

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

April 25, 2025 – 11:00 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins called the meeting to order at 11:11 a.m. Board Members present were Whitney McDougall, Harold Smith, and Melisa Whitehead.

Ex-Officio Member, City Manager Brent Parker was present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

Demond Dawkins gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Dawkins moved to the Consent Agenda.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the WEDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon approval of Minutes from March 19, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2025.**
- C. Consider and act upon a Performance Agreement between the WEDC and Sands RX, LLC.**

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to approve the Consent Agenda. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding construction services for Cooper Plaza at Hwy 78 & Brown.**

Staff Comments

Staff reminded the Board that the WEDC approved construction services for Cooper Plaza, at the intersection of SH 78 and Brown Street, to McMahon Contracting LP on June 19, 2024. This project is currently at 62% completion, and staff noted that a few additional change orders are required. Those changes include waterline revisions totaling \$126,813, which involve removing and replacing an existing 14” water line. The electrical and lighting revisions, totaling \$131,741, to address changes to the originally proposed lighting around the Cooper Plaza detention pond. Additionally, staff shared the plans for extending the sidewalk along Brown Street and railing around the detention pond.

Board Action

A motion was made by Whitney McDougall, seconded by Melisa Whitehead, to approve Change Orders with McMahon Contracting LP in an estimated amount of \$300,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

2. Consider and act upon issues surrounding the 544 Corridor Master Drainage Analysis.

Staff Comments

Staff reminded the Board that the WEDC has been working with Kimley-Horn to identify drainage solutions at key locations within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the FM 544 Corridor Master Drainage Analysis. Staff then provided an overview of IPO #14, as outlined in the agenda report, which provides a conceptual drainage analysis for the FM 544 Corridor. The Board agreed that this Corridor Master Drainage Analysis is necessary to identify potential drainage solutions.

Board Action

A motion was made by Melisa Whitehead, seconded by Whitney McDougall, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$115,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

3. Consider and act upon issues surrounding the 544 Corridor Master Plan.

Staff Comments

Staff reminded the Board that the WEDC has been working with Kimley-Horn to identify options for potential development within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the 544 Corridor Master Plan. Staff provided an overview of IPO #15, as outlined in the agenda report.

Board Action

A motion was made by Harold Smith, seconded by Whitney McDougall, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$106,500 and further authorize the Executive Director to execute all necessary documents. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

Staff Comments

Staff noted that there has been ongoing communication regarding MLKJ project updates. The Board confirmed they would like to continue receiving weekly rather than monthly updates. Additionally, staff will assist MLKJ and provide pictures of the project's status as needed for weekly updates.

DS2. Discussion issues surrounding the FY 2025-2026 Budget.

Staff Comments

Staff presented and discussed the FY 2025-2026 WEDC Budget and the approved Budget Calendar for the City of Wylie with the Board. Staff noted that there are currently two Board Members on the Budget Committee and requested at least one Budget Committee Meeting before the June 18th WEDC Board Meeting to review and discuss the FY 2025-2026 WEDC Budget. The Board Committee Members invited the rest of the Board Members to attend if they were interested in participating. The Board agreed to schedule a Budget Committee Meeting on Monday, May 12, 2025, at 3:00 p.m.

DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding Real Estate, Staff noted that Deft Ventures may request an extension on their Real Estate Contract, which will be brought back to the Board for consideration at the May Board Meeting if necessary. Staff shared updates regarding two Career Inspire events and a new employer program focused on hiring veterans. Staff reminded the Board that the upcoming deadline to apply for Boards and Commissions is on May 15th. Staff discussed the upcoming Board and Commission Interviews, with Demond Dawkins and Harold Smith volunteering to be involved in the process. Staff noted a 5.38% decrease in sales tax reporting for the month of April and stated that YTD sales tax revenues are up 6.65%.

EXECUTIVE SESSION

Recessed into Closed Session at 11:51 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 12:47 p.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 12:47 p.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director