

DAYTON COMMUNITY DEVELOPMENT CORPORATION
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535
REGULAR BOARD MEETING AGENDA
Monday, March 12th, 2018 6:00 p.m.

Present

Wendell Null - Voting
Nan Headrick - Voting
Tonya Smikal - Voting
Shane Burleigh - Voting
Tammy Pratka - Advisory
Mike Fielder - Council
Courtland Holman - Executive Director
Sheila Martin - Administrator

Absent

Frosty Pruitt - Voting
Glen Hajovsky - Voting
Alvin Burress - Voting
Jeff Lambright - Advisory
Chris Brown - Advisory
C.D. Williams - Advisory

I. Call to Order - 6:10 pm

Wendell Null called the meeting to order.

II. Invocation and Pledge

Courtland Holman led the Pledge of Allegiance and Mike Fielder led the invocation.

III. Citizen Forum

Citizens will be allotted a 3 minute time frame.

None present.

IV. 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 February 12th, 2018

b. Review and take action on January 2018 Financial Statement

Tonya Smikal made a motion to accept the Board meeting minutes from February 12, 2018 and to accept the January 2018 Financial Statement with one adjustment for Lock Service that should not have been charged to DCDC. Nan Headrick seconded the motion. None opposed. Motion carried.

V. Discuss & Possible Action on BIG Program Mega Grant Application for Dayton Trading Post

Sheila Martin presented information about the BIG Program Mega Grant Application for Dayton Trading Post. Larry Lambright, owner of Dayton Trading Post, answered questions and discussed his improvement plans. Shane Burleigh made a motion to approve the grant application for Dayton Trading Post for up to \$30,000 matching funds with a six month extension on the project to accommodate the legal waiting period for work to begin. Work is to be completed by 03/15/19. Nan Headrick seconded the motion. None opposed. Motion carried.

VI. Director's Report

March 12, 2018

February 13 – Theo and I met with Neal Lux of Global Tubing to determine if the point of sale will change now that they are moving their headquarters out of Dayton. Neal assured us that the point of sales will remain in Dayton. They are also looking to expand the plant.

Conference call with Luis Nunes and Theo

February 14 – meeting with Tammy Pratka and her restaurant client that needs to expand in Dayton due to demand from existing location.

Ribbon cutting at Dawn Donuts on Hwy 321

AERCO board meeting via Conference call.

February 15 – Creative Strategy conference call.

February 16 – Countywide ED Summit (DCDC hosted)

February 20 – City Council

February 22 – Livable Centers conference call with John McManus of HGAC and Theo.

February 26 - Meeting with Chambers/Liberty County Navigation district with Theo, Wendel and representative of the district.

February 27 – Meeting with Gaylyn Hallwell of Napa
DRAC Meeting

Meeting with Jordan Frisby of Port of Houston

- March 1 – HREDA meeting in League City
New venture Training Class – I must be present after 5 while classes are in session.
- March 2 - Lazy B photo op for grant
- March 6 – 8 CDI Classes office closed
- March 8 - TIRZ workshop with city and county

PROJECTS:

Project Starlight - This morning (Friday the 9th for DCDC) we received a RFI from a site selection firm for a mid-sized manufacturing project. Unfortunately there is a short turn around time for us to collect information from you all, condense into a single regional response and return to them. The deadline for site submissions in COB, Tuesday, March 13th.

The focus right now is on sites. Sites that make the short list will be visited in May 2018, with the final selection to take place September-November 2018. Community focused proposals can be made during the initial site visits.

Project Outline:

- Manufacturing of air moving equipment
- 172 fte
- \$ 20 Million CAPEX
- No less than 20 acres
- Greenfield or existing building

Greenfield : Size: 20 acres (no less than) Candidate sites should have all adequate utility infrastructure to the site's boundary, as well as completed basic pre-development assessments (environmental, wetlands, soils testing, etc.). It is the company's strong desire to be in a modern industrial park.

Existing building: The company initially requires 100,000 ft², but needs the ability to double their footprint. Prefer single tenant. Prefer to own. 28 ft ceiling and 125 parking spaces for cars.

VII. Executive Session – Adjourn into Executive Session

DCDC Board President's statement:

It is now 6:41 p.m. and I hereby recess the regular session of the Dayton Community Development Corporation March 13, 2017 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 551.074 (Personnel Matters) Executive Director.

In Accordance with the Texas Government Code:

- A. Section 551.074 – Personnel Matters
 - 1. Executive Directors Annual Review

VIII. Reconvene Into Open Session

DCDC Board President's Statement:

It is now 6:53 p.m. and I hereby close the executive session of the Dayton Community Development Corporation and do hereby reconvene the regular open session

IX. Discussion & Action Items

- a. Review & Possible Action from Executive Session, Executive Director's Annual Review
Action item tabled until next month.

X. Adjourn - 7:06 pm

Nan Headrick made a motion to adjourn. Shane Burleigh seconded the motion. None opposed. Motion carried.



President



Secretary