

Darrell Carney, President
Chris Tucker, Vice President
Libby Moreno, Secretary
Mark Townsend

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

Robert Donley
Chris Heard
Mark Martelli

July 17, 2018

NOTICE is hereby given of a **REGULAR MEETING** of the Dickinson Economic Development Corporation of the City of Dickinson, County of Galveston, State of Texas, to be held on **Tuesday, July 17, 2018, at 7:00 p.m.** at: 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 7:06 p.m. Project Manager Jodi Montemayor called roll and certified a quorum. Board Members present were as follows: Darrell Carney, Libby Moreno, Robert Donley, Chris Tucker, Mark Martelli, and Chris Heard. Also present was Councilman Wally Deats, and Project Manager Jodi Montemayor. Director Mark Townsend and Economic Development Director Angela Forbes were absent.

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

A. June 11, 2018 Regular Board Meeting

Director Donley made a motion to approve the Minutes of the June 11, 2018 Regular Board Meeting. The motion was seconded by Director Moreno.

VOTE:

6 AYES (Carney, Donley, Martelli, Moreno, Heard, Tucker)

0 NAYS

MOTION PASSED

ITEM 3.) BRIEFING AND DISCUSSION CONCERNING: Dickinson Economic Development June 2018 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 and Civic Activities

Project Manager Jodi Montemayor and President Carney updated the Board on current Economic Development activities.

- ITEM 4.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING:** Approval of Resolution XXX-2018 - **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DICKINSON ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DICKINSON, TEXAS RATIFYING THE ACTIONS OF THE BOARD PRESIDENT IN EXECUTING AN AGREEMENT FOR ARCHITECTURAL DESIGN SERVICES BETWEEN DICKINSON ECONOMIC DEVELOPMENT CORPORATION AND ENGBERG ANDERSON ARCHITECTS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Charlie Zech, DEDC Attorney stated the agreement for architectural design services between DEDC and Engberg Anderson Architects needed a Professional Services Agreement with terms added to the contract. Mr. Zech stated he will send the document to Ms. Forbes to send to Mr. Ernst to accept and sign.

Director Tucker made a motion to table this action until the agreement was signed and returned. The motion was seconded by Director Martelli.

VOTE:

6 AYES (Carney, Donley, Martelli, Moreno, Heard, Tucker)

0 NAYS

MOTION PASSED

- ITEM 5.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING:** Amending Dickinson Economic Development Corporation Bylaws.

Recommended changes to the DEDC Bylaws were discussed as follows. Once these DEDC Bylaws are modified to reflect these changes, an updated copy will be sent out and discussed in the next DEDC Board Meeting.

The President, or such other person designated by the Board of Directors to perform specified duties of the President as specified in Section 4.9 shall be the Chief Executive Officer (CEO) of the Corporation who's duties shall be assigned by the Board of Directors.

No formal action was taken.

- ITEM 6.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING:** Regarding Fiscal Year 2018-2019 Budget.

No formal action was taken.

- ITEM 7.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING:** A Proposal from Texas Economic Development Council to provide a training/workshop overview

on 4B Sales Tax Laws, Board of Director Responsibilities and Developing an Exceptional Team.

Director Moreno made a motion to approve the proposal from Texas Economic Development Council to provide a training overview on 4B Sales Tax Laws, Board of Director Responsibilities and Developing an Exceptional Team. The motion was seconded by Director Donley.

VOTE:

6 AYES (Carney, Donley, Martelli, Moreno, Tucker, Heard)

MOTION PASSED

ITEM 8.) 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 and President Carney updated the Board on the Gulf Coast Public Market.

ITEM 9.) PUBLIC HEARING: The Corporation will receive public comments regarding the following proposed project amendments:

Section 1: Section 4 of Resolution 121-2016 is hereby amended to read as follows:

The Development of a Retail Trade Center Project also known as the Gulf Coast Public Market by increasing the adopted estimated amount of total expenditures for the project from \$2,000,000.00 to is \$12,000,000.00. The estimated amount of Type B Sales Tax expenditures by the DEDC for the Project is approximately six million dollars and zero cents (\$6,000,000.00).

President Carney opened the Public Hearing at 7:59 p.m.

- A. Presentation of the Project
- B. Those in Favor
- C. Those Opposed

President Carney closed the Public Hearing at 8:05 p.m.

David Lehmann resides at 3802 Texas Avenue, Dickinson expressed some concern on the project cost and if the project will be successful.

Darrell Hartwick, resides at 4201 E. 38th Street, Dickinson expressed some concern about the drainage around the project and traffic congestion on Highway 3.

ITEM 10.) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING: Approval of Resolution 140-2018 - **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DICKINSON ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DICKINSON, TEXAS AMENDING RESOLUTION 121-2016 - DEVELOPMENT OF A RETAIL TRADE CENTER PROJECT ALSO KNOWN AS THE GULF COAST PUBLIC MARKET BY INCREASING THE ADOPTED ESTIMATED AMOUNT OF TOTAL EXPENDITURES FOR THE PROJECT FROM \$2,000,000.00 TO \$12,000,000.00. THE ESTIMATED AMOUNT OF TYPE B SALES TAX EXPENDITURES BY THE DICKINSON ECONOMIC DEVELOPMENT CORPORATION FOR THE PROJECT IS APPROXIMATELY SIX MILLION DOLLARS AND ZERO CENTS (\$6,000,000.00).**

Director Moreno made a motion to approve Resolution XXX-2018. The motion was seconded by Director Tucker.

VOTE:

5 AYES (Carney, Donley, Martelli, Moreno, Tucker)

1 NAYS (Heard)

MOTION PASSED

ITEM 11.) 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 8:16p.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 Legally Described as 401 Hughes Road which is located in the City of Dickinson, Galveston County, Texas.
- C. Section 551.071 Consultation with Attorney regarding the role of the Board of Directors in the supervision of Corporation employees and implementation of policies and procedures.
- D. Section 551.074 – Personnel Matters and Section 551.071 – Consultation with Attorney regarding the position of Chief Executive Officer.

E. Section 551.074 – Personnel Matters and Section 551.071 – Consultation with Attorney regarding the position of Economic Development Director.

ITEM 12.) RECONVENE

President Darrell Carney reconvened the meeting at 10:21p.m.

ITEM 13.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Matters discussed In Executive Session.

ITEM 14.) FUTURE AGENDA ITEMS

No items were discussed.

ITEM 15.) ADJOURN

Director Moreno made a motion to adjourn the meeting at 10:23p.m. The motion was seconded by Director Donley.

VOTE:

6 AYES (Carney, Donley, Martelli, Moreno, Heard, Tucker)

0 NAYS

MOTION PASSED

PASSED, APPROVED AND ADOPTED this the 21st day of August, 2018.



President Darrell Carney