



Agenda
Dayton Economic Development Corporation -
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
Monday, June 8, 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 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

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 April 2026 financial report and TexPool statement

11.b Consider with possible action approval of the minutes from the May 11, 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 Consider awarding to grant to Patients ER, located at 708 Highway 90, in the amount of \$28,550 for signage and landscaping improvements.

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

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

13. Workshops

13.a Review proposed FY 2026-2027 DEDC Budget

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 June 2, 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: June 8, 2026



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE:

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

DATE: June 8, 2026



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: DEDC Monthly Report

DATE: June 8, 2026

ATTACHMENTS:

[6.08.2026 - Monthly Report.pdf](#)

DATE: June 8, 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
Amount Remaining		\$ 9,621.12
Beautification Grant Program (\$16,000)		
Applicant	Date Approved	Amount Approved
Approved Budget		\$ 16,000.00
Amount Remaining		\$ 16,000.00
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		\$ 85,061.98
Total Remaining		\$ 35,938.02

1. Board Changes
 - a. New voting members: John Gable and Sherisa Hoy
 - b. New advisory members: Mark Miller, Leo Brown and Atina Young
 - c. New officers: Bonnie Wentworth (Secretary) and Tammy Pratka (Vice President)
2. Grant Reallocations
 - a. Transferred \$10,000 from the “Community Development” Grant to the “Infrastructure” Grant
 - b. Transferred \$15,000 from the “Community Development” Grant to the “Business Improvement” Grant
3. The next Parks Board meeting is scheduled for Thursday, June 18. The fence projects for Sawmill Park and Parker Park will be on the agenda.
 - a. We have also received additional quotes for these projects.
4. EDC transferred \$66,000 from our cash account to our TexPool account.
5. EDC signed up for a “Game Prize” sponsorship (\$300) for Bridgehaven’s Purse Bingo.
6. Staff has been in contact with Opportunity Strategies regarding a strategic plan update.
7. Waves Auto Detailing’s new building is scheduled to be delivered on June 9 and completed on June 10 (weather pending).
8. Organized Accounting’s sign is scheduled to be installed on June 11.
9. Due to weather, the new estimated start date for Sawmill Park is June 22nd.
10. Major Outstanding Expenses - **\$357,661.98**
 - a. Parks - \$272,600.00 (purchase orders have been issued for all park projects)
 - i. Playground equipment at Parker Park - \$34,100
 1. Estimated Start Date: Week of May 18
 2. Estimated End Date: June 5
 3. All timelines are weather dependent
 - ii. Lighting at Henderson Park - \$35,000 remaining
 - iii. Lighting at Sawmill Park - \$185,000 remaining
 - iv. New Sign at Sawmill Park - \$13,500
 - v. Parker/Henderson Sign Rehabilitation - \$5,000
 - b. Grants - \$85,061.98
 - i. Waves Auto Detailing Grant - \$29,457.76 (approved 2-24-26)
 - ii. Organized Accounting - \$2,947.65 (approved 4-13-26)
 - iii. McDowell Rental, LLC - \$25,000.00 (approved 4-13-26)
 - iv. The Lollipop Quilt Shop - \$17,821.57 (approved 4-13-26)
 - v. Adela’s Multi-Service for 805 N. Cleveland - \$9,835 (approved 5-11-26)
11. Reminders
 - a. As a reminder, the second **OmniSource, LLC** payment (\$100,000) is due once they receive their certificate of occupancy (CO).

12. Events

- a. June 10 | 2026 Marketing Trends for Small Business (presented by Shavonnah Schreiber)
 - i. Time: 10:00 AM – 11:30 AM
 1. 1 hour presentation; 30 minute Q&A
 - ii. Location: Dayton Community Center
 - iii. Register here: <https://sbdc.uhbauer.org/workshop.aspx?ekey=70460032>
 - iv. **304 responded** on Facebook | **45 people** registered with SBDC (as of 6-01-2026)
- b. August 13 | Educating Entrepreneurs – An Introduction to Financial Literacy (presented by Frontline Financial)
 - i. Time: 11:30 AM – 1:00 PM
 1. 1 hour presentation; 30 minute Q&A
 - ii. Location: Dayton Community Center
- c. September 2 | Retail Live South Central (Austin, TX)
- d. October/November – Last workshop of the year
- e. Upcoming: Networking event with the Chamber
- f. PVAMU BID Academy
 - i. ~~Week 1 = Tuesday, April 28 [26 registered]~~
 - ii. ~~Week 2 = Tuesday, May 5~~
 - iii. ~~Week 3 = Tuesday, May 12~~
 - iv. ~~Week 4 = Friday, May 22~~
 - v. ~~Week 5 = Tuesday, May 26~~
 - vi. Week 6 = Friday, June 5
 - vii. Week 7 = Tuesday, June 9
 - viii. Week 8 = Tuesday, June 16
 - ix. Week 9 = Tuesday, June 23

13. Business Outreach Efforts

- a. Met with brokers from Avison Young regarding a tract that they are marketing
- b. Met with two prospects considering small scale warehouse development
- c. Reached out to 7 Brew
- d. Reached out to Tommy's Express Car Wash
- e. Reached out to T-Mobile

14. Commercial Certificate of Occupancy

- a. 511 Ladd, Suite A (Amazing Cuts and More)
- b. 401 Riverbend Way (OmniSource)
- c. 109 S. Winfree, Suite A (Rich Glam Beauty)
- d. 109 S. Winfree, Suite C (D.H. Auto Brokers)

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	
July 2025	25	July 2026	
August 2025	24	August 2026	
September 2025	6	September 2026	
Total	191	Total	71

Note: May: 1 = Medina

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	
June 2025	\$ 112,815.58	June 2026	
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	\$766,218.53

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 2026	Parks	Add Swings to the Community Center	\$19,000
**FY 2027	Parks	Install chain link fence at Sawmill Park	\$25,000 – New Fence \$17,000 – Relocate existing fence
**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	Install gates at Sawmill Park	
FY 2028	Parks	Add Playground equipment to the Community Center	\$57,000
FY 2028	Parks	Install gates at Sawmill Park	
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	

** Recommended by PW Staff

+ Recommended by the Parks Master Plan

Lights at Henderson Park





TO: Lacy Cooper-Bell

FROM: Chris Jarmon

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

DATE: June 8, 2026

ATTACHMENTS:

[RECON APRIL 2026 - TEXPOOL \(REDACTED\).pdf](#)

[RECON APRIL 2026 \(REDACTED\).pdf](#)

City of Dayton Texas
DEDC TEXPOOL
Bank Reconciliation Statement
Month Ended APRIL 30, 2026

Bank Balance, APRIL 30, 2026	\$ 3,084,523.51
Add: Outstanding credits:	<u>\$ -</u>
Deduct: Outstanding debits:	<u>\$ -</u>
Adjusted cash balance	<u><u>\$ 3,084,523.51</u></u>

Book Balance, APRIL 30, 2026	\$ 3,084,523.51
Add:	<u>\$ -</u>
Deduct:	<u>\$ -</u>
Adjusted cash balance	<u><u>\$ 3,084,523.51</u></u>

RECONCILED BY: *BM Martinez* DATE: *5/7/26*
REVIEWED BY: *CS Luong* DATE: *5/7/26*
APPROVED BY: *Jamie Budho* DATE: *5/7/26*

Notes:



Dayton, TX

Balance Sheet

Account Summary

As Of 04/30/2026

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	610,254.23
<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	3,084,523.51
<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	0.00
<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:	5,430,209.12
		<u>5,430,209.12</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		610,152.87
Total Expense		465,054.18
Revenues Over/Under Expenses		145,098.69
	Total Equity and Current Surplus (Deficit):	5,402,053.44
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>5,430,209.12</u>



Dayton, TX

Bank Statement Register

TEXPOOL- DEDC

Period 4/1/2026 - 4/30/2026

Packet: BRPKT01287

Bank Statement		General Ledger	
Beginning Balance	3,075,276.00	Account Balance	3,084,523.51
Plus Debits	9,247.51	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	3,084,523.51	Adjusted Account Balance	3,084,523.51

Statement Ending Balance	3,084,523.51
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

600-82-1115 TexPool
 Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/30/2026	<u>INT0001228</u>	Interest	TEXPOOL INTEREST APRIL 2026	9,247.51
Total Cleared Other (1)				9,247.51



Dayton, TX

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Interest	1	0.00	9,247.51	9,247.51
		0.00	9,247.51	9,247.51

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 **04/01/2026 - 04/30/2026**

Customer Service 1-866-TEX-POOL



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	\$3,075,276.00	\$0.00	\$0.00	\$9,247.51	\$3,084,523.51	\$3,075,584.25
Total Dollar Value	\$3,075,276.00	\$0.00	\$0.00	\$9,247.51	\$3,084,523.51	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2026)	Share Price (04/30/2026)	Shares Owned (04/30/2026)	Market Value (04/30/2026)
Texas Local Government Investment Pool		\$3,075,276.00	\$1.00	3,084,523.510	\$3,084,523.51
Total Dollar Value		\$3,075,276.00			\$3,084,523.51

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$9,247.51	\$37,043.12
Total		\$9,247.51	\$37,043.12

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
04/01/2026	04/01/2026	BEGINNING BALANCE	\$3,075,276.00	\$1.00		3,075,276.000
04/30/2026	04/30/2026	MONTHLY POSTING	\$9,247.51	\$1.00	9,247.510	3,084,523.510
Account Value as of 04/30/2026			\$3,084,523.51	\$1.00		3,084,523.510

City of Dayton Texas
DEDC
Bank Reconciliation Statement
Month Ended **APRIL 30, 2026**

Bank Balance, APRIL 30, 2026	\$ 610,565.73
Add: Outstanding credits:	<u>\$ -</u>
Deduct: Outstanding debits:	<u>\$ 311.50</u>
Adjusted cash balance	<u><u>\$ 610,254.23</u></u>
Book Balance, APRIL 30, 2026	\$ 610,254.23
Add:	<u>\$ -</u>
Deduct:	<u>\$ -</u>
Adjusted cash balance	<u><u>\$ 610,254.23</u></u>

RECONCILED BY: *B. Martinez* DATE: *5/7/26*
REVIEWED BY: *C. Strong* DATE: *5/7/26*
APPROVED BY: *Jamie Budro* DATE: *5/7/26*

Notes:



Dayton, TX

Balance Sheet

Account Summary

As Of 04/30/2026

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<u>600-82-1111</u>	Cash on Hand	0.00	
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<u>600-82-1115</u>	TexPool	3,084,523.51	
<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	0.00	
<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:	5,430,209.12	<u>5,430,209.12</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		610,152.87	
Total Expense		465,054.18	
Revenues Over/Under Expenses		<u>145,098.69</u>	
	Total Equity and Current Surplus (Deficit):	5,402,053.44	
	Total Liabilities, Equity and Current Surplus (Deficit):	5,430,209.12	<u>5,430,209.12</u>



Dayton, TX

Bank Statement Register

Dayton Economic Development Corporation

Period 4/1/2026 - 4/30/2026



Bank Statement

General Ledger

Beginning Balance	521,869.55	Account Balance	610,254.23
Plus Debits	89,598.72	Less Outstanding Debits	0.00
Less Credits	902.54	Plus Outstanding Credits	311.50
Adjustments	0.00	Adjustments	0.00
Ending Balance	610,565.73	Adjusted Account Balance	610,565.73

Statement Ending Balance	610,565.73
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 Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/30/2026	<u>DEP0058264</u>			DEDC SALES TAX REC'D IN APR 26 FOF	88,466.19
Total Cleared Deposits (1)					88,466.19

Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/09/2026	<u>DFT0004728</u>	Bank Draft	U.S. BANK NATIONAL ASSOCIATION	-902.54
04/30/2026	<u>INT0001226</u>	Interest	SMALL ACCT BANK INTEREST APRIL 2026	1,132.53
Total Cleared Other (2)				229.99

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
04/16/2026	<u>61494</u>	Check	ROTARY INTERNATIONAL - Sponsorship	-100.00
04/30/2026	<u>61495</u>	Check	GRANITE MEDIA PARTNERS	-211.50
Total Outstanding Checks (2)				-311.50



Dayton, TX

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft	1	0.00	-902.54	-902.54
Check	2	-311.50	0.00	-311.50
Deposit	1	0.00	88,466.19	88,466.19
Interest	1	0.00	1,132.53	1,132.53
		-311.50	88,696.18	88,384.68



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	Interest Paid In 2025	Balance
Public Fund Now	[REDACTED]	23,587.99	610,565.73

Public Fund Now DAYTON ECONOMIC DEVELOPMENT CORPORATION [REDACTED]

Beginning Balance	4/01/26	521,869.55	
Deposits / Misc Credits	2	89,598.72	
Withdrawals / Misc Debits	1	902.54	
** Ending Balance	4/30/26	610,565.73	**
Service Charge		.00	
Interest Paid Thru 4/30/26		1,132.53	
Interest Paid Year To Date		4,128.17	
Annual Percentage Yield Earned		2.65%	
Number of Days for A.P.Y.E.		30	
Average Balance for A.P.Y.E.		527,135.51	

Deposits and Other Credits

Date	Deposits	Activity Description
4/30	1,132.53	INTEREST EARNED

Miscellaneous Debits

Date	Withdrawals	Activity Description
4/10	902.54	U.S. BANK/PAYMENT [REDACTED] DEDC

ATM/Debit Card Transactions

Date	Deposits	Withdrawals	Activity Description
4/29	88,466.19		ITM CHECK DEPOSIT

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
4/10	520,967.01	4/29	609,433.20	4/30	610,565.73





Dayton, TX

Balance Sheet Account Summary

As Of 04/30/2026

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	610,254.23
<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	3,084,523.51
<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	0.00
<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:	5,430,209.12
		<u>5,430,209.12</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		610,152.87
Total Expense		465,054.18
Revenues Over/Under Expenses		145,098.69
	Total Equity and Current Surplus (Deficit):	5,402,053.44
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>5,430,209.12</u>



Dayton, TX

Income Statement Account Summary

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		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	88,466.19	536,538.35	777,703.65
<u>600-82-5412</u>	Interest	100,000.00	100,000.00	10,380.04	73,614.52	26,385.48
Revenue Total:		1,414,242.00	1,414,242.00	98,846.23	610,152.87	804,089.13
Expense						
<u>600-82-6320</u>	Office Supplies - General	1,110.00	1,110.00	0.00	124.01	985.99
<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	100.00	1,365.68	8,824.32
<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	600.00	1,327.92	2,347.08
<u>600-82-6409</u>	Software	19,050.00	19,050.00	0.00	14,950.00	4,100.00
<u>600-82-6411</u>	Contracted Services	225,000.00	210,000.00	0.00	175,000.00	35,000.00
<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	0.00	9,800.00	15,200.00
<u>600-82-6423</u>	Advertising	1,050.00	30,050.00	302.54	3,423.03	26,626.97
<u>600-82-6424</u>	Publications	2,500.00	2,500.00	211.50	558.75	1,941.25
<u>600-82-6450</u>	Professional Services/Consultant	25,000.00	25,000.00	0.00	12,500.00	12,500.00
<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	1,214.04	465,054.18	336,130.82
Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):		613,057.00	613,057.00	97,632.19	145,098.69	
Total Surplus (Deficit):		613,057.00	613,057.00	97,632.19	145,098.69	

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	98,846.23	610,152.87	804,089.13
Expense	801,185.00	801,185.00	1,214.04	465,054.18	336,130.82
Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):	613,057.00	613,057.00	97,632.19	145,098.69	467,958.31
Total Surplus (Deficit):	613,057.00	613,057.00	97,632.19	145,098.69	

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	97,632.19	145,098.69	467,958.31
Total Surplus (Deficit):	613,057.00	613,057.00	97,632.19	145,098.69	



Dayton, TX

Check Report

By Check Number

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: DEDC-Dayton Economic Development Corporation						
02-367	ROTARY INTERNATIONAL	04/16/2026	Regular	0.00	100.00	61494
02-67	GRANITE MEDIA PARTNERS	04/30/2026	Regular	0.00	211.50	61495
02-361	U.S. BANK NATIONAL ASSOCIATION	04/09/2026	Bank Draft	0.00	902.54	DFT0004728

Bank Code DEDC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	311.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	902.54
EFT's	0	0	0.00	0.00
	3	3	0.00	1,214.04

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	311.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	902.54
EFT's	0	0	0.00	0.00
	3	3	0.00	1,214.04

Fund Summary

Fund	Name	Period	Amount
600	Dayton Economic Development Corp	4/2026	1,214.04
			1,214.04



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Consider with possible action approval of the minutes from the May 11, 2026 DEDC Board Meeting.

DATE: June 8, 2026

ACTION REQUESTED:

Approval of the minutes

ATTACHMENTS:

[05-11-26 Minutes.pdf](#)



Minutes
Dayton Economic Development Corporation
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
May 11, 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 Cox (advisory)
Board Member Pratka	Board Member Brown (advisory)
Board Member Whitehead	
Board Member Gable	
Board Member Noyer	
Board Member Conner	
Board Member Wentworth	
Board Member Miller (advisory)	
Board Member Hoy (advisory)	
Director Jarmon	
Attorney Sylvia	
Gala Payne (Parks Board Member)	

2. Invocation

Board attorney Daniel Sylvia gave the invocation.

3. Pledge of Allegiance

Board Member Charlie Whitehead led the Board in the Pledge of Allegiance.

4. Citizen’s Forum

No citizens were in attendance.

5. Presentations

5.a Receive a presentation from Daniel Groves, owner of 5995 Highway 146, Dayton, Texas 77535.

Mr. Daniel Groves provided the board with information regarding his family history and the history of the property located at 5995 Highway 146. Mr. Groves presented the board with information on the project timeline and costs and shared a presentation showing a rendering of

the building at completion. Mr. Groves discussed some of the tenants that he is looking to lease to once the property is completed. Mr. Groves is asking for grant assistance from the EDC. This item will be discussed by the board in Executive Session

6. Public Hearing

6.a It is now _____ pm and I hereby recess the regular session of the May 11, 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 \$5,000 for economic development purposes, being the rehabilitation of signage at Parker Park and Henderson Park, which is located in Dayton, Texas.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the May 11, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:22 pm and closed the public hearing at 6:22 pm.

6.b It is now _____ pm and I hereby recess the regular session of the May 11, 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 \$57,000 for economic development purposes, being the installation of playground equipment at the Dayton Community Center, which is located in Dayton, Texas.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the May 11, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:23 pm and closed the public hearing at 6:23 pm.

6.c It is now _____ pm and I hereby recess the regular session of the May 11, 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 \$9,900 for economic development purposes, being assistance with interior renovations, exterior renovations and landscaping for the property located at 805 N Cleveland, Dayton, Texas 77535.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the May 11, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:23 pm and closed the public hearing at 6:24 pm.

6.d It is now _____ pm and I hereby recess the regular session of the May 11, 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 \$150,000 for economic development purposes, being

assistance with interior renovations, exterior renovations and landscaping for the property located at 5995 Highway 146, Dayton, Texas 77535.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the May 11, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:24 pm and closed the public hearing at 6:24 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

Board Member Charlies Whitehead provided information on city activities regarding zoning of a gas station on Highway 321. Mr. Whitehead also mentioned to the board that this would be his last EDC meeting as he will be on City Council. Mr. Whitehead hopes to continue serving the EDC as an ex-officio member if possible.

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 provided the board with a recap of the “Brining Back Main Street” event held in Friendswood. Mrs. Cooper-Bell noted that a key takeaway is that all parts of the city work together to rehabilitate and energize downtown. Mrs. Cooper-Bell also noted that the Friendswood EDC is dedicated specifically to downtown.

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 Consider with possible active approval of the minutes from the April 13, 2026 DEDC Board Meeting.

11.b Consider with possible active approval of the March 2026 financial report and TexPool statement.

Board Member Pratka made a motion to approve the consent agenda. Board Member Noyer seconded the motion. Motion passed 7-0.

12. Action Items

12.a Discussion and possible action on entering into a contract with Sign of the Times in an amount not to exceed \$5,000 to rehabilitate the existing signage at Parker Park and Henderson Park.

Board Member Wentworth made a motion to approve a contract with Sign of the Times. Board Member Conner seconded the motion. Motion passed 7-0.

12.b Discussion and possible action on purchasing playground equipment for the Community Center.

Board Member Wentworth made a motion to table this expenditure. Board Member Conner seconded the motion. Motion passed 7-0.

12.c Consider awarding a grant to Adela's Multi Service Inc in the amount of \$9,835 for building improvements.

Board Member Pratka made a motion to approve the grant. Board Member Wentworth seconded the motion. Motion passed 6-1, with Board Member Whitehead voting no.

12.d Consider the appointment of a Vice President for the Dayton Economic Development Corporation.

Board Member Noyer made a motion to appoint Tammy Pratka as Vice President. Board Member Wentworth seconded the motion. Motion passed 7-0.

13. Workshops

13.a Review and discuss a quote to replace the fencing at Parker Park

The board discussed the fencing project at Parker Park. The board would like to have more quotes before moving forward with this project. Director of Economic Development Chris Jarmon mentioned that this item would need to be discussed by the Parks Board.

13.b Review and discuss a quote to install additional fencing at Sawmill Park

The board discussed the fencing project at Sawmill Park. The board would like to have more quotes before moving forward with this project. Director of Economic Development Chris Jarmon mentioned that this item would need to be discussed by the Parks Board.

13.c Review and discuss pricing for the installation of lights at the Dayton Community Center

Director of Economic Development Chris Jarmon presented the board with the pricing to undertake the full project. The board had questions regarding the number of poles to be installed, the spacing between the poles, the brightness of the lights and other questions regarding the project. This item will be brought back to the board at a future date.

14. Executive Session

14.a Texas Government Code §551.074 – Personnel Matters. To deliberate the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

- **Dayton Economic Development Corporation Board Appointments**

14.b Texas Government Code §551.072 – Deliberation Regarding Real Property

- **Discussion regarding real property located at Lowe Street**

14.b Texas Government Code §551.087 – Economic Development

- **5995 Highway 146 / JCG Real Estate, LLC**

The Board went into Executive Session at 7:34 pm and closed Executive Session at 7:49 pm.

15. Post Executive Session Action Items

15.a Consider and take possible action on personnel matters discussed in the executive session

- **Dayton Economic Development Corporation Board Appointments**

Board Member Noyer made a motion to recommend the following individuals for the DEDC Board of Directors:

Sherisa Hoy (voting)

Atina Young (advisory – 1st)

Wyatt Marshall (advisory – 2nd)

Jeannie Butler (advisory – 3rd)

Board Member Conner seconded the motion. Motion passed 7-0.

15.b Consider and take possible action on economic development matters discussed in the executive session

- **5995 Highway 146 / JCG Real Estate, LLC**

Board Member Wentworth made a motion to authorize the Board Attorney and Director of Economic Development to negotiate an economic development agreement with JCG Real Estate, LLC with reimbursement amounts not to exceed \$150,000. Board Member Conner seconded the motion. Motion passed 7-0.

16. Request for Future Agenda Items

Board Member Hoy mentioned that she would like the EDC to sponsor Bridgehaven's Purse Bingo event and Board Member Cooper-Bell mentioned that she would like to get the property at 802 Highway 90 appraised as well.

17. Adjourn

Meeting was adjourned at 8:00 pm.

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 May 5, 2026.

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: June 8, 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.

The Retail Coach has been a great partner with the DEDC. In addition to assisting with direct retail outreach, The Retail Coach also has a large network of developer contacts.

ACTION REQUESTED:

Approval of the agreement.



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

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

DATE: June 8, 2026

COMMENTS:

Patients ER is currently in the process of building a 24/7 freestanding emergency room at 708 Highway 90 in Dayton. As part of their construction, Patients ER is requesting reimbursement for the installation of signage and landscaping.

Patients ER has received the following quotes for their proposed work:

Signage

1. 146 Sign Company: \$45,100
2. Local vendors did not bid due to the scope of the project

Landscaping

1. Precision Lawns: \$49,369.95

The grant review subcommittee met on Monday, June 1 and there was consensus to move this grant application forward to the full board.

AVAILABLE FUNDING:

Beautification Grant: \$6,000

Business Improvement Grant: \$22,550

Total Grant: \$28,550

ACTION REQUESTED:

Approval of the grant

ATTACHMENTS:



Business Assistance Grant Programs

Purpose

As part of Dayton's economic development progress, DEDC has established grant programs designed to assist with small business development, growth and expansion by promoting new development, business expansion, renovation, accessibility, and beautification of existing buildings/businesses in accordance with the Unified Development Code, Building Code, or ADA Regulations. DEDC is assisting business in the Dayton area by providing financial resources to small business owners for property and building improvements.

Available Grant Programs

Business Improvements Grant (BIG Grant)

The Business Facility Improvements Grant Program provides up to \$25,000 in matching funds to assist local businesses with the appearance of their exterior building facades, interior renovations that address code compliance or accessibility issues, or completion of permanent tenant buildout of a new facility.

Façade Improvements: Improvements to the exterior of a building that are visible from public right-of-way. These improvements may include awnings, lighting, replacement of windows and doors, restoration of historical façade design elements that may be missing or in disrepair. Painting must be part of a larger project and will only be eligible if it enhances the façade and is not considered maintenance painting. Permanent exterior improvements that address significant code compliance issues with either UDC, Building Code or ADA regulations.

Interior Renovations: Permanent interior renovations that address significant code compliance issues with either UDC, Building Code, or ADA regulations. I.e. The installation of handicap accessible restrooms.

Tenant Build Out: Completion of permanent tenant buildout of a new business facility. I.e. The installation of plumbing and electrical lines.

Signage: Installation of new permanent wall or freestanding signs.

Available funding for FY 25-26: \$30,000

Beautification Grant

The Beautification Grant Program is designed to broaden and enhance the image and curb appeal of the City of Dayton. This program provides up to \$6,000 in matching funds to assist local businesses with installing new landscaping or Dayton Stars from the Dayton Historical Society. If a star is painted, it must reference Dayton history, Texas history, Dayton ISD or local businesses.

Available funding for FY 25-26: \$16,000

Infrastructure Grant

The Property Improvement Grant Program is designed to assist with the growth of Dayton by promoting new development, business expansion, and renovation of existing buildings in accordance with the Unified Development Code, Building Code, or ADA Regulations. This grant program provides up to \$25,000 in matching funds for infrastructure improvements to assist businesses with expansion or relocation in Dayton.

Eligible grant activities include but are not limited to:

- Water Tap & Meter Upgrades
- Gas Meter Upgrades
- Electrical Upgrades
- Utility Pole Relocation
- Fire Hydrant Installation
- Plumbing installations (Grease Traps, Backflow Preventer, etc.)
- Driveway or Parking Lot Improvements
- Other infrastructure needs to sustain the business expanding or locating in Dayton.

Available funding for FY 25-26: \$40,000

Compliance, Eligibility and Criteria Guidelines

1. Home-Based businesses are not allowed to participate in any grant programs
2. All grant applications must be approved by the Dayton Economic Development Corporation (DEDC) Board of Directors prior to beginning any work. Grants shall not be awarded for work that is already completed or started. The DEDC board of Directors reserves the right to reject any application.
3. All applications are awarded on a first-come, first-served basis.
4. The DEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements that the DEDC Board of Directors deems necessary or appropriate.
5. All business buildings and facilities must be located within the City Limits of the City of Dayton, unless otherwise described in the Grant Program description.
6. The proposed project must comply with all applicable rules, regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines. This includes receiving all required permits.
7. Any project completed without the required permits will be ineligible for reimbursement
8. All businesses and property must be current and provide DEDC with documentation providing they are current with all Ad Valorem and Sales Taxes.
9. Grants may not be used for refinancing existing loans, working capital, inventory, permit fees, inspection fees, plan review fees, platting fees, sales tax, security fencing or gates, home occupations, roof repair or replacement, new construction, reimbursement of labor costs or routine maintenance.
10. Grant funds are provided on a 50% reimbursement basis, up to the max for each program. Applicants can apply for multiple grant programs.
11. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
12. Businesses may not be awarded more than one of each grant type per fiscal year (October 1 – September 30)
13. The DEDC has limited grant funds per fiscal year (October 1 to September 30) to fund these grants programs. Grant applications received after the available funding has been exhausted may be accepted and held until the following fiscal year. The DEDC retains sole discretion to accept or reject applications received after the available funding has been exhausted.

14. If the property is sold or the business closes within 24 months of receiving grant funding, or if the applicant fails to pay all required property and sales taxes, the grant funding shall be repaid to the Dayton Economic Development Corporation. The applicant agrees that, in the event of default of its obligations, the applicant shall repay to the DEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the DEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the Dayton Economic Development Corporation.
15. Grant applicants must supply a minimum of two (2) estimates for grants projects, which shall include at least one contractor based in Liberty County, Texas, if applicable. Grant components may be broken out, but 2 estimates are required for each component. I.e. 2 sign estimates, 2 interior renovation estimates. Should a Liberty County business not respond, applicant must provide documentation evidencing that a request for a quote was requested.
16. Grant amounts shall be awarded based on the lowest estimate to complete the work. Grant applicants may choose to hire another estimator, but it shall not increase the amount of the grant.
17. All grants are reimbursement grants and will only be funded after completion of the project in accordance with drawings and specifications approved by the Dayton Economic Development Corporation Board of Directors and after the applicant submits to the DEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
18. Grant funds shall be paid out directly to the applicant and not to any contractors. Grant applicants must submit a W-9 and any other required paperwork to the Dayton Economic Development Corporation to be eligible for payment.
19. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the DEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the DEDC Board or the DEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding
20. The improvements, as presented in the application, must be fully completed in their entirety in order for the applicant to receive reimbursement. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
21. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the DEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
22. The applicant must complete the improvement project within six (6) months of receiving written approval therefore the DEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project. Time extensions may be granted at the discretion of the DEDC Board of Directors, if substantial progress has been made on the project.

23. The applicant certifies that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). The applicant must agree that if, after receiving grant funds, it is convicted of a violation under 8 U.S.C. Section 1324a(f), the applicant shall repay the amount of the grant funds received by the applicant, with interest, at the rate of 10% per annum, within thirty (30) days after the DEDC notifies the applicant of the violation.
24. The DEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the DEDC for violation of any of the compliance, eligibility and criteria guidelines, and in such action may recover court costs and reasonable attorney's fees.
25. The applicant consents to a sign that will be placed at your property indicating it has been awarded grant funds from the Dayton Economic Development Corporation and/or press release about the project issued by DEDC. The applicant consents to having DEDC or City of Dayton staff take photos of the completed project.
26. Any costs incurred in obtaining a quote shall be the sole responsibility of the applicant.
27. Upon notification to the DEDC by the applicant that a project has been completed, an inspection by a DEDC representative or representatives may be made to confirm that such project has been completed in accordance with the application or any approved modifications thereto. Such notification shall include, but not be limited to, documentation of paid receipts for materials, labor, permits, inspection reports, an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the project improvements have been paid and any and all liens and claims regarding such work have been released, or any other item that the DEDC may reasonably deem necessary for determining the project's completion.
28. Within ten (10) business days following an inspection and the presentation of the receipts as provided in Section 6(A) above, and after a determination is made by the DEDC's representative that the project has not been completed in accordance with the application, or any approved modifications thereof, the Executive Director shall issue a letter to the applicant indicating any and all areas of non-compliance. The applicant shall then have sixty (60) days, from the date of such letter, to make the modifications necessary to bring the project into compliance. Failure to complete such modifications within said sixty-day period shall be deemed a default of applicant's obligations under the grant, and the applicant shall be ineligible to receive grant funding.
29. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this business improvement grant program. If any provision of this business improvement grant program is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby.
30. The Dayton Economic Development Corporation will make a copy of these guidelines available to any applicant for his/her review and the delivery hereof does not constitute an offer of a business assistance grant to the applicant.
31. Certain requirements may be waived at the discretion of the DEDC Board of Directors.

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to the Dayton Economic Development Corporation, hereinafter referred to as "DEDC", this Business Assistance Grant Programs application.

As part of this application, the APPLICANT represents to DEDC the following:

1. APPLICANT has received a copy of the DEDC's Guidelines and Criteria for the Business Assistance Grant Programs. APPLICANT acknowledges to DEDC that in making this application, APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of DEDC prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of DEDC, its servants, agents, employees and/or elected or appointed officers.
3. By signing this document, "Application for Business Assistance Grant Programs" either in an individual capacity, jointly, or in a representative capacity. APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that DEDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT'S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. The APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, BUSINESS ASSISTANCE GRANT PROGRAMS 2 assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time. The APPLICANT swears and affirms that the APPLICANT is fully authorized to transact business in the State of Texas and in the state of incorporation if different from the State of Texas.
5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Assistance Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section

1324a(f), the APPLICANT shall be required to reimburse to the DEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the DEDC. The form of such payment shall be a cashier's check or money order, made payable to the Dayton Economic Development Corporation. The DEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

6. Prior to APPLICANT'S execution of this application, APPLICANT has had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the Business Assistance Grant Programs shall not be construed in favor of one party over the other based on the drafting of this application.
7. APPLICANT and owner/landlord indemnify, defend, and hold DEDC harmless from any liability, injury, claim, expenses, and attorney's fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.
8. DEDC has delivered a copy of the guidelines and criteria for a Business Assistance Grant Programs to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.

The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the application for the Business Assistance Grant Programs. If any provision of this application for Business Assistance Grant Programs should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.

BUSINESS ASSISTANCE GRANT APPLICATION

Contact Information

Company Name: Baymont Emergency Room, LLC dba Patients ER - Dayton

Federal Tax ID#: 46-4901030

Primary Contact Name: First Name: Douglas Last Name: Chung

Contact Title: CEO

Mailing Address: 10133 I - 10 East

City: Baytown State: TX Zip: 77521

Phone: 281-576-0555 Fax: _____ Mobile: 214-789-9684

Email Address: douglas.chung@patientser.com

Website: www.patientser.com

Description of Business Activity:

We are a hospital that provides medical services. Our main location is in Baytown at 146 and I-10.

We are expanding our footprint and will be opening a 24/7 Freestanding Emergency Room in Dayton, TX.

NAICS: 622110 Company Age: 11 Years Old

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)

Note: All grants are based on a 50% reimbursement, subject to the maximum amount of each grant category.

Project Address: 708 Hwy 90 W

City: Dayton State: TX Zip: 77535

Is the Project Property Owned or Leased? Owned Owned Leased

Lease Rate: _____/sf SF Leased: _____ Term of Lease: _____

Landlord: _____

Address of Landlord: _____

Landlord Phone Number: _____

New or Existing Business: New New Existing

Number of Existing Employees: _____ Full-Time _____ Part-Time

Number of New Employees: 20 Full-Time 20 Part-Time

Description of the Project: We are opening a 24/7 Freestanding Emergency Room. The project will provide medical services to the community.

Estimated Start Date: June 9th, 2026 Estimated Completion Date: July 29th, 2026

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 29th day of May, 2026.

Applicant: Douglas Chung

Signature: *Douglas Chung*

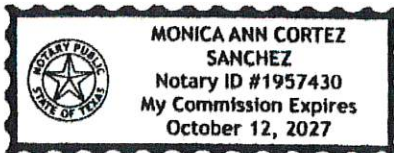
Address: 10133 I - 10 East Baytown, TX 77521

Phone Number: 214-789-9684

The State of Texas
County of Liberty

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

Douglas Chung, 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.



Monica Ann Cortez Sanchez

Notary Public in and for the State of Texas

My Commission Exp: October 12, 2027

Business Assistance Grant Programs



Co-Applicant: Ashley Shibley

Signature: *Ashley Shibley*

Address: 10133 I - 10 East Baytown, TX 77521

Phone Number: 281-610-2829

The State of Texas
County of Liberty

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

Ashley Shibley, 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.

Monica Ann Cortez Sanchez

Notary Public in and for the State of Texas

My Commission Exp: October 12, 2027



Business Assistance Grant Programs



Property Owner/Landlord: 708HWY90, LLC

Signature: *Douglas Chung*

Address: 10133 I - 10 East Baytown, TX 77521

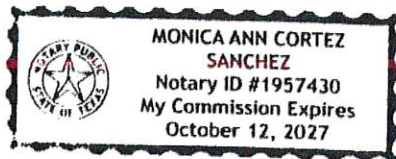
Phone Number: 281-576-0555

The State of Texas
County of Liberty

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

Douglas Chung, 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.



Monica Ann Cortez Sanchez

Notary Public in and for the State of Texas

My Commission Exp: *October 12, 2027*

PATIENTS ER

Dayton

May 29, 2026

Dear Members of the Dayton Economic Development Corporation,

I am writing on behalf of Patients Emergency Room - Dayton to respectfully request consideration for grant funding assistance for exterior property improvements, specifically landscaping enhancements and updated external signage for our new business located in Dayton.

As a local business that will be committed to serving the Dayton community, we take pride in contributing to the city's economic growth and appearance. We believe that investing in our property's exterior will not only improve the visual appeal of our business but also positively impact the surrounding area by creating a more attractive and welcoming environment for residents, visitors, and potential patients.

The requested funding would be used to support:

- Professional landscaping improvements, including greenery, flower beds, and general exterior beautification
- Installation exterior signage to improve visibility, branding, and customer accessibility
- Property enhancements that align with the continued growth efforts within the Dayton community

We have submitted all of the necessary application documents with the exception of multiple vendor bids. We contacted all local vendors to solicit proposals, however; some vendors indicated that the project was too large of a scope for their business, or they did not submit a written proposal.

We appreciate the Dayton Economic Development Corporation's ongoing support of local businesses and community development initiatives. We would be grateful for the opportunity to discuss this request further and provide any additional information needed during your review process.

Thank you for your time and consideration. We appreciate your dedication to supporting local businesses and enhancing the economic vitality of Dayton.

Sincerely,



Douglas Chung
CEO
Patients Emergency Room- Dayton



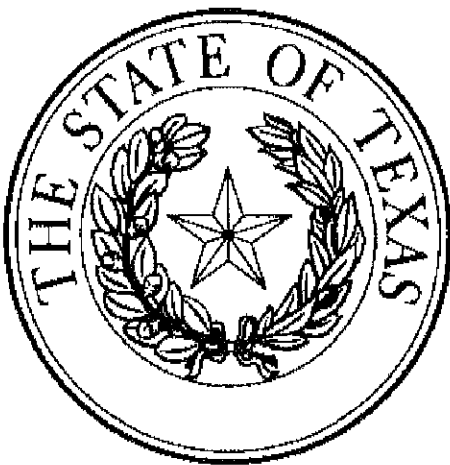
Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Baymont Emergency Room, LLC (file number 801918380), a Domestic Limited Liability Company (LLC), was filed in this office on January 21, 2014.

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 May 29, 2026.



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

Jane Nelson
Secretary of State



CNBNC, inc. dba Precision Lawns
P. O. Box 458
Dayton, TX 77535

Proposal #4248

Date: 5/27/2026

Customer:

Douglas Chung
Patients ER
10133 I-10 East
Baytown, TX 77521

Property:

Patients ER Dayton
708w U.S. 90
Dayton, TX 77535

Patients ER Dayton Landscape and Irrigation Proposal 5-27-26

Landscape

- The new landscape will be installed per the design; however, some aspects may be altered slightly to accommodate site conditions or improve the overall appearance of the completed project.
- All beds will be formed using quality landscape soil.
- All landscape / blackstar and landscape / turf borders will be created with polyboard as noted on the design.
- All plants will be installed per the design and will be fertilized with a 12-month feed fertilizer upon installation.
- All bedding areas will be top-dressed with black mulch.
- All Crepe Myrtles will be installed with a mulch ring at the base with a shovel spaded edge.
- All blackstar will be installed on woven fabric to prevent colonization with the subgrade.
- Final grade, drainage flume on the East side of the building, sleeves under the drainage flume on the East side of the building, relocation of civil backflow all to be done by others and are not part of proposal.

Irrigation

- Approximately 13 zones of irrigation will be installed to water the landscape areas on the property as shown on the design. The irrigation system will be protected by a backflow device, isolation valve, and a master valve. Irrigation zones will be comprised of turf and bed sprays and tree bubblers installed on swing joints. All spray bodies will be 6" - PRS (pressure regulated) style bodies. The system will include an outdoor controller and rain sensor. The irrigation controller will be powered by an owner provided GFCI protected outlet. All mainline pipe will be installed with Sch 40 PVC and lateral lines will be Class 200 PVC. All new irrigation will be installed per the rules and regulations of the TCEQ (Texas Commission on Environmental Quality) as required by the state of Texas. The irrigation system will be installed per the design; however, some aspects of the completed system may be altered slightly to accommodate site conditions or improve the integrity of the irrigation system.

Clayton Bracey, President
936-402-2854
braceyclayton@yahoo.com

Trae Newkirk, Operations Manager
832-928-6972
newkirktrae@yahoo.com

Patients ER Dayton Landscape and Irrigation 5-27-26

Landscape Installation

Landscape Installation per agreement

Landscape Installation Price: \$45,607.34

Subtotal	\$45,607.34
Estimated Tax	\$3,762.61
Total	\$49,369.95

Clayton Bracey, President
936-402-2854
braceyclayton@yahoo.com

Trae Newkirk, Operations Manager
832-928-6972
newkirktrae@yahoo.com

Terms & Conditions

1. Precision Lawns will furnish all labor and materials as listed above to complete the landscape project; however, unless this proposal specifically states otherwise, the Customer acknowledges that the proposal does not include:

- Maintenance of the Landscape or any other "green" areas after the completion of the job.
- There will be one service visit sixty days after project completion to inspect the beds/turf.
- The cost of correcting or dealing with any unforeseen problems such as stumps, water lines, sewer lines, buried pavement, drainage lines, or utilities around the landscape areas will result in additional charges to the customer.

-Delays and/or any additional costs that are necessary to complete the work due to any of the unforeseen problems will be negotiated with the customer prior to proceeding with the work.

2. There shall be no verbal change orders to the scope of work. If the customer desires a change in the scope of work, the customer and Precision Lawns shall draft a written change order. Additional fees will be charged for changes in the agreed upon plan. Change orders will be based on \$54.16 an hour per working man plus the MSRP of the needed materials. Both parties shall sign the agreement and the agreement will serve as a Rider to this proposal.

3. Construction will commence promptly after acceptance of the proposal and upon completion of final grade by others, permitting and marking of all utility lines. Your patience is greatly appreciated in the event of rescheduling due to weather delays. Except for weather delays, work will be performed continuously until completion. Work will be performed during normal work hours (8-5) and workdays (Monday-Friday). Precision Lawns will keep the job site orderly during construction and clean up at the end of each day.

4. Precision Lawns represents and warrants (i)the landscape project will be performed by personnel in a professional manner who have the appropriate expertise, experience, capability and specialized knowledge necessary for the project;(ii)the landscape project will be provided in accordance with the terms and service levels in the proposal and the design/plan,(iii)it has or shall obtain, at its expense, before performing any services, all necessary registrations, certificates, permits, licenses and authorizations to conduct business and perform the services and (iv) will comply with all laws that are applicable to this work.

5. Precision Lawns shall assume all liability for the safety and protection of its personnel performing the services, as well as any third parties Precision Lawns allows to access the work site. Precision Lawns shall provide all protective gear, any insurance, workers compensation, or other social insurance required by law or deemed necessary by Precision Lawns for the protection and medical treatment of its personnel. Precision Lawns and its employees shall make no claims against the Customer or the Customer's insurance for injury or death arising out of the services covered by this agreement. Precision Lawns shall indemnify the Customer from any such claims.

6. Landscape warranty is for new plants only and only covers plant death due to unknown inferior quality. This warranty is valid for 90 days. Landscapes without irrigation have no warranty. Transplants have no warranty. Precision Lawns is not responsible for plant death due to any acts of nature or negligence by the customer. Theft and vandalism are not covered under this warranty. It is the customer's responsibility to make sure the plants receive adequate water. Dirt work has no warranty.

7. There will be a one-year parts and labor warranty on any new system or repairs made by Precisions Lawns. This warranty only covers manufacturing defects and faults in the installation done by Precision Lawns. Precision Lawns is not responsible for and does not warranty any work or improper installation, per TCEQ specifications, by other contractors. Should any new system or repair be abused, tampered with, altered, or improperly maintained the warranty will be void. Precision Lawns will not be responsible for and does not warranty any damage caused by extraordinary acts of nature or vandalism. Should the purchaser have any complaints about the proficiency of the system, repair or the contractor, TCEQ should be contacted. "Irrigation in Texas is Regulated by the Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087.

By _____
Clayton Bracey

Date 5/27/2026

CNBNC, inc. dba Precision Lawns

By _____

Date _____

Patients ER Dayton

Clayton Bracey, President
936-402-2854
braceyclayton@yahoo.com

Trae Newkirk, Operations Manager
832-928-6972
newkirktrae@yahoo.com

REVISIONS: None
 DATE: 5-27-26
 JOB NUMBER: 421261
 DRAWN BY: AG
 CHECKED BY: CNB
 SCALE: 1" = 30'
 SHEET: 1 of 2

PROJECT:
 Patients ER Dayton
 708 US-90
 Dayton Tx 77535

SHEET DESCRIPTION:
 Landscape Design

Landscape

Quantity	Symbol	Description
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Annuals-Perennials

43	[Symbol]	Annuals Flat
----	----------	--------------

Ground Cover-Vines

51	[Symbol]	Super Blue Liriope 3 Gallon
----	----------	-----------------------------

Shrubs

20	[Symbol]	Dwarf Yaupon 3 Gallon
15	[Symbol]	Elaeagnus 3 Gallon
14	[Symbol]	Foxtail Fern 3 Gallon
6	[Symbol]	Maiden Grass 3 Gallon
13	[Symbol]	Rose, Drift 3 Gallon

Shrubs Over 4 Feet

7	[Symbol]	Knockout Rose 3 Gallon
---	----------	------------------------

Trees

7	[Symbol]	Crepe Myrtle 15 Gallon
4	[Symbol]	Pyramid Form Eagleston Holly 15 Gallon
3	[Symbol]	Tree Form Eagleston Holly 30 Gallon

Landscape Accessories

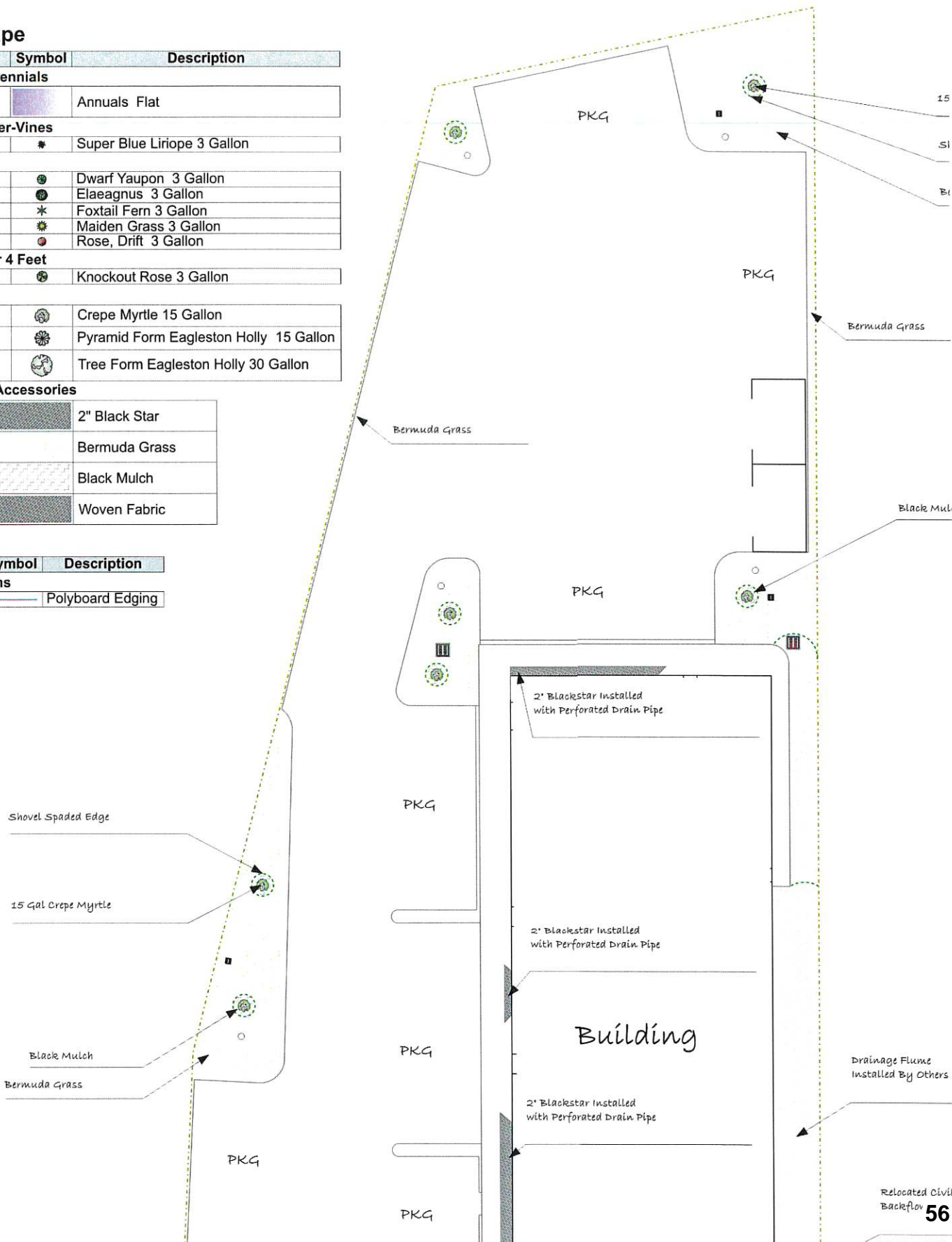
[Symbol]	2" Black Star
[Symbol]	Bermuda Grass
[Symbol]	Black Mulch
[Symbol]	Woven Fabric

General

Quantity	Symbol	Description
----------	--------	-------------

Custom Items

300 ft	[Symbol]	Polyboard Edging
--------	----------	------------------



REVISIONS: None
DATE: 5-27-26
JOB NUMBER: 421261
DRAWN BY: AG
CHECKED BY: CNB
SCALE: 1" = 30'
SHEET: 2 of 2

PROJECT:
Patients ER Dayton
708 US-90
Dayton Tx 77535

SHEET DESCRIPTION:
Irrigation Design

Irrigation System Notes

- Approximately 13 zones of irrigation will be installed to water the landscape areas on the property as shown on the design. The irrigation system will be protected by a backflow device, isolation valve, and a master valve. Irrigation zones will be comprised of turf and bed sprays and tree bubblers installed on swing joints. All spray bodies will be 6" - PRS (pressure regulated) style bodies. The system will include an outdoor controller and rain sensor. The irrigation controller will be powered by an owner provided GFCI protected outlet. All mainline pipe will be installed with Sch 40 PVC and lateral lines will be Class 200 PVC. All new irrigation will be installed per the rules and regulations of the TCEQ (Texas Commission on Environmental Quality) as required by the state of Texas. The irrigation system will be installed per the design; however, some aspects of the completed system may be altered slightly to accommodate site conditions or improve the integrity of the irrigation system.

Irrigation

Quantity	Symbol	Description	Pressure	Flow	Radius
Sprinklers					
	●	Rain Bird 10F - 1806-PRS	30 psi	1.58 gpm	10 ft
	●	Rain Bird 10F - 1806-PRS	30 psi	1.58 gpm	10 ft
	⊕	Rain Bird 10H - 1806-PRS	30 psi	0.79 gpm	10 ft
	⊕	Rain Bird 10H - 1806-PRS	30 psi	0.79 gpm	10 ft
	⊕	Rain Bird 10H - 1806-PRS	30 psi	0.79 gpm	10 ft
	⊕	Rain Bird 10Q - 1806-PRS	30 psi	0.39 gpm	10 ft
	⊕	Rain Bird 10Q - 1806-PRS	30 psi	0.39 gpm	10 ft
	⊕	Rain Bird 10Q - 1806-PRS	30 psi	0.39 gpm	10 ft
	⊕	Rain Bird 12F - 1806-PRS	30 psi	2.6 gpm	12 ft
	⊕	Rain Bird 12H - 1806-PRS	30 psi	1.3 gpm	12 ft
	⊕	Rain Bird 12H - 1806-PRS	30 psi	1.3 gpm	12 ft
	⊕	Rain Bird 12Q - 1806-PRS	30 psi	0.65 gpm	12 ft
	⊕	Rain Bird 12Q - 1806-PRS	30 psi	0.65 gpm	12 ft
	○	Rain Bird 1402	30 psi	0.5 gpm	0 ft
	●	Rain Bird 15F - 1806-PRS	30 psi	3.7 gpm	15 ft
	⊕	Rain Bird 15H - 1806-PRS	30 psi	1.85 gpm	15 ft
	⊕	Rain Bird 15H - 1806-PRS	30 psi	1.85 gpm	15 ft
	⊕	Rain Bird 15LCS - 1806-PRS	30 psi	0.49 gpm	15 x 3 ft
	⊕	Rain Bird 15Q - 1806-PRS	30 psi	0.92 gpm	15 ft
	⊕	Rain Bird 15Q - 1806-PRS	30 psi	0.92 gpm	15 ft
	⊕	Rain Bird 15RCS - 1806-PRS	30 psi	0.49 gpm	15 x 3 ft
	⊕	Rain Bird 15SST - 1806-PRS	30 psi	1.21 gpm	30 x 4 ft
	⊕	Rain Bird 18-VAN 180 - 1806-PRS	30 psi	2.66 gpm	18 ft
	⊕	Rain Bird 18-VAN 90 - 1806-PRS	30 psi	1.33 gpm	18 ft
	⊕	Rain Bird 5H - 1806-PRS	30 psi	0.2 gpm	5 ft
	⊕	Rain Bird 5Q - 1806-PRS	30 psi	0.1 gpm	5 ft
	⊕	Rain Bird 8Q - 1806-PRS	30 psi	0.26 gpm	8 ft

Meters/Pumps

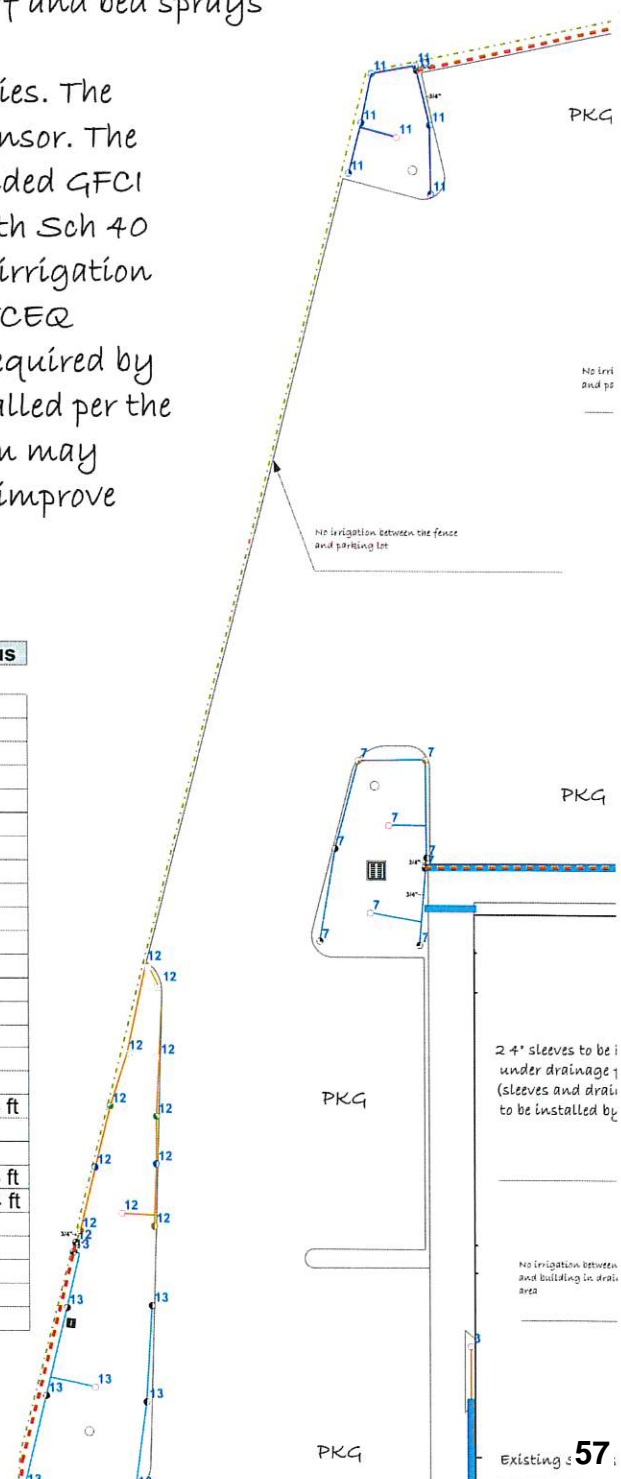
	M	5/8" Water Meter Existing/Provided by Owner
--	---	---

Backflow Assemblies

	⊕	Febco 765 - 1"
--	---	----------------

Control Valves

	⊕	Rain Bird 100-DV
--	---	------------------



2 4" sleeves to be i
under drainage
(sleeves and drain
to be installed by

No irrigation between
and building in drain
area

Existing 57



Chris Jarmon <cjarmon@daytontx.com>

Economic Development Grant Application - Patients ER - Dayton

Douglas Chung [REDACTED]
To: "cjarmon@daytontx.com" <cjarmon@daytontx.com>
Cc: Ashley Shibley [REDACTED]

Fri, May 29, 2026 at 2:53 PM

Chris,

See attached. As discussed, we are expecting a second landscaping quote from a local vendor on Monday. I will forward that to you when I receive it. We only have one signage quote. As discussed, the other vendors on your list indicated that the project would be out of scope for their company.

Please let me know if you have any questions or need any clarifications.

Thanks,

Doug

Douglas Chung
Chief Executive Officer



Patients Emergency Room and Hospital | 10133 I-10 East | Baytown, TX 77521
Work: 281.576.0555 | [REDACTED]

www.PatientsER.com



IMPORTANT WARNING: This e-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. It is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, or agent responsible for delivering or copying of this communication, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please reply to the sender that you have received the message in error, then delete it. Thank you.


9 attachments

-  **Business Assistance Grant Application - Patients ER - Dayton - Executed.pdf**
740K
-  **Business Assistance Grant Program - Patients ER - Dayton - Executed.pdf**
1878K

 **Dayton Grant Letter of Explanation.pdf**
107K


 **Dayton project pics.pdf**
719K

 **146 Signs Price Proposal.pdf**
17940K

 **Precision Lawn Proposal - Patients ER Dayton.pdf**
7964K

 **Dayton Property Letter of Explanation with CAD Report.pdf**
221K

 **Certificate of Fact - Baymont Emergency Room LLC.pdf**
36K

 **Certificate of Fact - 708HWY90 LLC.pdf**
35K

SIGN PROPOSAL

DATE: 5-22-2026

CUSTOMER:  **PATIENTS ER**
Dayton


CONTACT: Chantell Preston

ADDRESS:
708 US 90 - Dayton

146 Sign Co Team Assigned
Frank Velazquez
Taylor Ray

 **281-535-3535**

 **sales@146signco.com**
www.146signco.com

 **6738 TX-146**
Dayton, TX 77535

146 SIGN CO

CHANNEL LETTER - FRONT LIT FACE



Material
Aluminum



Color/Finish
Blue
Red
White



Letter Type
Channel Letters
Individual



LED Light Color
White LED (7000K)



SIZE OF SIGN 2.5" x 22"
SIZE OF WALL AREA = 24' x 11.3ft tall
\$6,900

SIZE OF SIGN 6.5x17.5
SIZE OF WALL AREA = 28ft wide x 8ft
\$14,200

SIZE OF SIGN 5x38.5
SIZE OF WALL AREA = 46ft wide x 8ft
\$24,000

PRICE IS WITHOUT
INSTALL . POWER MUST
BE PROVIDED.

PRICE OF INSTALL WILL
VARY DEPENDING
ON CANOPY SIZE
DIFFICULTY TO REACH
SIGN LOCATION.

PATIENTS LOGO
WITH WHITE OUTLINE

EMERGENCY ROOM
RED LETTERS WHITE OUTLINE

146 SIGN CO

POLE SIGN - TBD SIZE & LOCATION



Material
Aluminum



Color/Finish
Blue
Red
White



Letter Type
Channel Letters
Individual



LED Light Color
White LED (7000K)

SIZE OF SIGN = TBD

WE THINK
THE LOCATION OF THE
CURRENT LIGHT POST
IS A GREAT LOCATION

SIZE RECOMMENDED
5X10 OR 7X12



PLACEMENT OF POLE SIGN
IS WHERE EXISTING
LIGHT POST IS LOCATED

BOTTOM SIGN CAN BE USED FOR
FUTURE TENANT IF NEEDED



146 SIGN CO

sales@146signco.com 281-535-3535

Patients ER Dayton Project Photos





PATIENTS ER

Dayton

May 29, 2026

Dear Members of the Dayton Economic Development Corporation,

I am writing on behalf of Patients Emergency Room - Dayton to explain the ownership of the property in question for the Economic Grant Application.

The property we are developing is owned by 708HWY90, LLC. This company is wholly owned in our business structure by the same group that owns and operates Baymont Emergency Room, LLC dba Patients ER – Dayton, which is the entity that is applying for the economic development grant.

I have attached the Liberty County CAD report for your reference.

Please let me know if you have any questions.

Sincerely,



Douglas Chung
CEO
Patients Emergency Room- Dayton

Property Details

Account: 69370

Property ID: 69370

Geographic ID: 007540-000033-004

Type: R Zoning: Condo:

Property Use:

Location: 708 HWY-90 W DAYTON, TX 77535

Map ID: 167 B1, STYLES BLK Mapsco:

Legal Description: STYLES BLOCK, LOT 14, ACRES .9047

Abstract/Subdivision: 007540

Neighborhood: (N3700) conversion code

Owner:

Owner ID: 2134712

Name: 708HWY90 LLC

Agent: 1267

Mailing Address: 10133 I-10 EAST BAYTOWN, TX 77521

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$1,514,030 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$587,980 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$2,102,010 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$2,102,010 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$2,102,010

Ag Use Value: \$0

2026 values are preliminary and subject to change prior to certification.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: 708HWY90 LLC %Ownership: 100.0%

Agency	Description	Tax Rate	Market Value	Assessed Value	Exemption
DAY	DAYTON ISD	0.957200	\$2,102,010	\$2,102,010	\$20,120.44
DAY	CITY OF DAYTON	0.647593	\$2,102,010	\$2,102,010	\$13,612.47
LI	LIBERTY COUNTY	0.480000	\$2,102,010	\$2,102,010	\$10,089.65
VD2	WATER DISTRICT 2	0.000000	\$2,102,010	\$2,102,010	\$0.00
PR4	PRECINCT 4	0.000000	\$2,102,010	\$2,102,010	\$0.00
AD	APPRAISAL DIST	0.000000	\$2,102,010	\$2,102,010	\$0.00
ID1	HOSPITAL DISTRICT 1	0.089328	\$2,102,010	\$2,102,010	\$1,877.68
TIRZ2	(DD TIRZ) DAYTON DOWNTOWN TIRZ	0.000000	\$2,102,010	\$2,102,010	\$0.00

Total Tax Rate: 2.174121

Estimated Taxes With Exemptions: \$45,700.24

Estimated Taxes Without Exemptions: \$45,700.24

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: Douglas Chung

Address: 10133 I - 10 East Baytown, TX 77521

Phone No.: 214-789-9684

Signature:

A handwritten signature in blue ink, appearing to read "Doug Chung", written in a cursive style.

Property Owner/Landlord: 708Hwy90, LLC

Address: 10133 I - 10 East Baytown, TX 77521

Phone No.: 281-576-0555

Signature:

A handwritten signature in blue ink, appearing to read "Doug Chung", written in a cursive style.



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

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

DATE: June 8, 2026

COMMENTS:

Article 3, Section 1 of the DEDC bylaws state that "The officers of the Corporation shall be, a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time elect or appoint. Terms of office shall be two (2) years with the right of an officer to be reelected. All officers of the Board of Directors shall be voting members of the board."

Lacy Cooper-Bell currently serves as the DEDC Board President.



TO: Lacy Cooper-Bell

FROM:

RE: Discussion and possible action on DEDC Committee Membership.

DATE: June 8, 2026

COMMENTS:

DEDC currently has four committees: (1) Grant Review, (2) Outreach, (3) Budget, and (4) Incentive Review.

Committee appointments were last made during the February 10, 2025 board meeting. However, with new voting and advisory members on the board, the overall makeup of all committees needs to be reevaluated.

The DEDC Bylaws provides the following language for committees:

"Section 6 - Committees of the Board. The Board may designate two (2) or more voting directors or advisory directors to constitute an official committee of the Board to exercise such authority of the Board as may be specified in the minutes or by resolution. It is provided, however, that all final, official actions of the Corporation may be exercised only by the Board."

ATTACHMENTS:

[Committee Assignments.xlsx](#)

Grant Review Sub-Committee Members
Curtis Conner
Bonnie Wentworth
John Cox
Lacy Cooper-Bell
Alternate

Outreach Sub-Committee Members
Meadow Noyer
John Gable
Sherisa Hoy
Charlie Whitehead
Alternate

Budget/Audit Sub-Committee
Lacy Cooper-Bell
Charlie Whitehead
John Cox
Curtis Conner
Alternate

Incentive Review Sub-Committee Members
City Manager
Lacy Cooper Bell
Mayor
Bonnie Wentworth
Alternate
Sherisa Hoy



TO: Lacy Cooper-Bell

FROM: Chris Jarmon

RE: Review proposed FY 2026-2027 DEDC Budget

DATE: June 8, 2026