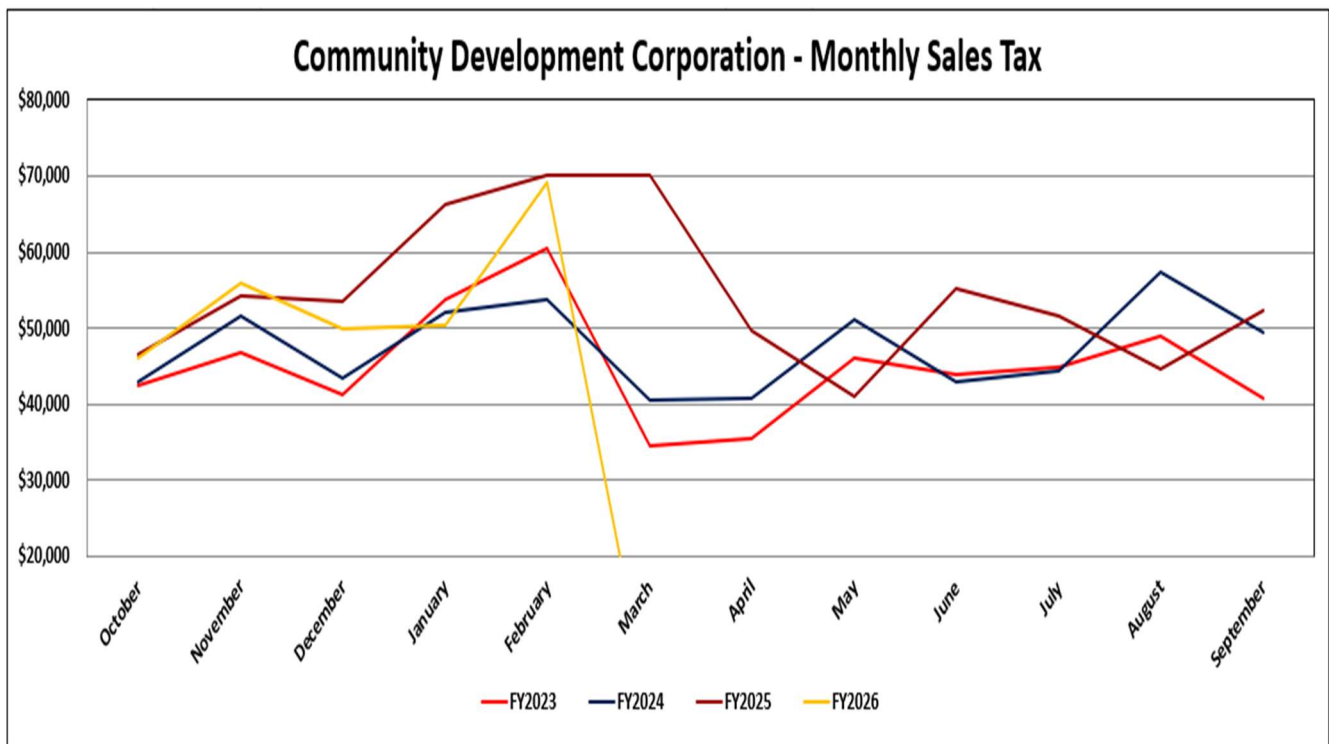
Sales Tax Revenue for February 2026 was \$69,055. As of February 28, 2026, 39.66% of the budgeted sales tax was collected.

Community Development Corporation has the following cash and investments available as of February 28, 2026:

CDC Investments	\$ 262,360
CDC Cash at Bank	<u>\$ 239,895</u>
Total Cash and Investments	\$ 502,255

**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	69,055
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	\$ 271,170





**Details of Budget
Revenues and Expenditures
As of February 28, 2026**



Monthly Budget Report Account Summary

For Fiscal: Current Period Ending: 02/28/2026

		February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION										
Revenue										
510-000-41103	SALES TAX - TYPE B	56,974.17	69,055.21	12,081.04	21.20%	284,870.85	271,170.49	-13,700.36	-4.81%	683,690.00
510-000-46100	INTEREST INCOME	1,923.92	764.00	-1,159.92	-60.29%	9,619.60	5,148.57	-4,471.03	-46.48%	23,087.00
	Total Revenue:	58,898.09	69,819.21	10,921.12	18.54%	294,490.45	276,319.06	-18,171.39	-6.17%	706,777.00
Expense										
510-100-51000	UTILITIES	515.00	955.96	-440.96	-85.62%	2,575.00	17,417.78	-14,842.78	-576.42%	6,180.00
510-100-53103	PARK MAINTENANCE	0.00	0.00	0.00	0.00%	0.00	1,000.00	-1,000.00	0.00%	0.00
510-100-54001	ACCOUNTING & AUDITOR	343.33	3,500.00	-3,156.67	-919.43%	1,716.65	3,500.00	-1,783.35	-103.89%	4,120.00
510-100-54002	LEGAL SERVICES	833.33	0.00	833.33	100.00%	4,166.65	55.00	4,111.65	98.68%	10,000.00
510-100-54006	CONSULTING SERVICES	166.67	0.00	166.67	100.00%	833.35	0.00	833.35	100.00%	2,000.00
510-100-54201	ADVERTISING	0.00	0.00	0.00	0.00%	0.00	338.50	-338.50	0.00%	0.00
510-100-54214	DOWNTOWN BIG GRANTS	1,666.67	0.00	1,666.67	100.00%	8,333.35	0.00	8,333.35	100.00%	20,000.00
510-100-54215	CITY PARK GRANT	4,166.67	0.00	4,166.67	100.00%	20,833.35	0.00	20,833.35	100.00%	50,000.00
510-100-55100	DUES & MEMBERSHIPS	0.00	0.00	0.00	0.00%	0.00	440.00	-440.00	0.00%	0.00
510-100-57202	CAPITAL OUTLAY - CDC-PROJECTS	33,333.33	0.00	33,333.33	100.00%	166,666.65	337,711.98	-171,045.33	-102.63%	400,000.00
510-100-59100	TRANSFER TO GENERAL FUND	6,666.67	0.00	6,666.67	100.00%	33,333.35	40,000.00	-6,666.65	-20.00%	80,000.00
510-100-59400	TRANSFER TO DEBT SERVICE FUND	19,257.08	0.00	19,257.08	100.00%	96,285.40	0.00	96,285.40	100.00%	231,085.00
	Total Expense:	66,948.75	4,455.96	62,492.79	93.34%	334,743.75	400,463.26	-65,719.51	-19.63%	803,385.00
	Total Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION:	-8,050.66	65,363.25	73,413.91		-40,253.30	-124,144.20	-83,890.90		-96,608.00
	Report Total:	-8,050.66	65,363.25	73,413.91		-40,253.30	-124,144.20	-83,890.90		-96,608.00

Monthly Budget Report

For Fiscal: Current Period Ending: 02/28/2026

Group Summary

Account Typ...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION									
Revenue	58,898.09	69,819.21	10,921.12	18.54%	294,490.45	276,319.06	-18,171.39	-6.17%	706,777.00
Expense	66,948.75	4,455.96	62,492.79	93.34%	334,743.75	400,463.26	-65,719.51	-19.63%	803,385.00
Total Fund: 510 - COMMUNITY DEVELOPMENT CORPORATION:	-8,050.66	65,363.25	73,413.91		-40,253.30	-124,144.20	-83,890.90		-96,608.00
Report Total:	-8,050.66	65,363.25	73,413.91		-40,253.30	-124,144.20	-83,890.90		-96,608.00

Fund Summary

Fund	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
510 - COMMUNITY DEVELOPMEN	-8,050.66	65,363.25	73,413.91		-40,253.30	-124,144.20	-83,890.90		-96,608.00
Report Total:	-8,050.66	65,363.25	73,413.91		-40,253.30	-124,144.20	-83,890.90		-96,608.00