



**City of Lake Dallas
(Type B) Community Development Corporation
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Monday, May 16, 2017 at 7:00 p.m.
Agenda**

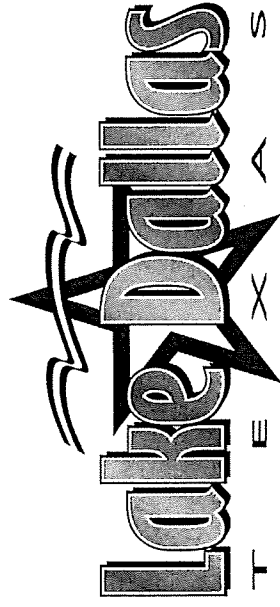
- 1. Call to Order & Determination of Quorum**
- 2. Approve and Act on Previous Meeting's Minutes – March 20, 2017**
- 3. Receive Budget & Financial Report**
- 4. Consider and Act on Economic Development Incentive Program including;**
 - a. Business Improvement Grant (B.I.G. Program) – 213, Main Street, Kathy King**
- 5. Adjourn**

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 or before May 12, 2017 at 5:00 p.m.

Codi Delcambre

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. 118 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



Community Development Corporation

Financial Reports

April 2017

Lake Dallas Community Development Corporation
Monthly Financial Summary
April 2017

	<u>Current Month</u>	<u>Year to Date</u>	<u>Original Budget</u>
Revenues	\$26,999.34	\$251,629.93	\$ 340,316.00
Expenses	6,942.74	151,015.29	340,316.00
Net	20,056.60	100,614.64	.00

Sales Tax Revenue for the month of April was \$26,732.42.
CDC has the following cash available as of April, 2017:

CDC Investment Account	302,684.68
CDC Checking Account	233,767.50
Net Funds	<u>\$ 536,452.18</u>
Projects Pending:	

Available Fund Balance	\$ 536,452.18
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City of Lake Dallas

Summary Budget Comparison - 4B/Community Development Corporation-SRB
From 4/1/2017 Through 4/30/2017

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Current Period Actual	Percent Total Budget \$ Remaining - Original
3110	Fund Balance	41,060.00	0.00	0.00	100.00%
4112	4B Sales Tax	295,779.00	249,793.78	26,732.42	15.54%
4482	Interest Income - 4B	3,477.00	1,836.15	266.92	47.19%
Report Difference		340,316.00	251,629.93	26,999.34	26.06%

City of Lake Dallas
Summary Budget Comparison - 4B Community Development Corporation - Expense
From 4/1/2017 Through 4/30/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used
8101	Special Events	10,000.00	0.00	0.00	0.00%
8102	Travel/Registrations	5,000.00	1,197.96	0.00	23.95%
8103	Advertising & Legal Notices	500.00	0.00	0.00	0.00%
8105	Subscriptions & Publications	1,500.00	0.00	0.00	0.00%
8106	Office Expenses	50.00	0.00	0.00	0.00%
8107	Contract Labor	7,300.00	0.00	0.00	0.00%
8110	Dues & Memberships	5,000.00	100.00	0.00	2.00%
8116	Parks Operations	30,000.00	17,500.00	2,500.00	58.33%
8118	Parks Maintenance	0.00	4,967.33	942.74	100.00%
8119	Interfund Transfer-Debt Service	148,966.00	0.00	0.00	0.00%
8200	Consultants & Professionals	15,000.00	0.00	0.00	0.00%
8206	Contractual Administrative & Account...	42,000.00	24,500.00	3,500.00	58.33%
8208	Accounting & Auditor	10,000.00	2,750.00	0.00	27.50%
8210	City Engineer & Engineering	15,000.00	0.00	0.00	0.00%
8400	Projects	50,000.00	0.00	0.00	0.00%
8436	Downtown Development	0.00	100,000.00	0.00	100.00%
Report Difference		340,316.00	151,015.29	6,942.74	44.37%

City of Lake Dallas

Check/Voucher Register - 4B Check Register

1100 - Cash in Operating CDC Account

From 4/1/2017 Through 4/30/2017

Check Num...	Vendor Name	Document Date	Check Amount	Transaction Description
2243	City of Lake Dallas - Regular	4/13/2017	2,500.00	4B April Park Operations
2244	City of Lake Dallas - Regular	4/13/2017	3,500.00	4B April staff services
2245	Lake Cities Municipal Utility	4/13/2017	218.08	Monthly billing for City Park, IRR, River Oak Way
	Reliant	4/13/2017	724.66	Monthly billing for Thousand Oaks, Tennis Cts, Concession
Report Total			6,942.74	

City of Lake Dallas
Business improvement grant program
Application

Business Name: Helm Publishing

Business Address: 213 Main St.

Contact Person: Kathy King

Phone: (440) 395-3388

Email: Kathy@helmpublishing.com

Business Description: Continuing education courses + publishing

Certificate of Occupancy/Business Registration Number and Date Issued:

Texas Sales and Use Tax I.D. Number: _____

Relationship between the applicant and the storefront:

☒ Owner ☐ Tenant

Property Owner: _____

Owner's Phone: _____

Describe the scope of work for the proposed Storefront Improvement project:

Replace roof w/ metal roof, porch repair, &
new signage

Grant Amount Requested:

\$10,000.00

Estimated Cost of the Project:

\$16,075

Worked to be performed by:

A. Allison Roofing

Project Start Date:

June 15, 2017

Please include the following information with your application:

1. Letter of permission from the property owner to participate in the Storefront Program
 - Letters should include the expiration date of the current lease
2. Photographs of the existing building
3. Drawing or renderings of the proposed improvements
4. Written description of the proposed improvements
 - Includes building materials and color schemes to be used
5. A copy of bids from at least two (2) different contractors

By affixing your signature the applicant acknowledges they have read and agreed to City of Lake Dallas Business improvement grant program Guidelines and General Conditions. The applicant understands that all grants are awarded on rebate basis after all work has been certified completed by the City of Lake Dallas Main Street Program. 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, Lake Dallas Community Development Corporation, or Lake Dallas Main Street Program liable for any property damage, personal injury, or other loss related the Business improvement grant program. The applicant agrees to indemnify the City of Lake Dallas, and 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.

Print Name:

KATHY KING

Signature:

Kathy King

Date:

5-9-17



Lake Dallas Business Improvement Grant

213 Main Street
Kathy King (940-395-3388)

Eligibility Requirements:

Kathy King has owned 213 Main Street with two buildings and two storage barns since July 1997. All taxes and utilities are currently paid. The Certificate of Occupancy was awarded in January 1998.

Overview:

The building at 213 Main Street was an early private residence, physician's office, lawnmower shop, and pet and feed store before I purchase it. Helm Publishing, Inc. creates open-book continuing education courses for RDs, RNs, Health Educators, and Diabetes Educators. We sell both paper and online tests, and we inventory the books and paper tests that we ship nationally and internationally from this address. We have three employees at this location, one in Colorado, one in Maine, and project test writers and reviewers in Texas, Florida, Iowa, Maryland, and South Carolina.

The back building with a cistern and well was a bait shop and then a feed storage building. It was renovated in 2000 and we used it as an antique store, and then rented it to a local businessman for a corporate breakroom (resulting in >\$2,000 in damage), and it has been an apartment for the past eight years.

Design and Project Improvements:

I want to maintain the design and appearance of both buildings, but add more durable and attractive matching metal roofs. The porch on the front building has extensive rotting from several leaks and it needs to be replaced. Yesterday, we found carpenter ants in the header. The white railing on the porch and the soffits have been replaced multiple times and they need it again. The flooring of the porch has boards that need to be replaced and the entire porch floor needs to be sanded, stained, and sealed. The front of the building will be repaired and repainted with a new color scheme.

The business sign on wood is peeling again and needs to be replaced with a new design (estimate attached). The landscaping and sprinkler system need work.

Priorities

1. Roofs

- Rebuild front porch and replace rotten rafters, header, decking, and soffit as needed and treat carpenter ants.
- Remove old shingles and install new porch decking and metal roofing (silver) and gutters on front building.
- Install metal roofing (silver) on Bait House (back building) over the present roof.

2. Porch railing and flooring

- Replace two 8' porch pillars and add two more, plus left side railing and spindles.
- Replace front boards of porch floor, sand entire floor, and seal with stain/sealer.
- Paint walls, door, poles, and railing.

3. Order new wooden sign for front building "Helm Publishing" \$380 + shipping

4. Improve landscaping (Clean, plant, remove, and replace weed barrier and mulch. Also, repair broken sprinkler system and replace sprinkler heads as needed.) ~\$1,000 to \$1,200

Roof and Construction Bids

Landry Roofing & Construction \$14,675.00
(Does not include porch repair or back building.)

Allison Roofing	\$14,095.00
(Includes all ALL of #1 and #2 above except Kathy will buy porch stain, porch paint, four 8' pillars, 6 spindles, two 8' lap & gap wooden siding, and 6' rounded railing.)	\$ 400.00

Wooden Sign + shipping	\$ 400.00
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Landscaping	<u>\$ 1,200.00</u>
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TOTAL	\$16,095.00
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Total BIG Grant Requested	\$10,000.00
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Business Owner's Contribution	\$ 6,095.00
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1/2" R.S.

S 89°53'17" E 50.00'

1/2" R.S.

20'

PARKING

FLOWER BEDS

PORCH

GRASS

BARN

Conc.

One Story Frame House On Concrete Slab

BARN

Concrete

Concrete

One Story Frame House On Concrete Slab

Conc.

Concrete

Concrete

James Homer Johnson
386/630

NORTH (Record) 151.15'

NATURAL WALKWAY

GARDEN

18'

SIDEWALK

17'

Gravel Drive
PARKING

S 00°17'10" W 148.46'

Lake Dallas Orig
75/136

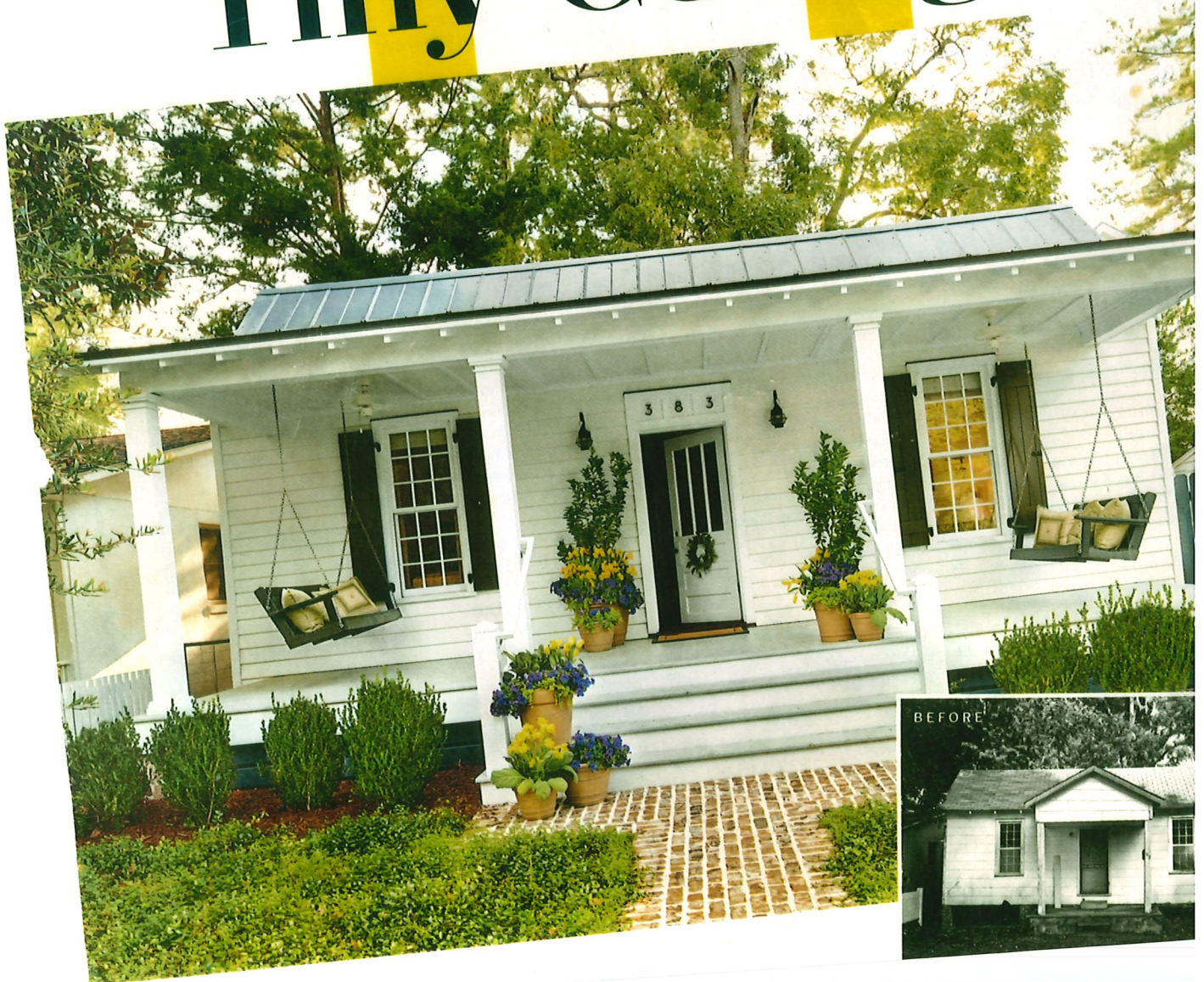
11

P.O.B.

Call

It's no small thing to live large in an itty-bitty space.
Steal some smart tricks from this 660-square-foot South Carolina makeover
BY ZOË GOWEN | PHOTOGRAPHS BY LAUREY W. GLENN | STYLING BY BUFFY HARGETT MILLER

Big Dream, Tiny Cottage



213 Main Street

July
1997
@
Purchase



Summer
2016



Bait House

2000



2016



Porch
Roof
2017



Exposed
Header
2017



Porch
Flooring
Boards
2017



Old
Sign
2017





ALLISON ROOFING & General Contracting



3730 E. McKinney St. Suite 135 # 117

Denton, Texas. 76208

1

ESTIMATE AND CONTRACT

Customer Information:

Name: Kathy King
Address: 213 MAIN ST
Billing Address: _____
Home Phone: 940-395-3388

Date: 4-20-17
City/State: LAKE DALLAS
City/State: _____
Work Phone: _____

Specifications:

Type of Shingle: AP PANEL
Color: CHOICE Initials: _____
Type of Ridge: _____
Valley: ICE SHIELD
Vents: _____
Plumbing Stacks: 3-301
Metal Edging: LF 320 Color: _____
Tear Off: ☒ Yes ☐ No 1 Layers LAYOVER
Felt #15 5 #30 5 BACK
Pitch: _____ 2-Story _____
Gutters: LF 72 Color MATCH HOOP
Downspouts: No. 3 Height _____
Elbows _____
Siding _____ Color _____
☒ Remove trash from roof, gutters and yard
☒ Protect landscaping where applicable
☒ Roll yard with magnetic roller
Manufacturers Warranty LIFETIME years
Workmanship Warranty Five Years

Description of Services:

Description of Services:	Price:
* REMOVE EXISTING	\$
3-TAB ON HOUSE	\$
* INSTALL AP	\$
STANDING SEAM PANEL	\$
1816sq ft	\$ 8370
* LAYOVER BAIT	\$
SHOP WITH AP	\$
PANEL	\$ 4100
* REPLACE RIDGE/VALLEY	\$
FELT	\$
DUP EDGE	\$
ICE SHIELD	\$
IN VALLEYS	\$
HAUL AWAY DEBRIS	\$
TOTAL ESTIMATE	\$ 12,470
and CONTRACT PRICE	\$
Thanks KATHY	
Contractor's Representative	

If it is discovered any sheeting needs replaced, an additional charge of \$ 30 per sheet shall be added to the Total Estimate and Contract Price listed above.

THE REASONABLY ANTICIPATED COMPLETION DATE SHALL BE 2-3 DAYS

SPECIAL INSTRUCTIONS: GUTTERS LDS - 324

GENERAL CONTRACTOR: Homeowner acknowledges Allison Roofing a general contractor and as overhead and _____ % profit, as allowed by insurance industry standards. CUSTOMER INITIALS _____

CONDITIONS

Allison Roofing and G. C. agrees to furnish all supervision, tools, equipment, labor and material necessary to complete the work for the price set forth herein. ARGC agrees that all work shall be done in a workmanlike manner. Payment of the full amount of the estimate shall be due upon completion of the installation of the product set forth herein unless otherwise agreed between the parties. ARGC for the price of any custom-made materials as of the date ARGC orders such materials from its manufacturing source.

ARGC is not responsible for interior damage to your home or business as a result of replacing or repairing roof, walls and fragile items secured before work is started.

I agree to the Additional Terms and Conditions on the reverse side of this page.

ESTIMATE

YOU HAVE THE RIGHT TO AN ESTIMATE IF THE EXPECTED COST OF REPAIRS OR SERVICES WILL BE MORE THAN TWENTY-FIVE PERCENT OF THE CURRENT MARKET VALUE OF YOUR CHOICE.

Total for porch rebuild & back building roof. \$14,095.



Denton, Texas. 76208



2

ESTIMATE AND CONTRACT

Customer Information:

Name: Kathy King
Address: 213 MAIN ST
Billing Address: _____
Home Phone: _____

Date: 4-20-17
City/State: LAKE DALLAS
City/State: _____
Work Phone: _____

Specifications:

Type of Shingle: _____
Color: _____ Initials: _____
Type of Ridge: _____
Valley: _____
Vents: _____
Plumbing Stacks: _____
Metal Edging: LF _____ Color: _____
Tear Off: Yes No _____ Layers
Felt #15 _____ #30 _____
Pitch: _____ 2-Story _____
Gutters: LF _____ Color _____
Downspouts: No. _____ Height _____
Elbows _____
Siding _____ Color _____
Remove trash from roof, gutters and yard
Protect landscaping where applicable
Roll yard with magnetic roller
Manufacturers Warranty _____ years

Workmanship Warranty Five Years

Workmanship Warranty Five Years

If it is discovered any sheeting needs replaced, an additional charge of \$_____ per sheet shall be added to the Total Estimate and Contract Price listed above.

THE REASONABLY ANTICIPATED COMPLETION DATE SHALL BE

SPECIAL INSTRUCTIONS:

GENERAL CONTRACTOR: Homeowner acknowledges **Allison Roofing** as a general contractor and as such will be entitled to _____% overhead and _____% profit, as allowed by insurance industry standards. CUSTOMER INITIALS _____

CONDITIONS

CONDITIONS

Allison Roofing and G. C. agrees to furnish all supervision, tools, equipment, labor and material necessary to complete the installation of the above product for the price set forth herein. ARGC agrees that all work shall be done in a workmanlike manner. Payment of the Contract price shall be due and payable in full upon completion of the installation of the product set forth herein unless otherwise agreed between the parties. Customer(s) shall become liable to ARGC for the price of any custom-made materials as of the date ARGC orders such materials from its manufacturing source(s).

Testing or repairing roof. All wall hangings should be removed from

ARGC is not responsible for interior damage to your home or business as a result of replacing or repairing roof. All wall hangings should be removed from walls and fragile items secured before work is started.

I agree to the Additional Terms and Conditions on the reverse side of this page.

ESTIMATE

YOU HAVE THE RIGHT TO AN ESTIMATE IF THE EXPECTED COST OF REPAIRS OR SERVICES WILL BE MORE THAN TWENTY-FIVE PERCENT OF THE ORIGINAL PRICE.

1533 Gunnison Trail
Lewisville, Texas 75077
(O) 972-212-5240
(F) 972-212-5261



www.LandryRoofing.com
Lance@LandryRoofing.com
(M) 214-755-9985

Your commercial and residential roofing & construction experts

Customer Name:	Kathy King	Estimator:	Lance Boscamp
Date:	3 / 14 / 2017	Mobile Number:	214-755-9985
Insurance Company:	N/A	Member Number:	N/A
Address:	213 Main Street	Policy Number:	N/A
City/ST/Zip	Lake Dallas, Texas	Phone Number:	940-395-3388
Contact Name:	Kathy	Email Address:	kathy@helmpublishing.com

Metal Roof Estimate

Scope of work: Install 26 gauge snap/lock stand and seem silver in color. 21 squares.

Tear off the shingle roof down to the wood deck prepare wood deck for metal roof system installation remove and replace damage and rotten decking.

Wood on time and material bases to be approved by the owner before the work can be performed.

Remove the wood decking and any rotten wood on the front entry roof raise and slope the front entry roof on a time and material bases.

To be approved by the owner before work can be performed.

Install ice and water shield on the entire roof.

Install 1"x2" battens if needed.

Install all metal trim and wall flashings where needed.

Install new valley and pipe flashings.

Install new ridge cap.

Clean up and haul away all roofing debris.

Price not include any wood work all wood work will be a bid as needed bases approved before work performed.

10 year warranty on installation.

Total Estimated Price \$14,675.00

Customer: _____

Date: _____

*This is for
front building
only & no
porch repairs.*

storefront signs

Search

Sell on Etsy

Register

Sign in



Mother's Day Clothing & Accessories Jewelry Craft Supplies & Tools Weddings Entertainment Home & Living More ▾



LazyRiverStudio

Favorite shop



187 items

Favorite

Like this item?

Add it to your favorites to revisit it later.



Q zoom



Request a custom order and have something made just for you.

Item details

★★★★★ (28)

Shipping & Policies

Reviewed by
Grateful Dad

★★★★★

Dec 24, 2016

A heavy, well-crafted, intricate piece of art that drew many comments at my Christmas party. The shipping container could have withstood a 20 foot fall and the product would still remain undamaged. Superior craftsmanship and attention to detail. Grateful indeed for this Skull & Roses addition to my bar. Simply awesome!

CUSTOM WOOD SIGNS | Hand carved wooden signs |
Home signs | Bar signs | Cottage signs | Business signsReviewed by
Brian Donovan

★★★★★

Dec 20, 2016



Custom Wood Sign DEPOSIT

Reviewed by



★★★★★

Dec 20, 2016

CUSTOM BUSINESS SIGNS | Handmade wood signs | Store Signs | Wood Company Signs | Custom Carved Wooden Signs | Storefront signs | Home Signs

\$380.00

Ask a question

Only 1 available

Add to cart

Overview

- Handmade item
- Material: wood
- Made to order
- Ships worldwide from United States
- Feedback: 28 reviews
- Favorited by: 2 people

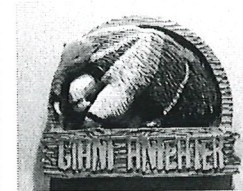
This shop accepts Etsy gift cards

Favorite

Add to

Tweet

Like 0

LazyRiverStudio
in Chicago, IllinoisCustom carved wood signs | ...
\$380.00Handmade wood signs | Zoo...
\$380.00Custom carved wood signs | ...
\$380.00Custom Carved wood signs | ...
\$380.00

1533 Gunnison Trail
Lewisville, Tx 75077

(O) 972-212-5240

(F) 972-212-5261



www.LandryRoofing .com

Lance@LandryRoofing.com

(M) 214-755-9985

Customer Name:	Kathy King	Estimator:	Lance Boscamp
Date:	5 / 4 / 2017	Mobile Number:	214-755-9985
Insurance Company:	N/A	Member Number:	N/A
Address:	213 Main Street	Policy Number:	N/A
City/ST/Zip	Lake Dallas, Texas	Phone Number:	940-395-3388
Contact Name:	Kathy	Email Address:	kathy@helmpublishing.com

Metal Roof Estimate for 2 Structures

Scope of work:

Install 26 gauge snap/lock stand and seem silver in color. 21 squares.

Tear off the shingle roof down to the wood deck prepare wood deck for metal roof system installation remove and replace damage and rotten decking.

Wood on time and material bases to be approved by the owner before the work can be performed.

Remove the wood decking and any rotten wood on the front entry roof raise and slope the front entry roof on a time and material bases.

To be approved by the owner before work can be performed.

Install ice and water shield on the entire roof.

Install 1"x2" battens if needed.

Install all metal trim and wall flashings where needed.

Install new valley and pipe flashings.

Install new ridge cap.

Clean up and haul away all roofing debris.

Price not include any wood work all wood work will be a bid as needed bases approved before work performed.

10 year warranty on installation.

Total Estimated Price **\$21,875.00**

Customer: _____

Date: 5/4/2017