

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Regular Meeting**

October 16, 2024 – 7:30 A.M.  
WEDC Offices – Conference Room  
250 S Hwy 78 – Wylie, TX 75098

**CALL TO ORDER**

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*Announce the presence of a Quorum*

President Melisa Whitehead called the meeting to order at 7:31 a.m. Board Members present were Vice President Demond Dawkins, Blake Brininstool and Harold Smith.

Ex-Officio Member, City Manager Brent Parker were present.

WEDC staff present included Executive Director Jason Greiner, Administrative Assistant Marissa Butts, and Office Manager Christy Stewart.

**INVOCATION & PLEDGE OF ALLEGIANCE**

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Demond Dawkins gave the invocation and Harold Smith led the Pledge of Allegiance.

Ex-Officio Member, Mayor Matthew Porter arrived during the invocation and the Pledge of Allegiance at 7:32 a.m.

**COMMENTS ON NON-AGENDA ITEMS**

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Ex-Officio Member, City Manager Brent Parker provided updates on business that are operating but may not be in compliance with the City of Wylie. A list has been received and the City is working with either the landlords or the businesses to achieve compliance.

With no other citizen participation, President Whitehead moved to Consent Agenda.

**CONSENT AGENDA**

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*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 September 18, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the September 2024 WEDC Treasurer's Report.**

**Board Action**

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

## **REGULAR AGENDA**

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- 1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2024-2025.**

### **Staff Comments**

Staff reminded the Board of the approval of the Second Amended and Restated Bylaws. In accordance with the Bylaws, the Vice President serves a term of one year and succeeds to the office of President on the expiration of the term of office of the Vice President. The then-current President is no longer President and continues as a member of the Board as Immediate Past President. The Board will then elect a new Vice President among its Members who will be in rotation to be President in 12 months. The Secretary and Treasurer will then be nominated amongst the Board.

Members of the Board then discussed their interest to serve as either Vice President, Secretary, or Treasurer.

### **Board Action**

A motion was made by Melissa Whitehead, seconded by Blake Brininstool, to elect Blake Brininstool as Vice President, Harold Smith as Secretary, and Whitney McDougall as Treasurer for 2024-2025. A vote was taken, and the motion passed 4-0.

- 2. Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2024-2025.**

### **Staff Comments**

The Board reviewed the calendar and potential conflicts and discussed continuing to hold the WEDC Board Meetings on the third Wednesday of each month at 7:30 a.m.

### **Board Action**

A motion was made by Blake Brininstool, seconded by Harold Smith, to keep the current monthly WEDC Board Meeting set for the third Wednesday of each month at 7:30 a.m. A vote was taken, and the motion passed 4-0.

## **DISCUSSION ITEMS**

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- 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 Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Updates regarding the status of ongoing construction sites were provided. Staff then confirmed Board availability to attend upcoming events. Staff noted a 6.54% increase in sales tax revenues for the month of October.

## **EXECUTIVE SESSION**

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Recessed into Closed Session at 7:50 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. 551.087. 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, 2022-1b, 2022-1c, 2022-10c, 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, and 2024-10c.**

President Demond Dawkins stepped out during Executive Session at 8:43 a.m. and returned at 8:44 a.m.

**RECONVENE INTO OPEN SESSION**

*Take any action as a result of the Executive Session.*

President Dawkins reconvened into Open Session at 8:54 a.m. and the Board took the following action:

**Board Action**

A motion was made by Harold Smith and seconded by Blake Brininstool to authorize the sale of Lot 3, Block B, Regency Business Park Addition, Phase One, a 0.650-acre lot located in the City of Wylie in the amount of \$130,000.00 further authorizing the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

**FUTURE AGENDA ITEMS**

Board Member Melisa Whitehead requested a future Executive Session agenda item to provide an opportunity to speak with staff as part of the Executive Director's annual review process.

**ADJOURNMENT**

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:03 a.m.

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**Demond Dawkins, President**

**ATTEST:**

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**Jason Greiner, Executive Director**