



**Lake Dallas Community Development Corporation  
Board of Directors Special Called Meeting  
This meeting will be conducted via Video Conference  
May 25, 2021 at 7:00 p.m.  
Agenda**

**Pursuant to Governor Greg Abbott’s temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, members of the public will not be admitted to the meeting room to attend the meeting. Members of the public who desire to listen to proceedings of the meeting may dial the following toll-free number and, when prompted, enter the following Meeting ID #, beginning at 6:45 p.m. to join the meeting:**

**Toll Free Number: 877 853 5257**

**Meeting ID#: 847 0123 5892**

**Password: 099159**

**Video Conference: <https://us02web.zoom.us/j/84701235892?pwd=Z0ZXOGZ3S0tUZWI3R2g1Q01OVtc0QT09>**

**Any person wishing to provide comments during Item 2 – Citizen Agenda & Public Comment, or on any matter to be considered on this agenda, should email such comments to the City Secretary at [cdelcambre@lakedallas.com](mailto:cdelcambre@lakedallas.com) by 3:00 p.m. on Tuesday, May 25, 2021.**

- 1. Call to Order & Determination of Quorum**
- 2. Citizen Agenda & Public Comment:** An opportunity for citizens to address the 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. Executive Session:** Conduct a closed meeting pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property located 1004 S Stemmons Freeway.

**Return to Open Session**

- 4. Conduct a public hearing and take appropriate action on a project relating to the acquisition of real property for the purpose of promoting new or expanded business development and consider a resolution authorizing an agreement to purchase the property located at 1004 S. Stemmons Freeway (portion of Lot 3 (SE37.1’) and Lot 4, Block A of Barmarcher Sites).**

## 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 May 21, 2021 at 5:00 p.m.



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Codi Delcambre, City Secretary

If you plan to attend this via teleconference 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. 103 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  
RESOLUTION NO. 2021-\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE DALLAS, COMMUNITY DEVELOPMENT CORPORATION AUTHORIZING AN AGREEMENT TO PURCHASE THE PROPERTY LOCATED AT 1004 S. STEMMONS FREEWAY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Dallas Community Development Corporation (“the Corporation”) is a Type B Economic Development Corporation established by the City of Lake Dallas (“City”) pursuant to the Development Corporation Act, Texas Local Government Code, Chapters 501-507, as amended (the “Act”), specifically with the Corporation to possess the powers granted by Chapter 505, Texas Local Government Code; and

**WHEREAS**, City’s population is less than 20,000; and

**WHEREAS**, the Corporation’s Board of Directors (“the Board”) has determined that a program of purchasing small tracts of real property within the City at strategic locations for the purpose of consolidating those tracts into a larger parcel for redevelopment will promote new and expanded business enterprises within the City and constitutes a “project” in accordance with Section 505.158 of the Act; and

**WHEREAS**, the Board has identified the property located at 1004 S. Stemmons Freeway as property that can be consolidated and redeveloped as described above, the purchase of which will be an eligible project expense as authorized by the Act; and

**WHEREAS**, the Board finds it to be in the best interest of the Corporation and the City and in furtherance of its purpose as Type B Economic Development Corporation to take the action necessary to purchase the above-identified property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LAKE DALLAS COMMUNITY DEVELOPMENT CORPORATION THAT:**

**SECTION 1.** The President and any other officer of the Corporation are hereby authorized to negotiate and sign on behalf of the Corporation a real estate purchase agreement for the purchase of the property located at 1004 S. Stemmons Freeway, Lake Dallas, Texas, in an amount not to exceed \$168,000 including closing costs and to sign such other documents and take such other actions as reasonable and necessary to close on the purchase of said property.

**SECTION 2.** This Resolution shall be effective immediately upon its passage and it is accordingly so resolved.

**PASSED AND APPROVED** this the 24<sup>th</sup> day of May 2021.

**APPROVED:**

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President, Lake Dallas Community  
Development Corporation

**ATTEST:**

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Secretary, Lake Dallas Community  
Development Corporation

(kbl:4/10/21:122342)