



Minutes

**Dayton Economic Development Corporation
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
May 11, 2026 at 6:00 PM**

1. Call To Order

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

Present	Absent
Board Member Cooper-Bell Board Member Pratka Board Member Whitehead Board Member Gable Board Member Noyer Board Member Conner Board Member Wentworth Board Member Miller (advisory) Board Member Hoy (advisory) Director Jarmon Attorney Sylvia Gala Payne (Parks Board Member)	Board Member Cox (advisory) Board Member Brown (advisory)

2. Invocation

Board attorney Daniel Sylvia gave the invocation.

3. Pledge of Allegiance

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

4. Citizen's Forum

No citizens were in attendance.

5. Presentations

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

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

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

6. Public Hearing

6.a It is now _____ pm and I hereby recess the regular session of the May 11, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$5,000 for economic development purposes, being the rehabilitation of signage at Parker Park and Henderson Park, which is located in Dayton, Texas.

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

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

6.b It is now _____ pm and I hereby recess the regular session of the May 11, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$57,000 for economic development purposes, being the installation of playground equipment at the Dayton Community Center, which is located in Dayton, Texas.

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

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

6.c It is now _____ pm and I hereby recess the regular session of the May 11, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$9,900 for economic development purposes, being assistance with interior renovations, exterior renovations and landscaping for the property located at 805 N Cleveland, Dayton, Texas 77535.

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

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

6.d It is now _____ pm and I hereby recess the regular session of the May 11, 2026 Dayton Economic Development Corporation meeting and do hereby open a public hearing to solicit input prior to expending funds in support of the following project: to provide funding not to exceed \$150,000 for economic development purposes, being

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

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

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

7. Report from Dayton ISD

No one from DISD in attendance.

8. Report on City Activities

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

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

9. Report from DEDC Board President

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

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

10. Report from DEDC Executive Director

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

10.a DEDC Monthly Report

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

11. Consent Agenda

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

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

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

12. Action Items

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

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

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

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

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

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

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

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

13. Workshops

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

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

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

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

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

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

14. Executive Session

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

- **Dayton Economic Development Corporation Board Appointments**

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

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

14.b Texas Government Code §551.087 – Economic Development

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

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

15. Post Executive Session Action Items

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

- **Dayton Economic Development Corporation Board Appointments**

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

Sherisa Hoy (voting)

Atina Young (advisory – 1st)

Wyatt Marshall (advisory – 2nd)

Jeannie Butler (advisory – 3rd)

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

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

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

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

16. Request for Future Agenda Items

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

17. Adjourn

Meeting was adjourned at 8:00 pm.

I hereby certify that the above shown notice was posted at Dayton Community Center, 801 S Cleveland Street, and Dayton City Hall 117 Cook Street, Dayton, Texas 77535 on or before May 5, 2026.

Chris Jarmon, Director of Economic Development