

**DAYTON COMMUNITY DEVELOPMENT CORPORATION**  
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535  
**REGULAR BOARD MEETING AGENDA**  
Tuesday October 10<sup>th</sup>, 2017 6:00 p.m.

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**Present**

Wendell Null – Voting  
Glen Hajovsky – Voting  
Terri Beene – Voting  
Nan Headrick – Voting  
Tonya Smikal – Advisory  
Shane Burleigh – Advisory  
Courtland Holman – Executive Director  
Sheila Martin – Administrator  
Sherial L. Lawson – City Council

**Absent**

Frosty Pruitt – Voting  
Chad Elmore – Voting  
Josh Townsend – Voting  
Jeff Lambright – Advisory  
Chris Brown – Advisory

**I. Call to Order - 6:02 p.m.**

Board President Wendell Null called the Board meeting to order.

**II. Invocation and Pledge**

Wendell Null led the Pledge. Tonya Smikal gave the invocation.

**III. Citizen Forum**

Citizens will be allotted a 3 minute time frame.

None present.

**IV. Review Open Meetings Act Training Requirement**

Courtland Holman gave a brief overview of the Open Meetings Act training requirement. Each Board member is expected to complete the training and submit the certificate of completion back to the DCDC office to file.

**V. Consent Items**

*The purpose of the consent agenda is to streamline an open meeting by approving multiple items with one vote. If Board desires to discuss an item on the consent agenda, they may do so within the Consent Items.*

- a. Review and take action on regular board meeting minutes from September 11<sup>th</sup>, 2017
- b. Review and take action on September's 2017 Financial Statement

Glen Hajovsky made a motion to accept and approve the consent agenda items with corrections. Nan Headrick seconded the motion. None opposed. Motion carried.

## **VI. Discussion & Action Items**

- a. Discussion & Possible Action on ED Video

Glen Hajovsky made a motion to accept the Neon Cloud proposal for the Dayton ED video. Terri Beene seconded the motion. None opposed. Motion carried.

## **VII. Director's Report**

October 10, 2017

September 15 - Multiview proposal review

September 18 – Meeting with David Barnhart and group from Signorelli to discuss housing development. Theo and Kimberly attending

September 19 – Meeting with Luiz of Kendig Keats for Comp Plan and Downtown Plan

September 20 – Meeting after hours with Jordan Hiller of Hiller Carbon due to damage they received.

Meeting with Frank and Tom Daniels regarding Fast food restaurant.

September 22 – Meeting with Stone Ridge Pipeline Company

September 23 – City Council Retreat

September 26 – Meeting at city hall with property owner, broker and city staff on issues of industrial business trying to locate in Downtown/Residential area and not meeting code

September 27 – Meeting with Steve Mitchum

Meeting with Frank and Cory of Frank's Automotive with Theo

September 28 – Kick off of Downtown Revitalization meeting and tour from 9AM to 2PM

October 2 - All day meeting with Project Oleon team with Entergy, Centerpoint, Wachter, TxDot, City and County leaders, Property owner and broker.

October 3 - Meeting with Marcus Goering and Theo in regard to improving Rolke Road due to Oleon project to be located at end of Rolke road.

October 6 – Provided meeting location for Dr. Tom Kelchner and other doctors to discuss potential development of medical facilities in Dayton.

#### PROJECTS:

##### September

Project Golden Hercules - The Office of the Governor has been contacted by a consultant on behalf of an advanced manufacturing company in the clean technology sector looking to expand. The company is seeking a shovel-ready site of 150-300 acres and estimates a capital investment of \$2 billion for initial phases, with possible further expansion. Approximately 1,000 jobs will be created by 2024.

Project High Flex - The Office of the Governor has been contacted by a company representative requesting sites for a elastomeric thermal insulation manufacturing operation. The company is seeking an existing 60,000 sq. ft. building for lease on a site that is approximately 20 acres or a build-to-suit site. The operation will initially create 20 jobs, with potential growth to 60 jobs by year three, and the capital investment is estimated to be \$5.5 million.

Project Red Mercury - The Office of the Governor has been contacted by a consultant on behalf of a siding manufacturing company looking to expand by adding a new production facility. The company is seeking a greenfield site of 20-25 acres. The facility is expected to create 74 new jobs and generate \$130MM in capital investment across land and equipment.

October

Project Cardinal – From GHP Distribution Center for Company owned retail stores in the Southern U.S. Traffic -150 to 200 inbound and outbound FTL daily. **Labor** - Number (Cumulative Per Year): – Year 1 – 225, Year 2 – 330, Year 3 – 400. Building size is about 1 Million square feet with expansion capacity of 500,000 on 121 acres.

Project Steel Oat - The Office of the Governor has been contacted by a company that supplies food products and services. They are looking to expand their operations by purchasing a warehouse near the Texas coast to process & produce specialty marine ingredients. The company is seeking to purchase an existing building of 50,000+ square feet to process and store food products on a site of at least 20 acres. Approximately 50 people will be employed initially, with plans to ramp up to 125 employees over five years. The company anticipates spending approximately \$5 million on real estate and equipment.

**VIII. Adjourn - 6:50 p.m.**

Glen Hajovsky made a motion to adjourn. Terri Beene seconded the motion. None opposed. Motion carried.

  
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President

  
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Secretary