



Agenda
Dayton Economic Development Corporation -
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
Monday, July 28, 2025 at 6:00 PM

- 1. Call To Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Citizen's Forum**
- 5. Workshops**
 - 5.a Introduction of applicants
- 6. Consent Agenda**
 - 6.a Consider with possible action approval of the June 2025 financial reconciliation report
 - 6.b Consider with possible action approval of the minutes of the June 9, 2025 DEDC Board Meeting
- 7. Action Items**
 - 7.a Consider with possible action approval of proposed changes to the interlocal agreement with the City of Dayton
 - 7.b Consider with possible action approval of the proposed FY 25-26 DEDC budget
 - 7.c Consider with possible action regarding terminating the mowing maintenance agreement with the City of Dayton
- 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)

12. Close Executive Session

13. Requests for Future Agenda Items

14. 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, July 25, 2025.

Tera Aguero, City of Dayton Representative



TO:

FROM:

RE: Introduction of applicants

DATE: July 28, 2025



TO:

FROM:

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

DATE: July 28, 2025

ATTACHMENTS:

[JUNE 2025 PACKET.pdf](#)

City of Dayton Texas
DEDC
Bank Reconciliation Statement
Month Ended JUNE 30, 2025

| | |
|------------------------------|----------------------|
| Bank Balance, JUNE 30, 2025 | \$ 252,841.57 |
| Add: Outstanding credits: | \$ - |
| Deduct: Outstanding debits: | \$ - |
| Adjusted cash balance | \$ 252,841.57 |
| Book Balance, JUNE 30, 2025 | \$ 252,841.57 |
| Add: | \$ - |
| Deduct: | \$ - |
| Adjusted cash balance | \$ 252,841.57 |

RECONCILED BY: B. Martinez DATE: 7/7/25
REVIEWED BY: T. Amers DATE: 7/7/25
APPROVED BY: C. Strong DATE: 7/7/25

Notes:



Dayton, TX

Balance Sheet

Account Summary

As Of 06/30/2025

| 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 | 252,841.57 |
| <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 | 2,582,473.86 |
| <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 | 112,815.58 |
| <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 | 6,677.69 |
| <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 |
| | Total Assets: | 4,685,554.78 |
| | | <u>4,685,554.78</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 | -213.00 |
| <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 | 322.25 |
| <u>600-82-2701</u> | Compensated Absences Payable | 0.00 |
| <u>600-82-2800</u> | Net Pension Liability | 30,470.73 |
| | Total Liability: | 30,579.98 |
| Equity | | |
| <u>600-82-3000</u> | Opening Bal Equity | 0.00 |
| <u>600-82-3109</u> | Fund Balance | 2,756,749.19 |
| <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 |
| | Total Beginning Equity: | 4,108,995.29 |
| Total Revenue | | 816,775.79 |
| Total Expense | | 270,796.28 |
| Revenues Over/Under Expenses | | 545,979.51 |
| | Total Equity and Current Surplus (Deficit): | 4,654,974.80 |
| | Total Liabilities, Equity and Current Surplus (Deficit): | <u>4,685,554.78</u> |



Dayton, TX

Bank Statement Register

Dayton Economic Development Corporation

Period 6/1/2025 - 6/30/2025

Packet: BRPKT01238

| Bank Statement | | General Ledger | |
|-------------------|------------|--------------------------|------------|
| Beginning Balance | 257,724.13 | Account Balance | 252,841.57 |
| Plus Debits | 663.44 | Less Outstanding Debits | 0.00 |
| Less Credits | 5,546.00 | Plus Outstanding Credits | 0.00 |
| Adjustments | 0.00 | Adjustments | 0.00 |
| Ending Balance | 252,841.57 | Adjusted Account Balance | 252,841.57 |

| | |
|---------------------------|------------|
| Statement Ending Balance | 252,841.57 |
| Bank Difference | 0.00 |
| General Ledger Difference | 0.00 |

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

600-82-1110 Cash In Bank

Cleared Checks

| Item Date | Reference | Item Type | Description | Amount |
|--------------------------|--------------|-----------|-------------------------------|-----------|
| 04/17/2025 | <u>61450</u> | Check | LEADERSHIP EAST TEXAS, INC | -1,800.00 |
| 05/22/2025 | <u>61453</u> | Check | MIKE FIELDER, ATTORNEY AT LAW | -806.00 |
| 06/11/2025 | <u>61454</u> | Check | MIKE FIELDER, ATTORNEY AT LAW | -2,940.00 |
| Total Cleared Checks (3) | | | | -5,546.00 |

Cleared Other

| Item Date | Reference | Item Type | Description | Amount |
|-------------------------|-------------------|-----------|---------------------------------------|--------|
| 06/30/2025 | <u>INT0001182</u> | Interest | SMALL ACCOUNT BANK INTEREST JUNE 2025 | 663.44 |
| Total Cleared Other (1) | | | | 663.44 |



Dayton, TX

Bank Statement Register

Transaction Summary

| Transaction Type | Count | Outstanding | Cleared | Total |
|------------------|-------|-------------|-----------|-----------|
| Check | 3 | 0.00 | -5,546.00 | -5,546.00 |
| Interest | 1 | 0.00 | 663.44 | 663.44 |
| | | 0.00 | -4,882.56 | -4,882.56 |



Dayton, TX

Balance Sheet

Account Summary

As Of 06/30/2025

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| Assets | | |
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| <u>600-82-1111</u> | Cash on Hand | 0.00 |
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| <u>600-82-1115</u> | TexPool | 2,582,473.86 |
| <u>600-82-1129</u> | Money Market Savings | 0.00 |
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| <u>600-82-1500</u> | Land | 1,730,746.08 |
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| | Total Assets: | 4,685,554.78 |
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| <u>600-82-2100</u> | Payroll Liabilities - Other | 0.00 |
| <u>600-82-2110</u> | Accounts Payable | -213.00 |
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| <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 | 322.25 |
| <u>600-82-2701</u> | Compensated Absences Payable | 0.00 |
| <u>600-82-2800</u> | Net Pension Liability | 30,470.73 |
| | Total Liability: | 30,579.98 |
| Equity | | |
| <u>600-82-3000</u> | Opening Bal Equity | 0.00 |
| <u>600-82-3109</u> | Fund Balance | 2,756,749.19 |
| <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 |
| | Total Beginning Equity: | 4,108,995.29 |
| Total Revenue | | 816,775.79 |
| Total Expense | | 270,796.28 |
| Revenues Over/Under Expenses | | 545,979.51 |
| | Total Equity and Current Surplus (Deficit): | 4,654,974.80 |
| | Total Liabilities, Equity and Current Surplus (Deficit): | <u>4,685,554.78</u> |



Dayton, TX

Income Statement Account Summary

For Fiscal: 2024-2025 Period Ending: 06/30/2025

| | | 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 | 1,196,485.00 | 1,196,485.00 | 112,815.58 | 755,138.21 | 441,346.79 |
| <u>600-82-5412</u> | Interest | 65,000.00 | 65,000.00 | 663.44 | 61,637.58 | 3,362.42 |
| | Revenue Total: | 1,261,485.00 | 1,261,485.00 | 113,479.02 | 816,775.79 | 444,709.21 |
| Expense | | | | | | |
| <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 | 0.00 | 1,859.59 | 8,830.41 |
| <u>600-82-6357</u> | Grants & Incentives | 461,000.00 | 461,000.00 | 0.00 | 37,139.25 | 423,860.75 |
| <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 | 0.00 | 1,960.20 | 1,714.80 |
| <u>600-82-6409</u> | Software | 19,050.00 | 19,050.00 | 0.00 | 2,656.50 | 16,393.50 |
| <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 | 9,000.00 | 0.00 |
| <u>600-82-6421</u> | Other Legal | 15,000.00 | 15,000.00 | 2,940.00 | 16,224.62 | -1,224.62 |
| <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 |
| | Expense Total: | 750,485.00 | 750,485.00 | 2,940.00 | 270,796.28 | 479,688.72 |
| | Fund: 600 - Dayton Economic Development Corp Surplus (Deficit): | 511,000.00 | 511,000.00 | 110,539.02 | 545,979.51 | |
| | Total Surplus (Deficit): | 511,000.00 | 511,000.00 | 110,539.02 | 545,979.51 | |

Income Statement

For Fiscal: 2024-2025 Period Ending: 06/30/2025

Group Summary

| Account Type | Original Total Budget | Current Total Budget | MTD Activity | YTD Activity | Budget Remaining |
|--|--------------------------|-------------------------|-------------------|-------------------|---------------------|
| Fund: 600 - Dayton Economic Development Corp | | | | | |
| Revenue | 1,261,485.00 | 1,261,485.00 | 113,479.02 | 816,775.79 | 444,709.21 |
| Expense | 750,485.00 | 750,485.00 | 2,940.00 | 270,796.28 | 479,688.72 |
| Fund: 600 - Dayton Economic Development Corp Surplus (Deficit): | 511,000.00 | 511,000.00 | 110,539.02 | 545,979.51 | -34,979.51 |
| Total Surplus (Deficit): | 511,000.00 | 511,000.00 | 110,539.02 | 545,979.51 | |

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 | 110,539.02 | 545,979.51 | -34,979.51 |
| Total Surplus (Deficit): | 511,000.00 | 511,000.00 | 110,539.02 | 545,979.51 | |



Dayton, TX

Check Report

By Check Number

Date Range: 06/01/2025 - 06/30/2025

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|--|-------------------------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: DEDC-Dayton Economic Development Corporation 02-14 | MIKE FIELDER, ATTORNEY AT LAW | 06/11/2025 | Regular | 0.00 | 2,940.00 | 61454 |

Bank Code DEDC Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|-----------------|
| Regular Checks | 1 | 1 | 0.00 | 2,940.00 |
| 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 |
| | 1 | 1 | 0.00 | 2,940.00 |

All Bank Codes Check Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|-----------------|
| Regular Checks | 1 | 1 | 0.00 | 2,940.00 |
| 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 |
| | 1 | 1 | 0.00 | 2,940.00 |

Fund Summary

| Fund | Name | Period | Amount |
|------|----------------------------------|--------|-----------------|
| 600 | Dayton Economic Development Corp | 6/2025 | 2,940.00 |
| | | | <u>2,940.00</u> |



TO:

FROM:

RE: Consider with possible action approval of the minutes of the June 9, 2025 DEDC Board Meeting

DATE: July 28, 2025

ATTACHMENTS:

[06.09.25 Minutes.pdf](#)



Minutes

Dayton Economic Development Corporation - Regular Board Meeting Dayton Community Center - 801 S. Cleveland Monday, June 9, 2025 at 6:00 PM

1. Call To Order

The meeting was called to order at 6:00 PM

2. Invocation

Daniel Sylvia led the invocation

3. Pledge of Allegiance

Tammy Pratka led the Pledge of Allegiance

4. Citizen's Forum

None present

5. Consent Agenda

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

5.a Consider with possible action approval of the minutes of the May 19, 2025 DEDC board meeting

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

6. Action Items

6.a Consider with possible action approval of the proposed FY 25-26 DEDC budget
Table to July meeting

6.b Consider with possible action approval of proposed changes to the interlocal agreement with the City of Dayton
Table to July meeting

6.c Consider with possible action regarding the termination of The Retail Coach agreement

No action taken

6.d Consider with possible action regarding terminating the mowing maintenance agreement with the City of Dayton

Table to July meeting

6.e Consider with possible action regarding soliciting bids for mowing maintenance of DEDC properties

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

6.f Consider with possible action regarding approval of the Waves Auto Detailing grant application

Tammy Pratka made a motion to approve with conditions grant for a total of \$11,375.00 pending approval by the planning department. Calvin Ceaser seconded the motion. *Passed.* Ayes: Tammy Pratka, Curtis Conner, Meadow Noyer, Calvin Ceaser, Lacy Cooper-Bell, Bonnie Wentworth; Nays: None.

7. Report from Partner Organizations

7.a Update on DISD activities from the Superintendent

Not in attendance

8. Report on City Activities

8.a Update from the Mayor

Not in attendance

8.b Update from the City Manager

City Manager Derek Woods provided updates on City projects.

9. Report from DEDC Board President

President Lacy Cooper-Bell provided updates regarding the Beer Garden property and mentioned that their approved grant has dissolved due to no action.

10. Executive Session

None

10.a

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

11. Close Executive Session

12. Post Executive Session Action Items

13. Requests for Future Agenda Items

14. Adjourn

The meeting was adjourned at 7:34 PM

Notice of Posting

Jennifer Perkins, City Secretary

Martin Mudd, Mayor



TO:

FROM:

RE: Consider with possible action approval of proposed changes to the interlocal agreement with the City of Dayton

DATE: July 28, 2025



TO:

FROM:

RE: Consider with possible action approval of the proposed FY 25-26 DEDC budget

DATE: July 28, 2025

COMMENTS:

- 6401-Education and Training, remove the CECD courses as we will not be training any employees in the foreseeable future.
- 6407-Dues/Fees/Subscriptions our lapsed TEDC membership needs to be paid since it was covered in the budget.
- 6411-Contracted Services, RFP for depository services- I believe we signed for another year at FLNB after we moved money to Texpool if my notes are correct so that 7500 can be reallocated to 6411.
- 6413-Contracted Services - Landscaping, we would like to revisit the terms of this agreement and see if we can lower that cost.
- 6421-Other Legal - Our fees have remained the same for quite some time and this number needs adjusting.
- 6424-Publications, Cleveland does one large public notice at the beginning of the fiscal year in the paper stating how much they plan to use in each grant program as opposed to posting a public notice each time they give a grant. This would seem to be a more economical and efficient approach and save some money in the long run. This would adjust the cost from \$2500-\$1500
- 6450-Other Services/Consultant-We would like to terminate our agreement with Retail Coach that's up for renewal in July and re-allocate that \$25,000 into the budget under 6411- annual employee reimbursement.
- 6411-Contracted Services, Annual Employee Reimbursement. We are proposing, upon board approval, that we update the wording of our interlocal agreement with the city to clarify that as City Manager you can keep the Director role or hire a dedicated professional to that role. Currently the way our bylaws and the interlocal agreement are written the City Manager doesn't actually have that flexibility and it occurred to us we better update the language so it is taken care of before we find a new director. So with that update we would like to keep the \$175,000 to cover the new directors expenses and offer an additional \$50,000 if and when the new director decides to hire someone for the coordinator role. I know that's a lot to digest, if you have any questions or concerns give me a call and we can make more edits before next month's meeting.



TO:

FROM:

RE: Consider with possible action regarding terminating the mowing maintenance agreement with the City of Dayton

DATE: July 28, 2025



TO:

FROM:

RE: Update on DISD activities from the Superintendent

DATE: July 28, 2025



TO:

FROM:

RE: Update from the Mayor

DATE: July 28, 2025



TO:

FROM:

RE: Update from the City Manager

DATE: July 28, 2025



TO:

FROM:

RE:

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

DATE: July 28, 2025