

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

April 14, 2025

The Dickinson Economic Development Corporation met in a duly called and announced on **Monday, April 14, 2025**, at **6:30 PM**. 4403 State 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

President Collin Coker called the meeting to order at 6:31PM.

Board Members present were as follows: Collin Coker, Walter Wilson, Derek Corrick, Clinton Williams.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Clinton Williams gave the invocation.

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.

Garland Copelin: Doesn't like the fact that we do staff report until the very end of the meeting.

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 motioned to Approve , and Clinton Williams seconded the motion.

VOTE:

4 AYES (Collin Coker, Walter Wilson, Derek Corrick, Clinton Williams)

0 NAYS

MOTION PASSED

4.A Consideration and possible action to approve the minutes from DEDC Regular Meeting held on March 24th, 2025.

4.B Consideration and possible action to approve the February 2025 DEDC Financial and Investment Report.

4.C Consideration and possible action to approve the February 2025 DEDC Account

Statement for Texas First Bank and TexPool.

4.D Consideration and possible action to approve the March 2025 Monthly Administrative Service Fee Transfer Request.

4.E Consideration and possible action to approve the March 2025 Payroll Transfer Request.

ITEM 5.) OLD BUSINESS

Dave Funk gave a brief update that a lot of elements were cut out of the park due to budget issues. After said cuts and redesign, we will be under budget and on track for starting construction in May of 2025. Derek Corrick wanted to confirm that the event center is what was eating up the majority of our costs. Collin Coker opened the floor up to the public for any comments and/or questions regarding this. Councilman Bill Schick asked if we were still maintaining the lighting. Asked if we are retaining the pickleball court/stage pad dance area.

5.A Consideration and possible action to authorize the DEDC Executive Director to provide Structure Tone Southwest a Notice to Proceed upon receipt of GMP (Guaranteed Maximum Price) at or below the authorized budget of \$2.2 million and start construction in May 2025 on the Dickinson Picnic Grounds.

Walter Wilson motioned to Approve , and Derek Corrick seconded the motion.

VOTE:

4 AYES (Collin Coker, Walter Wilson, Derek Corrick, Clinton Williams)

0 NAYS

MOTION PASSED

ITEM 6.) NEW BUSINESS

6.A Consideration and possible action to approve a resolution to recommend that the City Council appoint one of its own members as a non-voting member of the DEDC board.

Discussion regarding bringing on someone new to the board (non-voting capacity). Derek Corrick believes that Mayor Travis Magliolo would be a good choice. Walter Wilson commented on what exactly the charter outlines in regard to an appointment. Clinton Williams believes that this would add value to the board.

Derek Corrick motioned to Approve , and Clinton Williams seconded the motion.

VOTE:

4 AYES (Collin Coker, Walter Wilson, Derek Corrick, Clinton Williams)

0 NAYS

MOTION PASSED

6.B Consideration and possible action regarding the competitive sealed bid(s) received for the Water Street Parking Garage Project, and possible action to award a contract for same.

Dave Funk summarized that we will not have a motion to sign a contract today.

Introduced base bid and firm that submitted. Gerald Herd (project director for Flint Co.) came up and introduced himself, elaborated on the project. Some discussion of adding additional levels to the garage and what our options are after the initial is built.

Walter Wilson motioned to Approve , and Derek Corrick seconded the motion.

VOTE:

4 AYES (Collin Coker, Walter Wilson, Derek Corrick, Clinton Williams)

0 NAYS

MOTION PASSED

ITEM 7.) EXECUTIVE (CLOSED) SESSION(S) The time is now 7:58PM 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 : The board went into executive session at 7:58PM.

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

ITEM 8.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)
The board reconvened at 8:40PM. No action taken.

8.A Texas Government Code Section 551.072 - Deliberations About Real Property
Consideration and possible action regarding the purchase, exchange, lease, or value of real property.

ITEM 9.) STAFF UPDATE David Funk and Kaitlyn McMillan
STAFF UPDATE WAS DONE IN BETWEEN ITEM 5 & 6. Dave Funk gave updates regarding DEDC investments and there was a discussion had about the benefits of everything that the DEDC is doing. Other topics discussed include the closing of the Kroger, a fallen tree on some EDC property and the opening of Zeigler's. Kaitlyn McMillan announced the DEDC/SBA panel event that will be held in May and gave an update on the educational series.

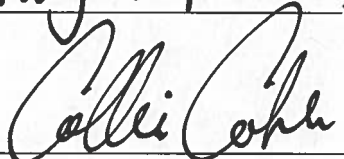
ITEM 10.) BOARD MEMBER COMMENTS
Walter Wilson thanked Dave Funk and Kaitlyn McMillan for their work on the Dickinson Picnic Grounds.

ITEM 11.) FUTURE AGENDA ITEMS
None.

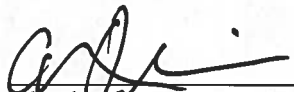
ITEM 12.) ADJOURNMENT

Meeting was adjourned at 8:41PM.

PASSED APPROVED, AND ADOPTED this May 13th, 2025


Collin Coker, Board President

ATTEST:


Claude Oliver, City Secretary