

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting
April 17, 2024 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Melisa Whitehead called the meeting to order at 7:31 a.m. Board Members present were Whitney McDougall, Blake Brininstool, and Demond Dawkins.

Deputy City Manager Renae' Ollie was present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Administrative Assistant Marissa Butts, and Marketing & Communications Coordinator Will Kelly.

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Whitehead moved to 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 20, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the March 2024 WEDC Treasurer's Report.**

Board Action

A motion was made by Blake Brininstool, seconded by Demond Dawkins, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding Board Seat Appointments.**

Staff Comments

Staff brought this item to the Board for consideration of appointment to the vacant seat of Vice President of the WEDC Board. The Board discussed the WEDC Bylaws that outline the process for

the selection of officers and any interest to serve as the Vice President of the WEDC Board. President Whitehead inquired if Immediate Past President, Demond Dawkins, would consider filling the seat, as he has prior experience as the Vice President and President of the WEDC Board.

Ex-Officio Mayor Mathew Porter arrived at 7:34 a.m. during the consideration of Regular Agenda Item 1.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to appoint Demond Dawkins to serve as Vice President of the WEDC Board of Directors. A vote was taken, and the motion passed 4-0.

2. Consider and act upon a Fourth Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company.

Staff Comments

Staff presented a Fourth Amendment to the Purchase and Sale Agreement with McClure Partners Construction Company extending the Inspection Period deadline by 90 days. This extension will allow the WEDC time to finalize the engineering plans, install TxDOT improvements, and get started on the installation of the public infrastructure and fire lanes for Cooper Plaza.

Vice President Dawkins stepped out during Regular Agenda Item 2 at 7:40 a.m.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve a Fourth Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 3-0.

Vice President Dawkins returned after the Board took action on Regular Agenda Item 2 at 7:41 a.m.

President Whitehead moved on to Discussion Items and will consider Regular Agenda Item 3 after Executive Session.

DISCUSSION ITEMS

DS1. 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 Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Staff collected attendance confirmations from the Board for upcoming events. The Board then discussed rescheduling the WEDC Board Retreat/Work Session to June 14th and scheduling a joint work session with Wylie City Council on May 14th. Related to Property Management, staff noted that the tenant at 305 S Ballard recently vacated and the property will be scheduled for demolition soon. Additionally, the Board reviewed a drainage analysis of Regency Business Park and reviewed the necessary steps associated with unlocking 11 acres of buildable acreage.

EXECUTIVE SESSION

Recessed into Closed Session at 8:13 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. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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: 2013-9a, 2022-1c, 2022-10c, 2023-1a, 2023-2d, 2023-5b, 2023-9b, 2024-1a, 2024-1c, 2024-3a, 2024-3b, 2024-4a, 2024-4b, and 2024-4c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 8:57 a.m. and then moved to consider and take action on Regular Agenda Item 3.

3. Consider and act upon FY 2023-2024 Midyear Budget Amendments.

Board Action

A motion was made by Blake Brininstool, seconded by Demond Dawkins, to approve the FY 2023-2024 Midyear Budget Amendments. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Whitehead adjourned the WEDC Board meeting at 8:58 a.m.

Melisa Whitehead, President

ATTEST:

Jason Greiner, Executive Director