



Dickinson Economic Development Corporation

Regular Meeting Minutes

August 14, 2023 @ 6:30pm

The Dickinson Economic Development Corporation met in a duly called and announced the meeting on Monday, August 14, 2023 at 6:30 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

President Bill Schick called the meeting to order at 6:30 p.m. Those present were Bill Schick, Jessie Brantley, Sean Skipworth, Collin Coker and Director, Courtland Holman.

2. INVOCATION

Jessie Brantley gave the invocation.

3. PLEDGE OF ALLEGIANCE

Collin Coker led the Pledge of Allegiance

4. 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.

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.

5.A Consideration and possible action to approve the May 2023 DEDC's Account Statements for Texas First Bank and TexPool.

1st Motion- Jessie Brantley

2nd Motion- Sean Skipworth

4 Ayes (Skipworth, Coker, Brantley, Schick)

5.B Consideration and possible action to approve the June 2023 DEDC's Account Statements for Texas First Bank and TexPool.

1st Motion- Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Schick, Coker, Brantley)

5.C Consideration and possible action to approve May 2023 DEDC's Financial and Investment Report.

1st Motion- Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Schick, Coker, Brantley)

5.D Consideration and possible action to approve June 2023 DEDC's Financial and Investment Report.

1st Motion- Jessie Brantley

2nd Motion- Sean Skipworth

4 Ayes (Skipworth, Schick, Coker, Brantley)

5.E Consideration and possible action to approve FY23 3rd Quarter Transfer Request.

1st Motion- Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Schick, Coker, Brantley)

5.F Consideration and possible action to approve the June 2023 Payroll Transfer Request.

1st Motion- Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Schick, Coker, Brantley)

5.G Consideration and possible action to approve the July 2023 Payroll Transfer Request.

1st Motion -Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Schick, Coker, Brantley)

5.H Consideration and possible action to approve the June 2023 Monthly Administrative Service Fee Transfer Request.

1st Motion- Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Coker, Schick, Brantley)

5.I Consideration and possible action to approve the July 2023 Monthly Administrative Service.

1st Motion- Sean Skipworth

2nd Motion- Collin Coker

4 Ayes (Skipworth, Coker, Brantley, Schick)

MOTION PASSED

Sean Skipworth asked to pull all items from Consent.

6. PRESENTATION

6.A Casey Kidd of Navi Retail to update board.

Casey updated the board on his progress and what he's been working on. With the information given to him from ICSC, he was able to reach out to 54 retailers and was able to meet with 4 and 38 developers where he was able to meet with 2. He has set up more meetings with 5 retailers and 4 developers.

7. DISCUSSION AND POSSIBLE ACTION

7.A Discussion and possible action to approve Tony Allender of Hill & Associates Economic Development Strategic Plan.

Tony Allender presented the Strategic Plan.

1st Motion- Jessie Brantley

2nd Motion- Sean Skipworth

4 Ayes (Schick, Coker, Brantley, Skipworth)

MOTION PASSED

8. EXECUTIVE (CLOSED) SESSION (S)

The time is now **8:07** 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:

8.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.

8.B Texas Government Code Section 551.072- Deliberation regarding real property: purchase, exchange, lease, or value of real property, to wit: discuss possible acquisition of real property.

8.C Texas Government Code Section 551.087 - Discussion regarding economic development negotiations.

9. ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)

9.A Public hearing regarding a proposed object with Flying Rhino Brewing Company LLC.

Sean Skipworth motioned to Table this item.

1ST Motion- Sean Skipworth

2nd Motion- Jessie Brantley

4 Ayes (Skipworth, Brantley, Coker, Schick)

MOTION PASSED

9.B Consider and take action on a proposed Economic Development grant agreement with Flying Rhino Brewing Company LLC.

Sean Skipworth motioned to Table this Item.

1ST Motion- Sean Skipworth

2nd Motion- Jessie Brantley

4 Ayes (Skipworth, Brantley, Coker, Schick)

MOTION PASSED

9.C Public hearing regarding a proposed project with Backyard Brewing Company.

Open item for public hearing regarding the proposed project.

This is a land transaction with a grant for a brewery company.

9.D Consider and take action on a proposed Economic Development grant agreement with Backyard Brewing Company.

9.E Consider and possible action regarding Consultation with Attorney regarding pending litigation and matters in which the duty of the Dickinson Economic Development Corporation attorney requires to be discussed to closed meetings.

- **Consideration and take possible action on a proposed settlement agreement with Scott Jones and authorize the City Manager/CEO to execute any and all documents related thereto.**

1st Motion- Jessie Brantley

2nd Motion- Sean Skipworth

4 Ayes (Skipworth, Brantley, Coker, Schick)

MOTION PASSED

9.F Consideration and possible action regarding deliberation regarding real estate property: purchase, exchange, lease, or value of real estate property, to wit: discuss possible acquisition of real estate property.

9.G Consideration and possible action regarding- Discussion regarding Economic Development negotiation and opportunities.

10. EXECUTIVE DIRECTOR'S NOTES

10.A Courtland Holman

Courtland has set up biweekly meetings with Navi Retail staff Hailey.

11. BOARD MEMBER COMMENTS

NONE

12 FUTURE AGENDA ITEMS

NONE

13 ADJOURNMENT

Jessie Brantley motion to adjourn at 9:23 p.m.

1st Motion- Jessie Brantley

2nd Motion- Sean Skipworth

4 Ayes (Skipworth, Brantley, Schick, Coker)



Callie Coker, President



Ana Urps, City Secretary