

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

February 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 7:30 a.m. Board Members present were Vice President Blake Brininstool, Harold Smith, and Melisa Whitehead. Board Member Whitney McDougall arrived during the Invocation and Pledge of Allegiance at 7:31 a.m.

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

Demond Dawkins 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 January 15, 2025, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of Minutes from January 24, 2025, Special Called Meeting of the WEDC Board of Directors.**
- C. Consider and act upon approval of the January 2025 WEDC Treasurer's Report.**

Board Action

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to approve the Consent Agenda. A vote was taken, and the motion passed 5-0.

REGULAR AGENDA

1. Consider and act upon issues surrounding a gas main extension at State Hwy 78/Eubanks.

Staff Comments

Staff reminded the Board that the WEDC approved a contract with MasTec in the amount of \$604,000 on May 17, 2023. Staff noted that the project was delayed due to issues obtaining the necessary easements from the adjacent landowners. Additionally, the proposed revised natural gas service will extend from Kreymer Lane vs. extending the gas line up Eubanks from Brown Street. Staff is bringing this item back to the Board with the modified scope and updated bid for approval within this fiscal year.

Board Action

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to award the contract to MasTec North America, Inc. in the amount of \$576,876 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

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 the completion of the required Pre-Construction Meeting on 2/18/2025 and informed the Board that they received Permit No. 25-007. He stated that construction on the project is anticipated to start in March and briefly discussed the timeline and any possible delays. Khayal noted a potential prospect interested in moving into the building space and will disclose information regarding the prospect when the information is available. Regarding the current tenant on the property, Khayal noted that he is working with the tenant to find a suitable location and may need an additional 5 to 6 days for them to vacate fully. Khayal expressed concerns regarding access to natural gas on the property and possible traffic issues on Eubanks impacting potential prospects. The Board inquired regarding any additional problems that could affect the project timeline aside from traffic, with no additional concerns expressed.

DS2. Discussion regarding the WEDC 2024 Annual Report.

Staff Comments

Staff provided the Board with the FY 2024-2025 Goals & Objectives for review and noted completed projects and projects nearing completion. The Board provided feedback on long-term goals and objectives they would like to see in FY 2025-2026. Items discussed included Downtown Revitalization & Expansion, 544 Gateway Addition, Regency Business Park, Highway 78 Developments, and Expanding/Promoting BRE and Workforce Programs. Staff will bring back the WEDC 2024 Annual Report for final Board review in March, with a presentation to the City Council to follow.

DS3. Discussion regarding ICSC.

Staff Comments

Staff shared the 2025 ICSC Las Vegas schedule with the Board and noted that two registrations were purchased for whichever Board Members would attend. The Board began their discussion by considering who should attend ICSC events and their purpose at these events. The Board then discussed who will attend this year's ICSC Las Vegas event in May and agreed that one board member should attend.

DS4. 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. Regarding the installation of irrigation and sod related to the Hwy 78 TxDOT Improvements, staff noted that bids received were discussed with the Board President before proceeding with a contract. Staff noted a 126.87% increase in sales tax reporting from the Texas State Comptroller's Office for the month of February due to a one-time adjustment from a single user.

EXECUTIVE SESSION

Recessed into Closed Session at 8:41 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, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, 2025-1c, 2025-1d, 2025-1e, 2025-1f, 2025-2a, 2025-2b, 2025-2c, 2025-2d, 2025-2e, and 2025-2f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:31 a.m.

FUTURE AGENDA ITEMS

The Board requested a Staffing and Compensation Committee meeting to be scheduled for 3/7/25 at 10:00 a.m. in the WEDC Conference Room. A Notice of Quorum will be posted 72 hours in advance.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:33 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director