

AGENDA
City of Dickinson
**Dickinson Economic
Development Corporation**
REGULAR MEETING

March 14, 2022
6:30 p.m.

NOTICE is hereby given of a **REGULAR MEETING** of the Dickinson Economic Development Corporation for the City of Dickinson, County of Galveston, State of Texas, to be held on **Monday, March 14, 2022**, at **6:30 p.m.** at 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items.

The public may use the toll-free dial-in telephone number to listen to the meeting at: 1-(877)-309-2073, Access Code: 405 072 613 #

Or, the public may use their computer by clicking on the link below to view the meeting via video at: <https://meet.goto.com/405072613>

The Dickinson Economic Development Corporation of the City of Dickinson, Texas, reserves 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

ITEM 2.) INVOCATION AND PLEDGE

ITEM 3.) 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.

ITEM 4.) PUBLIC HEARING: A public hearing as required by Section 505.159(a) of the Texas Local Government Code regarding potential funding of a proposed economic development project allowed under Section 505 of the Texas Local Government Code with Genesis Consolidated Industries, Inc. Members of the public will be given a reasonable opportunity to speak on this matter, comments not to exceed three (3) minutes in length per participant.

ITEM 5.) CONSENT AGENDA - CONSIDERATION AND POSSIBLE ACTION:
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 afterwards.

- A. Approval of the Meeting Minutes from the DEDC's Regular Meeting held on December 13, 2021.
- B. Approval of the Meeting Minutes from the DEDC's Regular Meeting held on January 10, 2022.
- C. Approval of the Meeting Minutes from the DEDC's Regular Meeting held on February 14, 2022.
- D. Review of DEDC Account Statements for Texas First Bank and TEXPOOL.
- E. Review of DEDC Financial Report received from City of Dickinson CFO Harrison Nicholson for the month ending January 31, 2022.
- F. Approval of the request received from City of Dickinson CFO Harrison Nicholson to transfer February 2022 Payroll funds from the DEDC's operating account into the City of Dickinson's operating account.

ITEM 6.) DISCUSSION AND POSSIBLE ACTION CONCERNING:

- a.) The adoption of Amendment #5 to the Earnest Money Contract between the DEDC and CB MGMT, LLC for the Hughes Road property.
- b.) The adoption of a Resolution designating individuals to serve as signatories for Real Estate transactions completed by the DEDC.

ITEM 7.) DISCUSSION AND POSSIBLE ACTION CONCERNING: The DEDC to directly contract with Hawes Hill & Associates and not with Halff & Associates which was previously approved on December 20, 2021.

ITEM 8.) DISCUSSION AND POSSIBLE ACTION CONCERNING: Nullify the Ground Lease Agreement with Dickinson Chamber of Commerce for use of the DEDC owned property located at 4512 Hwy 3.

ITEM 9.) DISCUSSION AND POSSIBLE ACTION CONCERNING: Approval of the Proposal received from Resimplifi to propagate and monitor Zoom Prospector.

ITEM 10.) CONSIDERATION AND DISCUSSION CONCERNING: Review of the ASA – Administrative Services Agreement between the City of Dickinson and Dickinson Economic Development Corporation.

ITEM 11.) DISCUSSION AND POSSIBLE ACTION CONCERNING: Approval and attendance confirmation of Joint Meeting on March 22, 2022 at 6:00 p.m. between City Council and DEDC.

ITEM 12.) EXECUTIVE SESSION:

Board President’s Statement:

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:

- A.** Texas Government Code Section 551.071 – Consultation with attorney regarding pending litigation, and matters in which the duty of the Dickinson Economic Development Corporation attorney requires to be discussed in closed meeting.
- B.** Texas Government Code Section 551.072 - DELIBERATION REGARDING REAL PROPERTY: purchase, exchange, lease, or value of real property – discuss real property in connection with Project Genesis.
- C.** Texas Government Code Section 551.087 – Discussion or Deliberation regarding Economic Development Negotiations.

ITEM 13.) RECONVENE

Board President’s Statement:

The time is now _____ **p.m.** and hereby close the executive session of The Dickinson Economic Development Corporation and do hereby reconvene the open session.

ITEM 14.) DISCUSSION AND POSSIBLE ACTION CONCERNING:

- a.) Approval of a Performance Agreement with Genesis Consolidated Industries, Inc.
- b.) Issuing letters of support for Project Genesis.

ITEM 15.) EXECUTIVE DIRECTOR'S NOTES: Courtland Holman

ITEM 16.) BOARD MEMBER COMMENTS:

ITEM 17.) FUTURE AGENDA ITEMS:

ITEM 18.) ADJOURN

The time is now _____ p.m. The meeting is adjourned.

CERTIFICATION

This is to certify that a copy of the Notice of the Dickinson Economic Development Corporation Regular Meeting for **Monday, March 14, 2022**, was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on or before the 11th day of March 2022, prior to 6:30 p.m.



Courtland Holman, Executive Director of DEDC

In compliance with the Americans with Disabilities Act, the Dickinson Economic Development Corporation will provide reasonable accommodations for disabled persons attending Dickinson Economic Development Corporation Meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting the DEDC office at 281-337-6105.