



**Regular Meeting Agenda
Dickinson Economic Development Corporation
4403 State Highway 3
Dickinson, TX 77539
Council Chambers
Tuesday, March 3, 2026 at 7:00 PM**

**The presiding officer and a quorum of the Dickinson EDC
will be present at the physical location above.**

1. CALL TO ORDER AND CERTIFICATION OF A QUORUM

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. STAFF UPDATE

Dave Funk & Kaitlyn McMillan

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.

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.

5.A Consideration and possible action to approve the minutes from DEDC Regular meeting held on February 3rd, 2026.

5.B Consideration and possible action to approve the minutes from DEDC Workshop held on February 3rd, 2026.

5.C Consideration and possible action to approve the February 2026 Monthly Administrative Service Fee and Audit Transfer Request.

5.D Consideration and possible action to approve the February 2026 Payroll Transfer Request.

5.E Consideration and possible action to approve December 2025 DEDC's Financial and Investment Report.

6. OLD BUSINESS

7. NEW BUSINESS

- 7.A** Consideration and possible action to approve a license agreement with the Dickinson Little Italy Festival of Galveston County for use of 4512 State Hwy 3, Dickinson, TX 77539 for festival parking.
- 7.B** Conduct a public hearing concerning the proposed Bayou Village Project, a project to construct certain infrastructure improvements to support a new retail center to be located on FM 517 at Whispering Drive.
- Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Applicant Rebuttal
 - Adjourn Public Hearing
- 7.C** Consideration and possible action to approve a change order for Terracon Consultants Inc. for the construction of the Water Street Parking Garage.
- 7.D** Consideration and possible action to approve a resolution authorizing the execution of all documents necessary to establish and maintain a revolving line of credit with Texas First Bank.

8. EXECUTIVE (CLOSED) SESSION(S)

The time is now _____ 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 :

- 8.A** Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations

Deliberation regarding the offer of a financial or other incentive to a business prospect that the DEDC board seeks to have locate, stay, or expand in or near the City of Dickinson and with which the DEDC is conducting economic development negotiations.

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

- 9.A** Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations

Consideration and possible action regarding the offer of a financial or other incentive to a business prospect that the DEDC board seeks to have locate, stay, or expand in or near the City of Dickinson and with which the DEDC is conducting economic development negotiations.

10. **BOARD MEMBER COMMENTS**
11. **FUTURE AGENDA ITEMS**
12. **ADJOURNMENT**

CERTIFICATE OF NOTICE

This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of Dickinson, Texas, on or before the 25th day of February, 2026 at 2:00 P.M. as well as the City's public internet webpage, www.dickinsontexas.gov and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.

Claude Oliver

Claude Oliver, City Secretary



NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-337-6217 or by email at agenda@dickinsontexas.gov.

Dickinson Economic Development Corporation
Agenda Item Data Sheet
5.A

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve the minutes from DEDC Regular meeting held on February 3rd, 2026. |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: | • MINUTES FEB 26.pdf |
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| FUNDING ISSUES: |
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| FINANCE VERIFICATION OF FUNDING: |
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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

February 3, 2026

The Dickinson Economic Development Corporation met in a duly called and announced on **Tuesday, February 3, 2026**, at **7:00 PM**. 4403 State Highway 3 Dickinson, TX 77539 Council Chambers. The meeting was held for the purpose of considering the following items:

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

President Patrick Spies called the meeting to order at 7PM.

Board members present were as follows: Patrick Spies, Derek Corrick, Lindsay Reyes, Chris Tucker, Clinton Williams, Billy Sparks, Callen Hajda.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Lindsay Reyes gave the invocation.

ITEM 3.) STAFF UPDATE Dave Funk & Kaitlyn McMillan

Dave Funk gave an update on the following:

- Water Street Parking Garage/EDA issues.
- Terracon change order as it relates to the Water Street Parking Garage (Terracon representatives).
- Parkview Prose apartment complex.
- QT grand opening.
- ELS construction.
- Housing redevelopment interests/meetings.
- Upcoming council agenda item scheduled for next Tuesday.
- Read a memo directed at the City Manager and support for the DEDC as an organization.

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.

No public comments.

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.

Clinton Williams motioned to Approve , and Callen Hajda seconded the motion.

VOTE:

7 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Chris Tucker, Clinton Williams, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

- 5.A Consideration and possible action to approve the minutes from DEDC Regular meeting held on January 6th, 2026.
- 5.B Consideration and possible action to approve the January 2026 Monthly Administrative Service Fee and Audit Transfer Request.
- 5.C Consideration and possible action to approve the January 2026 Payroll Transfer Request.
- 5.D Consideration and possible action to approve the November 2025 DEDC Account Statement for Texas First Bank and TexPool.
- 5.E Consideration and possible action to approve the November 2025 DEDC Financial and Investment Report.

ITEM 6.) OLD BUSINESS

No old business.

ITEM 7.) NEW BUSINESS

Billy Sparks asked why we need a line of credit.

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

VOTE:

7 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Chris Tucker, Clinton Williams, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

- 7.A Consideration and possible action to approve the extension of the Texas First Bank Line of Credit.

ITEM 8.) EXECUTIVE (CLOSED) SESSION(S) The time is now _____ 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 : Convened in closed session at 7:36PM.

- 8.A Texas Government Code §551.071 (Consultation with Attorney) and §551.087 (Deliberation Regarding Economic Development Negotiations) Deliberation regarding legal and economic development matters related to a proposed Chapter 380 Economic Development Agreement.

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

Reconvened at 9:03PM.

9.A Consideration and possible action regarding legal and economic development matters related to a proposed Chapter 380 Economic Development Agreement.

ITEM 10.) BOARD MEMBER COMMENTS

Callen Hajda said that we have some exciting stuff coming up. President Patrick Spies spoke on the STAAR test in 45 days and Valentine's Day.

ITEM 11.) FUTURE AGENDA ITEMS

Dave Funk plans to have the Terracon change order voted on at the March meeting.

ITEM 12.) ADJOURNMENT

Adjourned at 9:04PM.

PASSED APPROVED, AND ADOPTED this _____.

Patrick Spies, Board President

ATTEST:

Claude Oliver, City Secretary

Dickinson Economic Development Corporation
Agenda Item Data Sheet
5.B

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve the minutes from DEDC Workshop held on February 3rd, 2026. |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: | • WORKSHOP MINS FEB 26.pdf |
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| FUNDING ISSUES: |
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| FINANCE VERIFICATION OF FUNDING: |
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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

February 3, 2026

The Dickinson Economic Development Corporation met in a duly called and announced on **Tuesday, February 3, 2026, at 5:30 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

President Patrick Spies called the meeting to order at 5:30PM.

Board members present were as follows: Patrick Spies, Lindsay Reyes, Chris Tucker, Clinton Williams, Billy Sparks, Callen Hajda.

ITEM 2.) 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.

No public comments.

ITEM 3.) PRESENTATIONS

3.A City Attorney Board Training
Nghiem Doan, City Attorney, gave the annual board training.

ITEM 4.) EXECUTIVE (CLOSED) SESSION(S) The time is now _____ 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:
Moved into closed session at 6:14PM.

4.A Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations
Deliberation regarding current and prospective economic development projects and related negotiations.

ITEM 5.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)

Reconvened at 6:59PM.

5.A Consideration and possible action regarding current and prospective economic development projects and related negotiations.

ITEM 6.) ADJOURNMENT

Adjourned at 7PM.

PASSED APPROVED, AND ADOPTED this _____.

Patrick Spies, Board President

ATTEST:

Claude Oliver, City Secretary

Dickinson Economic Development Corporation
Agenda Item Data Sheet
5.C

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve the February 2026 Monthly Administrative Service Fee and Audit Transfer Request. |
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| BACKGROUND: | <p>The Administrative Services Agreement (ASA) calls for monthly payment for the preceding month in the amount of \$28,000. The new ASA was approved by the EDC board at the 11/4/25 DEDC Meeting.</p> <p>Also included on the monthly transfer is the annual amount of \$4,000 for DEDC's portion of the fiscal year audit and financial reports.</p> <p>The attachment to this item contains the request.</p> |
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| RECOMMENDATION: | Staff recommends approval of the February 2026 ASA Monthly Transfer Request. |
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| ATTACHMENTS: | • FY26 ASA_2602.pdf |
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| FUNDING ISSUES: | |
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| FINANCE VERIFICATION OF FUNDING: | |
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| SUBMITTING STAFF MEMBERS: Sarah Clark | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL YES | READINGS PASSED | OTHER |
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MONTHLY TRANSFER

Payment Date: 3/3/2026

RE: February 2026 ASA

From: Dickinson Economic Development Corporation

| TRANSFER TO CITY OF DICKINSON GF | INTERLOCAL | Monthly BILLING |
|--|----------------------|---------------------|
| Administrative Services (Accrued) | 336,000.00 | 28,000.00 * |
| Audit (Accrued) | 4,000.00 | 333.33 |
| 40-1127-00-000 Cash DEDC Operating Fund (Credit) | | |
| 40-2300-00-000 Due to GF (Debit) | | |
| SUBTOTAL: CITY OF DICKINSON GENERAL FUND | \$ 340,000.00 | \$ 28,333.33 |

| OFF SET ENTRIES | BILLING |
|---|-----------|
| 99-1121-00-000 Cash GF Operating Fund (Debit) | 28,333.33 |
| 01-1310-00-000 Due from DEDC (Credit) | |

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| Total Interfund Transfers | | \$ 28,333.33 |
|----------------------------------|--|---------------------|

Prepared by: Sarah Clark, Finance Director

Signature: 

Note: This request is for Admin Services Fee month of February 2026.

* The Administrative Services Agreement (ASA) calls for monthly payment for the preceding month in the amount of \$28,000. The new ASA was approved as a part of the budget by the EDC board at the 9/11/24 DEDC Meeting and by City Council at the 10/11/24 City Council Meeting

Dickinson Economic Development Corporation
Agenda Item Data Sheet
5.D

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve the February 2026 Payroll Transfer Request. |
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| BACKGROUND: | <p>At each monthly Dickinson Economic Development Corporation (DEDC) Board meeting, the DEDC Board is presented with a request to transfer funds from the DEDC TX 1st Operating account to the City of Dickinson TX 1st Operating account for the previous month's DEDC related payroll.</p> <p>David Funk was hired 5/13/24 as the DEDC Director. Kaitlyn McMillian was hired 7/22/24 as the DEDC Marketing and Communications Manager.</p> <p>The attachment to this item contains the request and the support to back up the amount requested.</p> |
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| RECOMMENDATION: | Staff recommends approval. |
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| ATTACHMENTS: | <ul style="list-style-type: none"> • FY2026 Monthly AP Payroll Transfer Request_2602.pdf • 2602 Payroll Backup.pdf |
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| FUNDING ISSUES: | Full amount already budgeted in Acct/Project# |
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| FINANCE VERIFICATION OF FUNDING: | |
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| SUBMITTING STAFF MEMBERS: Sarah Clark | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| YES | | |



TRANSFER

Date: 3/3/2026
RE: Feb 26 Payroll

From: Dickinson Economic Development Corporation

| TRANSFER TO CITY OF DICKINSON | | Total Amount |
|---|------|--------------|
| Monthly Payroll Transfer Request | | 21,338.75 |
| 40-1127-00-000 Credit | | |
| 99-1121-00-000 Debit | | |
| SUBTOTAL: CITY OF DICKINSON GENERAL FUND | \$ - | \$ 21,338.75 |

Prepared by: Sarah Clark, Finance Director

Signature: 

Date: 2/25/2026

Notes

Amount requested above relates to payments made by the City of Dickinson, out of the City's operating bank account, on behalf of the DEDC. The total noted above relates to normal payroll related items during the month. A detailed individual account trial balance for the month is included with this request to support the total noted above.

Approval of this request, authorizes the City to transfer the above noted amount from the DEDC operating bank account to the City operating bank account.



Dickinson, TX

Detail Report Account Detail

Date Range: 02/01/2025 - 02/28/2025

| Account | Name | | Beginning Balance | Total Activity | Ending Balance | | | |
|------------------------------------|---------------|-------------------------|---------------------------|--|------------------------|------------------|------------------------|--------------------|
| Fund: 40 - DEDC Fund | | | | | | | | |
| 40-1130-00-000 | CLAIM ON CASH | | -1069764.12 | -21338.75 | -1080518.73 | | | |
| Post Date | Packet Number | Source Transaction | Pmt Number | Description | Vendor | Project Account | Amount | Running Balance |
| 02/07/2025 | PYPKT00542 | PYPKT00542 - 1/19/2025 | | Packet PYPKT00542: 1/19/2025 TO 2/01 | | | -8079.63 | -1084760.59 |
| 02/07/2025 | APPKT01225 | DFT0001012 | | TEXAS MUNICIPAL RETIREMENT SYS SEC 3 - TEXAS MUNICIPAL RETIREMENT SYSTEM | | | -1508.7 | -1086269.29 |
| 02/07/2025 | APPKT01225 | DFT0001012 | | TEXAS MUNICIPAL RETIREMENT SYS SEC 3 - TEXAS MUNICIPAL RETIREMENT SYSTEM | | | -1580.02 | -1087849.31 |
| 02/07/2025 | APPKT01225 | DFT0001016 | | U.S. TREASURY, DEBT MGMT SERV SEC F 1015 - U.S. TREASURY, DEBT MGMT SERV | | | -255.72 | -1088105.03 |
| 02/07/2025 | APPKT01225 | DFT0001016 | | U.S. TREASURY, DEBT MGMT SERV SEC F 1015 - U.S. TREASURY, DEBT MGMT SERV | | | -750.05 | -1088855.08 |
| 02/07/2025 | APPKT01225 | DFT0001016 | | U.S. TREASURY, DEBT MGMT SERV SEC F 1015 - U.S. TREASURY, DEBT MGMT SERV | | | -331.36 | -1089186.44 |
| 02/21/2025 | PYPKT00545 | PYPKT00545 - 02/02/2025 | | PYPKT00545 - 02/02/2025-2/15/2025 P/ | | | -7568.95 | -1079254.41 |
| 02/21/2025 | APPKT01268 | DFT0001050 | | U.S. TREASURY, DEBT MGMT SERV SEC F 1015 - U.S. TREASURY, DEBT MGMT SERV | | | -688.84 | -1079943.25 |
| 02/21/2025 | APPKT01268 | DFT0001050 | | U.S. TREASURY, DEBT MGMT SERV SEC F 1015 - U.S. TREASURY, DEBT MGMT SERV | | | -244.12 | -1080187.37 |
| 02/21/2025 | APPKT01268 | DFT0001050 | | U.S. TREASURY, DEBT MGMT SERV SEC F 1015 - U.S. TREASURY, DEBT MGMT SERV | | | -331.36 | -1080518.73 |
| Total Fund: 40 - DEDC Fund: | | | Beginning Balance: | -1069764.12 | Total Activity: | -21338.75 | Ending Balance: | -1080518.73 |

Dickinson Economic Development Corporation
Agenda Item Data Sheet
5.E

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve December 2025 DEDC's Financial and Investment Report. |
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| BACKGROUND: |
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| RECOMMENDATION: | Staff recommends approval of December 2025 DEDC's Financial and Investment Report. |
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| ATTACHMENTS: | • DEDC Financials FY26-2512.pdf |
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| FUNDING ISSUES: | Not applicable - no dollars are being spent or received. |
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| FINANCE VERIFICATION OF FUNDING: |
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| SUBMITTING STAFF MEMBERS: Sarah Clark | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |



**FISCAL YEAR 2025-2026
FINANCIAL REPORT**

**Month Ending:
December 31, 2025**



Monthly Financial Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 12/31/2025

| | Original Total Budget | Period Activity | Fiscal Activity | Variance | Percent Used |
|--|--------------------------|----------------------|------------------------|--------------------------|-----------------|
| BEGINNING FUND BALANCE | \$ 2,465,842.91 | | \$ 2,465,842.91 | | |
| Revenue | | | | | |
| DEDC REVENUE | | | | | |
| 40-7001-00-000 SALES TAX REVENUE | \$ 2,000,000.00 | \$ 119,670.80 | \$ 384,973.10 | \$ (1,734,697.78) | 19.2% |
| 40-7621-00-000 INTEREST INCOME | \$ 140,000.00 | \$ 3,688.89 | \$ 23,992.17 | \$ (119,696.72) | 17.1% |
| Revenue Total: | \$ 2,140,000.00 | \$ 123,359.69 | \$ 408,965.27 | \$ (1,854,394.50) | 19.1% |
| Expense | | | | | |
| DEDC CAPITAL OUTLAYS | | | | | |
| 40-8612-22-000 COMPUTER EQUIP & SOFTWARE | \$ - | \$ - | \$ - | \$ - | 0% |
| 40-8619-22-000 REAL PROPERTY ACQUISITION | \$ 1,400,000.00 | \$ - | \$ - | \$ - | 0% |
| DEDC CAPITAL OUTLAYS Total: | \$ 1,400,000.00 | \$ - | \$ - | \$ - | 0% |
| DEDC CONTRACT SERVICES | | | | | |
| 40-8427-18-000 DEMOLITION SERVICES | \$ 24,000.00 | \$ - | \$ - | \$ (24,000.00) | 0.0% |
| 40-8501-18-000 FINANCIAL & AUDITING | \$ 4,000.00 | \$ 333.33 | \$ 999.99 | \$ (3,000.01) | 25.0% |
| 40-8515-18-000 LEGAL | \$ 50,000.00 | \$ 1,965.00 | \$ 2,190.00 | \$ (47,810.00) | 4.4% |
| 40-8526-18-000 PROFESSIONAL SERVICES | \$ 100,000.00 | \$ - | \$ 87,500.00 | \$ (12,500.00) | 87.5% |
| 40-8527-22-000 CONTRACTUAL SERVICES | \$ 35,000.00 | \$ - | \$ - | \$ (35,000.00) | 0.0% |
| 40-8539-18-000 ADMINISTRATIVE SERVICES | \$ 336,000.00 | \$ 28,000.00 | \$ 84,000.00 | \$ (252,000.00) | 25.0% |
| 40-8708-01-000 PROPERTY INSURANCE-REAL/PERSONAL | \$ 10,000.00 | \$ - | \$ - | \$ (10,000.00) | 0.0% |
| 40-8709-01-000 PUBLIC OFFICIAL INSURANCE | \$ 1,200.00 | \$ - | \$ - | \$ (1,200.00) | 0.0% |
| DEDC CONTRACT SERVICES Total: | \$ 560,200.00 | \$ 30,298.33 | \$ 174,689.99 | \$ (385,510.01) | 31.2% |
| DEDC DEBT SERVICE | | | | | |
| 40-8901-40-000 PRINCIPAL | \$ - | \$ - | \$ - | \$ - | 0% |
| 40-8951-40-000 INTEREST EXPENSE | \$ - | \$ - | \$ - | \$ - | 0% |
| DEDC DEBT SERVICE Total: | \$ - | \$ - | \$ - | \$ - | #DIV/0! |
| DEDC PROJECTS & PROGRAMS | | | | | |
| 40-8445-01-000 SPECIAL PROJECTS | \$ 2,885,000.00 | \$ - | \$ 2,268,404.15 | \$ (616,595.85) | 78.6% |
| 40-8445-41-022 BUSINESS RETENTION & DEV PRGM | \$ 50,000.00 | \$ - | \$ 10,500.00 | \$ (39,500.00) | 21.0% |
| 40-8524-41-000 PROFESSIONAL SERVICES - ENGINEERING | \$ 150,000.00 | \$ - | \$ - | \$ (150,000.00) | 0.0% |
| DEDC PROJECTS & PROGRAMS Total: | \$ 3,085,000.00 | \$ - | \$ 2,278,904.15 | \$ (806,095.85) | 73.9% |
| DEDC ADMIN/OPERATIONS | | | | | |
| 40-8210-01-000 OFFICE SUPPLIES & POSTAGE | \$ 1,200.00 | \$ 68.00 | \$ 97.43 | \$ (1,102.57) | 8.1% |
| 40-8301-01-000 BUILDING & PROPERTY MAINTENANCE | \$ 10,000.00 | \$ - | \$ - | \$ (10,000.00) | 0.0% |
| 40-8402-01-000 TRAVEL & TRAINING | \$ 33,000.00 | \$ - | \$ 15.99 | \$ (32,984.01) | 0.0% |
| 40-8403-01-000 DUES, SUBSCRIPTIONS & BOOKS | \$ 61,540.00 | \$ 9,973.00 | \$ 15,473.81 | \$ (46,066.19) | 25.1% |
| 40-8407-01-000 COMMUNICATIONS | \$ 1,200.00 | \$ - | \$ - | \$ (1,200.00) | 0.0% |
| 40-8417-01-000 UTILITIES | \$ 600.00 | \$ 121.60 | \$ 365.35 | \$ (234.65) | 60.9% |
| 40-8425-01-000 SPECIAL EVENTS - BRE | \$ 15,000.00 | \$ - | \$ - | \$ (15,000.00) | 0.0% |
| 40-8434-01-000 MARKETING & PROMOTIONS | \$ 60,000.00 | \$ 717.11 | \$ 2,294.07 | \$ (57,705.93) | 3.8% |

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|-------------------------------------|---------------------------------|-----------|-------------------|-----------|------------------|-----------|------------------|-----------|---------------------|-------------|
| 40-8435-01-000 | ECONOMIC DEVELOPMENT GRANTS | \$ | - | \$ | - | \$ | 7,750.00 | \$ | 7,750.00 | 0.0% |
| 40-8441-01-000 | LOCAL MEETINGS FOR DEDC BOARD | \$ | 3,500.00 | \$ | 251.17 | \$ | 610.54 | \$ | (2,889.46) | 17.4% |
| 40-8548-00-000 | REFUND SALES TAX TO COMPTROLLER | \$ | 116,850.00 | \$ | - | \$ | - | \$ | (116,850.00) | 0.0% |
| DEDC ADMIN/OPERATIONS Total: | | \$ | 302,890.00 | \$ | 11,130.88 | \$ | 26,607.19 | \$ | (159,432.81) | 8.8% |

DEDC SALARY & BENEFITS

| | | | | | | | | | | |
|--|-----------------------------|-----------|-----------------------|-----------|------------------|-----------|-----------------------|-----------|-----------------------|--------------|
| 40-8101-02-000 | BASE SALARY | \$ | 233,200.00 | \$ | 17,632.84 | \$ | 51,440.75 | \$ | (181,759.25) | 22.1% |
| 40-8105-02-000 | VEHICLE ALLOWANCE | \$ | 9,600.00 | \$ | 800.00 | \$ | 2,000.00 | \$ | (7,600.00) | 20.8% |
| 40-8114-02-000 | LONGEVITY PAY | \$ | 240.00 | \$ | - | \$ | 240.00 | \$ | - | 100.0% |
| 40-8150-02-000 | OASDI | \$ | 4,545.89 | \$ | 374.14 | \$ | 1,131.37 | \$ | (3,414.52) | 24.9% |
| 40-8151-02-000 | MEDICARE | \$ | 3,424.11 | \$ | 269.46 | \$ | 807.00 | \$ | (2,617.11) | 23.6% |
| 40-8152-02-000 | UNEMPLOYMENT TAX (TWC) | \$ | 126.00 | \$ | - | \$ | - | \$ | (126.00) | 0.0% |
| 40-8153-02-000 | RETIREMENT (TMRS) | \$ | 25,775.40 | \$ | 2,029.38 | \$ | 6,070.81 | \$ | (19,704.59) | 23.6% |
| 40-8155-02-000 | EMPLOYEE GROUP INSURANCE | \$ | 16,953.36 | \$ | 1,544.28 | \$ | 3,944.16 | \$ | (13,009.20) | 23.3% |
| 40-8156-02-000 | WORKER'S COMPENSATION INSUR | \$ | 237.00 | \$ | - | \$ | 507.98 | \$ | 270.98 | 214.3% |
| DEDC SALARY & BENEFITS Total: | | \$ | 294,101.76 | \$ | 22,650.10 | \$ | 66,142.07 | \$ | (227,959.69) | 22.5% |
| Expense Total: | | \$ | 5,642,191.76 | \$ | 64,079.31 | \$ | 2,546,343.40 | \$ | (1,578,998.36) | 45.1% |
| Report Surplus (Deficit): | | \$ | (3,502,191.76) | \$ | 59,280.38 | \$ | (2,137,378.13) | | | |
| ESTIMATED ENDING FUND BALANCE | | \$ | (1,036,348.85) | \$ | | \$ | 328,464.78 | | | |

DICKINSON ECONOMIC DEVELOPMENT CORPORATION
FISCAL YEAR 2025-2026
Check Register
December 31, 2025

| Date | Vendor | Amount | Description |
|-------------|---------------------------|---------------|---|
| 12/5/2025 | AMAZON | \$ 14.59 | Office Supplies |
| 12/5/2025 | JUAN ARANJO | \$ 4,200.00 | Wellness First Driveway |
| 12/5/2025 | MCDOWELL HETHERINGTON LLP | \$ 225.00 | Legal Fees for Branch Construction Litigation |
| 12/5/2025 | PUBLIC MANAGEMENT | \$ 87,500.00 | EDSA Grant Management |
| 12/5/2025 | T-Mobile | \$ 109.80 | Dialpad |
| 12/5/2025 | VISIT WIDGET | \$ 5,450.00 | Subscription |
| 12/11/2025 | MCDOWELL HETHERINGTON LLP | \$ 1,965.00 | Legal Fees for Branch Construction Litigation |
| 12/11/2025 | WCID | \$ 70.20 | Property Water Bill |
| | | <hr/> | |
| | | \$ 99,534.59 | |

DICKINSON ECONOMIC DEVELOPMENT CORPORATION
INVESTMENT REPORT PERIOD ENDING:
December 31, 2025

| <u>Account</u> | <u>Interest Rate</u> | <u>Purchase Date</u> | <u>Due Date</u> | <u>Days to Maturity</u> | <u>Book Value</u> | <u>Market Value Change</u> | <u>Interest Paid Year to Date</u> |
|---|----------------------|----------------------|-----------------|-------------------------|-------------------|----------------------------|-----------------------------------|
| Texas First Bank - Operating | 3.78% | NA | Demand | 1 | 173,978 | 25,460 | 22,547 |
| TexPool - Investment | 3.82% | NA | Demand | 1 | 144,363 | 469 | 1,445 |
| Total (all cash & investments) | | | | | 318,341 | 25,930 | 23,992 |

Weighted Average Rate (WAR) 3.798%

Weighted Average Maturity (WAM) 1.00 days

Investment schedules presented per the provisions of the Texas Code Chapter 2256 (Public Funds Investment Act) and the Corporation's Investment Policy.

*Interest rate based on excess bank balance.



Director of Finance

1/30/2026

Date

Dickinson Economic Development Corporation
Agenda Item Data Sheet
7.A

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve a license agreement with the Dickinson Little Italy Festival of Galveston County for use of 4512 State Hwy 3, Dickinson, TX 77539 for festival parking. |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: | <ul style="list-style-type: none"> • Dickinson Little Italy Festival of Galveston County - DEDC License Agreement (March 2026).pdf |
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| FUNDING ISSUES: |
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| FINANCE VERIFICATION OF FUNDING: |
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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
|----------------------|------------------------|--------------|
| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

DICKINSON ECONOMIC DEVELOPMENT CORPORATION LICENSE AGREEMENT

THIS LICENSE AGREEMENT (hereafter “Agreement”) is made this day by and between the City of Dickinson Economic Development Corporation (“DEDC”), and Dickinson Little Italy Festival of Galveston County (“Licensee”).

DEDC is the owner of certain undeveloped land (the “Property”) located at: 4512 State Highway 3, Dickinson, Texas. Licensee desires to use the Property as parking space for attendees of Licensee’s Little Italy Festival (the “Festival”) to be held on March 14, 2026, between the hours of 10:30 am to 6:00 pm.

In consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. The term of the license (the “License”) herein granted shall become effective at 12:01 pm on March 14, 2026, and terminate at 11:59 pm on March 15, 2026.
2. Licensee accepts and agrees to use the Property in “as is” condition. Licensee understands that the Property is not currently in use and therefore has not been evaluated or inspected by DEDC for hazards to the health and/or safety of individuals or their property while using the Property for the Festival and parking vehicles, and that Licensee will inspect the Property for any hazards and notify DEDC of any hazards found prior to permitting anyone onto the Property for the Festival or setup/takedown therefor.
3. DEDC agrees to permit Licensee to use the Property as a space to accommodate the Festival and associated parking. As consideration for the use of the Property, Licensee agrees to clear the Property of any and all debris or rubbish, as well as to mow the grass, if necessary.
4. Licensee shall be responsible for any required minor maintenance of the Property, including trash removal and human waste management, before, during and after the Festival. Prior to making any significant improvement, repair or modification to the Property, Licensee shall obtain the consent of DEDC. Licensee understands that any improvements to the Property shall be at the expense of Licensee. Licensee agrees to return the Property in the same or a better condition as it was in prior to Licensee’s use.
5. LICENSEE AGREES IT WILL PROTECT, INDEMNIFY, AND HOLD HARMLESS DEDC, WHICH INCLUDES ITS OFFICIALS, EMPLOYEES, AFFILIATES, OR ANYONE ACTING ON ITS BEHALF OR AT ITS DIRECTION, FROM ANY AND ALL INJURIES, LIABILITIES, COSTS, LOSSES, EXPENSES, SUITS, CLAIMS AND DAMAGES SUFFERED OR CLAIMED BY ANY INDIVIDUAL OR ENTITY, INCLUDING BUT NOT LIMITED TO EMPLOYEES, AGENTS, PATRONS OR CUSTOMERS OF THE DICKINSON LITTLE ITALY FESTIVAL, HOWEVER OCCURRING, IN CONNECTION WITH LICENSEE’S USE OF THE PROPERTY UNDER THE TERMS OF THIS LICENSE AGREEMENT. LICENSEE FURTHER AGREES THAT IT WILL DEFEND THE DICKINSON ECONOMIC DEVELOPMENT CORPORATION IN ANY ACTIONS FILED IN COURT WHICH ARISE FROM SAID INJURIES, LIABILITIES, COSTS, LOSSES, EXPENSES, CLAIMS AND DAMAGES IN THE EVENT

THE DICKINSON ECONOMIC DEVELOPMENT CORPORATION IS NAMED AS A DEFENDANT IN SAID COURT ACTION.

6. This Agreement is made upon the express condition that DEDC shall be free from all liability and any claims for damages and/or lawsuits for or by reason of any injury or injuries to any person or property of any kind whatsoever from any cause or causes whatsoever, while in or upon the Property, sidewalks related thereto, or any part thereof, or occasioned by any occupancy or use of said property, or any activity carried on or under the direction of Licensee in connection therewith.
7. Licensee agrees to the following insurance requirements: Public liability and property damage insurance is required in the amounts set forth below. Insurance must be issued by a casualty company authorized to do business in the state of Texas, and in standard form approved by the Board of Insurance Commissioners of the State of Texas, with coverage provisions insuring the public from any loss or damage that may arise to any person or property by reason of the acts or omission of the Dickinson Little Italy Festival of Galveston County, its officials, employees, affiliates, or anyone acting on its behalf or at its direction. Licensee shall at its own expense be required to carry the following minimum insurance coverage:
 - For damages arising out of bodily injury to or death of one or more persons in any one or more occurrences – one million dollars (\$1,000,000.00); and
 - For injury to or destruction of property in any one or more occurrence – one million dollars (\$1,000,000.00).

The Certificate Holder is: The Dickinson Economic Development Corporation 4403 State Highway 3, Dickinson, Texas 77539.

Additional Insured Required: The Dickinson Economic Development Corporation and the City of Dickinson, Texas shall be named as additional insureds on policy/policies listed above and shall be notified of any changes to the policy/policies.

General requirements:

- Insurance is to be placed with insurers having a Best rating of no less than A;
- Licensee shall furnish DEDC with certificates of insurance and original endorsements affecting coverage required by these insurance clauses;
 - The insurance certificates and endorsements for each insurance policy are to be signed by a person authorized by the insurer to bind coverage on its behalf;
 - Proof of insurance must be provided at least twenty (20) days before the start of the Festival or this License is automatically voided, unless the parties agree in writing to accept proof at a later date, but in no event later than prior to the admission of vehicles onto the lot; and
 - In no event shall DEDC be liable for any damage to or destruction of any property belonging to Licensee, its officials, employees, affiliates, guests or invitees unless specified in writing and agreed upon by both parties.

8. Licensee agrees to comply with all city, state and federal laws regarding use of the Property.

**DICKINSON LITTLE ITALY FESTIVAL
OF GALVESTON COUNTY**

DATE

Michael Falco

**DICKINSON ECONOMIC
DEVELOPMENT CORPORATION**

DATE

David W. Funk, Executive Director

Dickinson Economic Development Corporation
Agenda Item Data Sheet
7.B

MEETING DATE: March 3, 2026

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| TOPIC: | <p>Conduct a public hearing concerning the proposed Bayou Village Project, a project to construct certain infrastructure improvements to support a new retail center to be located on FM 517 at Whispering Drive.</p> <ul style="list-style-type: none"> • Staff Presentation • Applicant Presentation • Public Comments • Applicant Rebuttal • Adjourn Public Hearing |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: |
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| FUNDING ISSUES: |
| FINANCE VERIFICATION OF FUNDING: |

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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

Dickinson Economic Development Corporation
Agenda Item Data Sheet
7.C

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve a change order for Terracon Consultants Inc. for the construction of the Water Street Parking Garage. |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: |
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| FUNDING ISSUES: |
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| FINANCE VERIFICATION OF FUNDING: |
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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

Dickinson Economic Development Corporation
Agenda Item Data Sheet
7.D

MEETING DATE: March 3, 2026

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| TOPIC: | Consideration and possible action to approve a resolution authorizing the execution of all documents necessary to establish and maintain a revolving line of credit with Texas First Bank. |
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| BACKGROUND: | This is for the same LOC that was approved at the last meeting. A signed resolution is required naming Patrick Spies and David Funk as authorized signatories. |
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| RECOMMENDATION: | Staff Recommends Approval |
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| ATTACHMENTS: | |
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| FUNDING ISSUES: | |
| FINANCE VERIFICATION OF FUNDING: | |

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| SUBMITTING STAFF MEMBERS: Sarah Clark | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

Dickinson Economic Development Corporation
Agenda Item Data Sheet
8.A

MEETING DATE: March 3, 2026

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| TOPIC: | <p>Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations</p> <p>Deliberation regarding the offer of a financial or other incentive to a business prospect that the DEDC board seeks to have locate, stay, or expand in or near the City of Dickinson and with which the DEDC is conducting economic development negotiations.</p> |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: |
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| FUNDING ISSUES: |
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| FINANCE VERIFICATION OF FUNDING: |
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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
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| APPROVAL | READINGS PASSED | OTHER |
| NO | | |

Dickinson Economic Development Corporation
Agenda Item Data Sheet
9.A

MEETING DATE: March 3, 2026

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| TOPIC: | <p>Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations</p> <p>Consideration and possible action regarding the offer of a financial or other incentive to a business prospect that the DEDC board seeks to have locate, stay, or expand in or near the City of Dickinson and with which the DEDC is conducting economic development negotiations.</p> |
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| BACKGROUND: |
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| RECOMMENDATION: |
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| ATTACHMENTS: |
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| FUNDING ISSUES: |
| FINANCE VERIFICATION OF FUNDING: |

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| SUBMITTING STAFF MEMBERS: Kaitlyn McMillan | CITY MANAGER APPROVAL: |
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| ACTIONS TAKEN | | |
|----------------------|------------------------|--------------|
| APPROVAL | READINGS PASSED | OTHER |
| NO | | |