



**Agenda**  
**Dayton Economic Development Corporation -**  
**Regular Board Meeting**  
**City of Dayton City Hall - 117 Cook St. Dayton,**  
**TX 77535**  
**Monday, March 10, 2025 at 6:00 PM**

- 1. Call To Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Citizen's Forum**
- 5. Public Hearing**
- 6. Consent Agenda**
  - 6.a Consider with possible action approval of the minutes of the February 10, 2025 DEDC Board Meeting
  - 6.b Consider with possible action approval of the February 2025 reconciliation report
- 7. Action Items**
  - 7.a Consider with possible action regarding request for funding from the Dayton Historical Society
  - 7.b Consider with possible action regarding Leadership East Texas sponsorship
  - 7.c Consider with possible action regarding the transfer of funds to DEDC's TexPool account
  - 7.d Consider with possible action regarding DEDC property located at 802 Hwy 90
- 8. Report from Partner Organizations**
  - 8.a Update on DISD activities from the Superintendent
- 9. 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.a Update from the Mayor

9.b Update from the City Manager

**10. 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.

**11. Executive Session**

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

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

**12. Close Executive Session**

**13. Post Executive Session Action Items**

13.a Consider with possible action items discussed in 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 Dayton City Hall, which is readily accessible to the public at all times by 5:00 pm on Friday, March 7, 2024.

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Tera Aguero, City of Dayton Representative



TO:

FROM:

RE: Consider with possible action approval of the minutes of the February 10, 2025 DEDC Board Meeting

DATE: March 10, 2025

ATTACHMENTS:

[02.10.25 Minutes.pdf](#)



## Minutes

**Dayton Economic Development Corporation - Regular Board Meeting**  
**117 Cook Street Dayton, TX 77535**  
**Monday, February 10, 2025 at 6:00 PM**

**1. Call To Order**

President Lacy Cooper-Bell called the meeting to order at 6:01 PM

**2. Invocation**

Daniel Sylvia led the invocation

**3. Pledge of Allegiance**

Curtis Conner led the Pledge of Allegiance

**4. Citizen's Forum**

None present

**5. Consent Agenda**

Meadow Noyer made a motion to approve . Curtis Conner seconded the motion. *Passed.* Ayes: Tammy Pratka, Charles Whitehead, Calvin Ceaser, Lacy Cooper-Bell, Bonnie Wentworth; Nays: None.

**5.a Consider with possible action approval of the minutes of the January 13, 2025 DEDC Board Meeting**

**5.b Consider with possible action approval of the January 2025 financial reconciliation report**

**6. Action Items**

**6.a Consider with possible action on request from the Dayton Historical Society for DEDC funding**

Bonnie Wentworth made a motion to table . Curtis Conner seconded the motion. *Passed.* Ayes: Tammy Pratka, Charles Whitehead, Meadow Noyer, Calvin Ceaser, Lacy Cooper-Bell; Nays: None.

**6.b Consider with possible action on the renewal of the DEDC depository contract with First Liberty Bank**

Curtis Conner made a motion to table . Bonnie Wentworth seconded the motion. *Passed.* Ayes: Tammy Pratka, Charles Whitehead, Meadow Noyer, Calvin Ceaser, Lacy Cooper-Bell; Nays: None.

**6.c Consider with possible action appointing board members to committees**

Bonnie Wentworth made a motion to approve keeping the same members on committees as in 2024. Curtis Conner seconded the motion. *Passed.* Ayes: Tammy Pratka, Charles Whitehead, Meadow Noyer, Calvin Ceaser, Lacy Cooper-Bell; Nays: None.

**6.d Consider with possible action regarding the property located at 802 Highway 90**

Bonnie Wentworth made a motion to table until the March 2025 DEDC Board Meeting. Curtis Conner seconded the motion. *Passed.* Ayes: Tammy Pratka, Charles Whitehead, Meadow Noyer, Calvin Ceaser, Lacy Cooper-Bell; Nays: None.

**6.e Consider with possible action extension on the Dream Furniture grant application**

Bonnie Wentworth made a motion to approve 2 week extension. Curtis Conner seconded the motion. *Passed.* Ayes: Tammy Pratka, Charles Whitehead, Meadow Noyer, Calvin Ceaser, Lacy Cooper-Bell; Nays: None.

**7. Report from Partner Organizations**

**7.a Update on DISD activities from the superintendent**

Dr. Jessica Johnson updated the board on DISD activities and upcoming events.

**8. Report on City Activities**

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

City Manager, Derek Woods, updated the board on the Waco Street project, the Animal Shelter project, and Water and Sewer projects. He also updated the board on the Boots & Bullets turn out and future road projects.

**8.b Update from the Mayor**

**9. Report from DEDC Board President**

**10. Executive Session**

The board did not go into executive session

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

**11. Close Executive Session**

**12. Requests for Future Agenda Items**

**13. Adjourn**

The meeting was adjourned at 7:38 PM

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President

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Secretary



TO:

FROM:

RE: Consider with possible action approval of the February 2025 reconciliation report

DATE: March 10, 2025

ATTACHMENTS:

[RECON FEBRUARY 2025 - PACKET.pdf](#)

City of Dayton Texas  
**DEDC**  
Bank Reconciliation Statement  
Month Ended FEBRUARY 28, 2025

Bank Balance, FEBRUARY 28, 2025	\$ 2,138,389.08
Add: Outstanding credits:	<u>\$ -</u>
Deduct: Outstanding debits:	<u>\$ 1,055.06</u>
<b>Adjusted cash balance</b>	<u><u>\$ 2,137,334.02</u></u>

Book Balance, FEBRUARY 28, 2025	\$ 2,137,334.02
Add:	<u>\$ -</u>
Deduct:	<u>\$ -</u>
<b>Adjusted cash balance</b>	<u><u>\$ 2,137,334.02</u></u>

RECONCILED BY:	<u>BMartinez</u>	DATE:	<u>3/4/25</u>
REVIEWED BY:	<u>TAmoro</u>	DATE:	<u>3/4/25</u>
APPROVED BY:	<u>CStrong</u>	DATE:	<u>3/4/25</u>

Notes:



Dayton, TX

# Balance Sheet

## Account Summary

As Of 02/28/2025

Account	Name	Balance
<b>Fund: 600 - Dayton Economic Development Corp</b>		
<b>Assets</b>		
600-00-1099	Claim On Cash	0.00
600-82-1110	Cash In Bank	2,137,334.02
600-82-1111	Cash on Hand	0.00
600-82-1113	CD's < 90 Days	0.00
600-82-1114	Cash Over/Short	0.00
600-82-1115	TexPool	419,504.12
600-82-1129	Money Market Savings	0.00
600-82-1216	Accounts Receivable	0.00
600-82-1219	Accrued Revenue	0.00
600-82-1290	Due From Other Funds	0.00
600-82-1291	Due From Employees	0.00
600-82-1300	Due from State	0.00
600-82-1460	Deferred Outflows - Pension	3,885.69
600-82-1500	Land	1,730,746.08
600-82-1520	Equipment-Furn-Vehicles	0.00
600-82-1613	Employee Travel Advance	0.00
	<b>Total Assets:</b>	<b>4,291,469.91</b>
		<b><u>4,291,469.91</u></b>
<b>Liability</b>		
600-00-2099	Accounts Payable Pending	0.00
600-82-2100	Payroll Liabilities - Other	0.00
600-82-2110	Accounts Payable	0.00
600-82-2121	Accrued Payroll	0.00
600-82-2126	Note Payable	0.00
600-82-2159	Credit Union Deduction	0.00
600-82-2168	FUTA	0.00
600-82-2176	Due To Other Fund	0.00
600-82-2500	Deferred Inflows - Pension	-3,841.75
600-82-2701	Compensated Absences Payable	0.00
600-82-2800	Net Pension Liability	32,477.73
	<b>Total Liability:</b>	<b>28,635.98</b>
<b>Equity</b>		
600-82-3000	Opening Bal Equity	0.00
600-82-3109	Fund Balance	2,756,114.19
600-82-3700	Net Income - For Audit Entry Adjustment	0.00
600-82-3900	Retained Earnings	1,309,607.68
600-82-3950	Reserve for General Fixed Assets	42,638.42
	<b>Total Beginning Equity:</b>	<b>4,108,360.29</b>
Total Revenue		381,900.90
Total Expense		227,427.26
<b>Revenues Over/Under Expenses</b>		<b>154,473.64</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>4,262,833.93</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>4,291,469.91</u></b>



Dayton, TX

# Bank Statement Register

Dayton Economic Development Corporation

Period 2/1/2025 - 2/28/2025

Packet: BRPKT01218

**Bank Statement**

**General Ledger**

Beginning Balance	1,990,059.95
Plus Debits	150,953.13
Less Credits	2,624.00
Adjustments	0.00
Ending Balance	2,138,389.08

Account Balance	2,137,334.02
Less Outstanding Debits	0.00
Plus Outstanding Credits	1,055.06
Adjustments	0.00
Adjusted Account Balance	2,138,389.08

Statement Ending Balance	2,138,389.08
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
02/28/2025	<u>DEP0048592</u>			DEDC SALES TAX REC'D IN FEB 25 FOF	145,968.34
Total Cleared Deposits (1)					145,968.34

**Cleared Checks**

Item Date	Reference	Item Type	Description	Amount
02/20/2025	<u>61443</u>	Check	DAYTON CHAMBER OF COMMERCE	-700.00
02/20/2025	<u>61444</u>	Check	MIKE FIELDER, ATTORNEY AT LAW	-1,924.00
Total Cleared Checks (2)				-2,624.00

**Cleared Other**

Item Date	Reference	Item Type	Description	Amount
02/28/2025	<u>INT0001162</u>	Interest	SMALL ACCT INTEREST FEBRUARY 2025	4,984.79
Total Cleared Other (1)				4,984.79

**Outstanding Checks**

Item Date	Reference	Item Type	Description	Amount
01/09/2025	<u>61439</u>	Check	CITIBANK	-1,033.42
02/20/2025	<u>61442</u>	Check	CITIBANK	-21.64
Total Outstanding Checks (2)				-1,055.06



Dayton, TX

# Bank Statement Register

## Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	4	-1,055.06	-2,624.00	-3,679.06
Deposit	1	0.00	145,968.34	145,968.34
Interest	1	0.00	4,984.79	4,984.79
		-1,055.06	148,329.13	147,274.07



Dayton, TX

# Balance Sheet

## Account Summary

As Of 02/28/2025

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	2,137,334.02
<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	420,905.77
<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>4,292,871.56</b>
		<b><u>4,292,871.56</u></b>
<b>Liability</b>		
<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	-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>28,635.98</b>
<b>Equity</b>		
<u>600-82-3000</u>	Opening Bal Equity	0.00
<u>600-82-3109</u>	Fund Balance	2,756,114.19
<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>4,108,360.29</b>
Total Revenue		383,302.55
Total Expense		227,427.26
<b>Revenues Over/Under Expenses</b>		<b>155,875.29</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>4,264,235.58</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>4,292,871.56</u></b>



Dayton, TX

# Income Statement Account Summary

For Fiscal: 2024-2025 Period Ending: 02/28/2025

		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	1,196,485.00	1,196,485.00	145,968.34	349,940.38	846,544.62
<u>600-82-5412</u>	Interest	65,000.00	65,000.00	4,984.79	31,960.52	33,039.48
	<b>Revenue Total:</b>	<b>1,261,485.00</b>	<b>1,261,485.00</b>	<b>150,953.13</b>	<b>381,900.90</b>	<b>879,584.10</b>
<b>Expense</b>						
<u>600-82-6320</u>	Office Supplies - General	1,110.00	1,110.00	0.00	106.43	1,003.57
<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	412.19	872.81
<u>600-82-6351</u>	Public Relations	10,690.00	10,690.00	700.00	1,859.59	8,830.41
<u>600-82-6357</u>	Grants & Incentives	461,000.00	461,000.00	0.00	14,000.00	447,000.00
<u>600-82-6400</u>	Travel & Meals	8,050.00	8,050.00	0.00	22.00	8,028.00
<u>600-82-6401</u>	Education & Training	5,975.00	5,975.00	0.00	400.00	5,575.00
<u>600-82-6407</u>	Dues/Fees/Subscriptions	3,675.00	3,675.00	21.64	96.93	3,578.07
<u>600-82-6409</u>	Software	19,050.00	19,050.00	0.00	0.00	19,050.00
<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	0.00	0.00	9,000.00
<u>600-82-6421</u>	Other Legal	15,000.00	15,000.00	1,924.00	9,514.62	5,485.38
<u>600-82-6423</u>	Advertising	1,050.00	1,050.00	0.00	549.00	501.00
<u>600-82-6424</u>	Publications	2,500.00	2,500.00	0.00	466.50	2,033.50
<u>600-82-6450</u>	Professional Services/Consultant	25,000.00	25,000.00	0.00	25,000.00	0.00
<u>600-82-6454</u>	Other Professional Services	3,500.00	3,500.00	0.00	0.00	3,500.00
<u>600-82-6512</u>	R & M - Other	1,000.00	1,000.00	0.00	0.00	1,000.00
	<b>Expense Total:</b>	<b>750,485.00</b>	<b>750,485.00</b>	<b>2,645.64</b>	<b>227,427.26</b>	<b>523,057.74</b>
<b>Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):</b>		<b>511,000.00</b>	<b>511,000.00</b>	<b>148,307.49</b>	<b>154,473.64</b>	
<b>Total Surplus (Deficit):</b>		<b>511,000.00</b>	<b>511,000.00</b>	<b>148,307.49</b>	<b>154,473.64</b>	

**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	1,261,485.00	1,261,485.00	150,953.13	381,900.90	879,584.10
Expense	750,485.00	750,485.00	2,645.64	227,427.26	523,057.74
<b>Fund: 600 - Dayton Economic Development Corp Surplus (Deficit):</b>	<b>511,000.00</b>	<b>511,000.00</b>	<b>148,307.49</b>	<b>154,473.64</b>	<b>356,526.36</b>
<b>Total Surplus (Deficit):</b>	<b>511,000.00</b>	<b>511,000.00</b>	<b>148,307.49</b>	<b>154,473.64</b>	

**Fund Summary**

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
600 - Dayton Economic Deve	511,000.00	511,000.00	148,307.49	154,473.64	356,526.36
<b>Total Surplus (Deficit):</b>	<b>511,000.00</b>	<b>511,000.00</b>	<b>148,307.49</b>	<b>154,473.64</b>	



Dayton, TX

# Check Report

By Check Number

Date Range: 02/01/2025 - 02/28/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: DEDC-Dayton Economic Development Corporation						
02-211	CITIBANK	02/20/2025	Regular	0.00	21.64	61442
02-16	DAYTON CHAMBER OF COMMERCE	02/20/2025	Regular	0.00	700.00	61443
02-14	MIKE FIELDER, ATTORNEY AT LAW	02/20/2025	Regular	0.00	1,924.00	61444

**Bank Code DEDC Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	2,645.64
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>3</b>	<b>3</b>	<b>0.00</b>	<b>2,645.64</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	2,645.64
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
	<u>3</u>	<u>3</u>	<u>0.00</u>	<u>2,645.64</u>

### Fund Summary

Fund	Name	Period	Amount
600	Dayton Economic Development Corp	2/2025	<u>2,645.64</u>
			<u>2,645.64</u>



TO:

FROM:

RE: Consider with possible action regarding request for funding from the Dayton Historical Society

DATE: March 10, 2025



TO:

FROM:

RE: Consider with possible action regarding Leadership East Texas sponsorship

DATE: March 10, 2025



TO:

FROM:

RE: Consider with possible action regarding the transfer of funds to DEDC's TexPool account

DATE: March 10, 2025



TO:

FROM:

RE: Consider with possible action regarding DEDC property located at 802 Hwy 90

DATE: March 10, 2025



TO:

FROM:

RE: Update on DISD activities from the Superintendent

DATE: March 10, 2025



TO:

FROM:

RE: Update from the Mayor

DATE: March 10, 2025



TO:

FROM:

RE: Update from the City Manager

DATE: March 10, 2025



TO:

FROM:

RE:

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

DATE: March 10, 2025



TO:

FROM:

RE:

Executive Session: Texas Government Code Section 551.087 (Deliberation Regarding Economic Development Negotiations)

DATE: March 10, 2025



TO:

FROM:

RE: Consider with possible action items discussed in Executive Session

DATE: March 10, 2025