

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 24, 2022 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 7:02 p.m.

**Present:**

Mike Mayberry	Chairperson, Member 6
Charlie Price	Member 1
Kristy Bleau	Member 3
Andi Nolan	Member 4
Evan Huff	Member 5
Glynn Vrba	Member 7

**Absent:**

Terry Tuck	Vice Chairperson, Member 2
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**Staff members:** City Secretary Codi Delcambre, Assistant to the City Manager Lancine Bentley.

**2. Citizen Agenda & Public Comment:**

Mike Mayberry opened Citizen's Agenda.

No one spoke.

Mike Mayberry closed the Citizen's Agenda.

**3. Approval of the December 13, 2021 minutes.**

**Motion** approve the December 13, 2021 minutes was made by Evan Huff and seconded by Mike Mayberry.

**Ayes:** Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff, and Charlie Price.

**Noes:** None

**Motion Passed 6-0**

**4. Approval of the November 2021 financials.**

**Motion:** approve the November 2021 financials was made by Andi Nolan and seconded by Evan Huff.

**Ayes:** Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff, and Charlie Price.

**Noes:** None

**Motion Passed 6-0**

5. **Receive a report, hold a discussion, and take appropriate action, if any, authorizing negotiation and execution of a professional services agreement with AXIS Realty Group for brokerage services for LDCDC-owned properties.**

**Motion:** authorize the Chairperson to negotiate and execute an agreement with Axis Realty Group for real estate brokerage services relating to the marketing and sale of property owned by the Corporation consistent with the proposal dated November 22, 2021, was made by Andi Nolan and seconded by Evan Huff.

**Ayes:** Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff, and Charlie Price.

**Noes:** None

**Motion Passed 6-0**

6. **Receive a report, hold a discussion, and take appropriate action, if any, authorizing negotiation and execution of a contract for asbestos abatement and demolition services for 1000 – 1002 S. Stemmons Freeway.**

**Motion:** authorize the Chairperson to negotiate and execute an agreement with Intercon Environmental for asbestos abatement and demolition and removal services in an amount not to exceed \$18,570 for the structures located at 1000-1002 S. Stemmons Freeway was made by Charlie Price and seconded by Mike Mayberry.

**Ayes:** Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff, and Charlie Price.

**Noes:** None

**Motion Passed 6-0**

7. **Conduct a public hearing and take appropriate action regarding a project relating to the sale and development of the property located at 312 Main Street and providing a granted related thereto.**

Chairman Mayberry opened the public hearing at 7:21 p.m.

No one spoke in favor or against.

Chairman Mayberry closed the public hearing at 7:22 p.m.

**Motion:** authorize the LDCDC Chairperson to negotiate and sign contracts and other documents that are reasonable and necessary to sell to Isabel and Louis Velez, Jr. and/or assigns the property located at 312 Main Street for a sales price of \$225,000 and a purchase grant of \$224,900 to be applied as a credit to the purchase price, the sale of said property to be subject to a restriction agreement on the property requiring construction of a three-story building with not less than 7000 square feet of the ground floor to be developed for restaurant and retail purposes and the remaining floors to be developed for restaurant, retail, office, and/or multi-family residential purposes was made by Glynn Vrba and seconded by Evan Huff.

**Ayes:** Andi Nolan, Kristy Bleau, Glynn Vrba, Mike Mayberry, Evan Huff, and Charlie Price.  
**Noes:** None

**Motion Passed 6-0**

8. **Executive Session:** Conduct a closed meeting pursuant to Texas Government Code Section 551.072 and Section 551.087 to receive a preliminary concept presentation from Project Public Service.

CDC Board convened into Executive Session at 7:24 p.m.

9. **Return to Open Session:** Take action, if any, pursuant to discussions conducted in Executive Session.


CDC Board reconvened into Executive Session at 9:07 p.m.

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

11. **Adjourn**

Mike Mayberry adjourned the meeting at 9:10 p.m.

  
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Mike Mayberry, Chairperson

  
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Codi Delcambre, City Secretary