

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

November 20, 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 Demond Dawkins called the meeting to order at 7:32 a.m. Board Members present were Vice President Blake Brininstool, Whitney McDougall, Harold Smith, and Melisa Whitehead.

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, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

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 Dawkins 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 October 16, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the October 2024 WEDC Treasurer's Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve the Consent Agenda as amended to correct the spelling of Melisa Whitehead's name in the October Minutes. A vote was taken, and the motion passed 5-0.

REGULAR AGENDA

- 1. **Consider and act upon Committee Appointments by the Board.**

Staff Comments

Staff presented this item for the Board's consideration to appoint members to current committees, have an opportunity to change any committees, or eliminate any committees that are no longer needed. Staff stated that the current committees include the Bylaw Committee, Budget, Finance &

Audit Committee, and New Business Attraction & Recruitment Committee. The Board discussed adding a Strategic Planning Committee to discuss current and future desired projects. Demond Dawkins, Blake Brininstool, and Harold Smith expressed interest in participating in the new Strategic Planning Committee, and staff noted that a meeting notice would need to be posted 72 hours before scheduled meetings due to the existence of a quorum of the Board. Additionally, the Board discussed eliminating the Bylaw Committee.

Board Action

A motion was made by Harold Smith, seconded by Blake Brininstool, to remove the Bylaw Committee and add a Strategic Planning Committee. A vote was taken, and the motion passed 5-0.

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to appoint Demond Dawkins, Blake Brininstool, and Harold Smith to the Strategic Planning Committee. A vote was taken, and the motion passed 5-0.

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 Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Staff discussed the MFG Day/Month activities and the CCIM/Best of Texas Bus Tour. The Board shared their experiences at the Hope Under the Stars event in Downtown Wylie. Staff discussed and confirmed Board availability to attend upcoming events. Staff returned to the engineering report to provide updates regarding the status of ongoing construction sites, noting revisions to the quantities/change order for the retaining wall at FM 544 Gateway and overall project updates across the city.

EXECUTIVE SESSION

Recessed into Closed Session at 8:01 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: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 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, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, and 2024-11b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 10:18 a.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 10:18 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director