

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
August 16, 2023 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

Vice President Melisa Whitehead called the meeting to order at 7:30 a.m. Board Members present were Blake Brininstool and Whitney McDougall.

Ex-Officio Member Mayor Matthew Porter and Deputy City Manager Renae' Ollie were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice 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 the July 19, 2023, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the July 2023 WEDC Treasurer's Report.**

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

REGULAR AGENDA

- 1. Consider and act upon a Third Amendment to the Purchase and Sale Agreement between WEDC and MLKJ Investments LLC.**

Staff Comments

The WEDC Board previously approved a First Amendment to the Purchase and Sale Agreement between the WEDC and MLKJ Investments LLC on March 22, 2023, and a Second Amendment to the same on June 21, 2023. The proposed Third Amendment would provide a 90-day extension, with the feasibility period ending on October 31, 2023, and closing on or before November 30, 2023. The Third Amendment

would allow the buyer adequate time to get final construction costs and allow the WEDC's current tenant time to relocate.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve a Third Amendment to the Purchase and Sale Agreement between the WEDC and MLKJ Investments LLC and further authorize WEDC President or his designee to execute said agreement. A vote was taken, and the motion passed 3-0.

2. Consider and act upon issues surrounding the disposition of WEDC properties located at Squire.

Staff Comments

WEDC is currently under contract for the sale of 1001 and 1011 Squire and has received bids for the demolition of the commercial structures onsite. Factors including familiarity with local processes and procedures, competitive pricing, and local ownership were considered, with the bid from Intercon Demolition being presented to the Board for their approval. Intercon would be available to begin their work when the current WEDC tenant at the location has moved out, to ensure that the site is ready for closing with MLKJ. The bid also includes the removal of the chain-link barbed wire fencing, removal of foundation two feet below grade, and grading of property to drain. Additional anticipated costs such as asbestos abatement & testing, soil testing & mitigation, installation & maintenance of temporary silt fencing, and permitting are not included in this original bid.

Board Action

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to award a contract to Intercon Demolition in the amount of \$52,500 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

3. Consider and act upon issues related to the commercial lease at 104 S Ballard.

Staff Comments

Regarding property updates from the last WEDC Board Meeting, staff provided the Board with an overview regarding the issues surrounding 104 S Ballard in the Agenda Report provided in the packet. The Board discussed helping the tenants at 104 S Ballard by allowing them to occupy the lease space through their summer season and providing them with a notice to vacate the space by the end of the calendar year. This will allow the tenants adequate time to find a new location more appropriate to their use without disrupting their peak business months and will also give them the opportunity to take advantage of the lease that they have with the neighboring parking lot.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to authorize the WEDC Director to notify the tenants at 104 S Ballard that they have until December 31, 2023, to vacate. A vote was taken, and the motion passed 3-0.

4. Consider and act upon issues related to street-naming at FM 544 Gateway.

Staff Comments

The City of Wylie has determined that a name will need to be selected for the street that runs through the FM 544 Gateway property being developed by the WEDC. After receiving suggestions from the Board, staff provided those options to the GIS department in the City of Wylie to ensure no further eliminations were needed per their requirements. Staff presented the list of the remaining approved options for the

Board’s review. The Board discussed selecting the name “Yeager Way” to honor John Yeager for the positive impact that he has had on the community and for his involvement as the longest serving EDC Board Member in Texas. Staff noted that if a surname is selected for a street name, it will need to be taken to City Council for approval.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve Yeager Way for street-naming at FM 544 Gateway. A vote was taken, and the motion passed 3-0.

DISCUSSION ITEMS

DS1. Discussion regarding WEDC Board Retreat.

Staff Comments

Staff discussed scheduling a Board Retreat to give Board Members the opportunity to see the properties that the WEDC owns, view current and future developments, and review the Board’s vision for economic development. Further discussions could include the annual report and evaluating the goals and objectives for the next year. The Board discussed the possibility of scheduling a daytime Board Retreat in November or December. Staff will discuss dates with the other Board Members and provide a couple of options for Board review.

DS2. 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 the WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, BRE Updates, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Recessed into Closed Session at 8:15 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, 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: 2013-9a, 2021-2d, 2021-4c, 2021-5a, 2021-6c, 2021-9b, 2022-1b, 2022-1c, 2022-7b, 2022-10c, 2023-1a, 2023-1c, 2023-2d, 2023-3b, 2023-5b, 2023-6b, 2023-6c, 2023-6d, 2023-7a, 2023-7b, and 2023-7c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Whitehead reconvened into Open Session at 8:52 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, Vice President Whitehead adjourned the WEDC Board meeting at 8:53 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director