

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. The signers are Board President Patrick Spies and DEDC Executive Director David Funk.

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

- 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 4.7.2026.



Patrick Spies, Board President

ATTEST:



Claude Oliver, City Secretary