

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

April 7, 2026

The Dickinson Economic Development Corporation met in a duly called and announced on **Tuesday, April 7, 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

President Patrick Spies called the meeting to order 7:01PM.

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

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Derek Corrick gave the invocation.

ITEM 3.) TEAM DICKINSON UPDATE Dave Funk & Kaitlyn McMillan

Dave Funk gave an update on the following:

- Southeast Houston After-Hours Mixer
- The EDA/Water Street
- Parkview/Prose Apartments
- The traffic light issue at QT
- ELS Construction
- Multifamily and housing redevelopment
- Some general updates on past and future meetings, new development opportunities, etc.

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.

Derek Corrick motioned to Approve , and Callen Hajda seconded the motion.

VOTE:

6 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Chris Tucker, Billy Sparks, Callen Hajda)
0 NAYS

MOTION PASSED

- 5.A Consideration and possible action to approve the March 2026 Monthly Administrative Service Fee and Audit Transfer Request.
- 5.B Consideration and possible action to approve the March 2026 Payroll Transfer Request.
- 5.C Consideration and possible action to approve the January 2026 DEDC Financial and Investment Report.
- 5.D Consideration and possible action to approve the amended minutes from DEDC Regular Meeting held on February 3rd, 2026.
- 5.E Consideration and possible action to approve the minutes from DEDC Regular Meeting held on March 3rd, 2026.

ITEM 6.) OLD BUSINESS

No old business.

ITEM 7.) NEW BUSINESS

- 7.A **RESOLUTION XXX-2026** - Consideration and possible action to approve a Resolution of the Board of Directors of the Dickinson Economic Development Corporation delegating to its Executive Director the authority to execute license agreements for property owned by the DEDC.
Dave Funk explained the resolution and its purpose.

Derek Corrick motioned to Approve , and Lindsay Reyes seconded the motion.

VOTE:

6 AYES (Patrick Spies, Derek Corrick, Lindsay Reyes, Chris Tucker, Billy Sparks, Callen Hajda)
0 NAYS

MOTION PASSED

- 7.B Consideration and possible action to approve a license agreement with the Holy Trinity Episcopal Church for use of 4512 State Hwy 3, Dickinson, TX 77539 for festival parking.
No action taken.

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 at 7:37PM.

- 8.A Texas Government Code Section 551.071 - Consultation with Attorney

Consultation with Attorney regarding pending litigation, to wit: Branch Construction v. Dickinson Economic Development Corporation.

- 8.B Texas Government Code Section 551.087 - Deliberation Regarding Economic Development Negotiations
Deliberations regarding the offer of a financial or other incentive to, or commercial or financial information from, a business prospect that the board seeks to have locate, stay, or expand in or near the City of Dickinson and with which the board is conducting economic development negotiations..

ITEM 9.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)
Reconvened at 8:30PM. No action taken.

- 9.A Consideration and possible action regarding pending litigation, to wit: Branch Construction v. Dickinson Economic Development Corporation.
- 9.B Consideration and possible action regarding regarding the offer of a financial or other incentive to, or commercial or financial information from, a business prospect that the board seeks to have locate, stay, or expand in or near the City of Dickinson and with which the board is conducting economic development negotiations.

ITEM 10.) BOARD MEMBER COMMENTS
Callen Hajda said he's happy to see progress moving forward around town. Billy Sparks said it's good that the board is moving forward as a group. Chris Tucker said exciting things are happening in Dickinson. Patrick Spies reminded everyone that Mother's Day is coming up.

ITEM 11.) FUTURE AGENDA ITEMS
None.

ITEM 12.) ADJOURNMENT

Adjourned at 8:33PM.

PASSED APPROVED, AND ADOPTED this 05/06/2026.



Patrick Spies, Board President

ATTEST:



Claude Oliver, City Secretary