



**Agenda**  
**Dayton Economic Development Corporation -**  
**Regular Board Meeting**  
**Dayton Community Center - 801 S. Cleveland**  
**Monday, June 10, 2024 at 6:00 PM**

- 1. Call To Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Citizen's Forum**
- 5. Consent Agenda**
  - 5.a Consider with possible action approval of the May 13, 2024 DEDC Board Meeting minutes
  - 5.b Consider with possible action approval of the May 2024 Financial Reconciliation Report
- 6. Action Items**
  - 6.a Consider with possible action on the Kung Fu Tea grant application
- 7. Report from Partner Organizations**
  - 7.a Update on DISD activities from the Superintendent
  - 7.b Update on Dayton Chamber of Commerce activities from the Executive Director
- 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

  - 8.a Update from the City Manager
  - 8.b Update from the Mayor
- 9. Staff Reports**
- 10. Report from DEDC Economic Development Coordinator**

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

**11. 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.

**12. Executive Session**

12.a Executive Session: Texas Government Code Section 551.071 (Consultation with Attorney)

**13. Close Executive Session**

**14. Requests for Future Agenda Items**

**15. Adjourn**

**Notice of Posting**

The Dayton Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). If any accommodations for a disability are required, please notify the Administrative Specialist at 936.257.0055 at least two (2) working days prior to the date of the meeting. The building has handicap parking areas and is wheelchair accessible. I hereby certify that the above shown notice of Meeting of Governing Body of the Dayton Economic Development Corporation was posted at the Dayton Community Center and Dayton City Hall, which is readily accessible to the public at all times by 5:00 pm on Friday, June 7, 2024.

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Tera Aguero, Economic Development Coordinator



TO:

FROM:

RE: Consider with possible action approval of the May 13, 2024 DEDC Board Meeting minutes

DATE: June 10, 2024

ATTACHMENTS:

[5-13 Minutes.pdf](#)



**Minutes**  
**Dayton Economic Development Corporation - Regular Board Meeting**  
**Dayton Community Center - 801 S. Cleveland**  
**Monday, May 13, 2024 at 6:00 PM**

**1. Call To Order**

President Lacy Cooper-Bell called the meeting to order at 6:10 PM

**2. Invocation**

Daniel Sylvia led the invocation

**3. Pledge of Allegiance**

Bonnie Wentworth led the Pledge of Allegiance

**4. Citizen's Forum**

**5. Consent Agenda**

Tammy Pratka made a motion to approve . Bonnie Wentworth seconded the motion.

*Passed.* Ayes: Charles Whitehead, Lacy Cooper-Bell; Nays: None.

**5.a Consider with possible action approval of the April 10, 2024 DEDC Board Meeting minutes**

**5.b Consider with possible action approval of the April 2024 Financial Reconciliation Report**

**6. Action Items**

**6.a Discussion regarding DEDC Incentive Application processes**

**7. Report from Partner Organizations**

**7.a Update on DISD activities from the Superintendent**  
Not present

**7.b Update on Dayton Chamber of Commerce activities from the Executive Director**  
Not present

**8. Report on City Activities**

**8.a Update from the City Manager**

City Manager, Kimberly Judge, updated the board on preparations for the annual 4th of July celebration, grant funding for sewer rehab for the northern part of the City. She also updated the board on street rehab projects on Hillcrest St., Houston St., and Queen St, animal shelter progress, and the coffee and wine bar.

**8.b Update from the Mayor**

The Mayor updated the board on the run off election.

**9. Staff Reports**

**9.a Update from The Retail Coach**

Staff updated the board on The Retail Coach's plan for the upcoming ICSC Las Vegas convention.

**10. Report from DEDC Economic Development Coordinator**

ED Coordinator, Tera Aguero, updated the board on Economic Development Week visits, CEcD training progress, and upcoming events.

**11. Report from DEDC Board President**

President Lacy Cooper-Bell updated the board on Economic Development Week activities.

**12. Executive Session**

The regular session was recessed at 6:20 PM.

**12.a Executive Session: Texas Government Code Section 551.071 (Consultation with Attorney)**

**12.b Executive Session: Texas Government Code Section 551.087 (Deliberation Regarding Economic Development Negotiations)**

**13. Close Executive Session**

The executive session was closed at 7:13 PM

**14. Requests for Future Agenda Items**

**15. Adjourn**

President Lacy Cooper-Bell adjourned the meeting at 7:36 PM



TO:

FROM:

RE: Consider with possible action approval of the May 2024 Financial Reconciliation Report

DATE: June 10, 2024

COMMENTS:

Large or nontypical transactions:

- Kimberly Judge - \$176.00 - Per Diem for ICSC Las Vegas
- Lacy Cooper-Bell - \$176.00 - Per Diem for ICSC Las Vegas
- Tammy Pratka - \$176.00 - Per Diem for ICSC Las Vegas
- Tera Aguero - \$176.00 - Per Diem for ICSC Las Vegas
- NVB Playgrounds, Inc - \$42,725.00 - Henderson Day Park improvements playscape equipment
- Cleveland Supply Inc, LLC - \$12,425.00 - Henderson Day Park improvements pavillion
- City of Dayton - \$9,000.00 - Mowing maintenance agreement for DEDC properties
- John Gable - \$176.00 - Per Diem for ICSC Las Vegas
- Canon Financial Services - \$364.66 & 25.00 - final contract charges and final toner charges for the printer
- International Economic Development Council - \$650.00 - CEcD course

ATTACHMENTS:

[RECON MAY 2024 PACKET.pdf](#)

City of Dayton Texas  
**DEDC**  
Bank Reconciliation Statement  
Month Ended **MAY 31, 2024**

Bank Balance, MAY 31, 2024	\$ 1,400,072.81
Add: Outstanding credits:	<u>\$ -</u>
Deduct: Outstanding debits:	<u>\$ 1,501.33</u>
<b>Adjusted cash balance</b>	<u><u>\$ 1,398,571.48</u></u>
Book Balance, MAY 31, 2024	\$ 1,398,571.48
Add:	<u>\$ -</u>
Deduct:	<u>\$ -</u>
<b>Adjusted cash balance</b>	<u><u>\$ 1,398,571.48</u></u>

RECONCILED BY: <u><i>B. Bing</i></u>	DATE: <u>6/4/24</u>
REVIEWED BY: <u><i>L. Yang</i></u>	DATE: <u>6.4.24</u>
APPROVED BY: <u><i>C. Strong</i></u>	DATE: <u>6/4/24</u>

Notes:



Dayton, TX

# Trial Balance Account Summary

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
<b>Fund: 600 - Dayton Economic Development Corp</b>						
600-00-1099	Claim On Cash	0.00	0.00	0.00	0.00	0.00
600-00-2099	Accounts Payable Pending	0.00	0.00	0.00	0.00	0.00
600-00-2404	Health Insurance Payable	0.00	0.00	0.00	0.00	0.00
600-80-6318	Machinery, Tools & Equipment	0.00	0.00	0.00	0.00	0.00
600-82-1110	Cash In Bank	1,332,064.42	134,392.39	67,885.33	66,507.06	1,398,571.48
600-82-1111	Cash on Hand	0.00	0.00	0.00	0.00	0.00
600-82-1113	CD's < 90 Days	0.00	0.00	0.00	0.00	0.00
600-82-1114	Cash Over/Short	0.00	0.00	0.00	0.00	0.00
600-82-1115	TexPool	403,972.88	0.00	0.00	0.00	403,972.88
600-82-1129	Money Market Savings	0.00	0.00	0.00	0.00	0.00
600-82-1216	Accounts Receivable	0.00	0.00	0.00	0.00	0.00
600-82-1219	Accrued Revenue	0.00	0.00	0.00	0.00	0.00
600-82-1290	Due From Other Funds	0.00	129,453.03	129,453.03	0.00	0.00
600-82-1291	Due From Employees	0.00	0.00	0.00	0.00	0.00
600-82-1300	Due from State	0.00	0.00	0.00	0.00	0.00
600-82-1460	Deferred Outflows - Pension	3,885.69	0.00	0.00	0.00	3,885.69
600-82-1500	Land	1,730,746.08	0.00	0.00	0.00	1,730,746.08
600-82-1520	Equipment-Furn-Vehicles	0.00	0.00	0.00	0.00	0.00
600-82-1613	Employee Travel Advance	0.00	0.00	0.00	0.00	0.00
600-82-2100	Payroll Liabilities - Other	0.00	0.00	0.00	0.00	0.00
600-82-2110	Accounts Payable	0.00	67,885.33	67,885.33	0.00	0.00
600-82-2121	Accrued Payroll	0.00	0.00	0.00	0.00	0.00
600-82-2126	Note Payable	0.00	0.00	0.00	0.00	0.00
600-82-2159	Credit Union Deduction	0.00	0.00	0.00	0.00	0.00
600-82-2167	Section 125 Deductions	0.00	0.00	0.00	0.00	0.00
600-82-2168	FUTA	0.00	0.00	0.00	0.00	0.00
600-82-2170	Post-Tax Deductions	0.00	0.00	0.00	0.00	0.00
600-82-2176	Due To Other Fund	0.00	0.00	0.00	0.00	0.00
600-82-2400	Federal Income Tax Payable	0.00	0.00	0.00	0.00	0.00
600-82-2401	FICA Tax Payable	0.00	0.00	0.00	0.00	0.00
600-82-2402	SUTA Payable	0.00	0.00	0.00	0.00	0.00
600-82-2403	TMRS Payable	0.00	0.00	0.00	0.00	0.00
600-82-2404	Health Insurance Payable	0.00	0.00	0.00	0.00	0.00
600-82-2405	Dental Insurance Payable	0.00	0.00	0.00	0.00	0.00
600-82-2409	HSA Payable	0.00	0.00	0.00	0.00	0.00
600-82-2453	Levy Payable	0.00	0.00	0.00	0.00	0.00
600-82-2455	Child Support TX Payable	0.00	0.00	0.00	0.00	0.00
600-82-2500	Deferred Inflows - Pension	3,841.75	0.00	0.00	0.00	3,841.75
600-82-2701	Compensated Absences Payable	0.00	0.00	0.00	0.00	0.00
600-82-2800	Net Pension Liability	-32,477.73	0.00	0.00	0.00	-32,477.73
600-82-3000	Opening Bal Equity	0.00	0.00	0.00	0.00	0.00
600-82-3109	Fund Balance	-2,003,154.11	0.00	0.00	0.00	-2,003,154.11
600-82-3700	Net Income - For Audit Entry Adjustme	0.00	0.00	0.00	0.00	0.00
600-82-3900	Retained Earnings	-1,309,607.68	0.00	0.00	0.00	-1,309,607.68
600-82-3950	Reserve for General Fixed Assets	-42,638.42	0.00	0.00	0.00	-42,638.42
600-82-5000	Profit From Sale of Fixed Assets	0.00	0.00	0.00	0.00	0.00
600-82-5115	Sales & Use Tax	-487,298.97	0.00	129,453.03	-129,453.03	-616,752.00
600-82-5411	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00
600-82-5412	Interest	-46,182.07	0.00	4,939.36	-4,939.36	-51,121.43
600-82-5425	Transfers In: Other	0.00	0.00	0.00	0.00	0.00
600-82-6102	Salaries & Wages	0.00	0.00	0.00	0.00	0.00
600-82-6103	Temporary/Part Time Wages	0.00	0.00	0.00	0.00	0.00

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
600-82-6104	Social Security/Medicare	0.00	0.00	0.00	0.00	0.00
600-82-6105	Overtime Pay	0.00	0.00	0.00	0.00	0.00
600-82-6106	Worker's Compensation Ins.	0.00	0.00	0.00	0.00	0.00
600-82-6107	Certificate Pay	0.00	0.00	0.00	0.00	0.00
600-82-6108	Group Insurance Costs	0.00	0.00	0.00	0.00	0.00
600-82-6109	Incentive Pay	0.00	0.00	0.00	0.00	0.00
600-82-6110	Retirement	0.00	0.00	0.00	0.00	0.00
600-82-6111	Pension Expense	0.00	0.00	0.00	0.00	0.00
600-82-6116	Other Pay	0.00	0.00	0.00	0.00	0.00
600-82-6117	Unemployment Costs	0.00	0.00	0.00	0.00	0.00
600-82-6118	Auto & Travel	0.00	0.00	0.00	0.00	0.00
600-82-6120	Council/Board Expense	0.00	0.00	0.00	0.00	0.00
600-82-6150	Training	0.00	0.00	0.00	0.00	0.00
600-82-6153	Lodging	0.00	0.00	0.00	0.00	0.00
600-82-6164	Principal	0.00	0.00	0.00	0.00	0.00
600-82-6166	Interest	0.00	0.00	0.00	0.00	0.00
600-82-6210	Publications	0.00	0.00	0.00	0.00	0.00
600-82-6215	Dues, Subscriptions & Memberships	0.00	0.00	0.00	0.00	0.00
600-82-6310	Uniforms Purchased	0.00	0.00	0.00	0.00	0.00
600-82-6311	Furniture & Fixtures	0.00	0.00	0.00	0.00	0.00
600-82-6315	Medical & Pharm Supplies	0.00	0.00	0.00	0.00	0.00
600-82-6319	Cleaning Supplies	0.00	0.00	0.00	0.00	0.00
600-82-6320	Office Supplies - General	599.24	58.14	0.00	58.14	657.38
600-82-6330	Telecommunications	0.00	0.00	0.00	0.00	0.00
600-82-6331	Postage & Shipping	0.00	0.00	0.00	0.00	0.00
600-82-6335	Utilities	0.00	0.00	0.00	0.00	0.00
600-82-6340	Fuel	0.00	0.00	0.00	0.00	0.00
600-82-6344	Promotional - Memorials	0.00	0.00	0.00	0.00	0.00
600-82-6345	Chemical Supplies	0.00	0.00	0.00	0.00	0.00
600-82-6348	Other Supplies	0.00	0.00	0.00	0.00	0.00
600-82-6349	Council/Other Boards	459.54	73.27	0.00	73.27	532.81
600-82-6350	IT Software, Services, & Support	0.00	0.00	0.00	0.00	0.00
600-82-6351	Public Relations	1,962.03	230.00	0.00	230.00	2,192.03
600-82-6352	Employee Relations	0.00	0.00	0.00	0.00	0.00
600-82-6353	Safety	0.00	0.00	0.00	0.00	0.00
600-82-6356	Prisoner Care	0.00	0.00	0.00	0.00	0.00
600-82-6357	Grants & Incentives	210,357.05	55,150.00	0.00	55,150.00	265,507.05
600-82-6400	Travel & Meals	2,427.80	880.00	0.00	880.00	3,307.80
600-82-6401	Education & Training	6,210.00	650.00	0.00	650.00	6,860.00
600-82-6402	Communications - Telephone	0.00	0.00	0.00	0.00	0.00
600-82-6403	Communications - Mobile	0.00	0.00	0.00	0.00	0.00
600-82-6404	Natural Gas	0.00	0.00	0.00	0.00	0.00
600-82-6405	Electric	0.00	0.00	0.00	0.00	0.00
600-82-6406	Licenses/Registration/Inspection	0.00	0.00	0.00	0.00	0.00
600-82-6407	Dues/Fees/Subscriptions	6,018.47	32.01	0.00	32.01	6,050.48
600-82-6409	Software	8,577.77	0.00	0.00	0.00	8,577.77
600-82-6410	Auditing & Financial	0.00	0.00	0.00	0.00	0.00
600-82-6411	Contracted Services	175,000.00	0.00	0.00	0.00	175,000.00
600-82-6413	Contracted Services - Landscaping	0.00	9,000.00	0.00	9,000.00	9,000.00
600-82-6414	Engineering & Planning	0.00	0.00	0.00	0.00	0.00
600-82-6415	Insurance - Liability	0.00	0.00	0.00	0.00	0.00
600-82-6416	Insurance - Property	0.00	0.00	0.00	0.00	0.00
600-82-6417	Insurance - Windstorm	0.00	0.00	0.00	0.00	0.00
600-82-6418	Insurance - Deductible	0.00	0.00	0.00	0.00	0.00
600-82-6420	City Attorney	0.00	0.00	0.00	0.00	0.00
600-82-6421	Other Legal	10,348.00	1,300.00	0.00	1,300.00	11,648.00
600-82-6422	Promotion & Hospitality	0.00	0.00	0.00	0.00	0.00
600-82-6423	Advertising	63.98	0.00	0.00	0.00	63.98
600-82-6424	Publications	1,686.75	122.25	0.00	122.25	1,809.00

Trial Balance

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
<u>600-82-6450</u>	Professional Services/Consultant	20,000.00	0.00	0.00	0.00	20,000.00
<u>600-82-6453</u>	Other Services	0.00	0.00	0.00	0.00	0.00
<u>600-82-6454</u>	Other Professional Services	0.00	0.00	0.00	0.00	0.00
<u>600-82-6458</u>	Other Leases/Rentals	3,137.53	389.66	0.00	389.66	3,527.19
<u>600-82-6459</u>	Other Leases/Rentals - Uniforms	0.00	0.00	0.00	0.00	0.00
<u>600-82-6504</u>	R & M - Equipment (Communication)	0.00	0.00	0.00	0.00	0.00
<u>600-82-6506</u>	R & M - Furnitures & Fixtures	0.00	0.00	0.00	0.00	0.00
<u>600-82-6507</u>	R & M - Computer Hardware	0.00	0.00	0.00	0.00	0.00
<u>600-82-6510</u>	R & M - Equipment (Heavy)	0.00	0.00	0.00	0.00	0.00
<u>600-82-6512</u>	R & M - Other	0.00	0.00	0.00	0.00	0.00
<u>600-82-6518</u>	Lease Payments	0.00	0.00	0.00	0.00	0.00
<u>600-82-6519</u>	R & M - Equipment (Small Tools & Mac	0.00	0.00	0.00	0.00	0.00
<u>600-82-6600</u>	CAP - Land	0.00	0.00	0.00	0.00	0.00
<u>600-82-6609</u>	CAP - Vehicles	0.00	0.00	0.00	0.00	0.00
<u>600-82-6610</u>	CAP - Instruments & Apparatus	0.00	0.00	0.00	0.00	0.00
<u>600-82-6810</u>	Capital Outlay	0.00	0.00	0.00	0.00	0.00
<u>600-82-6852</u>	Misc - Unallocated Expenses	0.00	0.00	0.00	0.00	0.00
<u>600-82-7000</u>	Current Year Excess of Revenues Over	0.00	0.00	0.00	0.00	0.00
<b>Fund 600 Total:</b>		<b>0.00</b>	<b>399,616.08</b>	<b>399,616.08</b>	<b>0.00</b>	<b>0.00</b>
<b>Report Total:</b>		<b>0.00</b>	<b>399,616.08</b>	<b>399,616.08</b>	<b>0.00</b>	<b>0.00</b>

### Fund Summary

Fund	Beginning Balance	Total Debits	Total Credits	Ending Balance
600 - Dayton Economic Development Corp	0.00	399,616.08	399,616.08	0.00
<b>Report Total:</b>	<b>0.00</b>	<b>399,616.08</b>	<b>399,616.08</b>	<b>0.00</b>



Dayton, TX

# Bank Statement Register

Dayton Economic Development Corporation

Period 5/1/2024 - 5/31/2024

Packet: BRPKT01176

Bank Statement		General Ledger	
Beginning Balance	1,334,452.85	Account Balance	1,398,571.48
Plus Debits	134,392.39	Less Outstanding Debits	0.00
Less Credits	68,772.43	Plus Outstanding Credits	1,501.33
Adjustments	0.00	Adjustments	0.00
Ending Balance	1,400,072.81	Adjusted Account Balance	1,400,072.81

Statement Ending Balance	1,400,072.81
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
05/22/2024	<u>DEP0041948</u>			DEDC SALES TAX RECD MAY FOR MARC	129,453.03
Total Cleared Deposits (1)					129,453.03

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
04/25/2024	<u>61386</u>	Check	CITIBANK	-2,388.43
05/16/2024	<u>61390</u>	Check	DAYTON CHAMBER OF COMMERCE	-230.00
05/16/2024	<u>61392</u>	Check	KIMBERLY JUDGE	-176.00
05/16/2024	<u>61393</u>	Check	LACY COOPER-BELL	-176.00
05/16/2024	<u>61394</u>	Check	MIKE FIELDER, ATTORNEY AT LAW	-1,300.00
05/16/2024	<u>61395</u>	Check	TAMMY PRATKA	-176.00
05/16/2024	<u>61396</u>	Check	TERA AGUERO	-176.00
05/16/2024	<u>61397</u>	Check	NVB PLAYGROUNDS, INC.	-42,725.00
05/24/2024	<u>61399</u>	Check	CLEVELAND SUPPLY INC. LLC	-12,425.00
05/29/2024	<u>61401</u>	Check	CITY OF DAYTON	-9,000.00
Total Cleared Checks (10)				-68,772.43

Cleared Other

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Item Date	Reference	Item Type	Description	Amount
05/31/2024	<u>INT0001113</u>	Interest	SMALL ACCT BANK INTEREST MAY 2024	4,939.36
Total Cleared Other (1)				4,939.36

Outstanding Checks

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Item Date	Reference	Item Type	Description	Amount
05/09/2024	<u>61387</u>	Check	CANON FINANCIAL SERVICES, INC.	-364.66
05/09/2024	<u>61388</u>	Check	CITIBANK	-163.42
05/09/2024	<u>61389</u>	Check	GRANITE MEDIA PARTNERS	-122.25
05/16/2024	<u>61391</u>	Check	JOHN GABLE	-176.00
05/24/2024	<u>61398</u>	Check	CANON FINANCIAL SERVICES, INC.	-25.00
05/24/2024	<u>61400</u>	Check	INTERNATIONAL ECONOMIC DEVELOPMEN	-650.00
Total Outstanding Checks (6)				-1,501.33



Dayton, TX

# Bank Statement Register

## Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	16	-1,501.33	-68,772.43	-70,273.76
Deposit	1	0.00	129,453.03	129,453.03
Interest	1	0.00	4,939.36	4,939.36
		-1,501.33	65,619.96	64,118.63



Dayton, TX

**Balance Sheet**  
**Account Summary**  
 As Of 05/31/2024

Account	Name	Balance
<b>Fund: 600 - Dayton Economic Development Corp</b>		
<b>Assets</b>		
<u>600-00-1099</u>	Claim On Cash	0.00
<u>600-82-1110</u>	Cash In Bank	1,398,571.48
<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	403,972.88
<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	3,885.69
<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
	<b>Total Assets:</b>	<b><u>3,537,176.13</u></b>
		<b><u>3,537,176.13</u></b>
<b>Liability</b>		
<u>600-00-2099</u>	Accounts Payable Pending	0.00
<u>600-00-2404</u>	Health Insurance Payable	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>600-82-2167</u>	Section 125 Deductions	0.00
<u>600-82-2168</u>	FUTA	0.00
<u>600-82-2170</u>	Post-Tax Deductions	0.00
<u>600-82-2176</u>	Due To Other Fund	0.00
<u>600-82-2400</u>	Federal Income Tax Payable	0.00
<u>600-82-2401</u>	FICA Tax Payable	0.00
<u>600-82-2402</u>	SUTA Payable	0.00
<u>600-82-2403</u>	TMRS Payable	0.00
<u>600-82-2404</u>	Health Insurance Payable	0.00
<u>600-82-2405</u>	Dental Insurance Payable	0.00
<u>600-82-2409</u>	HSA Payable	0.00
<u>600-82-2453</u>	Levy Payable	0.00
<u>600-82-2455</u>	Child Support TX Payable	0.00
<u>600-82-2500</u>	Deferred Inflows - Pension	-3,841.75
<u>600-82-2701</u>	Compensated Absences Payable	0.00
<u>600-82-2800</u>	Net Pension Liability	32,477.73
	<b>Total Liability:</b>	<b><u>28,635.98</u></b>
<b>Equity</b>		
<u>600-82-3000</u>	Opening Bal Equity	0.00
<u>600-82-3109</u>	Fund Balance	2,003,154.11
<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
	<b>Total Beginning Equity:</b>	<b><u>3,355,400.21</u></b>

**Balance Sheet**

**As Of 05/31/2024**

<b>Account</b>	<b>Name</b>	<b>Balance</b>
Total Revenue		667,873.43
Total Expense		<u>514,733.49</u>
Revenues Over/Under Expenses		153,139.94
<b>Total Equity and Current Surplus (Deficit):</b>		<b>3,508,540.15</b>
<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<b><u>3,537,176.13</u></b>



Dayton, TX

# Income Statement

## Account Summary

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 600 - Dayton Economic Development Corp</b>						
<b>Revenue</b>						
<u>600-82-5115</u>	Sales & Use Tax	1,084,543.88	1,084,543.88	129,453.03	616,752.00	467,791.88
<u>600-82-5412</u>	Interest	30,000.00	30,000.00	4,939.36	51,121.43	-21,121.43
	<b>Revenue Total:</b>	<b>1,114,543.88</b>	<b>1,114,543.88</b>	<b>134,392.39</b>	<b>667,873.43</b>	<b>446,670.45</b>
<b>Expense</b>						
<u>600-82-6320</u>	Office Supplies - General	1,315.00	1,315.00	58.14	657.38	657.62
<u>600-82-6331</u>	Postage & Shipping	80.00	80.00	0.00	0.00	80.00
<u>600-82-6349</u>	Council/Other Boards	1,535.00	1,535.00	73.27	532.81	1,002.19
<u>600-82-6351</u>	Public Relations	11,100.00	11,100.00	230.00	2,192.03	8,907.97
<u>600-82-6357</u>	Grants & Incentives	461,000.00	461,000.00	55,150.00	265,507.05	195,492.95
<u>600-82-6400</u>	Travel & Meals	8,450.00	8,450.00	880.00	3,307.80	5,142.20
<u>600-82-6401</u>	Education & Training	9,750.00	9,750.00	650.00	6,860.00	2,890.00
<u>600-82-6407</u>	Dues/Fees/Subscriptions	8,093.00	8,093.00	32.01	6,050.48	2,042.52
<u>600-82-6409</u>	Software	23,945.00	23,945.00	0.00	8,577.77	15,367.23
<u>600-82-6411</u>	Contracted Services	182,500.00	182,500.00	0.00	175,000.00	7,500.00
<u>600-82-6413</u>	Contracted Services - Landscaping	9,000.00	9,000.00	9,000.00	9,000.00	0.00
<u>600-82-6421</u>	Other Legal	15,000.00	15,000.00	1,300.00	11,648.00	3,352.00
<u>600-82-6423</u>	Advertising	2,100.00	2,100.00	0.00	63.98	2,036.02
<u>600-82-6424</u>	Publications	1,000.00	1,000.00	122.25	1,809.00	-809.00
<u>600-82-6450</u>	Professional Services/Consultant	25,000.00	25,000.00	0.00	20,000.00	5,000.00
<u>600-82-6454</u>	Other Professional Services	3,500.00	3,500.00	0.00	0.00	3,500.00
<u>600-82-6458</u>	Other Leases/Rentals	5,100.00	5,100.00	389.66	3,527.19	1,572.81
<u>600-82-6512</u>	R & M - Other	1,000.00	1,000.00	0.00	0.00	1,000.00
	<b>Expense Total:</b>	<b>769,468.00</b>	<b>769,468.00</b>	<b>67,885.33</b>	<b>514,733.49</b>	<b>254,734.51</b>
	<b>Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):</b>	<b>345,075.88</b>	<b>345,075.88</b>	<b>66,507.06</b>	<b>153,139.94</b>	
	<b>Total Surplus (Deficit):</b>	<b>345,075.88</b>	<b>345,075.88</b>	<b>66,507.06</b>	<b>153,139.94</b>	

Income Statement

For Fiscal: 2023-2024 Period Ending: 05/31/2024

**Group Summary**

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 600 - Dayton Economic Development Corp</b>					
Revenue	1,114,543.88	1,114,543.88	134,392.39	667,873.43	446,670.45
Expense	769,468.00	769,468.00	67,885.33	514,733.49	254,734.51
<b>Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):</b>	<b>345,075.88</b>	<b>345,075.88</b>	<b>66,507.06</b>	<b>153,139.94</b>	<b>191,935.94</b>
<b>Total Surplus (Deficit):</b>	<b>345,075.88</b>	<b>345,075.88</b>	<b>66,507.06</b>	<b>153,139.94</b>	

### Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
600 - Dayton Economic Deve	345,075.88	345,075.88	66,507.06	153,139.94	191,935.94
<b>Total Surplus (Deficit):</b>	<b>345,075.88</b>	<b>345,075.88</b>	<b>66,507.06</b>	<b>153,139.94</b>	



Dayton, TX

# Check Report

By Check Number

Date Range: 05/01/2024 - 05/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: DEDC-Dayton Economic Development Corporation</b>						
02-221	CANON FINANCIAL SERVICES, INC.	05/09/2024	Regular	0.00	364.66	61387
02-211	CITIBANK	05/09/2024	Regular	0.00	163.42	61388
02-67	GRANITE MEDIA PARTNERS	05/09/2024	Regular	0.00	122.25	61389
02-16	DAYTON CHAMBER OF COMMERCE	05/16/2024	Regular	0.00	230.00	61390
02-344	JOHN GABLE	05/16/2024	Regular	0.00	176.00	61391
02-346	KIMBERLY JUDGE	05/16/2024	Regular	0.00	176.00	61392
02-334	LACY COOPER-BELL	05/16/2024	Regular	0.00	176.00	61393
02-14	MIKE FIELDER, ATTORNEY AT LAW	05/16/2024	Regular	0.00	1,300.00	61394
02-345	TAMMY PRATKA	05/16/2024	Regular	0.00	176.00	61395
02-11	TERA AGUERO	05/16/2024	Regular	0.00	176.00	61396
02-343	NVB PLAYGROUNDS, INC.	05/16/2024	Regular	0.00	42,725.00	61397
02-221	CANON FINANCIAL SERVICES, INC.	05/24/2024	Regular	0.00	25.00	61398
02-342	CLEVELAND SUPPLY INC. LLC	05/24/2024	Regular	0.00	12,425.00	61399
02-76	INTERNATIONAL ECONOMIC DEVELOPMENT C	05/24/2024	Regular	0.00	650.00	61400
02-1	CITY OF DAYTON	05/29/2024	Regular	0.00	9,000.00	61401

**Bank Code DEDC Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	15	0.00	67,885.33
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>16</b>	<b>15</b>	<b>0.00</b>	<b>67,885.33</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	15	0.00	67,885.33
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>16</b>	<b>15</b>	<b>0.00</b>	<b>67,885.33</b>

### Fund Summary

Fund	Name	Period	Amount
600	Dayton Economic Development Corp	5/2024	67,885.33
			<b>67,885.33</b>



TO:

FROM:

RE: Consider with possible action on the Kung Fu Tea grant application

DATE: June 10, 2024

COMMENTS:

King Fu Tea, a new business locating in Dayton, has applied for a Signage and Landscaping grant for their new building located off of Highway 90. Staff has reviewed their application and it does meet the grant requirements.

ATTACHMENTS:

[Kung Fu Tea Grant App.pdf](#)



## 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 Facility Improvements Grant

The Business Facility Improvements Grant Program provides up to \$15,000 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 a grease trap, handicap accessible restrooms.

## **Business Assistance Grant Programs**

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

*Available funding for FY 22-23: \$30,000*

## **Signage & Landscaping Grant**

The Signage & Landscaping Grant Program is designed to broaden and enhance the image and curb appeal of the City of Dayton. This program provides up to \$4,000 in matching funds to assist local businesses install new permanent signage or landscaping.

*Available funding for FY 22-23: \$16,000*

## **Driveway Reconstruction Grant**

The Driveway Reconstruction Grant Program is designed to broaden and enhance the image and curb appeal of the City of Dayton but address problem driveways that slow the flow of traffic entering or exiting a business. This program provides up to \$5,000 in matching funds to assist local businesses in reconstructing their existing driveway(s). The Driveway Reconstruction Grant Program is only available to businesses with driveways that directly access Highway 90.

*Available funding for FY 22-23: \$15,000*

## **Traffic Flow Improvement Grant**

The Traffic Flow Improvement Grant Program is to reduce the number of driveways located along Highway 90 and improve the number of shared drive or access connection between businesses. This program provides up to \$15,000 in matching funds to assist local businesses in realigning or reducing the overall size of their driveway to improve traffic safety. This program provides up to \$30,000 in matching funds to assist local businesses in closing a driveway, if multiple driveways exist, or for creating cross connection between their business and another business. The Driveway Reconstruction Grant Program is only available to businesses with driveways that directly access Highway 90.

*Available funding for FY 22-23: \$75,000*

## **Eligibility**

- A. All business buildings and facilities located within the City Limits of the City of Dayton, unless otherwise described in the Grant Program description.
- B. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- C. All businesses and property must be current and provide DEDC with documentation providing they are current with all Ad Valorem and Sales Taxes.
- D. All businesses must be open a minimum of 30 hours per week.
- E. Grants may not be used for refinancing existing loans, working capital, inventory, permits, inspections, security fencing or gates, home occupations, roof repair or replacement, interior remodeling, new construction, and routine maintenance.
- F. Grant funds are provided on a 50-50 match basis. Applicants can apply for multiple grant programs.
- G. 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.
- H. Businesses may not be awarded more than one of each grant type per grant cycle (October 1 – September 30)
- I. If the property is sold or the business closes within 24 months of receiving grant funding, the grant funding shall be repaid to the Dayton Economic Development Corporation.
- J. Grants shall not be awarded for work that is already completed or started, or for projects that have been awarded to contractors prior to grant approval.
- K. Grant applicants must supply at least 2 estimates for grants projects, which shall include at least one local contractor, 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 Dayton business not respond, applicant must provide documentation evidencing that a request for a quote was requested.

## Guidelines

- A. 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.
- B. Grants 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.
- C. 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.
- D. No grant funds shall be utilized to reimburse the property or business owner or their employees for any labor associated with the grant project.
- E. 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.
- F. 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.
- G. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
- H. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
- I. 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.
- J. The applicant shall not begin any improvements prior to receiving written approval of grant funding from the DEDC, unless otherwise noted by the DEDC Board of Directors.
- K. The applicant must complete the improvement project within three (3) months of receiving written approval therefore from 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.
- L. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twenty-four (24) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the DEDC the grant money received.

M. The applicant must agree 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.

N. The applicant must certify 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.

O. The DEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the DEDC under paragraphs L, M, and N of this Section, and in such action may recover court costs and reasonable attorney's fees.

### **Application and Approval**

A. Applications must be made on a form provided by the DEDC, which form shall be made available at the DEDC offices located at 117 Cook St., Dayton, TX 77535 and on the DEDC website at [www.daytontx.com](http://www.daytontx.com).

B. The grant application must include:

- Explanation of the proposed project and the need for grant funds.
- Establishment of business entity name (Copy of Article of Incorporation, dba, etc.)
- Certificate of Good Standing from the Texas Secretary of State
- Copy of Lease Agreement (if facility is leased)
- Legal description of subject property
- Vicinity map of subject property
- Estimates of proposed improvements. This quote shall be utilized only for the purpose of determining the amount of grant needed for the project and any costs incurred in obtaining the quote shall be the responsibility of the applicant, not the DEDC.
- Itemized work estimates which include details and information such as color samples of paint, fabric, sign material
- Digital Picture of Property and the area to be improved
- Consent to a sign 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.

## Business Assistance Grant Programs



- C. All applications must be approved by the DEDC Board of Directors
- D. An applicant shall be notified, in writing or email, within (10) ten business days of the DEDC Board's decision to approve or disapprove its application.
- E. The DEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements that the DEDC deems necessary or appropriate.
- F. The DEDC Board of Directors shall have sole discretion to accept or reject application. Application are submit on a competitive basis and will be graded on but not limited to:
  - 1. Those applicants that best match our Community Comprehensive Plans, including Downtown Revitalization Plan.
  - 2. Needs of the City of Dayton and DEDC.
  - 3. Those that will be beneficial for the growth of our Dayton's Economic Development.
- G. The board will conduct a Public Hearing which is followed by a 60-day public comment period. No reimbursements will be dispersed until the 60-day public comment period has passed. If public comments are received, the board will review and take any appropriate action.

## Funding

- A. Upon notification to the DEDC by the applicant that a project has been completed, an inspection by a DEDC representative or representatives shall 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.
- B. The DEDC agrees to distribute such funds to the applicant within sixty (60) days following the inspection required in paragraph (A) hereof, and confirmation of completion of the project in accordance with the application or any approved modifications thereto.
- C. 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 DCDC'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.
- D. Available funding: 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.

### **Miscellaneous**

- A. THE DAYTON ECONOMIC DEVELOPMENT CORPORATION SHALL DELIVER A COPY OF THESE GUIDELINES TO ANY APPLICANT FOR HIS/HER REVIEW AND THE DELIVERY HEREOF DOES NOT CONSTITUTE AN OFFER OF A BUSINESS IMPROVEMENT GRANT TO THE APPLICANT.
- B. 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.

**ACKNOWLEDGMENT OF RECEIPT OF AND AGREE TO COMPLY WITH THE GUIDELINES AND CRITERIA  
FOR BUSINESS ASSISTANCE GRANT PROGRAMS BY THE DAYTON ECONOMIC DEVELOPMENT  
CORPORATION**

Applicant:

Address:

Phone No.:

Signature:

Property Owner/Landlord:

Address:

Phone No.:

Signature:

**APPLICATION FOR  
BUSINESS ASSISTANCE GRANT PROGRAMS**

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

## Business Assistance Grant Programs



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.

**Contact Information**

Company Name: Kung Fu Tea

Federal Tax ID#: \_\_\_\_\_

Primary Contact Name: First Name: Nartan Last Name: Run

Contact Title: Manager/owner

Mailing Address: 405 W Hwy 90

City: Dayton State: TX Zip: 77535

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: 9364331216

Email Address: nartanrun@yahoo.com

Website: \_\_\_\_\_

Description of Business Activity:

Boba Tea Shop "Kung Fu Tea"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAICS: 722513 Company Age: \_\_\_\_\_

Project Information

Project Type:

- Business Facility Improvement Grant
  - Façade Improvement
  - Interior Renovations
  - Tenant Build Out
- Signage & Landscaping Grant
- Driveway Reconstruction Grant
- Traffic Flow Improvement Grant

Project Address: 403 U.S. 90

City: Dayton State: TX Zip: 77535

Is the Project Property Owned or Leased?  Owned  Leased

Lease Rate: \$4500 = 1500 sq ft /sf SF Leased: 1500 Term of Lease: 3 yrs

Landlord: \_\_\_\_\_

Address of Landlord: \_\_\_\_\_

Landlord Phone Number: 281 226 0101

New or Existing Business:  New  Existing

Number of Existing Employees: 2 Full-Time  Part-Time

Number of New Employees: 2 Full-Time  Part-Time

Description of the Project: Renovation of Boba Tea Shop

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Overall Project Estimate: \$90K

**Other Documentation**

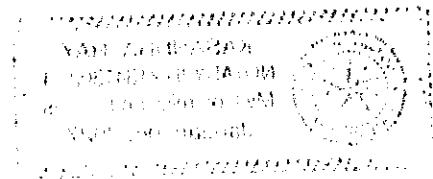
Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located

Please attach a vicinity map locating the property within the City of Dayton

Please attach a letter addressing the need for the project as well as need for the DEDC grant funds.

Please attach a letter of permission from the property owner if property is leased.

Please attach at least 2 estimates for grant projects, which shall include at least one local contractor, if applicable. Grant components may be broken out, but 2 estimates are required for each component. Should a Dayton business not respond, applicant must provide documentation evidencing that a request for a quote was requested.



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 24th day of May, 2024

Applicant: Nartan Run

Signature: Nartan R

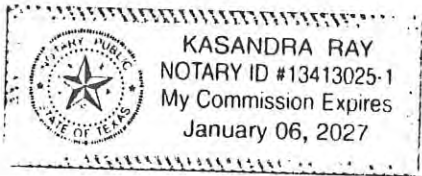
Address: 405 W Hwy 90 Dayton, TX 77535

Phone Number: 936 433 1216

The State of Texas  
County of Liberty

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

Nartan Run, 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.



Kassandra Ray, Klem

Notary Public in and for the State of Texas

My Commission Exp: Jan 6, 2027

HUMBLE SIGN CO  
 20620 Townsen Boulevard East Humble, Texas 77338  
 (281) 812-2100

License #: TECL - 18688  
 HumbleSignCo.com



# Quote 39508

Storefront Sign Project - Dayton, TX

QUOTE DATE  
 04/04/2024

QUOTE EXPIRY DATE  
 06/03/2024

TERMS  
 50% / Bal due prior to install

REQUESTED BY  
 Kung Fu Tea  
 403 US 90  
 Dayton, TX 77535

INSTALL ADDRESS  
 403 US 90  
 Dayton, TX 77535

CONTACT INFO  
 Nartan Run  
 nartanrun@yahoo.com  
 (936) 433-1216

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	<b>Design Proof (for HSC internal use only)</b>	1	Each	\$0	\$0	N
2	<b>Field Survey</b> <b>SURVEY REQUIRED PRIOR TO FABRICATION. PRICING MAY CHANGE BASED ON SURVEY RESULTS.</b> Scope of project: - Take photos and measurements of all signage on site - Take photos and measurements of all areas where signs are to be installed on site - Determine colors, materials, and conditions of existing signage cabinets, faces, walls and poles - Determine access for electrical - Determine any obstacles to installation	1	Each	\$495.00	\$495.00	N
3	<b>(Wall Sign) Procurement of Permit</b> The Procurement of the permit is essentially the staff time required to gather information, complete forms, collect signatures, file documents with the municipality and schedule inspections. <b>The cost of the permit is NOT included in this price and will be charged separately.</b> The total cost of the permit will vary depending on many factors including: size of sign / type of sign / revisions submitted / which municipality or county that is issuing the permit. This price also does not include fees that may be required for engineering or the like.	1	Each	\$300.00	\$300.00	N
4	<b>Channel Letters - Front Lit (LED) - Sign A - North Elevation</b> <b>Design and fabricate one (1) set of front-lit, LED illuminated, channel letters on backer pan.</b> <b>Overall Size: 3'-5"H x 10'-7"W</b> <b>to read: "KUNG FU TEA" with Logo</b>  <b>To include:</b> - Production of channel letters and backer pan sign - Daytime completion photo to show illumination, and completion - 5 Year Warranty on parts & labor  <b>Does not include:</b> - Installation of timer/photocell (can be added for additional cost)	1	Each	\$4,277.57	\$4,277.57	N

5 Channel Letters - Front Lit (LED) - Signs A & B - West Elevation 1 Each \$6,937.54 \$6,937.54 N  
 Design and fabricate one (1) set of front-lit, LED illuminated, channel letters on backer pan.  
 Overall Size: 3'-5"H x 10'-7"W  
 to read: "KUNG FU TEA" with Logo

Design and fabricate one (1) set of front-lit, LED illuminated, channel letters.  
 Overall Size: 1'-11.75"H x 10'-7"W  
 to read: "Drive-Thru"

**To include:**

- Production of all channel letters and backer pan sign
- Daytime completion photo to show illumination, and completion
- 5 Year Warranty on parts & labor

**Does not include:**

- Installation of timer/photocell (can be added for additional cost)

6 Installation 1 Each \$3,181.36 \$3,181.36 N  
 Scope of work:  
 -Installation of all Signage

**Assumes:**

- Reasonable access for 55' bucket truck for installation during normal business hours M-F / 8am-5pm
- Electrical is ready and available for connection (if applicable)

Humble Sign Co is licensed with the state of Texas as an Electrical Sign Contractor. Our license number is TECL-18688. We will be happy to also provide you a copy of our comprehensive liability insurance. Be sure to ask All your contractors for these two items. Prices are subject to change based on sales tax, market prices of raw materials, availability, engineering and field conditions. Final payment is due according to terms unless a written agreement is established in advance. All products installed and/or fabricated by Humble Texas Signs, dba Humble Sign Co, remain the property of Humble Sign Co until payment has been made in full. Humble Sign Co reserves the right to repossess signage not paid for in full. If not paid in full by the due date, the invoice will accrue \$300 on the 31st day, and \$10 will be added each day following thereafter, or 2.0% monthly, which ever is greater.

**Subtotal:** \$15,191.47  
**Sales Tax (8.25%):** \$0  
**Total:** \$15,191.47

**Downpayment (50.0 %)** \$7,595.74

**SIGNATURE:**

**DATE:**

Alberto Hernandez  
11715 Veterans Memorial  
Dr Suite B11  
Houston, Tx 77067  
832.455.5386

Customer  
Kung Fu Tea

Total

## \$ 11,540.00

Estimate Number	Start Date	End Date	Payment Method
2024-011343	04/16/2024	04/16/2024	

**JOB DESCRIPTION:**

1 Set of Front Lit Channel Letter 24"  
2 Sets of Front Lit Channel Letter Box 3'5" x 10'7"

DESCRIPTION	UOM	QUANTITY	COST	TOTAL
For Signage Mentioned Above		1	\$ 10,340.00	\$ 10,340.00
Install		1	\$ 1,200.00	\$ 1,200.00
				0
				0
				0
				0
				0
				0
				0
				0

**NOTES:**

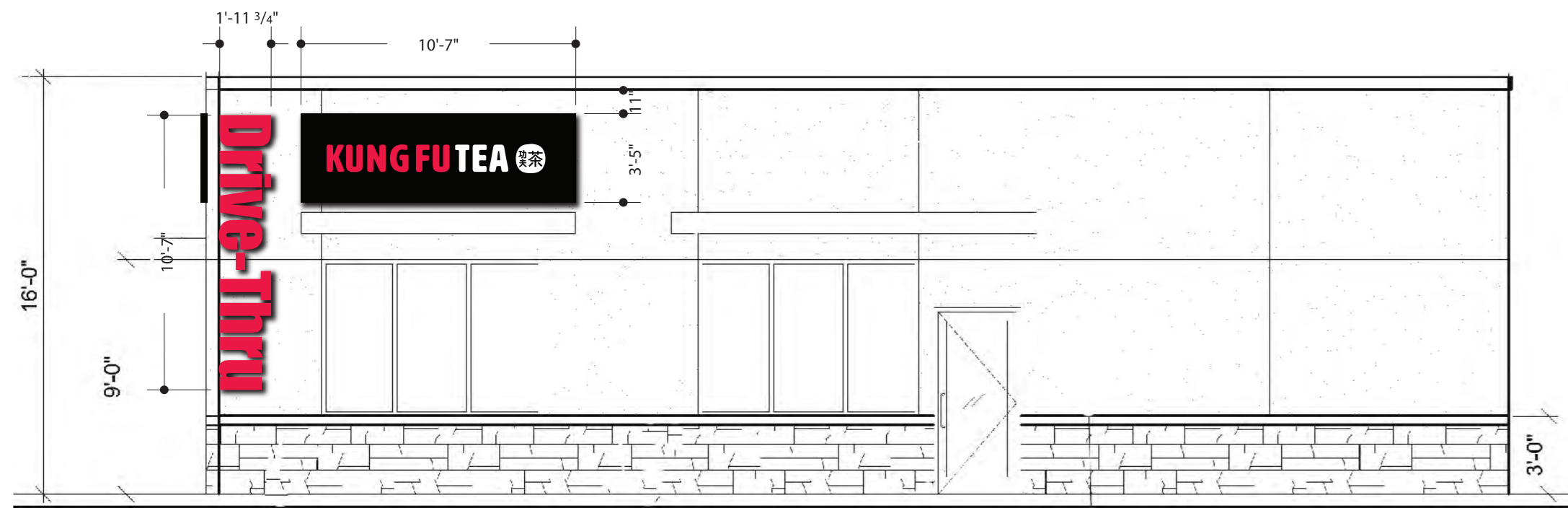
Subtotal: \$ 11,540.00  
Discount: \_\_\_\_\_  
Tax Rate: \_\_\_\_\_  
Tax: 0  
Total: **\$ 11,540.00**

✉ [texasrawsigns@gmail.com](mailto:texasrawsigns@gmail.com) 🌐 832.455.5386 📍 11715 Veterans Memorial Drive Suite B11

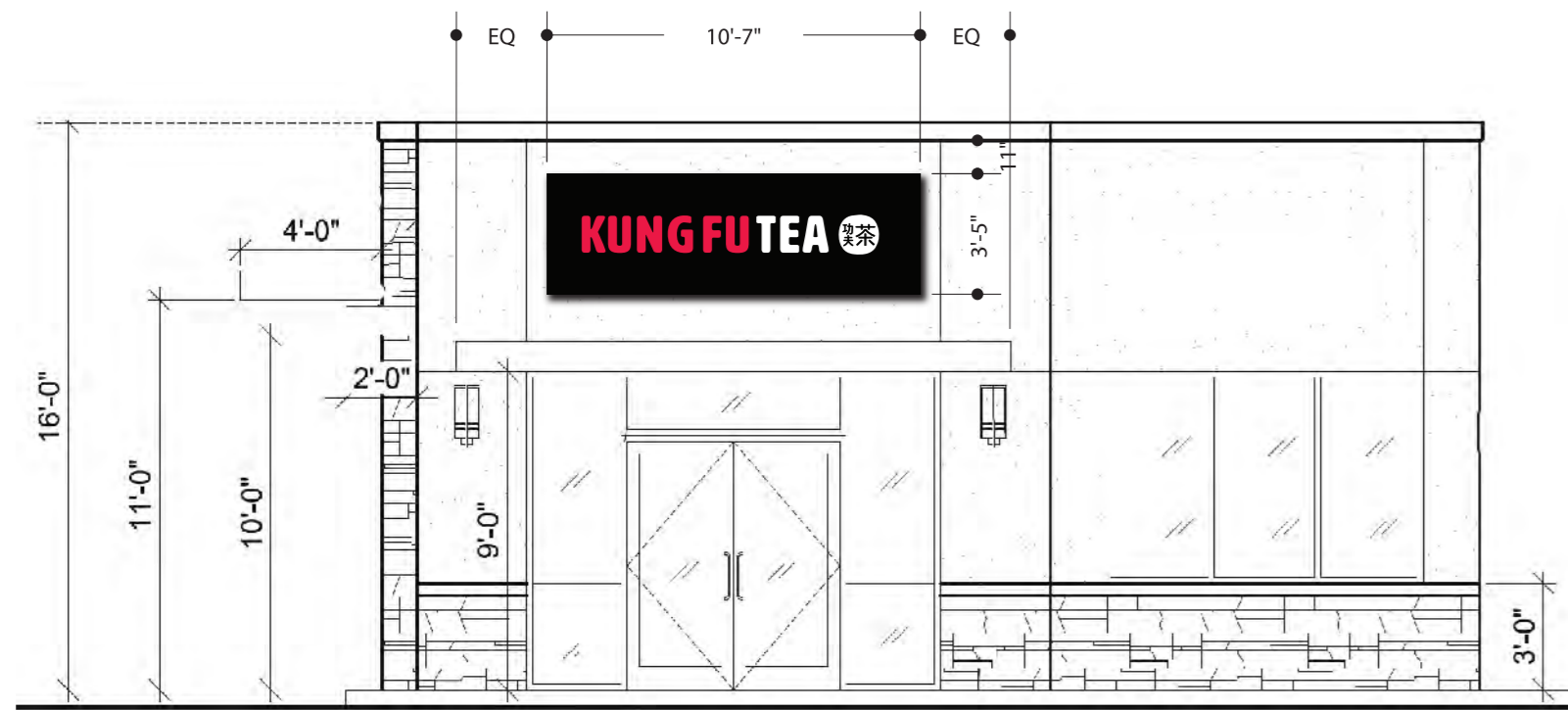
Terms and Conditions: This amount serves as an estimate and not as a formal quote or contract. It is derived from the provided information and may be subject to adjustments in the event of additional information or changes to the specifications.

# TEXAS RAW SIGNS

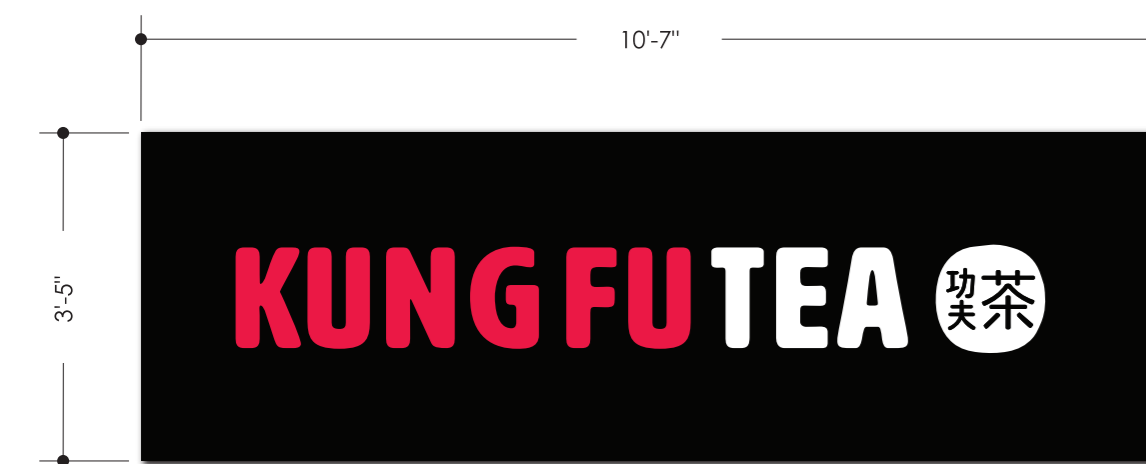
832-938-4312



WEST BUILDING ELEVATION  
SCALE: 3/16"=1'-0"



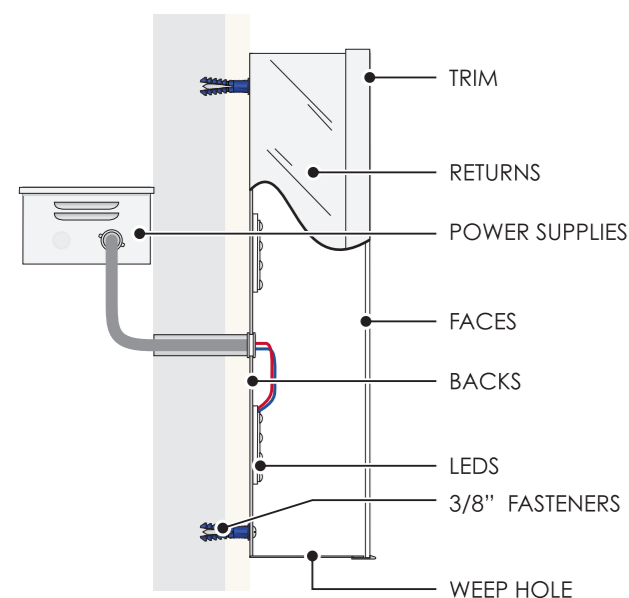
NORTH BUILDING ELEVATION  
SCALE: 3/16"=1'-0"



SIGN A - FRONT DETAIL ELEVATION  
SCALE: 1/2"=1'-0"



SIGN B - FRONT DETAIL ELEVATION  
SCALE: 1/2"=1'-0"



END VIEW - FACE LIT  
SCALE: NTS



SIMULATED NIGHT VIEW  
SCALE: 3/16"=1'-0"

**SIGN A** QTY: 2 SIGNS

FABRICATE AND INSTALL 2 LOGO CHANNEL BOX SIGNS

- LOGO CHANNEL BOX**
- FACES: 3/16" 7328 TRANS WHITE ACRYLIC W/ V1 & V2 VINYL W/CUT-OUT COPY APPLIED TO FACE OF CHANNEL BOX
  - RETURNS: 3" DEEP .040" ALUMINUM PREFINISHED
  - TRIM: 1" PREFINISHED BLACK
  - BACKS: 0.63" ALUMINUM, STOCK WHITE
  - ILLUMINATION: INTERNAL WHITE LEDS
  - MOUNTING: FLUSH WITH MINIMUM 3/8" X 5" FASTENERS
  - WALL TYPE: STUCCO WALL

**SIGN B** QTY: 1 SIGN

FABRICATE AND INSTALL A SET OF FACE LIT CHANNEL LETTERS

- CHANNEL LETTERS "Drive-Thru"**
- FACES: 3/16" 7328 TRANS WHITE ACRYLIC W/ V2 VINYL APPLIED TO FACE OF CHANNEL BOX
  - RETURNS: 3" DEEP .040" ALUMINUM PREFINISHED RED
  - TRIM: 1" PREFINISHED RED
  - BACKS: 0.63" ALUMINUM, STOCK WHITE
  - ILLUMINATION: INTERNAL WHITE LEDS
  - MOUNTING: FLUSH WITH MINIMUM 3/8" X 5" FASTENERS
  - WALL TYPE: STUCCO WALL

**COLORS**

- VINYL COLORS**
- V1: OPAQUE BLACK VINYL
  - V2: TRANSLUCENT VINYL TO MATCH PMS 192

**SIGN A** QTY: 2 SIGNS

FABRICATE AND INSTALL 2 LOGO CHANNEL BOX SIGNS

- LOGO CHANNEL BOX**
- FACES: 3/16" 7328 TRANS WHITE ACRYLIC W/ V1 & V2 VINYL W/CUT-OUT COPY APPLIED TO FACE OF CHANNEL BOX
  - RETURNS: 3" DEEP .040" ALUMINUM PREFINISHED
  - TRIM: 1" PREFINISHED BLACK
  - BACKS: 0.63" ALUMINUM, STOCK WHITE
  - ILLUMINATION: INTERNAL WHITE LEDS
  - MOUNTING: FLUSH WITH MINIMUM 3/8" X 5" FASTENERS
  - WALL TYPE: STUCCO WALL

**SIGN B** QTY: 1 SIGN

FABRICATE AND INSTALL A SET OF FACE LIT CHANNEL LETTERS

- CHANNEL LETTERS "Drive-Thru"**
- FACES: 3/16" 7328 TRANS WHITE ACRYLIC W/ V2 VINYL APPLIED TO FACE OF CHANNEL BOX
  - RETURNS: 3" DEEP .040" ALUMINUM PREFINISHED RED
  - TRIM: 1" PREFINISHED RED
  - BACKS: 0.63" ALUMINUM, STOCK WHITE
  - ILLUMINATION: INTERNAL WHITE LEDS
  - MOUNTING: FLUSH WITH MINIMUM 3/8" X 5" FASTENERS
  - WALL TYPE: STUCCO WALL

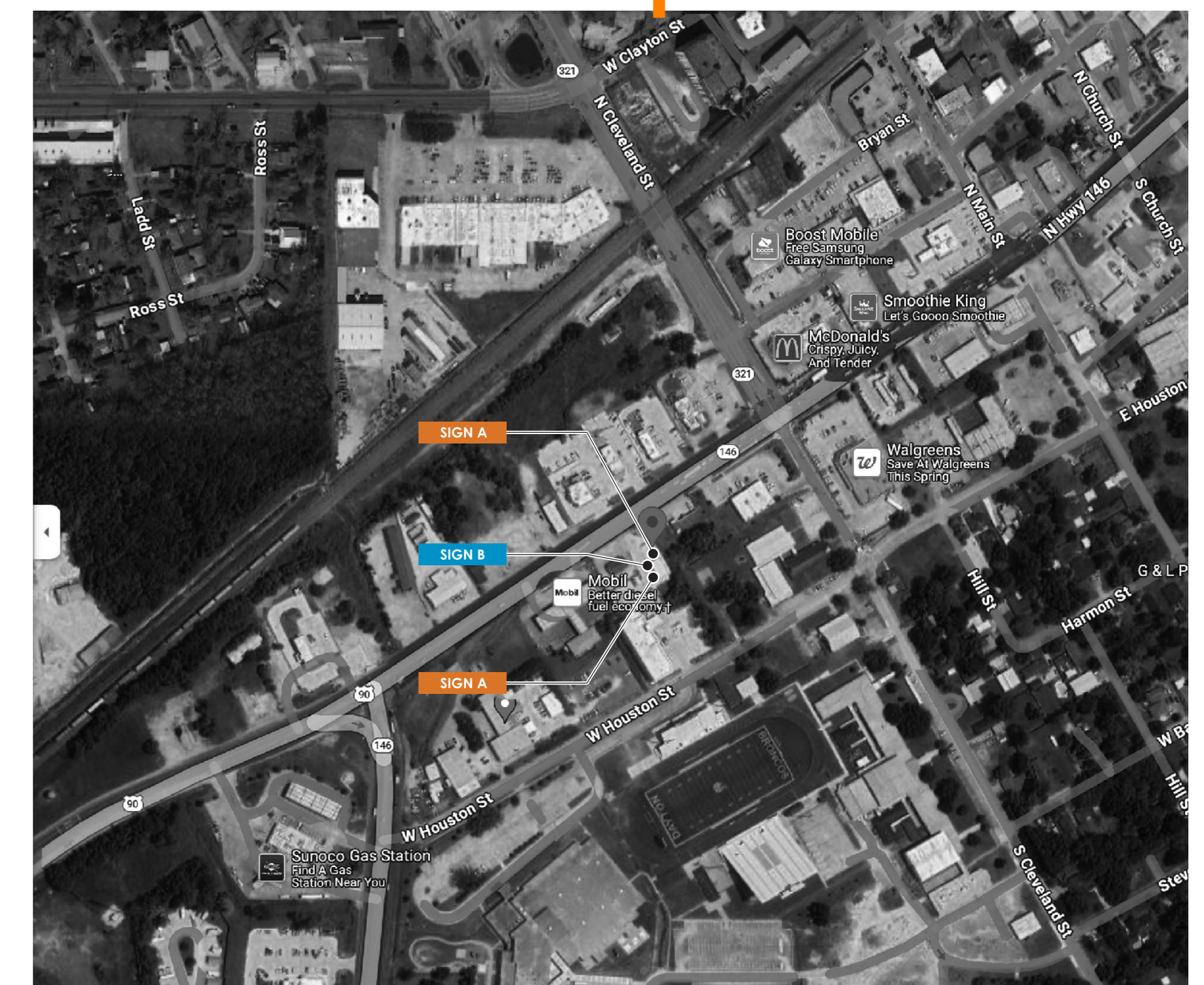
**VINYL COLORS**

- V1: OPAQUE BLACK VINYL
- V2: TRANSLUCENT VINYL TO MATCH PMS 192

# LOGO



# map



LOCATION SITE PLAN  
SCALE: NTS



TO:

FROM:

RE: Update on DISD activities from the Superintendent

DATE: June 10, 2024



TO:

FROM:

RE: Update on Dayton Chamber of Commerce activities from the Executive Director

DATE: June 10, 2024



TO:

FROM:

RE: Update from the City Manager

DATE: June 10, 2024



TO:

FROM:

RE: Update from the Mayor

DATE: June 10, 2024



TO:

FROM:

RE: Executive Session: Texas Government Code Section 551.071 (Consultation with Attorney)

DATE: June 10, 2024