

Esperanza Community Center at Dobie

Local Government Corporation

Board of Directors Meeting

Thursday, July 16, 2026, at 9:00 AM

500 Elm St, 6th floor – Ceremonial Strategy Conference Room

Dallas, TX 75202

Minutes

General session

1. Call to order and roll call of Board of Directors – *Member Tamayo motioned to open the meeting at 9:00, seconded by member Allen. Chair Ervin noted the absence of member Bazan and vote was otherwise unanimous.*
2. Review and Approval of the minutes of the June 10, 2026 board meeting. – **for review and approval** – *Member Tamayo moved to approve the minutes and was seconded by member Allen with a unanimous approval.*
3. Discussion and Approval - Service providers and contracts
 - a. WIC – status update – *No update*
 - b. Parkland – status update – *No update*
 - c. HHS – status update – *Senior Center is set to open and ramp to be added on the WIC side to facilitate entry.*
 - d. RISD Family Literacy – status update – *No update*
 - e. Metrocare – status update – *No update*
 - f. Dallas College – status update – *Close to receiving Certificate of Compliance for occupancy.*
 - g. Big Thought – status update – *No update*
 - h. AgriLife – status update – *Final edits on contract are being sent to Agrilife with minor changes; expect signature at upcoming meeting.*
 - i. ChildCareGroup – Lease Agreement – status update – *No update*
 - j. Crossroads Food Pantry – status update – *Kitchen equipment is on site and expecting an August 1 completion on site work.*
 - k. FIFA “mini-pitch” – status update – *No update*
 - l. REAL Construction Group contract – status update – *Final payment released; no further business with REAL Construction Group.*

- m. Latino Arts Project Mural project – status update – *Close to completion.*

Executive session – Entered session at 9:07

Discuss and confer with legal counsel for purposes permitted in Chapter 551, Open Meetings, Texas Government Code, Section 551.071 through Section 551.076 concerning:

Real Estate Discussion concerning City of Dallas and RISD

All items discussed in executive session will be taken up at the next meeting of the Esperanza Community Center at Dobie Local Government Corporation

Executive session – Finished session at 9:20

General session

4. Old Business

- a. **Approval:** Disbursements to LMC, Latino Arts Project, REAL Construction, Pace Graphics, Wolfe Tidwell McCoy, Forvis Mazurs LLP – *Motion by Member Tamayo was seconded by member Hensley and received unanimous approval.*
- b. Correspondence. – *No correspondence update*

5. New Business

- a. **Review and Approval:** LMC Change Order– *Motion by Member Tamayo was seconded by member Hensley and received unanimous approval.*
- b. **Review and Approval:** HVAC service agreement with Upchurch Service – *This item was pulled from the agenda for future consideration pending updates to the agreement. Discussion on the item included amending the contract to provide more flexibility to the board and better define service expectations.*
- c. Discussion: Budget for fiscal year – *Chair Ervin will provide a year-to-date profit/loss update at the next meeting.*

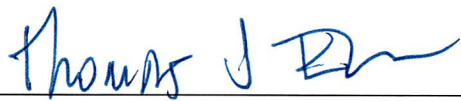
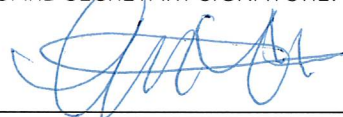
6. General discussion and announcements

- a. Open floor for board members to bring up new topics or announcements. – *Chair Ervin announced the Dallas Development fund will be awarding the Esperanza Community Center at Dobie a New Markets Tax Credit allocation. This will, he noted, to proceed involve future law firm engagement and the creation by the board of a new non-profit entity to disburse and report on the Tax Credit funds. This, he indicated, would be brought to the board for a vote at a future date.*

7. Cadence of meetings and next meeting date

- a. Selection of next meeting date. – *The next regular meeting will be on Wednesday July 29th.*

8. Adjournment – *The meeting adjourned at 9:40am*

BOARD CHAIR SIGNATURE: 	BOARD SECRETARY SIGNATURE: 
Signatures are evidence that these are official minutes	