

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

January 12, 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 7:36 a.m. Board Members present were Aaron Jameson, Whitney McDougall, and Blake Brininstool.

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, and Administrative Assistant Marissa Butts.

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 December 20, 2023 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the December 2023 WEDC Treasurer's Report.**

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon construction services at Hwy 78 & Brown.**
- 2. Consider and act upon construction services at FM 544 Gateway Addition.**

Staff recommended that the Board consider Regular Agenda Items 1 and 2 after Executive Session.

President Whitehead moved to consider Regular Agenda Items 3 and 4.

3. Consider and act upon a First Amendment to the Purchase and Sale Agreement between WEDC and SCSD Finnell, LTD.

Staff Comments

Staff noted that the Purchase and Sale Agreement with SCSD-Finnell, LTD for the sale of Lot 2, Block A, 544 Gateway Addition was approved by the WEDC Board on April 19, 2023, and executed on July 7, 2023. This First Amendment provides a 120-day extension to the Inspection Period of the Purchase & Sale Agreement allowing the buyer adequate time to get final detention costs and necessary approvals from the City of Wylie. Additionally, this allows the WEDC adequate time to meet the Completion Requirements in the closing conditions.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve the First Amendment to the Purchase and Sale Agreement between the SCSD-Finnell, LTD and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 4-0.

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

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for all updates related to the Purchase and Sale Agreement between WEDC and McClure Partners Construction Company. The Third Amendment presented provides an additional 90-day extension to the Inspection Period to allow the WEDC time to finalize the engineering plans, install the TxDOT improvements and get started on the installation of the public infrastructure and fire lanes for Cooper Plaza.

Board Action

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to approve a Third 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 4-0.

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 Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Related to the tenant at 100 W Oak, the Board had no issue with extending the vacate date at this location for 2-3 months, with the initial vacate date being January 31, 2024.

EXECUTIVE SESSION

Recessed into Closed Session at 7:48 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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, State Hwy 78/Brown, and State Hwy 78/Skyview.

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, 2023-1c, 2023-2d, 2023-3b, 2023-4c, 2023-5b, 2023-9b, 2023-10a, 2023-12c, and 2024-1a.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 8:42 a.m.

No action was taken on Regular Agenda Item 1. President Whitehead then moved on to consider Regular Agenda Item 2.

2. Consider and act upon construction services at FM 544 Gateway Addition.

Board Action

A motion was made by Aaron Jameson, seconded by Blake Brininstool, to award the contract to Tiseo Paving Company in the amount of \$1,766,920.30 and further authorize the Executive Director to execute any and all necessary documents. 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 8:43 a.m.

Melisa Whitehead, President

ATTEST:

Jason Greiner, Executive Director