

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

September 18, 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 7:32 a.m. Board Members present were Vice President Demond Dawkins, Whitney McDougall, Blake Brininstool and Harold Smith.

Ex-Officio Members, Mayor Matthew Porter and City Manager Brent Parker were present.

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

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 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 August 21, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the August 2024 WEDC Treasurer's Report.**

Board Action

A motion was made by Demond Dawkins, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

President Whitehead then moved on to Discussion Items.

DISCUSSION ITEMS

DS1. Discussion regarding future WEDC Board Retreats/Work Sessions.

Staff Comments

A future WEDC Board Retreat/Work Session was discussed by the Board. Multiple dates were considered with consideration of either one large group or several smaller groups for participation. The Board agreed to a future Work Session with the full WEDC Board on 9-30-24.

DS2. Discussion surrounding WEDC Credit Cards.

Staff Comments

Staff led a discussion to follow up on alternative options for corporate credit cards which would allow the opportunity to accrue points for future travel discounts. The Board agreed to allow the Executive Director to move forward with a new corporate credit card, with no need to bring the item back for further discussion.

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. Staff provided updates on the status of ongoing construction sites. Staff then confirmed Board availability to attend upcoming community events. Staff noted a 9.87% increase in sales tax revenues for the month of September. Mayor Porter and Staff provided an overview of future downtown parking, traffic flow, and associated redevelopment opportunities.

EXECUTIVE SESSION

Recessed into Closed Session at 8:03 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: 2021-4b, 2022-1b, 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, and 2024-9e.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 9:10 a.m. and the Board took the following actions:

Board Action

A motion was made by Whitney McDougall, seconded by Harold Smith, to authorize the WEDC to enter into a Performance Agreement with Project 2024-7a in an amount not to exceed \$40,000. A vote was taken, and the motion passed 5-0.

Board Action

A motion was made by Demond Dawkins, seconded by Blake Brininstool to enter into a Performance Agreement with Project 2022-1c in an amount not to exceed \$1.2MM. A vote was taken, and the motion passed 5-0.

FUTURE AGENDA ITEMS

There were no future agenda items noted.

ADJOURNMENT

With no further business, President Whitehead adjourned the WEDC Board meeting at 9:11 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director