

Minutes

City of Dickinson

**Dickinson Economic
Development Corporation
REGULAR MEETING**

May 13, 2019

NOTICE that a **REGULAR MEETING** of the Dickinson Economic Development Corporation of the City of Dickinson, County of Galveston, State of Texas, was held on **Monday, May 13, 2019, at 7:00 p.m.** at the Dickinson Historic Railroad Center, 218 FM 517 West, Dickinson, Texas 77539 in the Community Room for the purpose of considering the following numbered items. The Dickinson Economic Development Corporation of the City of Dickinson, Texas reserved the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM:**
The meeting was called to order by President Robert Donley at 7:02 p.m. A quorum was present as the following members were in attendance: Jessie Brantley, Robert Donley, Chris Heard, Dawn King, Mark Martelli, Chad Rankin and Bill Schick. Also in attendance: Alison Benton, Interim Economic Development Executive Director, Mayor Julie Masters, Councilman Wally Deats and DEDC Attorney Habib Erkan.
- ITEM 2.) PUBLIC COMMENT:** Joan Malmrose, Director Dickinson Historical Society, noted the Dickinson Seed Store will be moving to the Depot property within the next 2 weeks. Also, would appreciate the City's support in preserving the arches over the Paul Hopkins Park Bridge that needs to be torn down and rebuilt, due to the damage sustained in Hurricane Harvey.
- ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the minutes of the Dickinson Economic Development Corporation's December 10, 2018 Regular Board Meeting. As the minutes were unavailable, the action was tabled to the next meeting to be held on June 10, 2019.
- ITEM 4.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the minutes of the Dickinson Economic Development Corporation's April 22, 2019 Regular Board Meeting. Dawn King motioned to accept the minutes as written, seconded by Chris Heard, passing unanimously.

ITEM 5.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Election of Vice President for the Remainder of Fiscal Year 2018-2019. Chad Rankin nominated Jessie Brantley, Dawn King seconded the nomination, a unanimous vote named Jessie Brantley as the new Vice President.

ITEM 6.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING: Executive Director Report. Alison Benton, Interim Executive Director of DEDC, discussed the Board Training Retreat, scheduled for Friday, May 17th from 9:00 am to 4:00 pm. Fred Welch, VP & ED Economic Alliance Houston Port Region in Deer Park, will be the facilitator. Mr. Welch specializes in strategic planning and budgeting for multi-year growth opportunities. A briefing on the workshop will be available for those who are unable to attend.

TDEC memberships are about to expire, each member will receive notice via email.

DISD Summer Program – Alison Benton sent an email message with outcome and has requested invoice.

ITEM 7.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Update on recruitment of DEDC Executive Director, appointment of a subcommittee. The executive search will be conducted by Strategic Government Resources. Jessie Brantley asked how SGR was selected, Chris Heard noted they were chosen as a result of 3 councilmen and 3 board members interviewing Mark Tanner (SGR).

Robert Donley suggested a sub-committee be selected to narrow down candidates to three, then the Board will interview each selected candidate to speed up the process, this was not favored by the majority. Some felt SGR should narrow down search and the Board as a whole will interview and select.

The draft brochure that will be used by SGR to recruit candidates was presented. Markups, timeline and who this position will directly report will be discussed Friday, May 17 at the Board Training Retreat. The goal is to have the new ED in place by summer.

ITEM 8.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING: Update on Dickinson Public Market Project and Feasibility Study was given by Alison Benton. The Market Feasibility Study draft has evolved from the initial information provided in the early stages of the project to a refocused comparison of local desires with statistical support. Selected portions of the Feasibility Study will be moving forward to the Business Plan in the next phase. The Governance of the final product and who will manage the Market itself will be discussed further at the May 17 Board Training Retreat.

ITEM 9.) EXECUTIVE SESSION: The board convened into Executive Session at 7:54 PM.

ITEM 10.) RECONVENE: MATTERS DISCUSSED IN EXECUTIVE SESSION: The board reconvened at 8:20 PM. Action taken on items discussed in Executive Session included:

- a. Pursuant to Texas Government Code Section 551.071 (entitled "Consultation with Attorney") and Section 551.72 (entitled "Deliberating Real Property") Alison Benton and Habib Erkan discussed the sales contract with the attorney for the landowner at 2626 45th St. Chris Heard motioned, Dawn King seconded, and there was a unanimous vote to cancel the agreement and recover escrow.
- b. Pursuant to Texas Government Code Section 551.087 (entitled "Deliberation Regarding Economic Development Negotiations") to discuss and deliberate commercial or financial information, direction was to have Alison Benton and Patrick Wiltshire meet with the owners of Little Monterey Restaurant to determine if there is an opportunity to receive grant funding from EDA for their project through HGAC. A motion was made to provide a grant up to \$40K for training employees who are Dickinson residents, which is anticipated to be 80% of the employees hired and \$10K for façade improvements. Mark Martelli motioned in favor, Jessie Brantley seconded, all were in favor and unanimously passed.
- c. Pursuant to Texas Government Code Section 551.087 (entitled "Deliberation Regarding Economic Development Negotiations") to discuss and deliberate commercial or financial information the Board of Directors received from Flying Rhino Brewery, which the Board of Directors wishes to locate, stay, or expand in Dickinson and with which the Board of Directors is conducting economic development negotiations. No action was taken.
- d. Pursuant to Texas Government Code Section 551.071 (entitled "Consultation with Attorney") and Section 551.72 (entitled "Deliberating Real Property") to receive legal advice on DEDC-owned real property located at Abstract 11A Farmer SURTR1-1 Acres 36.300 and Abstract 11 Page 1 Lot A & PT of Lots B through D (1-1) Interurban Gardens 9.59 Acres (Hughes Road). No action taken, requires further discussion.

ITEM 11.) ADJOURN: There was a motion by Chris Heard, seconded by Mark Martelli to adjourn the meeting. The meeting was adjourned at 8:23 p.m.

PASSED, APPROVED AND ADOPTED this the 10th day of June, 2019



Robert Donley
DEDC Board President