

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

June 16, 2025

The Dickinson Economic Development Corporation met in a duly called and announced on **Monday, June 16, 2025, at 6:30 PM.** 4403 State Highway 3 Dickinson, TX 77539 in Council Chambers. The meeting was held for the purpose of considering the following items:

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

Collin Coker called the meeting to order at 6:30PM.

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

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Matt Sabatier gave the invocation.

ITEM 3.) STAFF REPORT David Funk & Kaitlyn McMillan

Dave Funk gave updates on the following: Attended the TED training and is now certified. This week, he will be attending the TED Executive Leadership Conference in Rockwall, TX. A few people have reached out regarding the Penny's Beer Garden property. We are starting to work with finance regarding budget FY25-26. Have talked to several backfill tenants regarding the Kroger space. A group of us attended the LCRC May Luncheon. He has had several meetings regarding the Flintco contract, as well as meetings regarding Zeigler's. Attended a development showcase with BAHEP in Houston. Kaitlyn McMillan updated the board on the current status of the search for a website host.

ITEM 4.) 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.

Joe Wilburn - Has watched La Marque slowly go downhill. This happens by giving to people.

David Lehman - Came to talk about his road. He lives on Texas Avenue and wants his roads to be fixed.

Garland Copelin - Concern with the Flintco contract. Dave answered his question, explained that the contract is mandated to us by the EDA (Economic Development Administration). Derek Corrick proposed having an overview of the total project cost at the next board meeting.

ITEM 5.) 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.

Patrick Spies motioned to Approve , and Derek Corrick seconded the motion.

VOTE:

5 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Derek Corrick, Patrick Spies)

0 NAYS

MOTION PASSED

- 5.A Consideration and possible action to approve the minutes from DEDC regular meeting held on May 12th, 2025.
- 5.B Consideration and possible action to approve the April 2025 DEDC Financial and Investment Report.
- 5.C Consideration and possible action to approve the April 2025 DEDC Account Statement for Texas First Bank and TexPool.
- 5.D Consideration and possible action to approve the March 2025 Monthly Administrative Service Fee Transfer Request.
- 5.E Consideration and possible action to approve the April 2025 Payroll Transfer Request.

ITEM 6.) OLD BUSINESS

No old business.

ITEM 7.) NEW BUSINESS

- 7.A Consideration and possible action to enter into a development agreement with Wellness First Medical Clinic.
Dave Funk gave an explanation of the project given the public comments on the item. Collin Coker spoke as well, giving credit to the project to Councilman Bill Schick and saying that this project is a business retention initiative. David Lehman came back up to the podium. Walter Wilson spoke as well.

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

VOTE:

5 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Derek Corrick, Patrick Spies)

0 NAYS

MOTION PASSED

- 7.B Consideration and possible action to sponsor the Bayou Friends Forever Inc. Black Tie Texas Gala.
Collin Coker recused himself from the vote. Jenna Simsen, board member of BFF, came up to give a presentation to the board regarding the sponsorship of the Black Tie Texas Gala and how it will benefit the shelter. Collin Coker explained a

little bit more about BFF and how it came to be. Walter Wilson asked about what specifically the ask was.

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

VOTE:

4 AYES (Matt Sabatier, Walter Wilson, Derek Corrick, Patrick Spies)

0 NAYS

MOTION PASSED

- 7.C Consideration and possible action to enter into a contract with Flintco for the construction of the Water Street Parking Garage.
Dave Funk gave a brief overview of the project. Garland Copelin came up and gave Dave Funk a paper highlighted with questions, which Dave then read aloud. The representative from Flintco came up to speak to the question Garland had. Bill Schick then had questions.

Patrick Spies motioned to , and Derek Corrick seconded the motion.

VOTE:

5 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Derek Corrick, Patrick Spies)

0 NAYS

MOTION

- ITEM 8.) EXECUTIVE (CLOSED) SESSION(S)** The time is now 7:29 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 :
Went into executive session at 7:29PM.

- 8.A Section 551.071. Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, to wit; ending the contract with StructureTone Southwest for the construction of the Dickinson Picnic Grounds.
- 8.B Section 551.071. Consultation with Attorney regarding pending litigation, to wit: Branch Construction Group v. Dickinson Economic Development Corporation.
- 8.C Section 551.072. Deliberate the purchase, exchange, lease, or value of real property.

- ITEM 9.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)**
Reconvened at 8:32PM

- 9.A Texas Government Code Section 551.071. Consideration and possible action on ending the contract with StructureTone Southwest for the construction of the Dickinson Picnic Grounds.

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

VOTE:

5 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Derek Corrick, Patrick Spies)

0 NAYS

MOTION PASSED

- 9.B Texas Government Code Section 551.071. Consideration and possible action regarding pending litigation, to wit: Branch Construction Group v. Dickinson Economic Development Corporation.

Patrick Spies motioned to Approve , and Derek Corrick seconded the motion.

VOTE:

5 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Derek Corrick, Patrick Spies)

0 NAYS

MOTION PASSED

- 9.C Texas Government Code Section 551.072. Consideration and possible action regarding the purchase, exchange, lease, or value of real property.
No action.

ITEM 10.) BOARD MEMBER COMMENTS

None.

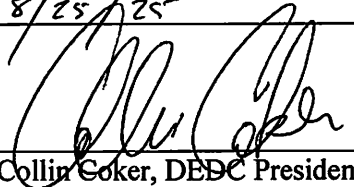
ITEM 11.) FUTURE AGENDA ITEMS

Next meeting, for the sake of clarity, we will review the WS parking garage project in total. This means all the costs.


ITEM 12.) ADJOURNMENT

Meeting was adjourned by Collin Coker at 8:34PM.

PASSED APPROVED, AND ADOPTED this

8/25/25

Collin Coker, DEDC President

ATTEST:



Claude Oliver, City Secretary