

Darrell Carney, President  
Chris Tucker, Vice President  
Libby Moreno, Secretary  
Mark Townsend  
Angela Forbes, Economic  
Development Director

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

Robert Donley  
Mike Reinschmidt  
Mark Martelli  
Dan Redd, Chief Executive  
Officer

**May 14, 2018**

**NOTICE** is hereby given of an **REGULAR MEETING** of the Dickinson Economic Development Corporation of the City of Dickinson, County of Galveston, State of Texas, to be held on **Monday, May 14, 2018, 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, 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**

President Darrell Carney called the meeting to order at 7:05 p.m. Economic Development Director Angela Forbes called roll and certified a quorum. Board Members present were as follows: Darrell Carney, Libby Moreno, Mark Townsend, Robert Donley, Chris Tucker and Mark Martelli. Absent was Mike Reinschmidt. Also present was the Chief Executive Officer Dan Redd, Economic Development Director Angela Forbes, Project Manager Jodi Montemayor, and Admin Assistant Tisha Woody.

**ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of Dickinson Economic Development Corporation of:

**A. April 9, 2018 Regular Board Meeting**

Director Tucker made a motion to approve the Minutes of the April 9, 2018 Regular Board Meeting. The motion was seconded by Director Moreno.

**VOTE:**

**6 AYES** (Carney, Donley, Martelli, Moreno, Townsend, Tucker)

**0 NAYS**

**MOTION PASSED**

**ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Presentation and Approval of Fiscal Year 2016-2017 Audited Comprehensive Annual Financial Report and Federal Single Audit Report Prepared By Belt, Harris Pechacek, LLLP, Certified Public Accountants.

Laura Ham from Belt Harris Pechacek, LLLP presented the Fiscal Year 2016-2017 Audited Comprehensive Annual Financial Report and Federal Single Audit Report to Council. Ms. Ham and Assistant City Administrator/Chief Financial Officer

Stephanie Russell addressed the questions of Board regarding the reports.

No formal action was taken by the Board.

**ITEM 4.) BRIEFING AND DISCUSSION CONCERNING:** Briefing and Discussion Concerning Quarterly Investment Report & Financials for Period Ending March 31, 2018.

Chief Financial Officer Stephanie Russell gave the Quarterly Investment Report & Financials for Period Ending March 31, 2018.

**ITEM 5.) BRIEFING AND DISCUSSION CONCERNING:** Dickinson Economic Development Staff Update:

- A. Economic Development Update - Business
- B. Administrative Update
- C. Update on the Cedar Oaks Property
- D. Update on the Hughes Road Property
- E. Update on Available Commercial Property Directory
- F. Update on DEDC Marketing Platforms
- G. Update on the Hurricane Harvey Small Business Project Grants
- H. Update on DEDC Staff Training Activities

Chief Executive Officer Dan Redd, Economic Development Director Angela Forbes and President Carney updated the Board on current Economic Development activities.

**ITEM 6.) BRIEFING AND DISCUSSION CONCERNING:** Dickinson Economic Development Corporation Bylaws.

President Carney updated the Board on the current Dickinson Economic Development Corporation Bylaws. President Carney was requested to the Board to forward any comments/updates from the Board of Directors to Ms. Forbes by Wednesday, May 23, 2018.

**ITEM 7.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING:** The Retail Trade Center Project also known as Gulf Coast Public Market Monthly Update.

- A. Gulf Coast Public Market Administrative Update
- B. Update on Design and Development Update
- C. Update on Grants and Funding Initiatives
- D. Update on Project Marketing
- E. Update on Meetings Associated with the Gulf Coast Public Market

Project Manager Jodi Montemayor updated the Board on the progress of the Retail Trade Center Project also known at Gulf Coast Public Market.

**ITEM 8.) EXECUTIVE (CLOSED) SESSION –** The Dickinson Economic Corporation will hold a closed executive meeting pursuant to the provision of Chapter 551, Government Code, Vernon's Texas Codes annotated, in accordance with the

authority contained in:

President Carney recessed the regular meeting into Executive Session at 8:24p.m.

- A. Section 551.087- Discuss or deliberate regarding commercial or financial information that the Dickinson Economic Development Corporation has received from a business prospect that the Dickinson Economic Development Corporation seeks to have locate, stay or expand in or near the City and which the Dickinson Economic Development Corporation is conducting economic development negotiations concerning the Retail Trade Center Project also known as the Gulf Coast Public Market.
- B. Section 551.072 – Deliberation Regarding Real Property – Discussion Regarding the Purchase, Exchange, Lease or Value of Real Property concerning approximately 45.83737 acres of land, more or less located at 401 Hughes Road which is located in the City of Dickinson, Galveston County, Texas.
- C. Section 551.074 – Personnel Matters and Section 551.071 – Consultation with Attorney regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Chief Executive Officer and Director of Economic Development.

**ITEM 9.) RECONVENE**

President Darrell Carney reconvened the meeting at 10:00p.m.

**ITEM 10.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Matters discussed In Executive Session.**

No action was taken.

**ITEM 11.) FUTURE AGENDA ITEMS**

No items were discussed.

**ITEM 12.) ADJOURN**

Director Townsend made a motion to adjourn the meeting at 10:01 p.m. The motion was seconded by Director Tucker.

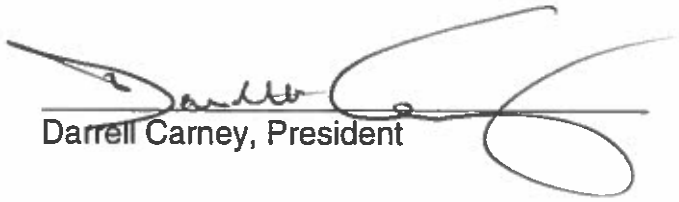
**VOTE:**

**6 AYES (Carney, Donley, Martelli, Moreno, Townsend, Tucker)**

**0 NAYS**

**MOTION PASSED**

**PASSED, APPROVED AND ADOPTED** this the 11<sup>th</sup> day of June, 2018.



Darrell Carney, President