

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

December 2, 2025

The Dickinson Economic Development Corporation met in a duly called and announced on **Tuesday, December 2, 2025**, at **7:00 PM** at **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

Meeting was called to order at 7:03PM.

Board Members present were as follows: Patrick Spies, Derek Corrick, Lindsay Reyes, Billy Sparks, Callen Hajda.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

President Patrick Spies gave the invocation.

ITEM 3.) STAFF UPDATE Dave Funk and Kaitlyn McMillan

Dave Funk gave an update on the following:

- Water Street
- Bayou Village
- ELS Construction
- Parkview
- New board member information
- Commissioning for an audit.

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.

None.

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.

Finance Director Sarah Clark gave an overview of the financials on the consent agenda for the new board members.

Patrick Spies motioned to Approve , and Callen Hajda seconded the motion.

VOTE:

5 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Billy Sparks, Callen Hajda)
0 NAYS
MOTION PASSED

- 5.A Consideration and possible action to approve the minutes from DEDC Regular Meeting held on November 4th, 2025.
- 5.B Consideration and possible action to approve the September 2025 DEDC Financial and Investment Report.
- 5.C Consideration and possible action to approve the September 2025 DEDC Account Statement for Texas First Bank and TexPool.
- 5.D Consideration and possible action to approve the November 2025 Monthly Administrative Service Fee and Audit Transfer Request.
- 5.E Consideration and possible action to approve FY25 Transfer Request.
- 5.F Consideration and possible action to approve the November 2025 Payroll Transfer Request.

ITEM 6.) OLD BUSINESS

None.

ITEM 7.) NEW BUSINESS

Finance Director Sarah Clark explained the item.

Callen Hajda motioned to Approve , and Billy Sparks seconded the motion.

VOTE:

5 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Billy Sparks, Callen Hajda)
0 NAYS
MOTION PASSED

7.A

Approval of proposed updates to the Texas First Bank and TexPool accounts to change authorized signers and account inquiry access and authorize the DEDC President to execute any and all documents necessary to effectuate such changes and provide an effective date.

ITEM 8.) EXECUTIVE (CLOSED) SESSION(S) The time is now 8:08PM 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 : Moved into executive session at 8:08PM.

- 8.A Texas Government Code Section 551.072 - Deliberations Regarding Real Property
Deliberate the purchase, exchange, lease, or value of real property.
- 8.B Texas Government Code Section 551.071 - Consultation with Attorney
Consultation with attorney regarding pending litigation.

8.C Texas Government Code Section 551.071 - Consultation with Attorney
Consultation with attorney on a matter in which the duty of the attorney to the
DEDCC board under the Texas Disciplinary Rules of Professional Conduct of the
State Bar of Texas clearly conflicts with the Open Meetings Act.

ITEM 9.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)

9.A Texas Government Code Section 551.072
Consideration and possible action regarding the purchase, exchange, lease, or
value of real property.

Patrick Spies motioned to Approve Motion to reject owner's counteroffer and
explore other avenues. , and Lindsay Reyes seconded the motion.

VOTE:

5 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Billy Sparks, Callen
Hajda)

0 NAYS

MOTION PASSED

9.B Texas Government Code Section 551.071
Consideration and possible action regarding pending litigation.

9.C Texas Government Code Section 551.071 - Consultation with Attorney
Consideration and possible action regarding the matter discussed with the
attorney.

ITEM 10.) BOARD MEMBER COMMENTS

President Patrick Spies welcomed the new board members and said he looked forward to
working with them in the future.

ITEM 11.) FUTURE AGENDA ITEMS

Potential future agenda item depending on the outcome of meetings scheduled on
Wednesday, December 3rd and Friday, December 5th.

ITEM 12.) ADJOURNMENT

CERTIFICATE OF NOTICE

Adjourned at 9:10PM.

PASSED APPROVED, AND ADOPTED this 1/6/26.



Patriek Spies, Board President

ATTEST:



Claude Oliver, City Secretary