



Agenda
Dayton Economic Development Corporation -
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
Monday, July 13, 2026 at 6:00 PM

1. Call To Order

2. Invocation

3. Pledge of Allegiance

4. Citizen's Forum

5. Presentations

5.a Swear in newly appointed and re-appointed board members

6. Public Hearing

6.a It is now _____ pm and I hereby recess the regular session of the July 13, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: adoption of the fiscal year 2026-2027 annual budget for the Dayton Economic Development Corporation and to provide funding for, but not limited to, the following projects:

- Dayton Enhancement Committee Grant - \$10,000
- Beautification Grant - \$18,000
- Business Improvement Grant - \$81,000
- Infrastructure Grant - \$81,000
- JCG Real Estate Economic Development Agreement - \$150,000
- Parks & Quality of Life - \$260,000

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the July 13, 2026 regular session of the Dayton Economic Development Corporation

6.b It is now _____ pm and I hereby recess the regular session of the July 13, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$50,000 for economic development purposes, being the installation of fencing and gates at Sawmill Park, which is located in Dayton, Texas.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene

the July 13, 2026 regular session of the Dayton Economic Development Corporation.

- 6.c It is now _____ pm and I hereby recess the regular session of the July 13, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$25,000 for economic development purposes, being assistance with interior renovations for Paradise Cafe, which is located at 403 W. Highway 90, Dayton, Texas.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the July 13, 2026 regular session of the Dayton Economic Development Corporation.

7. Report from Dayton ISD

8. Report on City Activities

Update on City Activities including: Planning and Development Projects, Legislative, Capital Projects, Finance, Grants, Events, Library, Community Center, Road Projects, Marketing and Communications

9. Report from DEDC Board President

Update on DEDC Activities including: Marketing, Grants, Incentives, DEDC and Community Events or Programs, DEDC Activities and Operations, Retail, Business Attraction, Business Retention and Expansion, Downtown Revitalization, Buildings and Sites, Planning and Development Projects, Strategic Plan Implementation, DEDC Staff Activities.

10. Report from DEDC Executive Director

Update on DEDC Activities including: Marketing, Grants, Incentives, DEDC and Community Events or Programs, DEDC Activities and Operations, Retail, Business Attraction, Business Retention and Expansion, Downtown Revitalization, Buildings and Sites, Planning, Strategic Plan Implementation, DEDC Staff Activities.

10.a DEDC Monthly Report

11. Consent Agenda

11.a Discussion and possible action on approval of the May 2026 financial report and TexPool statement.

11.b Discussion and possible action on approval of the minutes from the June 8, 2026 DEDC Board Meeting.

12. Action Items

12.a Discussion and possible action on extending a contract with The Retail Coach for \$12,500.

12.b Discussion and possible action on hiring Greak Fence and Deck to install fencing and electric gates at Sawmill Park in an amount not to exceed \$48,000.

12.c Consider awarding a grant to Paradise Cafe in the amount of \$25,000 for building improvements.

- 12.d Discussion and possible action on approving the Fiscal Year 2026-2027 Annual Budget for the Dayton Economic Development Corporation.

13. Workshops

- 13.a Review and discuss proposed Historic Downtown Preservation Committee
- 13.b Review and discuss details regarding upcoming strategic planning workshop
- 13.c Review and discuss the ILA with the City of Dayton and the EDC's bylaws.

14. Requests for Future Agenda Items

15. Adjourn

I hereby certify that the above shown notice was posted at Dayton Community Center, 801 S Cleveland Street, and Dayton City Hall 117 Cook Street, Dayton, Texas 77535 on or before July 7, 2026.

Chris Jarmon, Director of Economic Development



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Swear in newly appointed and re-appointed board members

DATE: July 13, 2026



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

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DATE: July 13, 2026



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: DEDC Monthly Report

DATE: July 13, 2026

ATTACHMENTS:

[7.13.2026 - Monthly Report.pdf](#)

DATE: July 13, 2026

TO: DEDC Board of Directors

FROM: Chris Jarmon, Director of Economic Development

SUBJECT: Director's Report

FY26 BUSINESS ASSISTANCE GRANTS		
Business Improvement Grant Program (\$30,000)		
Applicant	Date Approved	Amount Approved
Approved Budget		\$ 45,000.00
Waves Auto Detailing	2/24/2026	\$ 4,774.66
Organized Accounting	4/13/2026	\$ 2,947.65
The Lollipop Quilt Shop	4/13/2026	\$ 17,821.57
Adelas Multi Service	5/11/2026	\$ 9,835.00
Patients ER	6/8/2026	\$ 22,550.00
Amount Remaining		\$ (12,928.88)
Beautification Grant Program (\$16,000)		
Applicant	Date Approved	Amount Approved
Approved Budget		\$ 16,000.00
Patients ER		\$ 6,000.00
Amount Remaining		\$ 10,000.00
Infrastructure Grant Program (\$40,000)		
Applicant	Date Approved	Amount Approved
Approved Budget		\$ 50,000.00
Waves Auto Detailing	2/24/2026	\$ 24,683.10
McDowell Rental, LLC	4/13/2026	\$ 25,000.00
Amount Remaining		\$ 316.90
Community Development Program Budget (\$0)		
Applicant	Date Approved	Amount Approved
Approved Budget		\$ -
Amount Remaining		\$ -
Dayton Enhancement Committee (\$10,000)		
Applicant	Date Approved	Amount Approved
Approved Budget		\$ 10,000.00
Remaining		\$ 10,000.00
Total Budgeted		\$ 121,000.00
Total Approved		\$ 113,611.98
Total Remaining		\$ 7,388.02

1. As an FYI, all board members have a city issued email addresses. If you don't plan to use your city issued email, please let me know.
2. Staff has been in contact with Opportunity Strategies (Alysia Cook) regarding a strategic plan update.
3. The appraisal for the Lowe Street property is complete.
4. The appraisal for the Cook Street property is complete.
5. The Retail Coach has provided an update on their meetings at ICSC – Las Vegas.
6. New playground equipment at Parker Park has been installed.
7. Waves Auto Detailing has finished installation of their new 20x20 building. The plan is for the new location to be operational by August 1.
8. Organized Accounting's sign has been installed and their grant reimbursement has been processed for payment.
9. The PVAM Bid Academy came to a close on June 23.
10. The Parks Board held a meeting on June 25. Their next meeting is scheduled for July 7.
11. Due to weather, the new estimated start date for Sawmill Park is July 6.
12. Gene McDowell has received a permit for his project at 602 W. Clayton. The project is expected to be completed by the end of November.
13. Major Outstanding Expenses - **\$319,706.57**
 - a. Parks - \$238,500.00 (purchase orders have been issued for all park projects)
 - i. Lighting at Henderson Park - \$35,000 remaining
 - ii. Lighting at Sawmill Park - \$185,000 remaining
 - iii. New Sign at Sawmill Park - \$13,500
 - iv. Parker/Henderson Sign Rehabilitation - \$5,000
 - b. Grants - \$81,206.57
 - i. McDowell Rental, LLC - \$25,000.00 (approved 4-13-26)
 - ii. The Lollipop Quilt Shop - \$17,821.57 (approved 4-13-26)
 - iii. Adela's Multi-Service for 805 N. Cleveland - \$9,835 (approved 5-11-26)
 - iv. Patients ER - \$28,550 (approved 6-8-26)
14. Reminders
 - a. As a reminder, the second **OmniSource, LLC** payment (\$100,000) is due once they receive their certificate of occupancy (CO).
15. Events
 - a. June 20 (Saturday) | Market 535 Summer Nights at The Crossroads: 4PM – 9PM

- b. July 4th Event – City of Dayton
- c. July 29: Networking Event, Noon – 1:30pm.
- d. August 13 (Thursday) | Educating Entrepreneurs – An Introduction to Financial Literacy (presented by Joshua Dale)
 - i. Time: 11:30 AM – 1:00 PM
 - 1. 1 hour presentation; 30 minute Q&A
 - ii. Location: Dayton Community Center
 - iii. Register here:
 - https://docs.google.com/forms/d/10VrVfD2gKQqFC8WNo15DcZnTg_2nqiXcYnotF97gNE/edit
- e. September 2 | Retail Live South Central (Austin, TX)
- f. October/November – Last workshop of the year

16. Business Outreach Efforts

- a. Staff visited with the Health Center of Southeast Texas regarding the EDC grant program.
- b. Staff visited with 511 Ladd, Suite A regarding the EDC grant program
- c. Staff reached out to the Saddle Up Diner regarding the EDC grant program.

17. Commercial Certificate of Occupancy

- a. 511 Ladd, Suite A (Amazing Cuts)
- b. 511 Ladd, Suite C (Organized Accounting)
- c. 401 Riverbend Way (OmniSource – Locker Rooms)
- d. 401 Riverbend Way (OmniSource – Storage)
- e. 401 Riverbend Way (OmniSource – Shredder)

FY25/FY26 new housing permit comparison:

City of Dayton, Texas			
Permits - New Single Family Dwelling(s)			
October 2024	12	October 2025	6
November 2024	34	November 2025	7
December 2024	16	December 2025	6
January 2025	3	January 2026	16
February 2025	10	February 2026	19
March 2025	3	March 2026	8
April 2025	14	April 2026	8
May 2025	19	May 2026	1
June 2025	25	June 2026	1
July 2025	25	July 2026	
August 2025	24	August 2026	
September 2025	6	September 2026	
Total	191	Total	72

Note: June: 1 = Westpointe

FY25/FY26 sales tax revenue comparison:

City of Dayton, Texas			
Sales Tax Revenue			
October 2024		October 2025	\$95,462.86
November 2024		November 2025	\$134,217.32
December 2024		December 2025	\$113,026.29
January 2025	\$ 96,466.29	January 2026	\$108,336.26
February 2025	\$ 145,968.34	February 2026	\$130,420.76
March 2025	\$ 91,838.88	March 2026	\$96,288.85
April 2025	\$ 81,736.13	April 2026	\$88,466.19
May 2025	\$ 118,807.24	May 2026	\$137,546.27
June 2025	\$ 112,815.58	June 2026	\$123,026.57
July 2025	\$ 105,112.13	July 2026	
August 2025	\$ 125,381.57	August 2026	
September 2025	\$ 114,010.88	September 2026	
Total	\$ 992,137.04	Total	\$1,026,791.37

Capital Improvement Plan [CIP]

<u>FISCAL YEAR</u>	<u>FACILITY</u>	<u>DESCRIPTION OF PROJECT</u>	<u>ESTIMATED COST</u>
FY 2026	Parks	Add lights to Henderson Park	\$70,000
FY 2026	Parks	Add lights to Sawmill Park	\$370,000
FY 2026	Parks	Replace Playground Equipment at Parker Park	\$34,100
FY 2026	Parks	Install Sign at Sawmill Park	\$13,500
FY 2026	Parks	Rehabilitate signs at Parker and Henderson	\$5,000
FY 2027	Parks	Add Swings to the Community Center	\$19,000
**FY 2027	Parks	Install chain link fence and electric gates at Sawmill Park	\$50,000
**FY 2027	Parks	Replace fence at Parker Park	\$43,000 – Iron \$25,000 – Chain Link
FY 2027	Parks	Add decorative lights around the Community Center	\$190,000
FY 2028	Parks	Add Playground equipment to the Community Center	\$57,000
FY 2028	Parks	Expand splash pad at Parker Park	\$314,150
FY 2029	Parks	Add parking spaces to Daniel Park	
FY 2029	Parks	Construct large splash pad at Daniel Park	\$620,000 [for roughly 4,000 sf]
FY 2029	Parks	Add additional lighting to Daniel Park	
**FY 2029	Parks	Pave walking trail at Daniel Park	
+FY 2030	Parks	Pave parking lot at Sawmill Park	
+FY 2030	Parks	Repave walking trail at Henderson Park	
Total Unfunded Projects			\$1,268,150

** Recommended by PW Staff

+ Recommended by the Parks Master Plan

Registration is now open: https://docs.google.com/forms/d/10VrVfD2gKQqFC8WNo15DcZnTg_2nqiSXcYnotF97gNE/edit



**EDUCATING ENTREPRENEURS:
AN INTRODUCTION TO FINANCIAL LITERACY**

Presented by Joshua Dale

- ✓ August 13, 2026
- ✓ 11:30 AM - 1:00 PM
- ✓ Dayton Community Center
- ✓ 801 S. Cleveland, Dayton, Texas 77535

Register here



Waves Auto Detailing has installed their building.

Book an appointment here:

https://calendly.com/wavesautodetailing?utm_id=97758_v0_s00_e0_tv0&fbclid=IwY2xjawSfjqZleHRuA2FlbQIxMABicmlkETE2VEtvakRIS0ZMbW44MHAzc3J0YwZhchBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHoArHwjtUeVSS81d0OZtezbo7AlxVZeJwHzkLblrP3UMqQCru40tFEPKEbZx_aem_7dXG9fFRYChb_rALDnXLZw



Sign installed for Organized Accounting



Bridgehaven
Children's Advocacy Center

May 19, 2026

Re: Purse Bingo Donation



Dear Chris,

We want to thank you for being a sponsor at Bridgehaven's Annual Purse Bingo Fundraiser! As you know, Bridgehaven is funded largely by grants; it's required by the CAC Texas (Children's Advocacy Center) that a certain amount of funds come from the local communities—indicating that these communities are aware of Bridgehaven and the many services it provides. Purse Bingo is one of those fundraisers, and it's very important for this reason.

Please know that it's donations, such as yours, that allows Bridgehaven to continue its work, helping the children and families in both Liberty and Chambers Counties.

Thank you so much for your interest and support! We appreciate you!

Sincerely, your friends:

Bridgehaven Director, Staff, and Board Members

Texas Duke
Aurayne J. Simpson
Brenda Sandy
Candy Richey
Julie Campbell
Cathy Wadsworth
Aimee D. Conner
Ara Rogers
Bobby Lida

2601 N. Winfree • P.O. Box 220 • Dayton, Texas 77535 • Main 936-258-0400 • Fax 936-258-0401
Breaking the cycle of abuse... one child at a time



Approximately 25 business owners showed up to our digital marketing workshop



Playground Equipment has been installed at Parker Park



BRE Survey will run on Facebook from June 16 – August 16

- 11 responses as of 7/01



B U S I N E S S
R E T E N T I O N &
E X P A N S I O N
(B R E) S U R V E Y

We Need Your Input

Take the Survey

BRE Surveys are a way for the Dayton EDC to engage directly with businesses to better understand their needs and to learn how the Dayton EDC can better serve the business community.



WWW.DAYTONTX.COM
936-257-0055
INFO@DAYTONTX.COM
801 S. CLEVELAND ST



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Discussion and possible action on approval of the May 2026 financial report and TexPool statement.

DATE: July 13, 2026

ATTACHMENTS:

[RECON MAY 2026_Redacted.pdf](#)

[TEXPOOL RECON MAY 2026 \(1\)_Redacted.pdf](#)

City of Dayton Texas
DEDC
Bank Reconciliation Statement
Month Ended **MAY 31, 2026**

Bank Balance, MAY 31, 2026	\$ 528,634.87
Add: Outstanding credits:	<u>\$ -</u>
Deduct: Outstanding debits:	<u>\$ 1,125.00</u>
Adjusted cash balance	<u><u>\$ 527,509.87</u></u>

Book Balance, MAY 31, 2026	\$ 527,509.87
Add:	<u>\$ -</u>
Deduct:	<u>\$ -</u>
Adjusted cash balance	<u><u>\$ 527,509.87</u></u>

RECONCILED BY:	<u>BMartinez</u>	DATE:	<u>6/3/26</u>
REVIEWED BY:	<u>CStrong</u>	DATE:	<u>6/3/26</u>
APPROVED BY:	<u>Belcher</u>	DATE:	<u>6/3/26</u>

Notes:



Dayton, TX

Balance Sheet

Account Summary

As Of 05/31/2026

Account	Name	Balance
Fund: 600 - Dayton Economic Development Corp		
Assets		
<u>600-00-1099</u>	Claim On Cash	0.00
<u>600-82-1110</u>	Cash In Bank	527,509.87
<u>600-82-1111</u>	Cash on Hand	0.00
<u>600-82-1113</u>	CD's < 90 Days	0.00
<u>600-82-1114</u>	Cash Over/Short	0.00
<u>600-82-1115</u>	TexPool	3,160,109.09
<u>600-82-1129</u>	Money Market Savings	0.00
<u>600-82-1216</u>	Accounts Receivable	0.00
<u>600-82-1219</u>	Accrued Revenue	0.00
<u>600-82-1290</u>	Due From Other Funds	137,546.27
<u>600-82-1291</u>	Due From Employees	0.00
<u>600-82-1300</u>	Due from State	0.00
<u>600-82-1460</u>	Deferred Outflows - Pension	4,685.30
<u>600-82-1500</u>	Land	1,730,746.08
<u>600-82-1520</u>	Equipment-Furn-Vehicles	0.00
<u>600-82-1613</u>	Employee Travel Advance	0.00
Total Assets:		5,560,596.61
		<u>5,560,596.61</u>
Liability		
<u>600-00-2099</u>	Accounts Payable Pending	0.00
<u>600-82-2100</u>	Payroll Liabilities - Other	0.00
<u>600-82-2110</u>	Accounts Payable	0.00
<u>600-82-2121</u>	Accrued Payroll	0.00
<u>600-82-2126</u>	Note Payable	0.00
<u>600-82-2159</u>	Credit Union Deduction	0.00
<u>600-82-2168</u>	FUTA	0.00
<u>600-82-2176</u>	Due To Other Fund	0.00
<u>600-82-2500</u>	Deferred Inflows - Pension	1,270.66
<u>600-82-2701</u>	Compensated Absences Payable	0.00
<u>600-82-2800</u>	Net Pension Liability	26,885.02
Total Liability:		28,155.68
Equity		
<u>600-82-3000</u>	Opening Bal Equity	0.00
<u>600-82-3109</u>	Fund Balance	3,904,708.65
<u>600-82-3700</u>	Net Income - For Audit Entry Adjustment	0.00
<u>600-82-3900</u>	Retained Earnings	1,309,607.68
<u>600-82-3950</u>	Reserve for General Fixed Assets	42,638.42
Total Beginning Equity:		5,256,954.75
Total Revenue		758,552.66
Total Expense		483,066.48
Revenues Over/Under Expenses		275,486.18
Total Equity and Current Surplus (Deficit):		5,532,440.93
Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,560,596.61</u>



Dayton, TX

Bank Statement Register

Dayton Economic Development Corporation

Period 5/1/2026 - 5/31/2026

Packet: BRPKT01293

Bank Statement

General Ledger

Beginning Balance	610,565.73	Account Balance	527,509.87
Plus Debits	1,267.94	Less Outstanding Debits	0.00
Less Credits	83,198.80	Plus Outstanding Credits	1,125.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	528,634.87	Adjusted Account Balance	528,634.87

Statement Ending Balance	528,634.87
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

600-82-1110

Cash In Bank

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
04/30/2026	<u>61495</u>	Check	GRANITE MEDIA PARTNERS	-211.50
05/14/2026	<u>61496</u>	Check	CITY OF DAYTON - ESRI Payment	-14,200.00
05/14/2026	<u>61497</u>	Check	MIKE FIELDER, ATTORNEY AT LAW	-1,204.00
Total Cleared Checks (3)				-15,615.50

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/18/2026	<u>DFT0004838</u>	Bank Draft	DEDC TEXPOOL TRANSFER	-66,000.00
05/21/2026	<u>DFT0004832</u>	Bank Draft	U.S. BANK NATIONAL ASSOCIATION	-1,583.30
05/31/2026	<u>INT0001232</u>	Interest	SMALL ACCT BANK INTEREST MAY 2026	1,267.94
Total Cleared Other (3)				-66,315.36

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
04/16/2026	<u>61494</u>	Check	ROTARY INTERNATIONAL	-100.00
05/28/2026	<u>61498</u>	Check	WELLS LAND SURVEY, LLC	-1,025.00
Total Outstanding Checks (2)				-1,125.00



Dayton, TX

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft	2	0.00	-67,583.30	-67,583.30
Check	5	-1,125.00	-15,615.50	-16,740.50
Interest	1	0.00	1,267.94	1,267.94
		-1,125.00	-81,930.86	-83,055.86



Managing Your Accounts

	Contact Us At	First Liberty Bank
	Call Center	(936) 336-6471
	Tele-Banking	(888) 336-5290
	Online Banking	www.flb.bank
	Mailing Address	P.O. Box 10109 Liberty, TX 77575

*****EXCLUDE-Email

DAYTON ECONOMIC DEVELOPMENT CORPORATION
117 COOK ST
DAYTON TX 77535-2605

Summary of Accounts

Account Name	Account Number	Balance
Public Fund Now	[REDACTED]	528,634.87

Public Fund Now DAYTON ECONOMIC DEVELOPMENT CORPORATION Acct [REDACTED]

Beginning Balance	5/01/26	610,565.73
Deposits / Misc Credits	1	1,267.94
Withdrawals / Misc Debits	5	83,198.80
** Ending Balance	5/31/26	528,634.87 **
Service Charge		.00
Interest Paid Thru 5/31/26		1,267.94
Interest Paid Year To Date		5,396.11
Annual Percentage Yield Earned		2.63%
Number of Days for A.P.Y.E.		31
Average Balance for A.P.Y.E.		573,954.13
Enclosures		3

Deposits and Other Credits

Date	Deposits	Activity Description
5/29	1,267.94	INTEREST EARNED

Miscellaneous Debits

Date	Withdrawals	Activity Description
5/18	66,000.00	[REDACTED] TXPOOL/INVESTMENT DAYTON COMMUNITY DEVEL
5/22	1,583.30	U.S. BANK/PAYMENT [REDACTED] DEDC

Checks

Date	Check No	Amount	Date	Check No	Amount
5/05	61495	211.50	5/28	61497	1,204.00
5/19	61496	14,200.00			

(* indicates a break in check number sequence)





**FIRST
LIBERTY
BANK**

PO Box 10109
Liberty, TX 77575

Statement Ending 05/31/2026

DAYTON ECONOMIC DEVELOPMENT CORPORATION

Account Number: [REDACTED]

Page 2 of 3

Managing Your Accounts

-  Contact Us At First Liberty Bank
-  Call Center (936) 336-6471
-  Tele-Banking (888) 336-5290
-  Online Banking www.flb.bank
-  Mailing Address P.O. Box 10109
Liberty, TX 77575

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
5/05	610,354.23	5/19	530,154.23	5/28	527,366.93
5/18	544,354.23	5/22	528,570.93	5/29	528,634.87



Dayton, TX

Balance Sheet

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As Of 05/31/2026

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<u>600-82-1111</u>	Cash on Hand	0.00
<u>600-82-1113</u>	CD's < 90 Days	0.00
<u>600-82-1114</u>	Cash Over/Short	0.00
<u>600-82-1115</u>	TexPool	3,160,109.09
<u>600-82-1129</u>	Money Market Savings	0.00
<u>600-82-1216</u>	Accounts Receivable	0.00
<u>600-82-1219</u>	Accrued Revenue	0.00
<u>600-82-1290</u>	Due From Other Funds	137,546.27
<u>600-82-1291</u>	Due From Employees	0.00
<u>600-82-1300</u>	Due from State	0.00
<u>600-82-1460</u>	Deferred Outflows - Pension	4,685.30
<u>600-82-1500</u>	Land	1,730,746.08
<u>600-82-1520</u>	Equipment-Furn-Vehicles	0.00
<u>600-82-1613</u>	Employee Travel Advance	0.00
Total Assets:		5,560,596.61
		<u>5,560,596.61</u>
Liability		
<u>600-00-2099</u>	Accounts Payable Pending	0.00
<u>600-82-2100</u>	Payroll Liabilities - Other	0.00
<u>600-82-2110</u>	Accounts Payable	0.00
<u>600-82-2121</u>	Accrued Payroll	0.00
<u>600-82-2126</u>	Note Payable	0.00
<u>600-82-2159</u>	Credit Union Deduction	0.00
<u>600-82-2168</u>	FUTA	0.00
<u>600-82-2176</u>	Due To Other Fund	0.00
<u>600-82-2500</u>	Deferred Inflows - Pension	1,270.66
<u>600-82-2701</u>	Compensated Absences Payable	0.00
<u>600-82-2800</u>	Net Pension Liability	26,885.02
Total Liability:		28,155.68
Equity		
<u>600-82-3000</u>	Opening Bal Equity	0.00
<u>600-82-3109</u>	Fund Balance	3,904,708.65
<u>600-82-3700</u>	Net Income - For Audit Entry Adjustment	0.00
<u>600-82-3900</u>	Retained Earnings	1,309,607.68
<u>600-82-3950</u>	Reserve for General Fixed Assets	42,638.42
Total Beginning Equity:		5,256,954.75
Total Revenue		758,552.66
Total Expense		483,066.48
Revenues Over/Under Expenses		275,486.18
Total Equity and Current Surplus (Deficit):		5,532,440.93
Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,560,596.61</u>



Dayton, TX

Income Statement Account Summary

For Fiscal: 2025-2026 Period Ending: 05/31/2026

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 600 - Dayton Economic Development Corp						
Revenue						
<u>600-82-5115</u>	Sales & Use Tax	1,314,242.00	1,314,242.00	137,546.27	674,084.62	640,157.38
<u>600-82-5412</u>	Interest	100,000.00	100,000.00	10,853.52	84,468.04	15,531.96
	Revenue Total:	1,414,242.00	1,414,242.00	148,399.79	758,552.66	655,689.34
Expense						
<u>600-82-6320</u>	Office Supplies - General	1,110.00	1,110.00	32.86	156.87	953.13
<u>600-82-6331</u>	Postage & Shipping	100.00	100.00	0.00	0.00	100.00
<u>600-82-6349</u>	Council/Other Boards	1,285.00	1,285.00	0.00	501.96	783.04
<u>600-82-6351</u>	Public Relations	10,190.00	10,190.00	1,168.14	2,533.82	7,656.18
<u>600-82-6357</u>	Grants & Incentives	461,000.00	451,000.00	0.00	238,329.46	212,670.54
<u>600-82-6400</u>	Travel & Meals	8,050.00	8,050.00	0.00	-921.63	8,971.63
<u>600-82-6401</u>	Education & Training	4,675.00	4,675.00	0.00	1,303.00	3,372.00
<u>600-82-6407</u>	Dues/Fees/Subscriptions	3,675.00	3,675.00	0.00	1,327.92	2,347.08
<u>600-82-6409</u>	Software	19,050.00	31,050.00	14,200.00	29,150.00	1,900.00
<u>600-82-6411</u>	Contracted Services	225,000.00	190,000.00	0.00	175,000.00	15,000.00
<u>600-82-6413</u>	Contracted Services - Landscaping	9,000.00	7,000.00	0.00	6,792.00	208.00
<u>600-82-6421</u>	Other Legal	25,000.00	25,000.00	1,204.00	11,004.00	13,996.00
<u>600-82-6423</u>	Advertising	1,050.00	30,050.00	382.30	3,805.33	26,244.67
<u>600-82-6424</u>	Publications	2,500.00	2,500.00	0.00	558.75	1,941.25
<u>600-82-6450</u>	Professional Services/Consultant	25,000.00	33,000.00	1,025.00	13,525.00	19,475.00
<u>600-82-6454</u>	Other Professional Services	3,500.00	1,500.00	0.00	0.00	1,500.00
<u>600-82-6512</u>	R & M - Other	1,000.00	1,000.00	0.00	0.00	1,000.00
	Expense Total:	801,185.00	801,185.00	18,012.30	483,066.48	318,118.52
Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):		613,057.00	613,057.00	130,387.49	275,486.18	
Total Surplus (Deficit):		613,057.00	613,057.00	130,387.49	275,486.18	

Income Statement

For Fiscal: 2025-2026 Period Ending: 05/31/2026

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 600 - Dayton Economic Development Corp					
Revenue	1,414,242.00	1,414,242.00	148,399.79	758,552.66	655,689.34
Expense	801,185.00	801,185.00	18,012.30	483,066.48	318,118.52
Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):	613,057.00	613,057.00	130,387.49	275,486.18	337,570.82
Total Surplus (Deficit):	613,057.00	613,057.00	130,387.49	275,486.18	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
600 - Dayton Economic Deve	613,057.00	613,057.00	130,387.49	275,486.18	337,570.82
Total Surplus (Deficit):	613,057.00	613,057.00	130,387.49	275,486.18	



Dayton, TX

Check Report

By Check Number

Date Range: 05/01/2026 - 05/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: DEDC-Dayton Economic Development Corporation						
02-1	CITY OF DAYTON	05/14/2026	Regular	0.00	14,200.00	61496
02-14	MIKE FIELDER, ATTORNEY AT LAW	05/14/2026	Regular	0.00	1,204.00	61497
02-368	WELLS LAND SURVEY, LLC	05/28/2026	Regular	0.00	1,025.00	61498
02-361	U.S. BANK NATIONAL ASSOCIATION	05/21/2026	Bank Draft	0.00	1,583.30	DFT0004832

Bank Code DEDC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	16,429.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	1	0.00	1,583.30
EFT's	0	0	0.00	0.00
	5	4	0.00	18,012.30

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	16,429.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	1	0.00	1,583.30
EFT's	0	0	0.00	0.00
	5	4	0.00	18,012.30

Fund Summary

Fund	Name	Period	Amount
600	Dayton Economic Development Corp	5/2026	18,012.30
			18,012.30

City of Dayton Texas
DEDC TEXPOOL
Bank Reconciliation Statement
Month Ended MAY 31, 2026

Bank Balance, MAY 31, 2026	\$ 3,160,109.09
Add: Outstanding credits:	\$ -
Deduct: Outstanding debits:	\$ -
Adjusted cash balance	\$ 3,160,109.09

Book Balance, MAY 31, 2026	\$ 3,160,109.09
Add:	\$ -
Deduct:	\$ -
Adjusted cash balance	\$ 3,160,109.09

RECONCILED BY:	<u>PMartinez</u>	DATE:	<u>6/3/26</u>
REVIEWED BY:	<u>CStrong</u>	DATE:	<u>6/3/26</u>
APPROVED BY:	<u>[Signature]</u>	DATE:	<u>6/3/26</u>

Notes:



Dayton, TX

Balance Sheet

Account Summary

As Of 05/31/2026

Account	Name	Balance
Fund: 600 - Dayton Economic Development Corp		
Assets		
<u>600-00-1099</u>	Claim On Cash	0.00
<u>600-82-1110</u>	Cash In Bank	527,509.87
<u>600-82-1111</u>	Cash on Hand	0.00
<u>600-82-1113</u>	CD's < 90 Days	0.00
<u>600-82-1114</u>	Cash Over/Short	0.00
<u>600-82-1115</u>	TexPool	3,160,109.09
<u>600-82-1129</u>	Money Market Savings	0.00
<u>600-82-1216</u>	Accounts Receivable	0.00
<u>600-82-1219</u>	Accrued Revenue	0.00
<u>600-82-1290</u>	Due From Other Funds	137,546.27
<u>600-82-1291</u>	Due From Employees	0.00
<u>600-82-1300</u>	Due from State	0.00
<u>600-82-1460</u>	Deferred Outflows - Pension	4,685.30
<u>600-82-1500</u>	Land	1,730,746.08
<u>600-82-1520</u>	Equipment-Furn-Vehicles	0.00
<u>600-82-1613</u>	Employee Travel Advance	0.00
Total Assets:		5,560,596.61
		<u>5,560,596.61</u>
Liability		
<u>600-00-2099</u>	Accounts Payable Pending	0.00
<u>600-82-2100</u>	Payroll Liabilities - Other	0.00
<u>600-82-2110</u>	Accounts Payable	0.00
<u>600-82-2121</u>	Accrued Payroll	0.00
<u>600-82-2126</u>	Note Payable	0.00
<u>600-82-2159</u>	Credit Union Deduction	0.00
<u>600-82-2168</u>	FUTA	0.00
<u>600-82-2176</u>	Due To Other Fund	0.00
<u>600-82-2500</u>	Deferred Inflows - Pension	1,270.66
<u>600-82-2701</u>	Compensated Absences Payable	0.00
<u>600-82-2800</u>	Net Pension Liability	26,885.02
Total Liability:		28,155.68
Equity		
<u>600-82-3000</u>	Opening Bal Equity	0.00
<u>600-82-3109</u>	Fund Balance	3,904,708.65
<u>600-82-3700</u>	Net Income - For Audit Entry Adjustment	0.00
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Revenues Over/Under Expenses		275,486.18
Total Equity and Current Surplus (Deficit):		5,532,440.93
Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,560,596.61</u>



Dayton, TX

Bank Statement Register

TEXPOOL- DEDC

Period 5/1/2026 - 5/31/2026

Bank Statement

General Ledger

Beginning Balance	3,084,523.51	Account Balance	3,160,109.09
Plus Debits	75,585.58	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	3,160,109.09	Adjusted Account Balance	3,160,109.09

Statement Ending Balance	3,160,109.09
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

600-82-1115 TexPool

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/18/2026				DEDC TEXPOOL TRANSFER	66,000.00
Total Cleared Deposits (1)					66,000.00

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/31/2026		Interest	TEXPOOL INTEREST MAY 2026	9,585.58
Total Cleared Other (1)				9,585.58



Dayton, TX

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Deposit	1	0.00	66,000.00	66,000.00
Interest	1	0.00	9,585.58	9,585.58
		0.00	75,585.58	75,585.58

TexPool Participant Services
1001 Texas Avenue, Suite 1150
Houston, TX 77002



CITY OF DAYTON
COMMUNITY DEVELOPMENT CORP
ATTN LESLIE HERRERA
117 COOK ST
DAYTON TX 77535-2695

Participant Statement

Statement Period 05/01/2026 - 05/31/2026

Customer Service 1-866-TEX-POOL
Location ID [REDACTED]
Investor ID [REDACTED]

TexPool Update

Stay informed with the latest market perspective from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$3,084,523.51	\$66,000.00	\$0.00	\$9,585.58	\$3,160,109.09	\$3,115,267.60
Total Dollar Value	\$3,084,523.51	\$66,000.00	\$0.00	\$9,585.58	\$3,160,109.09	

Portfolio Value

Pool Name	Pool/Account	Market Value (05/01/2026)	Share Price (05/31/2026)	Shares Owned (05/31/2026)	Market Value (05/31/2026)
Texas Local Government Investment Pool	[REDACTED]	\$3,084,523.51	\$1.00	3,160,109.090	\$3,160,109.09
Total Dollar Value		\$3,084,523.51			\$3,160,109.09

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$9,585.58	\$46,628.70
Total		\$9,585.58	\$46,628.70

Transaction Detail

Texas Local Government Investment Pool

Participant: CITY OF DAYTON

Pool/Account: [REDACTED]

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
05/01/2026	05/01/2026	BEGINNING BALANCE	\$3,084,523.51	\$1.00		3,084,523.510
05/18/2026	05/18/2026	ACH DEPOSIT	\$66,000.00	\$1.00	66,000.000	3,150,523.510
05/29/2026	05/29/2026	MONTHLY POSTING	\$9,585.58	\$1.00	9,585.580	3,160,109.090
Account Value as of 05/31/2026			\$3,160,109.09	\$1.00		3,160,109.090



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Discussion and possible action on approval of the minutes from the June 8, 2026 DEDC Board Meeting.

DATE: July 13, 2026

ACTION REQUESTED:

Approval of the minutes

ATTACHMENTS:

[06-8-26 Minutes.pdf](#)



Minutes

**Dayton Economic Development Corporation
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
June 8, 2026 at 6:00 PM**

1. Call To Order

Board President Lacy Cooper-Bell called the meeting to order at 6:00pm.

Present	Absent
Board Member Cooper-Bell Board Member Noyer Board Member Conner Board Member Wentworth Board Member Hoy Board Member Brown (advisory) Board Member Cox (advisory) Director Jarmon Board Attorney Sylvia Judge Alan Conner	Board Member Pratkanis Board Member Gable Board Member Miller (advisory) Board Member Young (advisory)

2. Invocation

Board Attorney Daniel Sylvia gave the invocation.

3. Pledge of Allegiance

Board Member Meadow Noyer led the Board in the Pledge of Allegiance.

4. Citizen's Forum

No citizens were in attendance.

5. Presentations

5.a Swear in newly appointed and re-appointed board members

Judge Alan Conner swore in the following members: Sherisa Hoy to voting member and Leo Brown to advisory member.

6. Public Hearing

6.a It is now _____ pm and I hereby recess the regular session of the June 8, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$29,000 for economic development purposes, assistance with signage and landscaping for Patients ER, located at 708 Highway 90, Dayton, Texas 77535

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the June 8, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:02 pm and closed the public hearing at 6:03 pm.

7. Report from Dayton ISD

No one from DISD in attendance.

8. Report on City Activities

Update on City Activities including: Planning and Development Projects, Legislative, Capital Projects, Finance, Grants, Events, Library, Community Center, Road Projects, Marketing and Communications

No one from the City in attendance.

9. Report from DEDC Board President

Update on DEDC Activities including: Marketing, Grants, Incentives, DEDC and Community Events or Programs, DEDC Activities and Operations, Retail, Business Attraction, Business Retention and Expansion, Downtown Revitalization, Buildings and Sites, Planning, Strategic Plan Implementation, DEDC Staff Activities.

Board President Lacy Cooper-Bell asked members to consider attending City Council meetings. The board is to alternate meetings so that one person is not always going. Bonnie will attend the June meeting and Curtis will attend the July meeting.

10. Report from DEDC Executive Director

Update on DEDC Activities including: Marketing, Grants, Incentives, DEDC and Community Events or Programs, DEDC Activities and Operations, Retail, Business Attraction, Business Retention and Expansion, Downtown Revitalization, Buildings and Sites, Planning, Strategic Plan Implementation, DEDC Staff Activities.

10.a DEDC Monthly Report

Director of Economic Development Chris Jarmon discussed his monthly update with the board.

11. Consent Agenda

11.a Discussion and possible action on approval of the April 2026 financial report and TexPool statement.

11.b Consider with possible active approval of the minutes from the May 11, 2026 DEDC Board Meeting.

Board Member Wentworth made a motion to approve the consent agenda. Board Member Noyer seconded the motion. Motion passed 5-0.

12. Action Items

12.a Discussion and possible action on extending a contract with The Retail Coach for \$12,500.

Board Member Wentworth made a motion to table this item. Board Member Hoy seconded the motion. Motion passed 5-0.

12.b Consider awarding a grant to Patients ER, located at 708 Highway 90, in the amount of \$28,550 for signage and landscaping improvements.

Board Member Noyer made a motion to approve a grant to Patients ER in the amount of \$28,550. Board Member Conner seconded the motion. Motion passed 5-0.

12.c Discussion and possible action on the appointment of a President for the Dayton Economic Development Corporation.

Board Member Wentworth made a motion to re-appoint Lacy Cooper-Bell as the DEDC President. Board Member Noyer seconded the motion. Motion passed 5-0.

12.d Discussion and possible action on DEDC Committee Membership.

Board Member Wentworth made a motion the make the following changes to the DEDC Committees:

- Outreach Committee – Replace Charlie Whitehead with Atina Young
- Budget / Audit Committee – Replace Charlie Whitehead with Tammy Pratkanis
- Incentive Review Committee – Remove Sherisa Hoy as the alternate

Board Member Conner seconded the motion. Motion passed 5-0.

13. Workshops

13.a Review proposed FY 2026-2027 DEDC Budget

The FY2026-2027 DEDC annual budget was review and discussed. The Board made comments to the Director regarding a few changes they wanted made to the budget.

14. Request for Future Agenda Items

The Board requested to bring The Retail Coach item back at a future meeting and to get an appraisal on the Highway 90 property owned by DEDC.

15. Adjourn

Meeting was adjourned at 8:16 pm.

Chris Jarmon, Director of Economic Development



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Discussion and possible action on extending a contract with The Retail Coach for \$12,500.

DATE: July 13, 2026

COMMENTS:

On November 10, 2025 the DEDC Board of Directors approved a 6-month contract extension with The Retail Coach for retail recruitment assistance. That contract has now expired and must be renewed for an additional 6-months.

At the June 8, 2026 meeting, the DEDC Board requested to have monthly updates from The Retail Coach moving forward.

The Retail Coach has been a great partner with the DEDC. In addition to assisting with direct retail outreach, The Retail Coach provides data to the city, helps the city create site profiles and also has a large network of developer contacts.

Kaleb Wilson is the city's project manager from The Retail Coach.

ACTION REQUESTED:

Approval of the contract

ATTACHMENTS:

[The Retail Coach Presentation.pdf](#)



Proposal For

May 30, 2023

Retail Recruitment & Development Strategy

Contents

About The Retail Coach	2
Scope of Work	5
Deliverables & Responsibilities	15
Project Timeline & Pricing	17

Prepared for:

Dayton Economic Development Corporation

Prepared by:

Aaron Farmer | President



About **The Retail Coach**

Who We Are

Your Retail Partner



We are **the nation's premier retail recruitment, market analysis, and development firm**. Our experience combines strategy, technology, and creative marketing to execute high-impact retail and restaurant recruitment strategies for local governments, chambers of commerce and economic development agencies.

We have served **more than 650 communities in 38 states** across the country over the last 20+ years.



PROVEN RESULTS

5+ Million

Square feet of new retail space recruited to client communities

\$600 Million

Additional sales tax dollars generated in client communities

90% Repeat

Percent of clients that choose us for repeat assignments

Our Team

Experts You Can Trust



Leadership & Project Strategy



Kelly Cofer, CCIM
Founder & CEO



Aaron Farmer
President

With more than 50 combined years of retail development experience, Kelly and Aaron play an integral role in every project for The Retail Coach, including in-depth market analyses, recruitment strategies, and development plans for our clients.

Retailer Recruitment



Cary Everitt
Recruitment Specialist



Caroline Hearnberger
Recruitment Specialist

Cary and Caroline manage our relationships with national and regional retailers, brokers, site selectors, and developers. They execute our recruitment process, including the site submission process and retailer feedback.

Data & Market Research



Matthew Lautensack
Director of Research



Aiden Berry
Research Analyst

Matthew and Aiden use cutting-edge, GPS-based market data to pinpoint true opportunity in retail markets. They provide the latest retail trade area data and prepare our clients' market reports.

Administrative Support



Nancy Dees
Director of Finance

Nancy supports all projects by managing client invoicing and contract needs, as well as marketing, promotional, and graphic design support.



Scope Of Work

Analyzing The Market

Custom Retail Trade Areas

The Retail Trade Area (RTA) is the foundation of retail recruitment strategy, and its accuracy is critical. The Retail Trade Area is the geographical area from which a community's retailers derive a majority of their business. Drive times and radial analysis are not the best way to depict an accurate Retail Trade Area. To best confirm a community's Retail Trade Area, we will execute the following strategic steps:

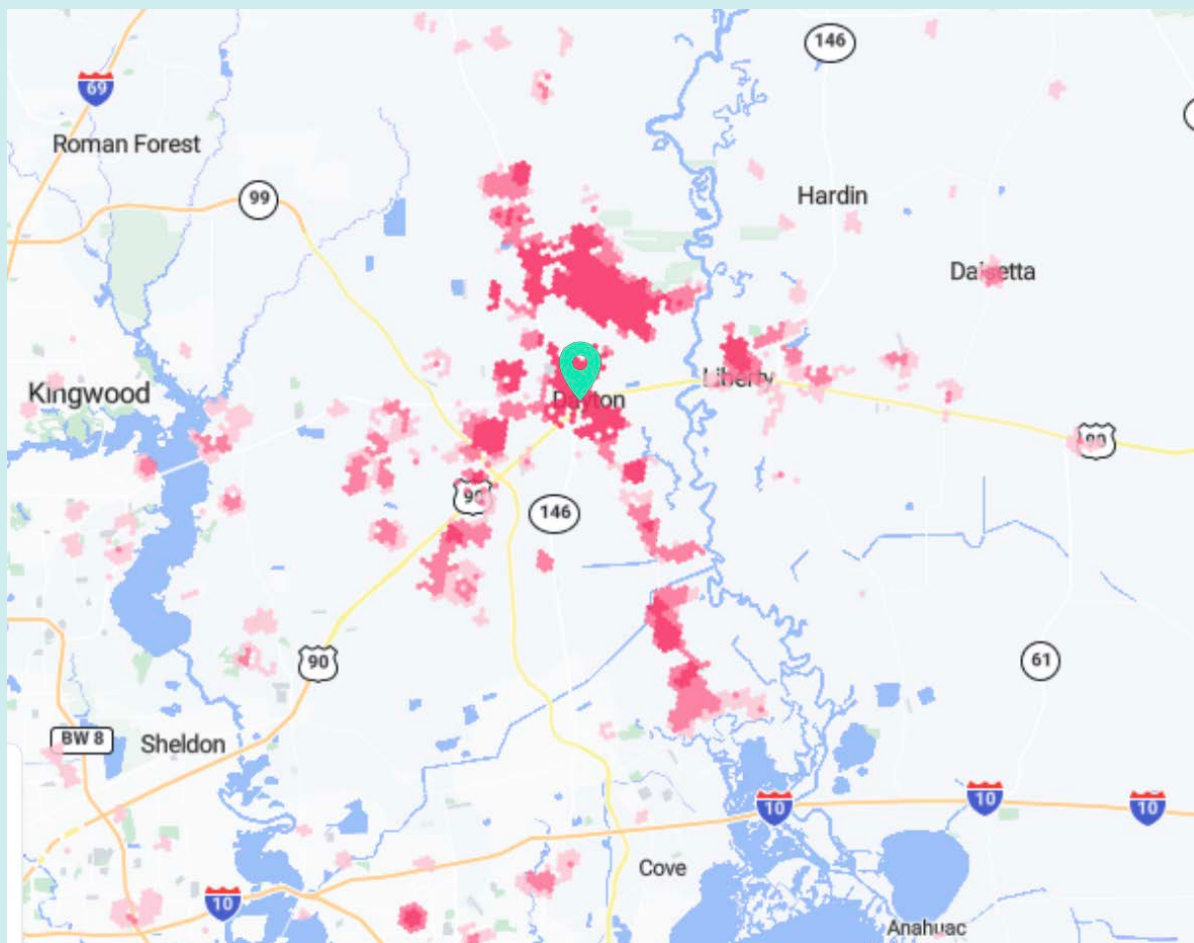
Mobile Data for Location Decisions

The Retail Coach will utilize mobile location technology that analyzes location and behavioral data collected from mobile devices to determine consumer visits to Dayton. This high-confidence data is used to verify Retail Trade Areas and validate retail site selection decisions.

Retail Trade Area Mapping

The Retail Coach will delineate a boundary map of the Retail Trade Area using mobile data collected.

Mobile Location Data & Retail Trade Area Mapping



SAMPLE CELL PHONE HEAT MAP - Walgreens - Dayton, Texas

Analyzing The Market



Demographic Profiling

A community must be able to instantaneously provide information and data sets sought by retailers during the site selection and site evaluation process. The data must be accurate, current, and readily available.

The Retail Coach will create comprehensive 2023, and 2028 demographic profiles for the Retail Trade Area and Dayton community. The profile includes population and projected population growth, race, ethnicities, average and median household incomes, median age, households and household growth, and educational attainment.

Daytime Population

The workplace population, or daytime labor market area, is important to quick-serve and casual dining restaurants that rely heavily on lunch business.

The Retail Coach will provide an employment summary report detailing the total number of establishments, by industry, and employee counts within the designated labor market area. This report will provide insight into the “work here” population versus the “live here” population.

Psychographic Profiling

As retail site selection has evolved from an art to a science, psychographic lifestyle segmentation has become an essential element of retailers’ preferred location criteria. Understanding a consumer’s propensity to purchase certain retail goods and services—as well as specific retail brands—is valuable to national, regional, and independent retailers.

Psychographic Profiles of Consumers





Determining Retail Opportunities

Retail Demand Outlook Analysis

A Retail Demand Outlook Analysis will determine the level of retail demand for a designated Retail Trade Area. The analysis computes the retail potential of the Retail Trade Area and projects future retail demand for the same categories.

“For years I researched firms to help me with retail development and The Retail Coach continued to surface as the best choice provider. Over and over again I heard about their ‘service after the sale.’ This was important. You see a lot of firms can run data and put together fancy reports. What allows The Retail Coach to stand out is their coaching. A tool is useless unless someone ‘coaches’ you on the best way to utilize it. **When you hire The Retail Coach you are not just buying data, you are hiring a coach to help you with your retail development needs.** I highly recommend them to any community seeking to effectively recruit retail development.”

Dave Quinn: Economic Development Manager (Fairview, Texas)

Identifying Development & Redevelopment Opportunities

Retail Center • 101 West Hundley Drive
Lake Dallas, Texas

Site Photo

SPACE AVAILABLE
6,584 SF available

TRAFFIC COUNTS
South Shady Shores Road - 4,853 AADT
East Hundley Drive - 502 AADT

CONTACT INFORMATION
AARON FARMER
The Retail Coach, LLC
President
Office: 662.844.2155
Cell: 662.231.0608
AFarmer@theretailcoach.net
www.TheRetailCoach.net

Lancine Bentley
Lake Dallas Community Development Corporation
Community Development Coordinator
Phone: 940.497.2226 ext. 404
lbentley@lakedallas.com
LakeDallas.com

PROPERTY INFORMATION
• Year Built: 1987
• Price: \$975,000
• Percent Leased: Vacant
• Land Acres: 1.00 AC
• Tenancy: Multiple

QUICK FACTS

	Community	Retail Trade Area
Population	2010: 7,105 2020: 8,525 2025: 9,338	17,823 22,647 24,730
Income	Average HH: \$97,760 Median HH: \$83,491 Per Capita: \$30,222	\$111,341 \$90,693 \$40,569
Age	Median Age: 37.55 Average Age: 37.40	38.59 38.11

800.851.0992 | INFO@THERETAILCOACH.NET | THERETAILCOACH.NET | AUSTIN, TEXAS • TUPELO, MISSISSIPPI

Example Retail Site Profile

Retail Pads & Shop Spaces Available
Ceres Gateway Center Highway 99 & Mitchell Road | Ceres, CA

Property Features

- Proposed Super Walmart across street - Bldg permits issued Feb. 2019
- Mitchell Road interchange access with new interchange planned at Service Road.
- 1,100 linear feet of Highway 99 frontage
- 85' freeway pylon sign planned
- New signalized entry into project on Mitchell Road
- High traffic counts on Hwy 99 with great positioning between south Modesto and Turlock

Demographics

	Trade Area	3 mile	5 mile	10 mile
Est. Population	250,049	57,541	129,512	418,058
Avg. HH Income	\$76,143	\$73,580	\$71,472	\$79,573

Austin Farmer
Project Director | The Retail Coach, LLC
(917) 843-4920 | a.farmer@theretailcoach.net

Steve Halton
Economic Development Manager | City of Ceres, CA
(209) 232-7891 | Steve.Halton@ci.ceres.ca.us

TheRetailCoach P.O. Box 7272 | Tupelo, MS 38802
800.851.0992 | INFO@THERETAILCOACH.NET

Identifying & Marketing Vacancies & Development/ Redevelopment Sites

Retailers are interested not only in the market data on your community, but also in evaluating all available sites that fit their site selection and location preferences. A community must create and maintain a database of prime available properties along with accurate and current marketing information.

The Retail Coach will identify priority retail vacancies and development/redevelopment sites to market. Factors influencing site selection for priority sites will include:

- Existing market conditions
- Retail Trade Area population
- Traffic counts and traffic patterns
- Site-line visibility from primary & secondary traffic arteries
- Ingress/egress & adequate parking
- Site characteristics, Topography & Proximity to retail clusters

Retail Site Profiles

The Retail Coach will create a retail site profile for primary availabilities with current site-specific information, including:

- Property size, dimensions, and location
- Aerial photographs
- Site plan
- Demographic profile
- Traffic count
- Appropriate contact information

Identifying Retailers & Developers for Recruitment

The Retail Coach has been successful in recruiting leading retail brands to our client communities for more than 23 years. Our process is driven by providing accurate and current data sets as well as site-specific information to retailers, brokers, and developers.

Identification of Retail Prospects

The Retail Coach will target national and regional retail brands (retailers and developers) that are a good “fit” for the community. This means the Retail Trade Area population, disposable incomes, consumer spending habits, and education levels meet the retailers’ ideal location criteria.

The Retail Coach will review a master list with Dayton staff and work together to prepare a final target list of retailers for recruitment.



Marketing & Branding

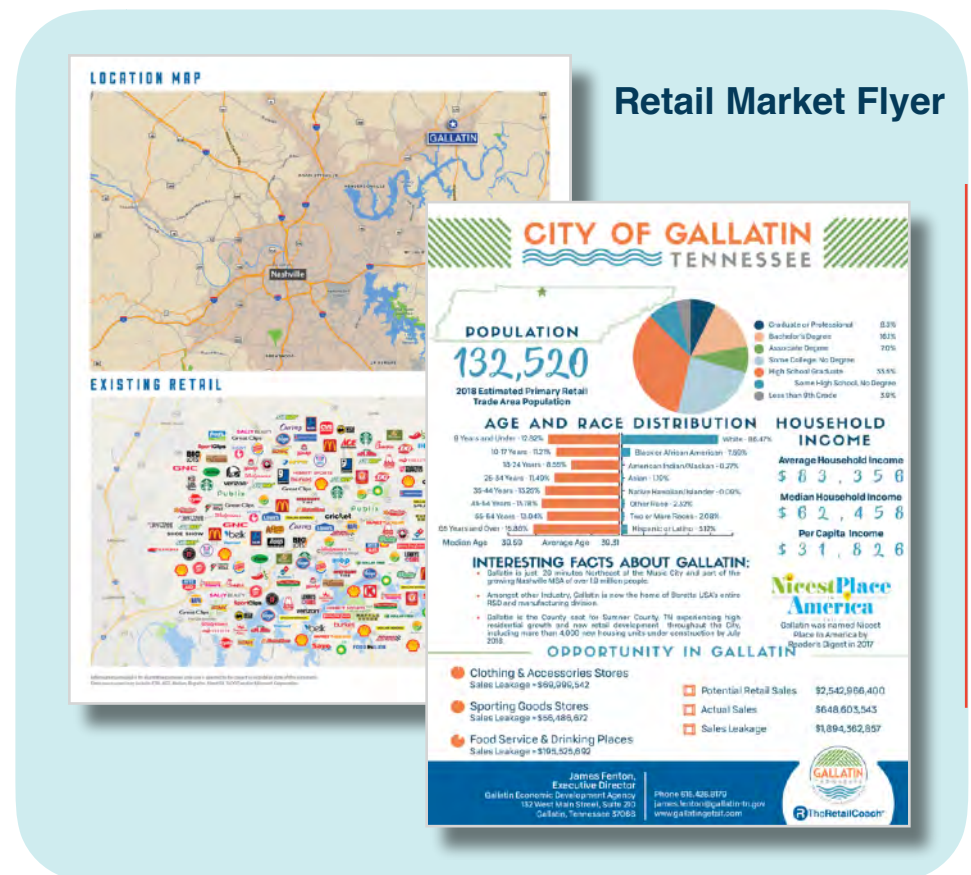


To attract targeted retailers, the most critical step is providing accurate, current, and site-specific information on the community and its Retail Trade Area. It is important that this marketing information positively reflects your community's attributes and brand to corporate site selectors, real estate brokers, and developers.

Retail Market Flyer

The Retail Coach will develop a Retail Market Flyer tailored to the specific needs of targeted retailers' essential site selection and location criteria. The profile serves as a community introduction and includes:

- Retail Trade Area Map
- Location Map
- Traffic Count Map
- Demographic Profile Summary
- Appropriate logo and contact information



Retailer Feasibility Packages

The Retail Coach will create a retailer-specific feasibility package to address essential location criteria. The feasibility package includes:

- Community Overview
- Retail Site Profiles
- Location Map
- Retail Trade Area Map
- Existing Retailer Aerial Map
- Retailer Location Map
- Retail Trade Area Demographic Profile Summary
- Retail Gap Analysis Summary Table
- Retail Trade Area Psychographic Profile
- Retail Trade Area Demographic Profile
- Community Demographic Profile
- Area Traffic Generators
- Appropriate logo and contact information

Real Estate Developer Opportunity Package

The Retail Coach will create a developer opportunity package to highlight the need for development / redevelopment.

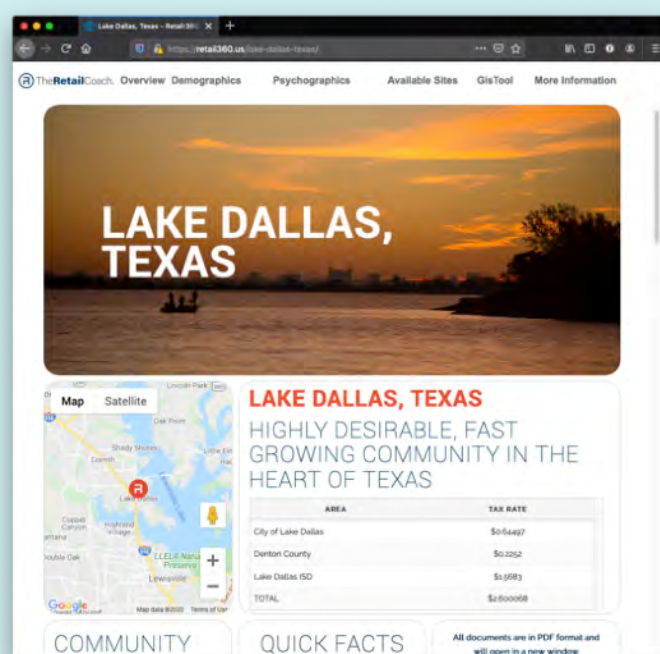
This will include:

- Community Overview
- Location Map
- Retail Trade Area
- Demographic Trends
- Aerial Imagery
- Traffic Counts
- Site-line visibility from major traffic arteries
- Ingress/egress for primary traffic arteries
- Median cuts or possibilities
- Traffic signal existence or possibilities
- Site characteristics and topography
- Appropriate Zoning
- Area Retail
- Residential clustering and support
- Proximity to "anchor" retailers
- Top Employers
- Workplace Population
- Potential retail tenants

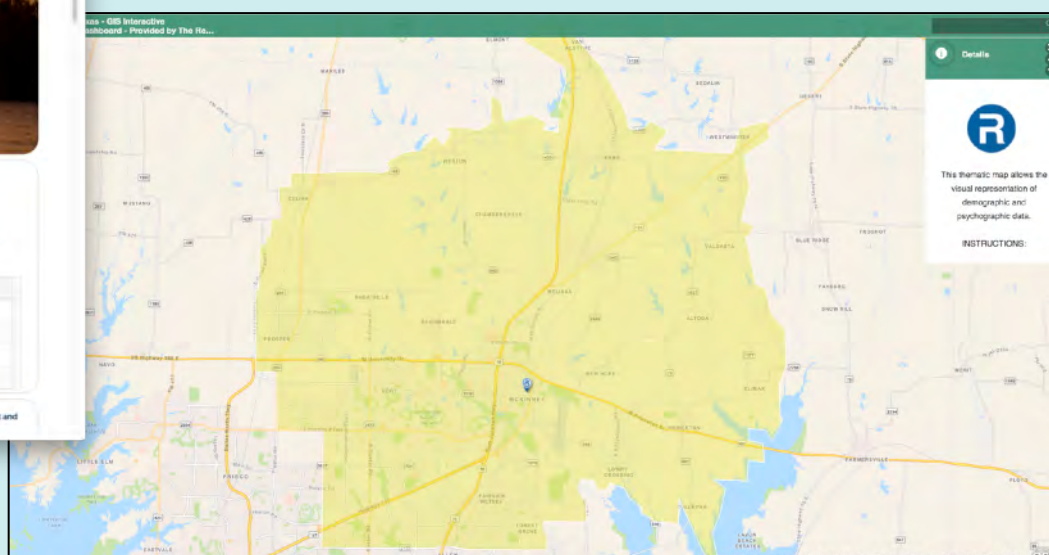


Online Retail Dashboard & Interactive Map

The Retail Coach will create an online community dashboard, which is available at Retail360.us/Dayton-TX, for visual presentation and easy downloading of marketing information and data sets.



Retail360 Dashboard





Recruiting Retailers & Developers

Recruitment of Retailers

Founded in 2000, The Retail Coach was the first national retail advisory firm to introduce retailer and developer recruitment specifically for communities. The recruitment of retailers remains one of the primary metrics of success. Today, our experience has proved a community must move beyond data.

The retailer recruitment process includes the following steps:

- Introductory emails and retail market profiles are sent to each targeted retailer.
- Personal telephone calls are placed to measure interest level.
- Personal emails and retailer feasibility packages are sent to each targeted retailer.
- Personal emails and retail site profiles for prime sites are sent to the appropriate targeted retailer.
- Personal emails are sent to inform targeted retailers of significant market changes.
- A retailer status report is provided with each retailer's complete contact information and comments resulting from recruitment activities.
- Personal emails are sent quarterly to continue to seek responses regarding their interest level.

Recruitment of Developers

Much of our recruitment success comes from establishing a network of national retail developers over the past 19 years.

Developer networking and developer recruitment have become key components in a community's retail recruitment and development success. Retailers have specific property requirements based on their site location criteria. A mid to high-tier retailer might show interest in a community; however, there may not be sufficient ready-to-lease properties matching their needs and brand requirements. Relationships with developers are important in these situations to capitalize on retailer interest and opportunity.

Our developer recruitment process includes the following steps:

- Introductory emails and opportunity packages are sent to developers.
- Personal telephone calls are placed to measure interest level.
- Personal emails are sent to inform developers of the status of interested retailers and any significant market changes.

A developer status report is provided with each developer's complete contact information and comments resulting from recruitment activities.

Retail Conference Representation

The Retail Coach will assist in marketing Dayton and its retail vacancies and real estate sites to retailers and real estate sites to retailers, developers, and brokers at retail industry conferences.

The Retail Coach will attempt to set-up retailer, developer, and broker meetings for Dayton at jointly attended conferences.

"The location of Sprouts Farmers Market was a direct result of meetings coordinated by The Retail Coach between our community and site selectors at ICSC/Recon."

Warren Unsicker, CEcD
Vice President, Economic Development
Broken Arrow Economic Development

Coaching & Ongoing Support



Coaching

The Retail Coach will partner with Dayton on a long-term basis and be available when you have questions, new ideas, or need access to GIS mapping and current data and statistics. We are also available if Dayton needs to brainstorm opportunities as your community grows and develops. Project correspondence can be conducted through The Retail Coach custom Pandora platform as part of the Retail360 dashboard. This password-protected platform will allow the Dayton to keep track of project progress, download reports, and securely share other information over the course of the project agreement.

TRC Project Management Platforms

Retailer/Restaurant	Status	Status Date	Feedback
Aerie	Not Right Now	7/20/2020	"Thanks Cary for the note. It's not of interest at this time. We recently opened in Barton Creek and we are going
Andy's Frozen Custard	Contacted - Pending...	9/24/2020	
Apple	Not Right Now	7/20/2020	"Thanks for reaching out. We don't have immediate plans to expand our retail footprint in this region right now.
Apricot Lane	Interested - Need Fr...	7/20/2020	"Cary, they were formerly at Hill Country Galleria. If they have a franchisee for the area, either the Shoos or H...
Blaze Pizza	Not Right Now	10/19/2020	"Thanks for the information on Bee Cave. We are in a bit of a holding pattern in the Austin market in the near f...
Blue Sky Texas	Interested - Request...	7/24/2020	They do a 6500 sq bldg with patio and playground and would definitely need a drive thru. This is where the line...
Bread and Co.	Contacted - Pending...	10/15/2020	
Buffalo Wild Wings	Not Right Now	7/20/2020	"Unfortunately, Bee Cave is not a target area for Cheddar's, Corner Bakery, or Buffalo Wild Wings. Appreciate...
BurgerFi	Contacted - Pending...	10/15/2020	
California Pizza Kitchen	Not Interested	9/10/2020	Filed for bankruptcy
Carve American Grille			
Central Market	Not Right Now	10/19/2020	10/19: "At first brush, it is a pass the HEI
Cheddar's	Not Right Now	7/20/2020	"Unfortunately, Bee Cave is not a target
Chipotle	Interested - Request...	9/3/2020	Via Retail Live w/ Sam Choe: Chipotle en
Chuy's	Not Right Now	9/11/2020	"Most of our C Suite lives out that way, s
Corner Bakery	Not Right Now	7/20/2020	"Unfortunately, Bee Cave is not a target
Costco	Interested	7/13/2020	"Aaron spoke to Costco reps and they w
Cover 3	Contacted - Pending...	10/15/2020	"Hi Cary, thanks so much for reaching o
Del Frisco's Grille			
Dunkin'	Contacted - Pending...	9/10/2020	
Ellson			
First Watch	Not Right Now	9/2/2020	As of Sept. 2, still not reviewing new sit
Freebirds	Not Interested	7/27/2020	"Freebirds is frozen on store expansion

Name	Project Phase	Est. Completion Date	Notes	Attachment
Invoice 1	0 - Admin			
Kickoff Mtg	0 - Admin	8/8/2019		
Invoice 2	0 - Admin			
On the Ground Analysis	1 - Market Analysis	7/18/2019		
Stakeholder Discussions	1 - Market Analysis	8/9/2019		
Primary Retail Trade Area	1 - Market Analysis	8/24/2019		
Submarket Analysis	1 - Market Analysis	8/24/2019		
Community Demographics	1 - Market Analysis	8/24/2019		
Workplace Population Su...	1 - Market Analysis	8/24/2019		
Competing Community A...	1 - Market Analysis	8/15/2019		
Retail Gap Analysis	2 - Determine Retail Opp	8/24/2019		
Retail Void Analysis - MSA	2 - Determine Retail Opp	9/9/2019		
Retail Void Analysis - State	2 - Determine Retail Opp	9/9/2019		
Available Sites + Highest/...	3 - Dev & Redev Opps	12/20/2019	Included in final report	
Community Sites Inventory	3 - Dev & Redev Opps	9/16/2019	1. Ceres Gateway (adj Wal...	
Retailer Match List	4 - ID Retailers/Develo...	9/30/2019		
Developer Match List	4 - ID Retailers/Develo...			
Online Dashboard	5 - Marketing & Brandi...		https://retail360.us/ceres...	
Retail Market Profile	5 - Marketing & Brandi...			
Site Profiles	5 - Marketing & Brandi...	12/20/2019		



Deliverables & Responsibilities

Deliverables & Responsibilities



Phase 1

Analyzing the Market

Retail Trade Area (RTA) Map based on Mobile Location Technology

Retail Trade Area & Community Demographic Profiles (Historical, Current, and Projected)

Retail Trade Area Psychographic Profiles

Daytime Population Summary

Phase 2

Determining Retail Opportunities

Retail Demand Outlook Analysis

Phase 3

Identifying Development Opportunities

Retail Site Profiles

Phase 4

Identifying Retailers & Developers for Recruitment

Target list of priority retail prospects

Phase 5

Marketing & Branding

Dayton Retail Market Flyer (RMF)

Retailer Feasibility Packages

Developer Opportunity Package

Online Retail360 Dashboard & Pandora Platform

Phase 6

Recruiting Retailers & Developers

Proactive Retail Recruitment & Recruitment Updates

Phase 7

Retail Coaching

Ongoing Coaching & Project Management through Air

Table Online Platform

“In my opinion, The Retail Coach’s strategy and assistance has netted us over 325,000 square feet of occupied retail development during one of the most significant retail downturns in the last 20 years. Money well spent.”

Samuel D. R. Satterwhite
Executive Director
Wylie EDC

“Thank you for Gallatin's partnership with Retail Coach. Charles Parker and his team have been very beneficial in helping my development find retail tenants. We have currently signed [multiple new brands] with their help and guidance.”

Brad Jolly
Developer
Gallatin, Tennessee



Project Timeline & Pricing

Project Timeline & Pricing



Reporting

The Retail Coach will provide written or electronic project updates on a monthly basis.



Project Timeline

The Retail Coach is available to begin work immediately upon agreement of terms with a project duration of 12 months.

Retail Recruitment & Development Strategy

Payments:

- \$10,000 upon execution of agreement.
- \$10,000 upon 90 days.
- \$10,000 upon 180 days.

\$30,000

Plus up to \$1,000 in reimbursable expenses



Options Contract Extensions

Because we believe retail recruitment is an ongoing process, and not an event, we offer the ability to extend the project agreement for up to two additional years. Your agreement can be extended at any time to ensure you have the tools, resources, and support you need to successfully recruit retailers.

Year 2 Contract Extension

Extends your agreement by an additional 12 months. During that 12 month period, you will continue to receive the following:

- Data Updates
- Site Evaluations
- Online Dashboard Update
- Access to GIS Site Mapping
- Recruitment of Retailers and Developers
- Coaching and Support from the The Retail Coach Team

\$25,000

Year 3 Contract Extension

Extends your agreement by an additional 12 months. During that 12 month period, you will continue to receive the following:

- Data Updates
- Site Evaluations
- Online Dashboard Update
- Access to GIS Site Mapping
- Recruitment of Retailers and Developers
- Coaching and Support from the The Retail Coach Team

\$25,000



Prepared For

Dayton, Texas

Primary Contacts:

Aaron Farmer
President
662.231.0608
afarmer@theretailcoach.net





TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Discussion and possible action on hiring Greak Fence and Deck to install fencing and electric gates at Sawmill Park in an amount not to exceed \$48,000.

DATE: July 13, 2026

COMMENTS:

On May 11, 2026 the DEDC Board of Directors held a work session to review and discuss the fencing project at Sawmill Park.

On June 25, 2026, the Parks Board met to review and discuss the fencing project at Sawmill Park. The Parks Board requested that gates be added to the project and that the installation of fencing and gates occur at the same time.

Staff has reached out to contractors and asked them to update their quotes to include two electric gates with keypads:

- Foster Fence: \$53,794.63
- Greak Fence: \$47,954.99

The quotes do not include the installation of electrical wiring to the gates.

The Parks Board also requested that the City look into purchasing the property adjacent to Sawmill Park (Property ID 58540).

ACTION REQUESTED:

Approval of the bid



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Consider awarding a grant to Paradise Cafe in the amount of \$25,000 for building improvements.

DATE: July 13, 2026

COMMENTS:

Paradise Cafe is taking over the location of Kung Fu Tea. The building is located at 403 W. Highway 90 in Dayton, Texas. Paradise Cafe is a Chinese and sushi fast-casual restaurant with a location in Mont Belvieu.

The owner has received two quotes for his proposed work:

Arnold Construction: No Bid

US Brothers Construction, LLC: \$183,000

The grant operates on a reimbursement basis. Paradise Cafe would not be reimbursed until all permits are pulled and the work is complete.

The Grants Review Subcommittee met on Tuesday, July 30 and there was consensus to move this item to the full board.

ACTION REQUESTED:

Approval of the grant

ATTACHMENTS:

[Grant Application - Paradise Cafe.pdf](#)

Submittal Requirements

- ☒ Signed and notarized application
- ☒ Letter explaining the proposed project and the need for grant funds
- ☒ Certificate of Fact - Status from the Texas Secretary of State (<https://www.sos.state.tx.us/corp/copies.shtml>)
- ☒ Two quotes or estimates for each category of work, including at least one quote from a Liberty County business or contractor (Please be as specific as possible and include any renderings or construction drawings that you receive)
- ☒ Photos of the existing property
- ☒ Proof of property ownership or permission from property owner to participate in the grant program (if facility is leased)
- ☒ Signed copy of Compliance, Eligibility and Criteria Guidelines

Note: All submittal requirements must be provided in order for your application to be considered complete.

BUSINESS ASSISTANCE GRANT APPLICATION

Contact Information

Company Name:

Paradise Cafe Inc.
~~In Parada~~

Federal Tax ID# :

811523123

Primary Contact Name: First Name:

Chunheang

Last Name:

Kuoch

Contact Title:

Owner

Mailing Address:

9655 Eagle Dr. Mont Belvieu TX 77523

City:

Mont Belvieu

State:

TX

Zip:

77523

Phone:

832 866 0636

Fax:

Mobile:

Email Address:

www.paradisecafe.tx.com

Website:

Description of Business Activity:

Asian fusion restaurant (chinese) location
in Liberty, Mont Belvieu, Baytown.

NAICS:

Company Age:

10+ years

Project Information

Project Type:

☒ Business Improvement Grant (max reimbursement of \$25,000)

☐ Façade Improvement ☒ Interior Renovations ☐ Tenant Build Out ☐ Signage

☐ Beautification Grant (max reimbursement of \$6,000)

☐ Landscaping ☐ Dayton Star Installation

☒ Infrastructure Grant (max reimbursement of \$25,000)

Grease trap

Note 1: All grants are based on a 50% reimbursement, subject to the maximum amount of each grant category. Reimbursement is limited solely to commercial projects.

Note 2: Residential projects, such as apartments, rent houses, guest suites, etc. are not eligible to participate in any grant programs and are not eligible for reimbursement under any condition.

Project Address: 403 W Hwy 90 Ste A

City: Dayton State: TX Zip: 77535

Is the Project Property Owned or Leased? ☐ Owned ☒ Leased

Lease Rate: 3.00 /sf SF Leased: 1500 Term of Lease: 5 yrs

Landlord: Sazmin Momin Envision Partners LLC

Address of Landlord: 26830 Kuykendahl Rd Ste 200 Tomball TX 77375

Landlord Phone Number: 832 466 9648

New or Existing Business: ☐ New ☐ ExistingNumber of Existing Employees: ☐ Full-Time ☐ Part-Time

Number of New Employees: 3 Full-Time 6 Part-Time

Description of the Project: Interior Remodeling

Business Assistance Grant Programs



Estimated Start Date: _____

Estimated Completion Date: _____

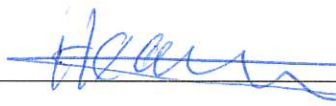
Overall Project Estimate

Verification

I (We), the undersigned APPLICANT(S), certify that all the information furnished DEDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Dayton Economic Development Corporation may or may not grant a Business Assistance Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Dayton Economic Development Corporation on this, the _____ day of 6-5, 2020

Applicant: 

Signature: Chunheang Knoch 

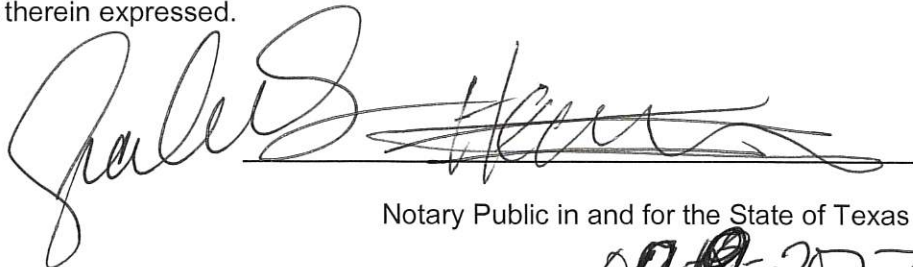
Address: _____

Phone Number: 832 866 0668

The State of Texas
County of Liberty

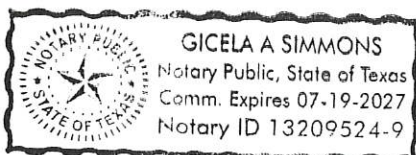
Before me, the undersigned authority, on this day personally appeared

Chun H. Knoch, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.



Notary Public in and for the State of Texas

My Commission Exp: 07-19-2027





Chris Jarmon <cjarmon@daytontx.com>

Paradise Cafe - Small Business Grant Application

Li K <limiengkuoch@gmail.com>

Mon, Jun 8, 2026 at 1:04 PM

To: Chris Jarmon <cjarmon@daytontx.com>

To: Dayton Community Development Corporation
Attn: Grant Review Committee

Dear Committee Members,

My name is Lee, and I am requesting grant funding to help with the build-out of Paradise Café, a new Chinese and sushi fast-casual restaurant at [403 US-90](#) in Dayton, TX 77535. Our goal is to bring more Asian dining options to Dayton, create local jobs, and add a new, attractive business along the US-90 corridor.

The space we are leasing is not yet set up as a restaurant, so we must complete a major build-out before we can open.

This includes:

- Installing proper kitchen ventilation/hood systems, grease trap, plumbing, new or upgraded gas lines, electrical work, and fire suppression.
- Adding a walk-in freezer and a walk-in cooler, which the building does not currently have but are required to safely store fresh ingredients and seafood.
- Purchasing and installing key restaurant equipment and completing the dining area so it is comfortable and safe for guests.

These items are expensive and must be paid for before the restaurant can generate any revenue. The grant funds would go directly toward these build-out and equipment costs so that the restaurant can open safely, meet all code requirements, and provide consistent, high-quality food and service.

By helping with these build-out costs, the City and DCDC would support:

- New jobs for Dayton residents.
- More activity and an upgraded appearance along US-90.
- New food options and cultural variety for local families and visitors.

Thank you for considering this request. We are excited to be bringing our culture and cuisine to the City of Dayton!

Sincerely,
Lee Kuoch
Owner, Paradise Café
[Quoted text hidden]



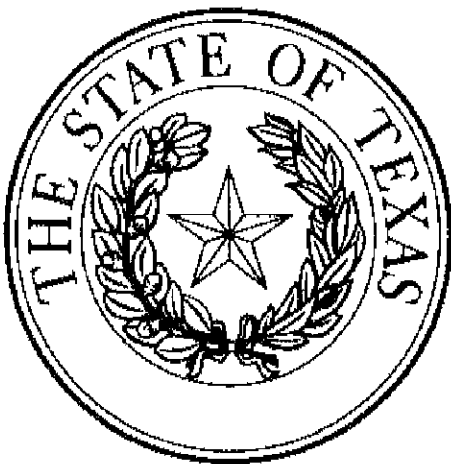
Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for IN PARADISE CAFE, INC. (file number 802382872), a Domestic For-Profit Corporation, was filed in this office on February 03, 2016.

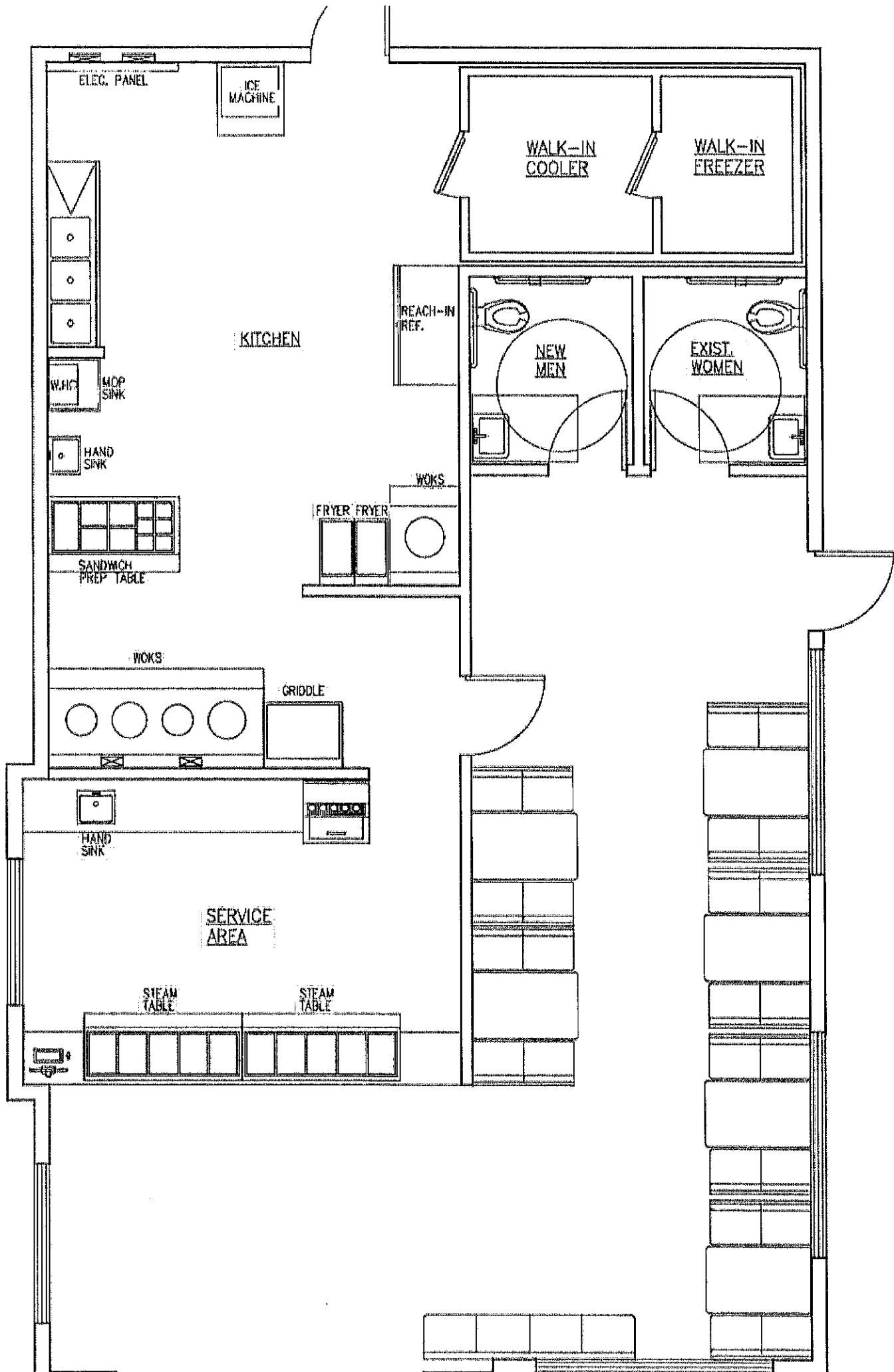
It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on June 05, 2026.



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State





PARADI CAFÉ RESTAURANT

INTERIOR RENOVATION PROPOSAL

PROPOSAL NO.
UBSC-05262026-01

DATE
May 26, 2026

403 US 90
Dayton, TX 77535

CONTRACT AMOUNT - PHASE I

\$183,000.00

US Brothers Construction LLC is pleased to submit this proposal for the interior renovation and kitchen upgrade for Paradi Café Restaurant.



SCOPE OF WORK INCLUDES:

- 1000 Gallon Grease Interceptor Installation
- Walk-In Cooler & Freezer
- Restroom Reconstruction
- 12 ft Type I Hood / Exhaust / Fire Suppression System
- Gas System Installation (Woks, Griddle, 2 Fryers, Water Heater)
- Plumbing Modifications
- Electrical Modifications
- Steam Table & Service Area Improvements
- Ceiling, Painting & Interior Finishes
- Project Management, Overhead & Contingency

ESTIMATE - PHASE I

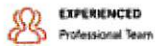
DESCRIPTION	AMOUNT
Grease Interceptor Installation	\$28,000
Walk-In Cooler & Freezer	\$48,000
Restroom Reconstruction	\$18,000
Hood / Exhaust / Fire Suppression System	\$25,000
Gas System Installation	\$12,000
Plumbing Modifications	\$18,000
Electrical Modifications	\$16,000
Steam Table & Service Area Improvements	\$5,000
Ceiling, Painting & Interior Finishes	\$5,000
Project Management, Overhead & Contingency	\$8,000
TOTAL PRELIMINARY CONSTRUCTION BUDGET	\$183,000.00

IMPORTANT NOTE - PHASE I

The following items are NOT included in the Phase I pricing:

- Permit Fees
- Architectural / Engineering Design Fees
- Utility Company Fees
- Equipment Procurement (Kitchen Equipment)
- Delivery & Shipping Costs
- Storage Charges
- Customs Duties or Import Taxes
- Third Party Inspection Fees

All pricing is based on the information provided and is valid for 30 days from the date of this proposal. Final pricing may be adjusted based on final design, permit requirements, and site conditions.



6100 Corporate Dr. Suite 325
Houston, TX 77036

832-778-0090

richard.q@live.com

THANK YOU FOR THE OPPORTUNITY TO EARN YOUR BUSINESS!



Chris Jarmon <cjarmon@daytontx.com>

Paradise Cafe - Arnold Construction Failed to Contact

noreply@trinityvalleycc.com <noreply@trinityvalleycc.com>
To: cjarmon@daytontx.com

Fri, Jun 5, 2026 at 11:37 AM

A user of the Trinity Valley Chamber of Commerce directory has requested information from you.

Message

Hi! This is the owner of Paradise Cafe. We are trying to get in contact with Arnold Construction based in Dayton, TX, however after several phone calls and attempts , we still have yet to hear anything back from them. We just wanted to let you know currently where we are regarding this! Thank you.

Contact Information

Name: Chunheang Kuoch	Contact Pref: Email
Company: Paradise Cafe	Address: [REDACTED]
Phone: [REDACTED]	Mont Belvieu, Tx 77535
Email: [REDACTED]	US

Referral generated Friday, June 5, 2026 11:37:45 AM

Note: Please do not respond directly to this e-mail. The originating e-mail account is not monitored.

This email was sent on behalf of Dayton Chamber of Commerce 801 S. Cleveland Street Dayton, TX 77535. To unsubscribe [click here](#). If you have questions or comments concerning this email or services in general, please contact us by email at info@daytontxchamber.com









SMALL BUSINESS GRANT PROGRAM



Property Owner/Landlord: ENVISION PARTNERS LLC

Signature: *Sagmin Momin*

Address: 26830 Kuykendahl Rd, Suite 200, Tomball, TX 77375

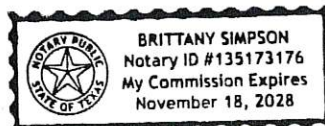
Phone Number: 832-466-9648

The State of Texas
County of Liberty

Before me, the undersigned authority, on this day personally appeared

Sagmin Momin, known to me to be the persons whose
names are subscribed to the foregoing instrument, and acknowledged to me and that they
executed the same for the purposes therein expressed.

Brittany Simpson
Notary Public in and for the State of Texas
My Commission Expires: 11-18-28



ACKNOWLEDGMENT, RECEIPT OF, UNDERSTANDING AND AGREEMENT TO COMPLY WITH THE
GUIDELINES, ELIGIBILITY AND CRITERIA FOR BUSINESS ASSISTANCE GRANT PROGRAMS BY THE
DAYTON ECONOMIC DEVELOPMENT CORPORATION

Applicant: Chunheang Kuoch

Address: 9655 Eagle Dr. Mont Belvieu TX 77535

Phone No.: 832 866 0636

Signature: 

Property Owner/Landlord:

Address:

Phone No.:

Signature:



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Discussion and possible action on approving the Fiscal Year 2026-2027 Annual Budget for the Dayton Economic Development Corporation.

DATE: July 13, 2026

COMMENTS:

A budget workshop was held with the DEDC Board of Directors on June 8, 2026. During that meeting, the board requested a few changes to the proposed budget.

- Public Relations
 - Add funding for Leadership East Texas: \$1,800 (2 people)
 - Increase funding for First Responders Luncheon to \$1,000
 - Increase funding for New Teacher Luncheon to \$500
- Grants & Incentives
 - Leaving funding for the Dayton Enhancement Committee at \$10,000
- Contracted Services
 - Increase ILA funding by \$30,000 (instead of \$37,000)

If approved, this budget will be approved by the Dayton City Council at their August meeting.

ACTION REQUESTED:

Approval of the budget

ATTACHMENTS:

[Budget Report Summary \(6-23-26\).pdf](#)



Dayton, TX

Budget Report Account Summary

For Fiscal: 2026-2027 Period Ending: 09/30/2027

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 600 - Dayton Economic Development Corp							
Revenue							
Department: 82 - DEDC							
600-82-5115	Sales & Use Tax	1,340,527.00	1,340,527.00	0.00	0.00	-1,340,527.00	0.00 %
600-82-5412	Interest	120,000.00	120,000.00	0.00	0.00	-120,000.00	0.00 %
Department: 82 - DEDC Total:		1,460,527.00	1,460,527.00	0.00	0.00	-1,460,527.00	0.00%
Revenue Total:		1,460,527.00	1,460,527.00	0.00	0.00	-1,460,527.00	0.00%
Expense							
Department: 82 - DEDC							
600-82-6320	Office Supplies - General	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
600-82-6331	Postage & Shipping	100.00	100.00	0.00	0.00	100.00	0.00 %
600-82-6349	Council/Other Boards	1,615.00	1,615.00	0.00	0.00	1,615.00	0.00 %
600-82-6351	Public Relations	28,242.43	28,242.43	0.00	0.00	28,242.43	0.00 %
600-82-6357	Grants & Incentives	600,000.00	600,000.00	0.00	0.00	600,000.00	0.00 %
600-82-6400	Travel & Meals	11,105.00	11,105.00	0.00	0.00	11,105.00	0.00 %
600-82-6401	Education & Training	6,050.00	6,050.00	0.00	0.00	6,050.00	0.00 %
600-82-6407	Dues/Fees/Subscriptions	4,555.00	4,555.00	0.00	0.00	4,555.00	0.00 %
600-82-6409	Software	34,150.00	34,150.00	0.00	0.00	34,150.00	0.00 %
600-82-6411	Contracted Services	205,000.00	205,000.00	0.00	0.00	205,000.00	0.00 %
600-82-6413	Contracted Services - Landscaping	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00 %
600-82-6421	Other Legal	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
600-82-6423	Advertising	85,700.00	85,700.00	0.00	0.00	85,700.00	0.00 %
600-82-6424	Publications	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
600-82-6450	Professional Services/Consultant	55,000.00	55,000.00	0.00	0.00	55,000.00	0.00 %
600-82-6454	Other Professional Services	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
600-82-6512	R & M - Other	218,762.57	218,762.57	0.00	0.00	218,762.57	0.00 %
Department: 82 - DEDC Total:		1,295,780.00	1,295,780.00	0.00	0.00	1,295,780.00	0.00%
Expense Total:		1,295,780.00	1,295,780.00	0.00	0.00	1,295,780.00	0.00%
Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):		164,747.00	164,747.00	0.00	0.00	-164,747.00	0.00%
Report Surplus (Deficit):		164,747.00	164,747.00	0.00	0.00	-164,747.00	0.00%

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 600 - Dayton Economic Development Corp						
Revenue						
82 - DEDC	1,460,527.00	1,460,527.00	0.00	0.00	-1,460,527.00	0.00%
Revenue Total:	1,460,527.00	1,460,527.00	0.00	0.00	-1,460,527.00	0.00%
Expense						
82 - DEDC	1,295,780.00	1,295,780.00	0.00	0.00	1,295,780.00	0.00%
Expense Total:	1,295,780.00	1,295,780.00	0.00	0.00	1,295,780.00	0.00%
Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):	164,747.00	164,747.00	0.00	0.00	-164,747.00	0.00%
Report Surplus (Deficit):	164,747.00	164,747.00	0.00	0.00	-164,747.00	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
600 - Dayton Economic Developm	164,747.00	164,747.00	0.00	0.00	-164,747.00
Report Surplus (Deficit):	164,747.00	164,747.00	0.00	0.00	-164,747.00



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Review and discuss proposed Historic Downtown Preservation Committee

DATE: July 13, 2026

COMMENTS:

This item was originally discussed with the board during the February 24, 2026 meeting. However, with new members on the board, staff recommends bringing this item back for further discussion prior to presenting the item to City Council.

ATTACHMENTS:

[Historic Preservation Ordinance.pdf](#)

ORDINANCE NO. 02020-5

AN ORDINANCE CREATING THE CITY OF DAYTON'S HISTORIC DOWNTOWN PRESERVATION COMMITTEE; DESCRIBING THE MEMBERSHIP THEREOF; AUTHORIZING THE PREPARATION OF A HISTORIC RESOURCE PRESERVATION PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city of Dayton has a rich history that the City Council desires to protect and defend; and

WHEREAS, developing and maintaining a vibrant downtown district is very important to the community; and

WHEREAS, the City desires to protect its downtown area through the creation of a Historic Downtown Preservation Committee; and

WHEREAS, the City wishes to further protect its downtown area by authorizing the Historic Downtown Preservation Committee to prepare a Historic Resource Preservation Plan subject to the approval of City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAYTON, TEXAS:

Section 1: Purpose.

The City Council of the City of Dayton does hereby declare that as a matter of public policy the protection, enhancement, and perpetuation of districts and landmarks of historical and cultural importance and significance is necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that the Historic Resources of the City of Dayton represent the unique confluence of time and place that have shaped the identity of generations of citizens, collectively and individually, and these resources constitute the heritage of Dayton. This Ordinance is intended to:

- (1) Perpetuate, protect, enhance, and preserve the Historic Resources, districts, and landmarks which represent distinctive elements of Dayton's historic, architectural, social, economic, ethnic, and political heritage;
- (2) Safeguard the City's historical and cultural heritage, as embodied and reflected in historic landmarks, by application of appropriate resources;
- (3) Stabilize and improve property values in the historic downtown district;
- (4) Foster civic pride in the beauty and accomplishments of the past, and to promote the use of historic landmarks for the culture, prosperity, education, and general welfare of the people of the City of Dayton;

- (5) Strengthen the economy of the city and to protect and enhance the city's attractions to tourists and visitors, as well as provide support and stimulus to business and industry; and
- (6) Provide information to property owners and tenants as well as civic organizations concerned with historical preservations.

Section 2: Historic Downtown Preservation Committee.

This ordinance hereby creates a committee to be known as the Historic Downtown Preservation Committee of the City of Dayton, Texas ("Committee").

- (1) The Historic Downtown Preservation Committee shall consist of seven (7) members ~~citizens of the City of Dayton and/or individuals owning property within the City of Dayton~~ to be appointed by the City of Dayton's City Council. The Committee shall be comprised of the following members, if available among the residents of the community:
 - a. ~~One (1)~~ Two (2) ~~members~~ should be a public safety construction ~~professionals~~.
 - b. ~~One (1)~~ Two (2) ~~members~~ should be Dayton Economic Development Corporation members ~~a real estate professional~~.
 - c. ~~One (1)~~ Two (2) ~~members~~ should be associated with the Dayton Historical Society ~~an individual who owns a business located within the downtown district~~.
 - d. ~~At least (1) member shall be a property owner within the downtown district.~~
 - e. At least one (1) member shall be a member of the Dayton Enhancement Committee.
 - f. All other members shall have demonstrated an interest in the history of Dayton.
 - g. Ex-Officio board members (non-voting members) shall include:
 - i. One (1) representative from the Planning and Zoning Commission.
 - ii. One (1) representative from the City Manager's staff.
 - iii. One (1) representative from the City's building inspection staff.
 - iv. The Mayor of Dayton, Texas.
- (2) All Historic Downtown Preservation Committee members, regardless of background, shall have a known and demonstrated interest, competence, or knowledge in historic preservation within the City of Dayton.
- (3) Historic Downtown Preservation Committee members shall serve for a term of two (2) years, with the exception that for the inaugural Committee, the City Council shall appoint

four (4) of the voting members to an inaugural term of three (3) years and the remaining three (3) voting members shall serve a term of two (2) years. The Ex-officio members may be appointed for either annual or non-rotating terms at the discretion of the City Council.

- a. The Chairman, Vice-Chairman, and Secretary of the Historic Downtown Preservation Committee shall be elected by and from the voting members of the Historic Downtown Preservation Committee.
- b. The functions of the Historic Downtown Preservation Committee will include, but not be limited to the following:
 - i. The Historic Downtown Preservation Committee is hereby authorized to prepare a Historic Resource Preservation Plan, subject to approval by the City Council.
 - ii. Make recommendations to the City Council regarding historic resources and buildings within the historic downtown district.
 111. Create criteria for the identification of historic, architectural, and cultural landmarks and the delineation of historic buildings and resources in the historic downtown district.
 - iv. Conduct surveys as necessary, maintaining and updating an inventory of significant historic, architectural, archeological, and cultural landmarks within the downtown district.
 - v. Recommend approval of requests for historical designation or resources voluntarily brought forward by property owners of historical landmarks or properties to the City Council.
 - vi. Create committees from among its membership, as necessary to conduct the work of the Committee.
 - vii. Maintain written minutes that record all actions taken by the Historic Downtown Preservation Committee and the reasons for taking such actions. Minutes will be filed with the City Secretary.
 - vm. Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
 - ix. Make recommendations to the City Council concerning the utilization of governmental or private funds to promote the preservation of historic resources and historic buildings within the downtown district.

x, Recommend financial incentive programs for the preservation and rehabilitation of historic resources and historic buildings within the downtown district.

xi. Prepare specific guidelines for the review of historic resources and historic buildings within the downtown district.

xii. Informally review, on an annual basis, the conditions of the historic resources and historic buildings and evaluate possible future needs.

(4) All functions and actions taken by the Historic Downtown Preservation Committee pursuant to this ordinance shall be subject to the approval of the City Council.

(5) This Historic Downtown Preservation Committee shall meet on an as needed basis. Meetings may be called at any time by the Chairperson or on written request of any two (2) Historic Downtown Preservation Committee members. All meetings shall be in compliance with the Texas Open Meetings Act.

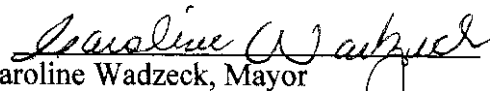
(6) A quorum for the transaction of business shall consist of four (4) of the voting members.

(7) The Historic Downtown Preservation Committee shall be appointed by, serve at the pleasure of, and be accountable to and governed by the City Council.

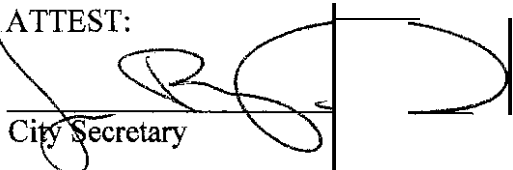
Section 3: This Ordinance shall be in full force and effect upon its publication in a local newspaper on two separate occasions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of

Dayton, this 16th day of March, 2020.


Caroline Wadzeck, Mayor

ATTEST:


City Secretary



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Review and discuss details regarding upcoming strategic planning workshop

DATE: July 13, 2026



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Review and discuss the ILA with the City of Dayton and the EDC's bylaws.

DATE: July 13, 2026

COMMENTS:

Key changes to the Interlocal Agreement:

- Updated name from DCDC to DEDC throughout.
- Clarifies a separate, dedicated Executive Director position. CM hires the ED but does not serve as ED. ED reports to CM and spends substantially all their time on DEDC matters.
- Compensation set at \$175,000/yr for ED salary and benefits, plus \$30,000/yr for administrative expenses (office, IT, audit, payroll, insurance, etc.), totaling \$205,000/yr.
- Annual adjustment provision — amounts increase each fiscal year by the same percentage as city staff salary increases. City must notify DEDC by July 1 so the Board can budget for it before the October 1 fiscal year start.
- Shared position framework — if DEDC and City agree to split an employee's time (e.g., part-time DEDC admin / part-time city staff), costs are allocated proportionally.
- Additional positions — ED can present candidates to Board and CM for approval. Fully funded by DEDC and requires an ILA amendment.
- Performance evaluation — Board provides feedback to CM in evaluating the ED and any other DEDC staff. CM retains final authority on employment decisions.
- Added standard boilerplate: mutual indemnification, notice provision, non-assignment, governing law and venue (Liberty County), severability, 90-day cancellation.

Bylaws

- Name and statutory references updated throughout (Section 505, LGC; Texas Business Organizations Code).
- Article V, Section 7 rewritten to reflect the new ED structure — separate position, hired by CM, reports to CM.
- Board composition is still 7 voting + 4 advisory.
- Ex officio members — Kept CM, Dayton ISD Superintendent, Liberty County Commissioner, and Chamber President.
- Officers elected by Board majority. Removed City Council approval of officer elections.
- Attendance — 3 consecutive unexcused absences or 4 in any 12-month period is a voluntary resignation. DEDC then presents new candidates to Council for appointment.
- Meetings — biannual strategic planning sessions (removed the January requirement to give flexibility). Strategic and special meetings can be held outside city limits, but inside Liberty County. Agenda items submitted 7 days in advance.
- Special meetings can be called by President, Secretary, majority of directors, or majority of Council.
- Added director training requirement — TOMA, TPIA, and sales tax training within 6 months of appointment, tracking state law.
- Added no-compensation provision — directors serve without salary.
- Added Code of Ethics requirement — Board adopts and reviews annually. This aligns with IEDC accreditation standards.