



# City of Dickinson, TX

## City Council and Dickinson Economic Development Corporation Special Joint Meeting Minutes

Tuesday, March 22, 2022

6:00 PM

4403 Highway 3  
Dickinson, TX 77539

Sean Skipworth, Mayor  
Johnnie Simpson, Jr.  
Scott Shrader  
Walter Wilson

Wally Deats  
Louis Decker  
William H. King III, Mayor Pro  
Tem  
Theo Melancon, City Manager

The Dickinson City Council met in a duly called and announced the Regular Meeting on **Tuesday, March 22, at 6:00 p.m.** 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items.

### **1. CALL TO ORDER AND CERTIFICATION OF A QUORUM**

Mayor Sean Skipworth called the meeting to order at 6:00 p.m. Mayor Skipworth called roll and certified a quorum. Those present were: Mayor Sean Skipworth, Johnnie Simpson, Scott Shrader, Walter Wilson, Wally Deats, Louis Decker, William King, Bill Schick, Jessie Brantley, Matt Sabatier, Collin Coker, Rachel McMurray and DEDC Executive Director, Courtland Holman. Also present was City Attorney, and City Manager Theo Melancon.

### **2. PUBLIC COMMENTS**

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Council, not individual members of Council or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, The City Council may not deliberate.

None.

### **3. PRESENTATION AND DISCUSSION CONCERNING:**

The Creation of Tax Increment Reinvestment Zones in Dickinson, Texas.

Travis James with TXP, Inc. presented the Creation of Tax Increment Reinvestment Zones in Dickinson, Texas project. He described it as a tool used by local government to finance

improvements and infrastructure within a defined area. He stated it is not a tax increase, it's a portion or all of property tax revenue. As the tax grows the tax revenue generated goes into that special account to be used in that defined area. At the end of the phase term it goes away and all revenue automatically flows to the City. Some examples of common eligible expenses are public works, infrastructure, remediation, economic development grants, professional service costs and relocation cost. TIRZs are used in large master plan projects. Mr. Travis James discussed the two (2) TIRZs rules and the steps to creating the TIRZ.

Travis James and City Manager Theo Melancon answered Council Members and DEDC members questions and concerns.

No action taken.

**4. PRESENTATION AND DISCUSSION CONCERNING:**

Project Genesis

Rob Hayward, CEO with Community Corporation presented Project Genesis. Project Genesis will be solely focused on utility scale renewal energy projects, some distributed generation, SMART City Development and Micro-Grid Development. He discussed implementing new technologies, training and hiring locally within the region. Rob also stated that Genesis consolidated industries is in partnership with KOREPOWER, SunGrid and represented by Holland & Knight along with many other experts. He discussed the establishment of the GCI Headquarters and the creation of 450 permanent jobs. These jobs will support both corporate HQ and technical development for renewal and battery storage projects within the region. He reviewed the plan to establish new market tasks to further the investments within the region. Mr. Hayward stated they are ready to commit.

Rob Hayward, CEO and City Manager Theo Melancon answered Council Members and DEDC members questions and concerns.

No action taken.

**4. ADJOURNEMENT**

1<sup>ST</sup> Motion: Council Member Wilson made a motion to adjourn.

2<sup>nd</sup> Motion: Council Member Simpson seconded the motion.

Vote:

7 Ayes (Simpson, Shrader, Wilson, Deats, Decker, King, Skipworth)  
0 Nays

**Meeting adjourned at 6:47 p.m.**



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Sean Skipworth, Mayor

Attest:

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*Keri Lyn Basche*

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CITY SECRETARY