

**MINUTES**  
City of Dickinson  
**ECONOMIC DEVELOPMENT CORPORATION**  
**DICKINSON ECONOMIC DEVELOPMENT CORPORATION**

**October 21, 2024**

The Dickinson Economic Development Corporation met in a duly called and announced on **Monday, October 21, 2024**, at **6:30 PM** in **Council Chambers** at 4403 Highway 3 Dickinson, TX 77539 The meeting was held for the purpose of considering the following items:

**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

Board Members present were as follows: Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies.

**ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE**

**ITEM 3.) PUBLIC COMMENTS** At this time, any person with business related to the Dickinson Economic Development Corporation may speak to the Board. Anyone wishing to speak should inform the board of their name. Comments from the public should be limited to a maximum of three (3) minutes per individual speaker. In compliance with the Texas Open Meetings Act, the Board may not deliberate or take action on items not appearing on the agenda but may consider placing an item on a future agenda if deliberation is necessary.

Jessie Foley, 3602 Hill Ave, Dickinson TX 77539: Came to talk about his mom's house. Had the wrong meeting.

Julie Masters, 614 Old Oaks, Dickinson TX 77539: Came to say thank you and give a summary of how the Dickinson Bicentennial Celebration went.

Alexis Jue-Galuan, 2871 Misty Bay Dr, Dickinson TX 77539: Gave a summary of the Dickinson Bicentennial social media performance.

**ITEM 4.) CONSENT AGENDA** The following items are considered routine by the Dickinson Economic Development Corporation and will be enacted by one motion. There will not be a separate discussion on these items unless requested by a Board Member, in which event, the item will be removed from the consent agenda and discussed after the consent agenda.

Walter Wilson pulled 4F.

Walter Wilson motioned to Approve , and Matt Sabatier seconded the motion.

**VOTE:**

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

**MOTION PASSED**

4.A Consideration and possible action to approve the Minutes from DEDC Regular Meeting held on September 9, 2024.

- 4.B Consideration and possible action to approve the August 2024 DEDC Financial and Investment Report.
- 4.C Consideration and possible action to approve the August 2024 DEDC Account Statement for Texas First Bank and TexPool.
- 4.D Consideration and possible action to approve the September 2024 Payroll Transfer Request.
- 4.E Consideration and possible action to approve the September 2024 Monthly Administrative Service Fee Transfer Request.
- 4.F Consideration and possible action to ratify a contract with StructureTone for the construction of the Dickinson Picnic Grounds.  
Walter Wilson removed 4F. Is confused as to where we are at. Collin's understanding is that we have not yet entered into the contract, but we have signed and entered into the contract as per Nghiem/Dave.

Matt Sabatier motioned to Approve , and Walter Wilson seconded the motion.

**VOTE:**

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

**MOTION PASSED**

**ITEM 5.) ACTION ITEMS FOR CONSIDERATION**

- 5.A Consideration and possible action to approve a marketing agreement with Branch Communications regarding installation of cell phone towers on DEDC property.  
Dave Funk explains the agreement.

Walter Wilson motioned to Approve , and Patrick Spies seconded the motion.

**VOTE:**

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

**MOTION PASSED**

- 5.B Consideration and possible action to sign a Memorandum of Understanding with Collaborate regarding the potential development of the DEDC's 14.4 acre property located on 517.

Walter Wilson motioned to Approve , and Matt Sabatier seconded the motion.

**VOTE:**

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

**MOTION PASSED**

- 5.C Consideration and possible action to approve industrial revenue bonds for Sky H20.

David Funk explains the IRB and what exactly SkyH20 does. Walter is confused as to what happens when there is no moisture in the atmosphere. He's also curious to the location. Councilman Bill Schick came up to the podium to speak on the location of the land and our agreement with Texas City.

Matt Sabatier motioned to Approve , and Patrick Spies seconded the motion.

**VOTE:**

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

**MOTION PASSED**

5.D Consideration and possible action to approve the extension of the Texas First Bank Line of Credit.

Sarah Clark, Finance Director came up to the podium to explain the Line of Credit. It is there in case we need it, we have NOT used it as of yet.

Walter Wilson motioned to Approve , and Matt Sabatier seconded the motion.

**VOTE:**

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

**MOTION PASSED**

**ITEM 6.)** **EXECUTIVE (CLOSED) SESSION(S)** The time is now \_\_\_7:06\_\_\_ p.m. and the Board will now hold a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in :

6.A Texas Government Code Section 551.072 - Deliberations About Real Property  
Deliberate the purchase, exchange, lease, or value of real property.

6.B Texas Government Code Section 551.071 - Consultation with Attorney  
Consultation with attorney regarding matters protected by attorney/client privilege.

6.C Texas Government Code Section 551.071 - Consultation with Attorney  
Consultation with attorney regarding potential litigation.

**ITEM 7.)** **ACTION ITEMS FROM EXECUTIVE (CLOSED ) SESSION(S)**

7.A Consideration and possible action regarding the purchase, exchange, lease, or value of real property.

7.B Consideration and possible action regarding matters protected by attorney/client privilege.

7.C Consideration and possible action regarding potential litigation.

**ITEM 8.)** **EXECUTIVE DIRECTOR'S NOTES** David Funk  
Dave Funk and Kaitlyn McMillan spoke on all of the current happenings behind the scenes of the DEDC. Social media updates, website updates, conferences, etc.

**ITEM 9.)** **BOARD MEMBER COMMENTS**


Collin Coker - Door is always open. Please reach out to him with any questions and/or discussion.

ITEM 10.) FUTURE AGENDA ITEMS

ITEM 11.) ADJOURNMENT

Meeting adjourned at 8:37PM.

PASSED APPROVED, AND ADOPTED this February 14th, 2025.

  
Collin Coker, Board President

ATTEST:

  
Claude Oliver, City Secretary