

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

March 19, 2025 – 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 7:35 a.m. Board Members present were Vice President Blake Brininstool, Harold Smith, and Melisa Whitehead.

Ex-Officio Members, Mayor Matthew Porter and Deputy City Manager Renae' Ollie 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 February 19, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the February 2025 WEDC Treasurer's Report.**

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon issues surrounding utility relocations at FM 544 Gateway.**

Staff Comments

Staff reminded the Board that the WEDC has been working toward redevelopment at the 544 Gateway Addition. However, onsite utility conflicts along the north side of FM 544/Kirby must be resolved. Staff discussed overhead fiber-optic lines that need to be relocated, noting that one of them is a WISD/City of Wylie telecom line that can only be removed by Capco Telecom.

Board Action

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to award a contract to Capco Telecom in an amount not to exceed \$70,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

President Dawkins moved to Discussion Item 1.

DISCUSSION ITEMS

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

Staff Comments

Staff opened the discussion with Mansour Khayal of MLKJ Investments, who was in attendance, to provide a general update regarding the status of his project. Khayal noted that excavation will begin by the end of the month. Additional comments by Khayal include the completion of silt fence installation; the submittal of the plat, with the surveyor needing to correct two items; and staking will be completed within the next week. Khayal stated that the current tenants have asked to remain on-site until the end of the month to allow them time to move to their new property. Khayal shared that he would have a construction schedule once the dirt has been turned and the location of utilities are understood. Khayal inquired about potential widening of the road and future gas line installation, with Staff noting that there are no immediate plans for road widening and the gas line extension has been approved at the corner at Kreymer and 78 so that it can eventually extend down to Eubanks. The Board inquired whether any concerns about road widening/gas lines would impact the construction timeline. Khayal discussed traffic and safety and shared his plan for the number of suites he wishes to have on the property but stated that, ultimately, it will not affect the project timeline.

President Dawkins moved back to the Regular Agenda.

REGULAR AGENDA

2. Consider and act upon a First Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC.

Staff Comments

Staff stated that Aktrian Holdings has requested more time to submit their plans for 25 Steel Road to P&Z for approval. The Board discussed reviewing the finalized concept plan prior to closing to ensure it was agreed upon. The Board discussed extending the Feasibility Period by 90 days.

Board Action

Motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve a First Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 4-0.

President Dawkins moved to Discussion Items.

DISCUSSION ITEMS

DS2. Discussion regarding ICSC.

Staff Comments

Discussion regarding ICSC 2025 was brought back to the Board for further consideration. The Board discussed the number of Board Members who should attend ICSC events, their purpose at these events, and who should attend this year's ICSC event in May. The Board discussed sending two Board Members to divide and conquer in effort to make the event more beneficial. Demond Dawkins and Melisa Whitehead volunteered to attend ISCS 2025.

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 discussed the progress on 544 Gateway Addition, Brown & 78, Hwy 78 TxDOT Improvements, Jackson Ave Parking, and the Feasibility Study. Staff shared a new program between WISD and the North Texas Municipal Water District that would open a career pathway for the students. Mayor Porter provided feedback and updates from the Legislative Trip to Austin, highlighting proposed HB134 related to the collection of local sales and use taxes. Staff noted a 43.05% decrease in sales tax reporting for the month of March due to a significant audit collection adjustment reported last year. Staff noted that YTD sales tax revenues are up 7.10%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:20 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: 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, and 2025-3d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 10:07 a.m. and moved back to the Regular Agenda.

REGULAR AGENDA

3. Consider and act upon issues surrounding the 2024 WEDC Annual Report.

Staff Comments

Staff presented the proposed 2024 WEDC Annual Report to the Board. As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than April 1st of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Once approved, the final report will be presented to the Wylie City Council on March 25, 2025. Staff discussed the full proposed Annual Report for the Board's review and approval. Staff then discussed the 2025 WEDC Goals and Objectives included within the Annual Report.

Board Action

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to approve the 2024 WEDC Annual Report with changes and present the same to the Wylie City Council for their review. A vote was taken, and the motion passed 4-0.

President Dawkins then entertained any action to be made as a result of the Executive Session.

Board Action

A motion was made by Harold Smith, seconded by Blake Brininstool, to approve payment in an amount not to exceed \$10,000 to DT Retail Properties, LLC, for the purpose of funding the acquisition of a right-of-way easement tract for the City of Wylie at the southwest corner of State Highway No. 78 and Kreymer Lane, and authorize the Executive Director or his designee to tender such payment on behalf of Wylie EDC. 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 Dawkins adjourned the WEDC Board meeting at 10:11 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director