

Robert Donley, President
Jessie Brantley, Vice President
Chad Rankin
Matt Sabatier

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

Bill Schick, Secretary / Treasurer
Joe Wilburn
Kevin Edmonds
Scott Jones, Chief Executive Officer

August 16, 2021
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, August 16, 2021**, at **6:30 p.m.** at 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items.

The Dickinson Economic Development Corporation will no longer allow public input/participation into meetings by telephone and/or video conference. Meetings will continue to be broadcast via GoToMeeting and the public may listen (only) by telephone or use their computer to access the meetings.

The public may use the toll-free dial-in telephone number to listen to the meeting at: 1-(877)-309-2073, Access Code: 874 702 677 #

Or, the public may use their computer by clicking on the link below to view the meeting via video conference at: <https://global.gotomeeting.com/join/874702677>

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.) PUBLIC COMMENT: At this time, any person with business related to Dickinson Economic Development Corporation (DEDC) may speak to the Board. Anyone wishing to speak should inform the Board of their name and address. 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 3.) PUBLIC HEARING: A Public Hearing as required by Section 505.159(a) of the Texas Local Government Code will be held regarding potential funding of a proposed Economic Development project known as Project Rhino, a commercial business to be located at 1126 FM 517 West, Dickinson, TX.

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 4.) 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 Minutes from the DEDC's Regular Meeting held on April 19, 2021.

B. Approval of the Minutes from the DEDC's Regular Meeting held on May 17, 2021.

C. Approval of the Minutes from the DEDC's Special Meeting held on June 7, 2021.

ITEM 5.) BRIEFING, CONSIDERATION AND DISCUSSION CONCERNING: Chief Executive Officer's Report to discuss Business Development, Prospecting, Marketing, Property Management, Projects, City/DEDC Business and Legal issues.

ITEM 6.) BRIEFING AND DISCUSSION CONCERNING: Eric Davis with Catalyst Commercial will present the first draft of the Dickinson Economic Development Strategic Plan.

ITEM 7.) DISCUSSION AND POSSIBLE ACTION CONCERNING: Approval of revised FY2020-2021 DEDC budget.

ITEM 8.) CONSIDERATION AND DISCUSSION CONCERNING: Financial Report received from the City of Dickinson for the month ending June 30, 2021, and DEDC Account Statements for Capital One and TEXPOOL.

ITEM 9.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Request from City of Dickinson Director of Finance Harrison Nicholson to transfer June 2021 AP/Payroll funds in the amount of \$9,750.00 and \$61,615.62 from the DEDC's operating account into City of Dickinson's operating account. (Tabled at previous DEDC Regular Meeting on July 19, 2021)

ITEM 10.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Request from City of Dickinson Director of Finance Harrison Nicholson to transfer \$4,160.00 for FY2021 Debt Service to correct FY2020 amount paid and July 2021 AP/Payroll funds in the amount of \$39,959.90 from the DEDC's operating account into City of Dickinson's operating account.

ITEM 11.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Authorization for DEDC President Robert Donley to apply for Federal Assistance via SF-424 for a \$3,000,000.00 EDA Reimbursement Grant to fund and construct a public parking garage and revise a match commitment of \$1,509,617.84 for the Water Street Parking Garage Development.

ITEM 12.) CONSIDERATION CONCERNING: Amending or repealing the Dickinson Economic Development Corporation's Financial Policies and Procedures.

ITEM 13.) CONSIDERATION CONCERNING: Discussion and deliberation of the roles and responsibilities of the Board of Directors and Chief Executive Officer of the DEDC, and policy conflicting with the City Council-approved Bylaws of the DEDC being presented to the City Council of the City of Dickinson for approval.

ITEM 14.) CONSIDERATION AND DISCUSSION CONCERNING: The Board will now hold a closed executive session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority below. In order to conduct the closed meeting, the public telephone conference will be placed on hold as the Board conducts the closed meeting. The Board will return to the public telephone conference line at the conclusion of the closed meeting to reconvene the public meeting:

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: 19 acres, more or less, owned by DEDC at I-45 and Dickinson Bayou.

- C. Texas Government Code Section 551.087 – 1.) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the government body is conducting economic development negotiations; or 2.) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project Water Street.

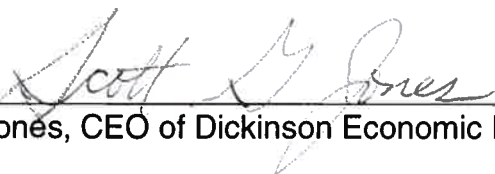
ITEM 15.) RECONVENE

ITEM 16.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Items discussed in Executive Session.

ITEM 17.) ADJOURN

CERTIFICATION

This is to certify that a copy of the Notice of the Dickinson Economic Development Corporation Regular Meeting for **Monday, August 16, 2021**, was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on this the 13th day of August 2021, prior to 6:30 p.m.



Scott G. Jones, CEO of Dickinson Economic Development Corporation

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 Chief Executive Officer of Dickinson Economic Development Corporation's office at 281-337-6105.