

**DAYTON COMMUNITY DEVELOPMENT CORPORATION**  
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535  
**REGULAR BOARD MEETING AGENDA**  
Monday, March 9, 2020 6:00 PM

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**1. Call To Order**

Wendell Null called the meeting to order at 6:00 p.m.

**2. Invocation**

Tonya Smikal led the invocation.

**3. Pledge**

Nan Headrick led the Pledge of Allegiance.

**4. Roll Call**

; Absent: Williams

**5. Citizen's Forum**

None present.

**6. Consent Items**

*The purpose of the consent agenda is to streamline an open meeting by approving multiple items with one vote. If the Board desires to discuss an item on the consent agenda, they may do so within the Consent Agenda.*

Tonya Smikal made a motion to to approve the consent agenda items as presented.. Nan Headrick seconded the motion. *Passed.*

- a. Discussion and possible action on the approval of the Minutes of the February 10, 2020 Dayton Community Development Corporation Board of Directors Meeting.
- b. Discussion and possible action on the approval of the DCDC December 2019 Financial Statement.
- c. Discussion and possible action on the approval of the DCDC January 2020 Financial Statement.

**7. Presentations**

- a. Presentation on the Texas Open Meetings Act (Mike Fielder).

Mike Fielder gave a presentation to the Board giving a brief overview of the Texas Open Meetings Act as a refresher.

**8. Discussion and possible action on entering into a depository contract for the 2020-2022 Fiscal Years (Rudy Zepeda).**

Rudy Zepeda briefed the Board on the two bids that came in on the deposit contract, one with FLNB and one with Allegiance Bank. His recommendation is to renew the contract with FLNB. Nan Headrick made a motion to to approve entering into a depository contract for the 2020-2022 Fiscal Year.. Alvin Burress seconded the motion. *Passed.*

**9. Discussion and possible action on the International Council of Shopping Centers ReCon Conference.**

Ann led the discussion on the International Council of Shopping Centers Recon Conference coming up in May in Las Vegas. She recommended a small contingency of 4-5 representatives from the City and DCDC. Tonya Smikal made a motion to approve participation in the upcoming ICSC Recon Conference in May with Ann Miller, Wendell Null, Nan Headrick representing DCDC and Theo Melancon and possibly another staff person to represent the City.. Tammy Pratka seconded the motion. *Passed.*

**10. Discussion and possible action on the Dayton Community Development Corporation Business Retention & Expansion Program.**

Ann Miller gave a presentation to the Board on the BRE program with measurable goals for the program and answered questions from the Board. Tammy Pratka made a motion to to approve the draft of the Business Retention and Expansion Program as presented.. Tonya Smikal seconded the motion. *Passed.*

**11. Executive Session - Adjourn into Executive Session**

- a. Section 551.087 deliberation regarding economic development negotiations - to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate in the territory of the governmental body and with which the governmental body is conducting economic development negotiations, and

Wendell Null recessed the regular meeting and convened an executive session at 6:51 p.m.

- b. Section 551.071 Consultation with Attorney.

**Closed Executive Session**

**DCDC Board President's Statement:**

The time is now \_\_\_\_ and I hereby close the executive session of the Dayton Community Development Corporation and do hereby reconvene the regular open session.

Wendell Null closed the executive session and reconvened the regular session of the meeting at 7:03 p.m.

**12. Staff Reports**

- a. Presentation on Economic Indicators for the City of Dayton and Liberty County. (Jaime Hernandez).

Analyst, Jaime Hernandez gave an educational presentation to the Board on current economic indicators for the City and County, with updates to unemployment rates, building permits and inflation. He also gave information on shift-share analysis.

**13. Executive Director's Report**

- a. Executive Director Report on DCDC Activities.

Ann Miller reports that the following:

BRE survey will go out to local businesses this week.

The Broadband Study is 2/3 complete.

The DCDC website is in its final transitional stages.

Grants are now open.

She will be speaking to the Dayton Enhancement Committee about the Mural Grant.

She is still having bi-weekly communication on the River Ranch development.

#### **14. Board President's Report**

- a. Board President Report on DCDC Activities (Wendell Null).

Wendell Null gave a brief comment on the BRE program and his efforts to continue to engage the public with information to educate on what the DCDC does and is doing.

#### **15. Report on City Activities**

- a. City Manager Report (Theo Melancon).

City Manager, Theo Melancon reported on the recently-awarded federal grant of \$700,000 to improve rail crossings. The City will also be embarking on a large project involving paving, water and sewer upgrades. Also, the City of Dayton is looking favorable to receive an increased bond rating within the next 18-24 months, possibly going to an S&P AA rating.

- b. Report from the Mayor (Mayor Wadzeck).

Mayor, Caroline Wadzeck reported that the gateway to the Crossroads Plaza is currently going up. Friday Night Bites will be taking place on March 27th. The Dayton Police Academy is taking applicants for its next session. Dayton Ole Tyme Days Festival is coming up next month as well.

#### **16. Requests for Future Agenda Items**

#### **17. Adjourn**

Chris Brown made a motion to to adjourn.. Nan Headrick seconded the motion. *Passed.*