

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

March 3, 2026

The Dickinson Economic Development Corporation met in a duly called and announced on **Tuesday, March 3, 2026**, 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 by VP Derek Corrick at 7:01PM.

Board members present were as follows: Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Callen Hajda gave the invocation.

ITEM 3.) STAFF UPDATE Dave Funk & Kaitlyn McMillan

Dave Funk gave an update on the following:

- EDA grant/WS parking garage.
- Terracon change order request.
- Parkview development site work.
- Recapped the grand opening of QT.
- ELS construction build out.
- Potential housing redevelopment.
- The happenings at ICSC Red River San Antonio.
- A few other general updates.

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.

Original Motion: Callen Hajda motioned to Approve, and Chris Tucker seconded the motion.

VOTE:

4 AYES (Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

Motion to reconsider original approving motion during item 7D: Callen Hajda motioned to Approve, and Chris Tucker seconded the motion.

VOTE:

4 AYES (Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

Callen Hajda motioned to Approve to approve items 5B-5E., and Chris Tucker seconded the motion.

VOTE:

4 AYES (Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

Billy Sparks motioned to approve item 5A with correction to clarify the signers of Texas First Bank Line of Credit are Board President Patrick Spies and Executive Director David Funk, and Chris Tucker seconded the motion.

VOTE:

4 AYES (Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

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.

ITEM 6.) OLD BUSINESS

No old business.

ITEM 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.

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

VOTE:

4 AYES (Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

- 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

Public hearing began at 7:43. Staff gave presentation. Applicant was not present. No public comments. Public hearing adjourned at 7:54PM.

- 7.C Consideration and possible action to approve a change order for Terracon Consultants Inc. for the construction of the Water Street Parking Garage. Reviewed the details of the change order.

Billy Sparks motioned to Approve , and Chris Tucker seconded the motion.

VOTE:

4 AYES (Derek Corrick, Chris Tucker, Billy Sparks, Callen Hajda)

0 NAYS

MOTION PASSED

- 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.

Dave Funk explained why this was back on the agenda. The signers of this resolution are Dave Funk and Patrick Spies. A motion to amend the minutes from DEDC Regular Meeting on February 3rd, 2026 reflecting this verbiage was carried out.

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 executive session at 8:10PM.

- 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.

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

Reconvened at 9:23PM.

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.

ITEM 10.) BOARD MEMBER COMMENTS

Callen Hajda thanked Dave Funk for the good updates and positive initiatives. Derek Corrick thanked the people who came out to speak on the DEDC at the last council meeting. Also said DEDC is moving in the right direction in terms of helping the city increase revenue/other current projects.

ITEM 11.) FUTURE AGENDA ITEMS

None.

ITEM 12.) ADJOURNMENT

Adjourned at 9:29PM.

PASSED APPROVED, AND ADOPTED this 4.7.2026.


Patrick Spies, Board President

ATTEST:


Claude Oliver, City Secretary