

DAYTON COMMUNITY DEVELOPMENT CORPORATION
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535
REGULAR BOARD MEETING AGENDA
Monday, May 14th, 2018 7:00 p.m.

Present

Wendell Null - Voting
Jeff Lambright – Advisory
Glen Hajovsky – Voting
Nan Headrick - 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
Kellie Buchanan – City of Dayton Managing Analyst
Sherial Lawson - City Council

Absent

Tonya Smikal - Voting
Frosty Pruitt - Voting
Alvin Burress - Voting

I. Call to Order – 7:15 pm

Wendell Null called the meeting to order.

II. Invocation and Pledge

Nan Headrick 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. Discussion & Possible Action on BIG Program – Cardinal Dental

Sheila Martin present the grant application and confirmed the BIG Program Guidelines, to which Cardinal Dental’s Grant Application met the criteria. Dr. Constance Onemany read the request letter describing proposed project and the need for the grant, answered questions, and discussed improvement plans. Nan Headrick made a motion to approve the grant application for Cardinal Dental for up to \$10,000 matching funds. Shane Burleigh seconded the motion. None opposed. Motion carried.

V. Discussion on Mid-Year Budget adjustments & Reclassification for DCDC's Open Position

Courtland Holman presented the need for reclassification for DCDC's Open Position from a Secretary to Admin/Analyst. The new job description was reviewed and Holman answered question and discuss need for higher level staffing. Holman present budget with proposed budget changes for additional staff and to account for previously approved Professional Service contracts from Kendig Keats and TXP, Inc.

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 April 9th, 2018
- b. Review and take action on March 2018 Financial Statement

Nan Headrick made a motion to accept the Board meeting minutes from April 9, 2018 and to accept the March 2018 Financial Statement. Shane Burleigh seconded the motion. None opposed. Motion carried.

VII. Discussion & Action Items

- a. Discuss & Possible Actions on Mid-year Budget adjustments and reclassification for open position.

Nan Headrick made a motion to accept the Mid-year Budget adjustments and reclassification for open position with the new pay range up to \$42,000 annual salary. Shane Burleigh seconded the motion. None opposed. Motion carried.

VIII. Director's Report

May 14, 2018

April 11- Meeting with Napa and Operator
TIRZ webinar

April 13 - Liberty County Community Health and Resource Management (CHARM) workshop in
Jack Hartel Building

- April 16 - Meeting with Jason Godfrey that is representing a chain of car wash and services. Looking for a couple of acres.
Planning Meeting at City
City Council meeting for resolution reading on BIG grant
- April 17 - Unified Development Code meeting with Kendig Keats and others
Meeting with Entergy
- April 18 - Conference Call with FDI Alliance
- April 20 - Meeting with Todd White of TriFresh from 9 to 11:30am
Meeting and tour with Todd and Mike McEwee of EY on AMICO property. Meeting lasted from 11:30 am until 4:30PM.
- April 23 - Meeting with RollCon group, Satterfield and Pontikes Construction and Theo on their services to better city infrastructure and quickly install infrastructure to Gulf Inland if chosen by CMC.
City Council
- April 24 - Meeting with representatives of Fordland Estates, Kimberly Judge and Theo on Public Infrastructure needs to safely accommodate pedestrians from Kimmie Brown to Community Center to Fordland Estates.
- April 25 - Realtor Breakfast that had 62 people sign in attendance sheet ranging from RE firms, Home builders, Developers, Insurance brokers, Title Companies, etc.
- April 26 - TIRZ Meeting conference call
- April 27 - Day Off
- April 30 - Meeting with Tom Kelchner on new businesses he is bringing to Dayton.
Went to Police Station as Tom is presenting Total Care to City staff late in day.
- May 1 - Meeting with Travis James and Theo from 3 to 5:30 then TIRZ meeting workshop starting at 6PM.
- May 2 - Parks Master Plan meeting with Kendig Keats. Shelia attended as I had a project submittal due.
- May 3 - Met with Jonah from Texas Land Office in preparation of workshop on Hurricane Harvey LMI funding next week.
Meeting with Todd Johnson of Caldwell Companies – a development firm.
Unified Development Code meeting in Evening with Kendig Keats
- May 4 - Meeting with David Webb and others of Satterfield and Pontikes for Rolke Road.
- May 7 - Meeting with Theo, Tom Kelchner and Eye Association proposal

- May 8 - Texas Land Office Workshop from 9 to noon. Shelia attended as I had a proposal to get completed.
Omar of TX dot, Theo and I met to discuss long range plans for city needs. Follow-up meetings will occur with other of TX dot.
- May 9 - Meeting with Kimley Horn at city hall for engineering services.
Meeting with David Kane and Teresa Olsen for the Rolke Property and Rolke Road improvement with the TIRZ.
AERCO board meeting via conference call.

PROJECTS:

APRIL

Project Passionfruit – From GHP an established multi-national company looking to expand in the Houston region. This is a manufacturing company that, as of right now, only has one criteria. They are looking for 50-100 (closer to 100) acre sites that could accommodate up to 1 million square feet. Due to possible truck traffic the company prefers not be adjacent to any residential areas. This is an equipment manufacturing company and they will be using this plant for their assembly operations.

Project Headline – From GHP this company is the first vertically-integrated, U.S.-based company to produce lightweight aggregates from 100% recycled glass. Their manufacturing capabilities include the ability to make several types of foamed glass including both open and closed cell aggregates. This product is made from 100% recycled material; 100% glass that came from residential recycling programs.

They are looking for any assistance or programs possible such as bonds, grants, tax abatements, loan forgiveness, anything that could help cover some of the cost.

Project Criteria:

- Does not need to be in a heavy industrial area, but preferred
- 40,000 sq. building with clearance and a footprint to clear out the product – just a shell;
- 45ft-50ft of clearance
- 5-10 acres around the facility
- Natural Gas, a minor source emitter

- Access to Trucking and barges
- Need Circulation around the building
- Fully-automated, high-tech

Jobs: 20

Capex: \$10 million

Project Falcon – I met with site selector / brokerage firm for this project. This is a 1.2 Million sqft warehouse, distribution, manufacturing multi-phase business at \$100MM. FTE 310 on 5.2 Acres minimum. Need FTZ.

Project Sandstorm – An industrial business that need up to 50 acres for potential warehouse. Not much other details. Looking for land. Not needing to be rail served.

MAY

Project Resenator – From David Wang needing property information on 150 to 200 acres for an industrial PEC chemical manufacture. Rail service not needed. Natural Gas Required. Not much other information at this time. David is trying to get added information but clients are wanting to Tour sites soon.


Project Eagle Feathers - The Office of the Governor has been contacted by a consulting firm on behalf of a publicly traded company that provides sustainable manufacturing products. The company is seeking 100 acres of flat land served by a rail spur (or available extension) with Class 1 rail access and close proximity to an interstate highway. Approximately 300 will be employed at the proposed operation. The company anticipates spending approximately \$500 million in capital investment.

IX. Adjourn – 8:28 pm

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



President


Secretary

