

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

December 18, 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 Assistant City Manager Lety Yanez 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 November 20, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the November 2024 WEDC Treasurer’s Report.**

Board Action

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

President Dawkins moved to Discussion items.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff Comments

Staff opened discussion for an overview of the Committee for New Business Attraction and Recruitment’s tour of Little Elm, which included retail developments, an entertainment facility,

baseball/softball fields, and lake access. The committee discussed what challenges Little Elm has faced and what has benefited their community.

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 WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding real estate updates, Staff noted the closing of the McClure property at Hwy 78 and Brown scheduled for December 19th. Regarding the Engineering Report, Staff provided updates on 544 Gateway Addition, Cooper Plaza, and Westgate. Staff discussed a Leadership Skills Program made available through Collin College that will benefit local businesses, noting that the City of Wylie will also participate in the program. Staff noted a 4.25% increase in sales tax revenues for the month of December.

EXECUTIVE SESSION

Recessed into Closed Session at 7:45 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, 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: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 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, 2024-12-a, 2024-12b, and 2024-12c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:09 a.m. and then moved to Regular Agenda Item 1 and Regular Agenda Item 2.

1. Consider and act upon issues surrounding the Performance Agreement between the WEDC and MLKJ Investments, LLC.

Board Action

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to approve a First Amendment to the Performance Agreement between the WEDC and MLKJ Investments, LLC, amending the “Building A CC Deadline” in Section 2 (a). i. from one (1) year to 18 months and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

2. Consider and act upon Committee Appointments by the Board.

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to create a Staffing and Compensation Committee and appoint Melisa Whitehead, Whitney McDougall, and Harold Smith to that Committee. A vote was taken, and the motion passed 5-0.

FUTURE AGENDA ITEMS

The Board requested that the Staffing and Compensation Committee meet on 1/24/25 at 8:00 a.m. in the WEDC Conference Room and Notice of Quorum will be posted 72 hours in advance.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:12 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director