TEXAS DAYTON
Economic Development Corporation

Minutes
Dayton Economic Development Corporation
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
July 13, 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 Noyer Board Member Hoy Board Member Conner Board Member Wentworth Board Member Cooper-Bell Board Member Pratka Board Member Gable Board Member Young (advisory) Board Member Cox (advisory) Board Member Miller (advisory) Director Jarmon Board Attorney Sylvia	Board Member Brown (advisory)

2. Invocation

Board Attorney Daniel Sylvia gave the invocation.

3. Pledge of Allegiance

Board Member John Gable led the Board in the Pledge of Allegiance.

4. Citizen's Forum

Brian Schroeder attended the meeting. Brian described his organization, Texas 146, to the board. His intention is to highlight small businesses that you may not know exist. He stated that he loves Dayton and has lived here for five years. He is retired military and police officer.

5. Presentations

5.a Swear in newly appointed and re-appointed board members

Board Attorney Daniel Sylvia swore in the following members: John Gable to voting member and Atina Young to advisory member.

Economic Development Corporation

6. Public Hearing

6.a It is now ______ pm and I hereby recess the regular session of the July 13, 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: adoption of the fiscal year 2026-2027 annual budget for the Dayton Economic Development Corporation and to provide funding for, but not limited to, the following projects:

- **Dayton Enhancement Committee Grant - $10,000**
- **Beautification Grant - $18,000**
- **Business Improvement Grant - $81,000**
- **Infrastructure Grant - $81,000**
- **JCG Real Estate Economic Development Agreement - $150,000**
- **Parks & Quality of Life - $260,000**

It is now ______ pm and I hereby adjourn this public hearing and do hereby reconvene the July 13, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:05 pm and closed the public hearing at 6:05 pm.

6.b It is now ______ pm and I hereby recess the regular session of the July 13, 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 $50,000 for economic development purposes, being the installation of fencing and gates at Sawmill Park, which is located in Dayton, Texas.

It is now ______ pm and I hereby adjourn this public hearing and do hereby reconvene the July 13, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:06 pm and closed the public hearing at 6:05 pm.

6.c It is now ______ pm and I hereby recess the regular session of the July 13, 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 $25,000 for economic development purposes, being assistance with interior renovations for Paradise Cafe, which is located at 403 W. Highway 90 in Dayton, Texas.

It is now ______ pm and I hereby adjourn this public hearing and do hereby reconvene the July 13, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 6:06 pm and closed the public hearing at 6:07 pm.

7. Report from Dayton ISD

Superintendent Travis Young provided the board with school district updates: (1) 2026 will be the largest class to graduate; (2) Dayton ISD has a 97% rating on the state CCMR; (3) Dayton High School currently has a "B" rating; (4) all meals for all students have been free for the last few years; (5) the school district will be providing their 5-year plan at the upcoming New Teachers Luncheon.

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

No one from the City in attendance.

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.

No updates this meeting.

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 Discussion and possible action on approval of the May 2026 financial report and TexPool statement.

11.b Discussion and possible action on approval of the minutes from the June 8, 2026 DEDC Board Meeting.

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

12. Action Items

12.a Discussion and possible action on extending a contract with The Retail Coach for $12,500.

Board Member Pratka made a motion to approve a renewal for six months. Board Member Connor seconded the motion. Motion passed 7-0.

12.b Discussion and possible action on hiring Greak Fence and Deck to install fencing and electric gates at Sawmill Park in an amount not to exceed $48,000.

Board Member Pratka made a motion to award a contract to Greak Fence and Deck for fencing and gate installation at Sawmill Park. Board Member Noyer seconded the motion. Motion passed 7-0.

12.c Consider awarding a grant to Paradise Café in the amount of $25,000 for building improvements.

Board Member Pratka made a motion to award a grant to Paradise Café in the amount of $25,000. Board Member Wentworth seconded the motion. Motion passed 7-0.

12.d Discussion and possible action on approving the Fiscal Year 2026-2027 Annual Budget for the Dayton Economic Development Corporation.

Board Member Wentworth made a motion to approve the fiscal year 2026-2027 annual DEDC budget. Board Member Conner seconded the motion. Motion passed 7-0.

13. Workshops

13.a Review and discuss proposed Historic Downtown Preservation Committee

A sub-committee was recommended consisting of Sherisa Hoy, Tammy Pratka and Bonnie Wentworth. The sub-committee will work to finalize details related to the structure and operation of the committee. The results will be forward to the DEDC Board for final approval.

13.b Review and discuss details regarding upcoming strategic planning workshop

Board members came to the consensus that September 19 was available.

13.c Review and discuss the ILA with the City of Dayton and the EDC's bylaws

Director of Economic Development Chris Jarmon went over the proposed changes to the ILA and bylaws with the board. Once finalized, these changes will come back to the board as voting items.

14. Request for Future Agenda Items

The ILA and bylaws will come back to the board for a vote at a future meeting.

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15. Adjourn

The meeting adjourned at 8:20 pm.

Bonnie Wentworth

Bonnie Wentworth, Board Secretary