



Minutes
Dayton Economic Development Corporation
Regular Board Meeting
Dayton Community Center - 801 S. Cleveland
August 10, 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 Wentworth Board Member Conner Board Member Hoy Board Member Young (advisory) Board Member Cox (advisory) Board Member Miller (advisory) Board Member Brown (advisory) Board Attorney Sylvia Director Jarmon	Board Member Gable Board Member Noyer

2. Invocation

Board Attorney Daniel Sylvia gave the invocation.

3. Pledge of Allegiance

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

4. Citizen's Forum

No citizens were present.

5. Presentations

5.a Receive a presentation from Cheryl Jenkins regarding Blessings in a Backpack

Cheryl Jenkins was not able to attend the meeting.

5.b Receive a presentation from Josh Evans and Jerry Foglietta with Lonestar Adhesive

Josh Evans, Courtney Evans and Jerry Foglietta were in attendance to ask the EDC for a \$1.5 million incentive to develop their existing building into an entertain venue called "The Yard."



Josh provided the board with information on his background and that he was born and raised in Dayton. Josh then introduced his CFO, Jerry Foglietta. Jerry made a presentation and described the business model to the board. The project will be broken up into 3 phases: Phase 1 will take place from September 1 to October 7 and will require a \$600,000 incentive. Phase 2 will take place from October 8 to November 10 and will require an additional \$600,000 incentive. Phase 3 will take place from November 11 to January 1, 2027 and will require a \$300,000 incentive. The board asked questions of the presenters and noted that they would vote on the presentation at a future date.

6. Public Hearing

6.a It is now _____ pm and I hereby recess the regular session of the August 10, 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 \$20,000 for economic development purposes, being assistance with signage and electrical improvements for All Star Kids Family Dental, which is located at 402 S. Winfree, Dayton, Texas.

It is now _____ pm and I hereby adjourn this public hearing and do hereby reconvene the August 10, 2026 regular session of the Dayton Economic Development Corporation.

Board President Cooper-Bell opened the public hearing at 7:01 pm and closed the public hearing at 7:01 pm.

7. Report from Dayton ISD

No one 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

No one 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.

Board President Cooper-Bell advised that the board would try a new process for agenda item discussion. Each person will have a chance to speak on any issue for 3 minutes.

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

Due to time, Director of Economic Development Chris Jarmon passed on an in-depth discussion, but welcomed any questions the board may have.

11. Consent Agenda

11.b Discussion and possible action on approval of the minutes from the July 13, 2026 DEDC Board Meeting.

11.a Discussion and possible action on approval of the June 2026 financial report and TexPool statement.

Board Member Pratka made a motion to approve the consent agenda. Board Member Wentworth seconded the motion. Motion passed 5-0.

12. Action Items

12.a Discussion and possible action on rescinding the grant awarded to Adela's Multi Service Inc on May 11, 2026 in the amount of \$9,835.

Board Member Pratka made a motion to rescind the grant awarded to Adela's Multi Service Inc on May 11, 2026. Board Member Connor seconded the motion. Motion passed 5-0.

12.b Discussion and possible action on awarding a grant to All Star Kids Family Dental in the amount of \$19,748.37 for signage and electrical improvements.

Board Member Wentworth made a motion to award a grant to All Star Kids Family Dental in the amount of \$19,748.37. Board Member Hoy seconded the motion. Motion passed 5-0.

12.c Discussion and possible action on authorizing the Director of Economic Development to execute a contract with Opportunity Strategies for a DEDC strategic plan update or for a joint City of Dayton / Dayton EDC Strategic Plan Update.

Board Member Wentworth made a motion to authorize the Director of Economic Development to execute a contract with Opportunity Strategies for a DEDC strategic plan update. Board Member Conner seconded the motion. Motion passed 5-0.

13. Workshops

13.a Discussion regarding the ethics policy for the City of Dayton and the Dayton EDC.

Board Attorney Daniel Sylvia went over the new policy with the board.



13.b Discussion regarding the decorum policy for the City of Dayton and the Dayton EDC.

Board Attorney Daniel Sylvia went over the new policy with the board.

14. Executive Session

14.a Texas Government Code Section §551.087 - Economic Development

- Discussion regarding an economic development prospect
- Discussion regarding the Lowe Street property

The board went into executive session at 7:30pm and exited executive session at 7:44pm.

15. Post Executive Session Action Items

15.a Discussion and possible action on economic development items discussed in executive session

Board Member Pratka made a motion to authorize the Director of Economic Development and the Board Attorney to negotiate an incentive agreement with the applicant in an amount not to exceed \$450,000. Board Member Conner seconded the motion. Motion passed 5-0.

16. Request for Future Agenda Items

Bring back contract with Texas Downtown for the downtown assessment.

17. Adjourn

The meeting adjourned at 7:57 pm.

A handwritten signature in black ink, appearing to read 'Bonnie Wentworth'. The signature is written over a horizontal line.

Bonnie Wentworth, Board Secretary