

**DAYTON COMMUNITY DEVELOPMENT CORPORATION**  
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535  
**REGULAR BOARD MEETING AGENDA**  
Monday, January 8<sup>th</sup>, 2017 6:00 p.m.

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**Present**

**Absent**

Wendell Null - Voting  
Frosty Pruitt - Voting  
Glen Hajovsky - Voting  
Nan Headrick - Voting  
Alvin Burress - Voting  
Tonya Smikal - Voting  
Shane Burleigh - Voting  
Jeff Lambright - Advisory  
Chris Brown - Advisory  
C.D. Williams - Advisory  
Tammy Pratka - Advisory  
Mike Fielder - Council  
Theo Melancon - City Manager  
Courtland Holman - Executive Director  
Sheila Martin - Administrator

**I. Call to Order - 6:00 p.m.**

Wendell Null called the meeting to order.

**II. Invocation and Pledge**

C.D. Williams led the invocation. Tammy Pratka led the Pledge of Allegiance.

**III. Citizen Forum**

Citizens will be allotted a 3 minute time frame.

Josh Townsend read a personal statement regarding his opposition to the grant application voted on in the last meeting.

**IV. Swearing in of new Board Members**

Tammy Pratka – non-voting  
CD Williams – non-voting  
Alvin Burress – voting  
Tonya Smikal – voting  
Shane Burleigh – voting  
Wendell Null – voting  
Nan Headrick – voting

The Honorable Alan D. Connor administered the oath of office to the Advisory Board members and then to the Voting Board members.

**V. Nominate and Possible Vote member for All Board Officer Position**

President

Nan Headrick made a motion to re-appoint Wendell Null as Board President. Tonya Smikal seconded the motion. None opposed. Motion carried.

Vice – President

Wendell Null made a motion to re-appoint Nan Headrick as Board Vice - President. Alvin Burress seconded the motion. None opposed. Motion carried.

Secretary

Shane Burleigh made a motion to re-appoint Tonya Smikal as Board Secretary. Nan Headrick seconded the motion. None opposed. Motion carried.

Treasurer

Wendell Null made a motion to appoint Shane Burleigh as Board Treasurer. Alvin Burress seconded the motion. None opposed. Motion carried.

**VI. Assign Members to Board Committees**

Grant Committee

Nan Headrick and Shane Burleigh volunteered to be on the Grant Committee. C.D. Williams was assigned to the Grant Committee by the Board President.

Outreach Committee

Tonya Smikal and Alvin Burress volunteered to be on the Outreach Committee. Tammy Pratka was assigned to be on the Outreach Committee by the Board President.

**VII. Grant Presentation by Dr. Kelchner & Dr. Peterson for Total Care Dayton Multi-Specialty Clinic**

Dr. Kelchner gave opening remarks and introduced Dr. Peterson and Robert Boudreaux, R.N. Dr. Peterson made a presentation to the Board for plans to open an Urgent Care and Multi-Specialty Clinic in Dayton with added services of occupational medicine, Tele-medicine, x-rays and in-

house labs, and options for future expansion. They will be accepting Medicare/Medicaid, private insurances and self- pay. The planned days and hours of operation are Monday - Saturday from 7 am - 7 pm, but may adjust times due to patient demand. They currently have two other similar operations in Bridge City and Port Arthur. The projected date for ribbon cutting on this facility would be in May 2018.

**VIII. Public Hearing:**

Open discussion with questions and answers.

**Director's Statement:**

It is now 6:55 pm and I hereby recess this regular session January 8<sup>th</sup>, 2018 of the Dayton Community Development Corporation meeting and do hereby open a public hearing to receive input on a grant incentive to Total Care Dayton Multi-Specialty Clinic.

**Director's Statement:**

It is now 7:06 pm and I hereby adjourn this public hearing and do hereby reconvene the January 8<sup>th</sup>, 2018 regular session of the Dayton Community Development Corporation.

**IX. Executive Session – Adjourn into Executive Session**

**DCDC Board President's Statement:**

It is now 7:07 pm and I hereby recess this regular session January 8<sup>th</sup>, 2018 of the Dayton Community Development Corporation meeting and do hereby convene an executive session, said executive session authorized under the following sections of the Texas Government Code: (5) Open Government; Ethics, Subchapter D, Section 551.087 (Deliberation Regarding Economic Development Negotiations) Multi-Specialty Medical Facility.

**In Accordance with the Texas Government Code:**

A. Section 551.087 – Deliberation Regarding Economic Development Negotiations

**X. Reconvene into Open Session**

**DCDC Board President's Statement:**

The time is now 7:37 pm and I hereby close the executive session of the Dayton Community Development Corporation and do hereby reconvene the regular open session.

**XI. Discussion & Action Items**

a. Discuss & Possible Action on Grant for Total Care Dayton Multi-Specialty Medical Clinic

Nan Headrick made a motion to approve the Grant request for Total Care Dayton Multispecialty Clinic, PLLC in the amount of \$250,000: \$150,000 for equipment and \$100,000 for lease reduction over five years with claw backs. Approval is subject to terms listed by Council Mike Fielder.

Glen Hajovsky seconded the motion. None opposed. Motion carried.

**XII. Statement from the President to Educate our New Board Members**

Wendell Null expressed his appreciation to the new Board Members, emphasizing the need for good attendance and Board training to be given at next month's meeting.

**XIII. 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 December 11<sup>th</sup>, 2017
- b. Review and take action on December's 2017 Financial Statement

Nan Headrick made a motion to accept the Board meeting minutes and financials for December 2017. Alvin Burrese seconded the motion. None opposed. Motion carried.

**XIV. Director's Report**

January 8, 2018

December 12 – City In-Code Training on software.

Theo and I attended a meeting in Anahuac with the Trinity Water Authority to discuss and understand process for above ground water availability, acquisitions, fees, rights, etcetera.

December 13 – Meeting with Oleon representatives and Theo regarding development and infrastructure to Gulf Inland. Property purchase agreement anticipated to be signed in December.

December 14 - Pre-meeting with Medical Clinic for presentation to work out any issues before meeting with DCDC sub-committee and others on the 18<sup>th</sup>. Theo, Shelia, and medical representatives attended.

December 15 – Meeting with Marcus Goering of Gulf Inland Logistic Park, and Theo to discuss infrastructure financing and timelines and prospects.

December 18 – Meeting with Multi Specialty Urgent Care Medical Clinic to work out any last minute details for presentation to DCDC board in January. Theo, Wendel, Shelia, and Medical representatives attended.

Meeting with Marcus Goering of Gulf Inland Logistic Park, Travis James (TXP) and Theo to discuss infrastructure financing and timelines.

On Holiday from December 21 to January 1.

**PROJECTS:**

January 2018

Project Longhorn Electric from WEDA – A Electronic Manufacturing firm that has been in business for 20 years is expanding. Current employment level is 76 employees. They are looking for an expansion or relocation in Oklahoma, Arkansas, Texas or Louisiana. Building size is between 20,000 to 50,000 on 5 acres; adding an additional 20 employees. Investment unknown.

Currently working on Project Mill from WEDA that arrived 1/5/2018.

**XV. Adjourn - 8:05 pm**

Tonya Smikal made a motion to adjourn. Nan Headrick seconded the motion. None opposed. Motion carried.



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President



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Secretary

