

DAYTON COMMUNITY DEVELOPMENT CORPORATION
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535
REGULAR BOARD MEETING AGENDA
Monday December 11th, 2017 7:00 p.m.

Present

Wendell Null - Voting
Nan Headrick - Voting
Josh Townsend - Voting
Terri Beene - Voting
Tonya Smikal - Advisory
Shane Burleigh - Advisory
Mike Fielder - Council
Theo Meloncon - City Manager
Courtland Holman - Executive Director
Alvin Burress - City Council

Absent

Frosty Pruitt - Voting
Glen Hajovsky - Voting
Chad Elmore - Voting
Jeff Lambright - Advisory
Chris Brown - Advisory
Sheila Martin - Administrator

I. Call to Order - 7:00 pm

Board President Wendell Null called the Board meeting to order.

II. Invocation and Pledge

Mike Fielder led the invocation. Shane Burleigh led the Pledge.

III. Citizen Forum

Citizens will be allotted a 3 minute time frame.
None present.

IV. Nominations/Term Renewal for Possible Board Open Position

Terri Beene and Chad Elmore are both resigning from the Board as voting members.
C.D. Williams, Tammy Pratka and Arlene Langham have expressed interest in being on the Board.

V. Review Lazy B application for Business Improvement Grant Program

Rodney Body presented a slideshow presentation as part of the application for Lazy B General Store for the BIG Grant Program.

VI. 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 November 13th, 2017
- b. Review and take action on November's 2017 Financial Statement

Nan Headrick made a motion to accept the Board meeting minutes and Financial Statement for November 2017. Josh Townsend seconded the motion. None opposed. Motion carried.

VII. Discussion & Action Items

- a. Discuss & Possible Actions on TXP contract for financial consulted work – Shared cost with the City of Dayton

Theo Meloncon presented information regarding the need for the financial consulted work and the economic benefits of having it for the City. Josh Townsend made a motion for the DCDC to pay 50% of the total cost, not to exceed the maximum amount in the contract. Terri Beene seconded the motion. None opposed. Motion carried.

- b. Discuss & Possible Action for possible nomination to City Council

After discussion, Terri Beene made a motion to recommend to City Council that Tonya Smikal and Shane Burleigh be moved from Advisory members to Voting members of the Board. None opposed. Motion carried.

Nan Headrick then made a motion to recommend to City Council that C.D. Williams, Tammy Pratka and Arlene Langham be presented as nominees to fill the vacant positions on the Board. Terri Beene seconded the motion. None opposed. Motion carried.

Josh Townsend made a motion that the DCDC Board recommends reappointments of all existing Board members to City Council. Nan Headrick seconded the motion. None opposed. Motion carried.

- c. Discuss & Possible Action for BIG Program for Lazy B General Store

After some discussion, Josh Townsend made a motion to table the request until next month to give the owners time to submit financials so that the Board can make a more informed decision. Nan Headrick seconded the motion. None opposed. Motion carried.

VIII. Director's Report

November 13, 2017

November 14 – NEON Cloud filming of video

Attended TxDot meeting at community center

November 15 - Meeting with Theo, Travis, Art, Marcus Goering and his attorney regarding Gulf Inland improvements.

November 17 – China Town meeting with David Wang and Kenneth Li with some council and DCDC board

November 21 – Project Refrigerant lunch meeting and tour

November 29 – Meeting with Gulf Coast Waste Disposal Authority – Lori Traweek and Theo

November 30 – meeting with Tom Kelchner and Dr. Peterson

Meeting for downtown revitalization at JLA office on Church Street with Kendig Keats.

Site tour with Project Copper from China

December 7 – Project Nine submittal

December 11 – Meeting with Roshy (owner of Subway and Brewingz building and with Tom Kelchner for a medical lease of part of the building.

Conference call with Luis of Kendig Keats on downtown revitalization and other items.

PROJECTS:

November:

Project Refrigerant - This is the project that we met with David Wang and Kenneth Li with members from the Company that has now flown back to china. This is packaging company requiring 10 to 15 acres to package refrigerant made in China and packaged for sale in US. Building size around 100,000 square feet. The company representative flew back to China soon after our meeting to talk to the owner of the company about Dayton. They spent the most time visiting with us and canceled one of their meetings.

Project Copper – this prospect contacted me as they saw the advertisement in a site selector magazine for Gulf Inland as they are or were interested in Rail. This would be a development on 30 to 60 acres with a 500,000 square foot building to make copper piping for the HVAC industry. Representative from China has not looked at any other sites or had any other tours before flying back to China to talk to the president of the company.

December:

Project Nine from Entergy – this is a potential multi billion dollar investment for a steel manufacturing plant and possible power generating facility on 430 plus 230 acres that require rail.

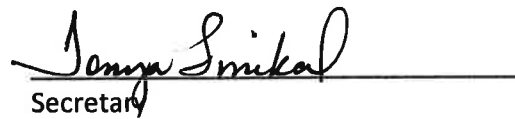
This was an 8 hour turn around for that Entergy needed from me by end of day Thursday for them to work on Friday for a Monday morning submittal. Site consultant is Global Location Strategies of which they had a multi page criteria document that needed to be submitted. Gulf Inland was the location I submitted. I anticipate that we are a tier two

IX. Adjourn - 8:38 p.m.

Nan Headrick made a motion to adjourn. Terri Beene seconded the motion. None opposed.
Motion carried.



President



Secretary