

DAYTON COMMUNITY DEVELOPMENT CORPORATION
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535
REGULAR BOARD MEETING AGENDA
Monday, April 9th, 2018 6:00 p.m.

Present

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

Absent

Nan Headrick - Voting
Jeff Lambright - Advisory

I. Call to Order - 6:00 pm

Wendell Null called the meeting to order.

II. Invocation and Pledge

Chris Brown led the Pledge of Allegiance and C.D. Williams led the invocation.

III. Citizen Forum

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

IV. Public Hearings

a. Director's Statement:

It is now 6:03 pm and I hereby recess this regular session April 9th, 2018 of the Dayton Community Development Corporation meeting and do hereby open a public hearing to receive input on a BIG MEGA Grant to Dayton Trading Post.

No citizens present for comments.

Director's Statement:

It is now 6:05 pm and I hereby adjourn this public hearing and do hereby reconvene the April 9th, 2018, regular session of the Dayton Community Development Corporation.

V. Discussion on ideas for DCDC Strategic Plan with Presentation

Sheila Martin gave a presentation on the reasons the DCDC needs to develop a strategic plan along with the features and benefits of having one in place. The Board participated in an exercise and productive discussion about where we would like to see Dayton in 10 years. The last Strategic Plan for DCDC was done in 2007.

VI. Discussion getting a small committee together to review Policies and Procedures for Updates

The Outreach Committee will review the existing By-laws, Policies and Procedures and give recommendations for updates to be presented to the Board.

VII. Executive Session – Adjourn into Executive Session

DCDC Board President's statement:

It is now 7:14 p.m. and I hereby recess the regular session of the Dayton Community Development Corporation April 9, 2018 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:

IX. It is now 7:17 p.m. and I hereby close the executive session of the Dayton Community Development Corporation and do hereby reconvene the regular open session

X. Discussion & Action Items

- a. Discuss & Possible Action on Tabled Item from March 12th, 2018 Executive Session. Executive Director's Review.

Tonya Smikal made a motion to approve the raise in salary for the executive director at the amount set forth in the budget. Alvin Burrese seconded the motion. None opposed. Motion carried.

XI. 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 March 12th, 2018
b. Review and take action on February 2018 Financial Statement

Frosty Pruitt made a motion to approve the regular board meeting minutes from March 12th, 2018 and the February 2018 Financial Statement. Alvin Burrese seconded the motion. None opposed. Motion carried.

XII. Director's Report

April 9, 2018

March 13 - Meetings at City Hall, Liberty Bank regarding SBA loans, Dayton CDC and AIH

March 15 - New Venture Training Class

March 21 - Meeting with David Kane regarding developer and Rolke Road

March 22 - Meeting with Trey Bosard on Phoenix Oil and rail served needs

March 27 - Meeting with city staff and Odyssey Engineering Group that we met with at ICSC in Dallas.
KKC 2nd Open House
Phone Meeting with TriFresh owner Todd White.

March 29 - Meeting in Houston for Open for Business a Summit on Attracting Commercial and residential development in Small Towns.
Meeting with Babin in Liberty

New Venture Training Class

- April 4 - Conference Call with Travis and Theo on TIRZ
Meeting with Castor Services needing 5 to 10 acres for green recycling and manufacturing of bagable compost
Meeting with retail and residential developer with Theo for majority of day.
Meeting with Mahomoud Majid regarding retail and residential development on property he owns in Dayton.
- April 5 - Meeting with Theo and Travis at 3PM on Downtown TIRZ (start discussion) and Gulf Inland TIRZ
Meeting with TriFresh and forwarding information to Chief of Fire Dept and Kimberly Judge City and County Workshop on Gulf Inland TIRZ at 6PM
- April 7 - Meeting with Wendel, Theo, Jeff, Tom Kelchner and two representatives of Baylor for possible opstetric / orthoscopic surgery, and college.
- April 9- City reviewing Trifresh infomration with Fire Chief. Followup meeting with Todd and Broker Mike McElue for AMICO building on April 20th
Working with Tom Kelchner on an industrial development seprate from medical.

PROJECTS:

Project Pineapple - We have an international manufacturer in the mining industry who is considering the Houston area for their new "US Skills Training Center" that will focus on improving the skills of those entering the advanced manufacturing workforce. The project should be within 45 minutes of Houston. The Skills Center will also provide customized skills training for their clients, as well as other companies in the petrochemical, mining, oil, and gas sectors. The project would create approximately 126 jobs within 5 years and invest \$45M.

Requirements:

Land requirement – 30-35 acres

Facilities to include:

Main Training Center – a 105,000 sf, 32-foot ceiling height building to house the main training and administrative functions of the Skills Center.

Multi-Purpose Dining Facility – A 20,000 sf Multi-Purpose Dining Facility to be located on the second level of the Main Training Center. Facility would be utilized for:

Providing dining services to students attending the Skills Center Dining Room would have full audio-visual capabilities and could serve up to 260 guests for dinner and accommodate up to 500 guests seated for other functions.

Student Housing – A 40,000 sf hotel-style housing facility which would include 84 onebedroom suites, and 4 larger suites to accommodate students, guests, and vendors.

Heavy Equipment Training Center – A 12,000 sf facility to house the Skills Center's Heavy Equipment Training Center, which includes a 5-acre tract of land for hands-on training.

Job Creation

The average wage for these jobs is \$22.03/hour.

The Skills Center would provide full health insurance and benefits for employees.

XIII. Adjourn - 7:49 pm

Alvin Burress made a motion to adjourn. Shane Burleigh seconded the motion. None opposed.
Motion carried.



President



Secretary

