

**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.

The Board held a discussion regarding BIG Grant guidelines and application requirements.

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.

The Board held a discussion regarding the purchase and sale of 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.

No Executive Session.

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

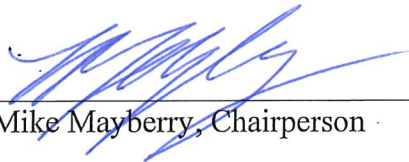
No action taken.

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