

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
May 17, 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

President Demond Dawkins called the meeting to order at 7:30 a.m. Board Members present were Melisa Whitehead, Blake Brininstool, and Aaron Jameson.

Ex-Officio Member Mayor Matthew Porter and Ex-Officio Member City Manager Brent Parker were present.

WEDC staff present included Executive Director Jason Greiner, BRE Director Angel Wygant, Senior Assistant Rachael Hermes, and Administrative Assistant Marissa Butts.

INVOCATION & PLEDGE OF ALLEGIANCE

President 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 the April 19, 2023 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the April 2023 WEDC Treasurer's Report.**

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon drainage improvements at Regency Business Park.**

Staff Comments

The Board opted to approve drainage improvements on April 19, 2023 for Regency Business Park in an amount not to exceed \$35,000. However, final cost estimates for this project have exceeded the approved amount. Staff reminded the Board of the issues with drainage at Regency Business Park and the need for grading improvements in order to re-grade ditches and clean silt/debris out of culverts. A survey of

Regency Business Park can proceed once these improvements are completed. Staff noted that the city of Wylie is partnering with WEDC on this project and public works will be providing flagging services.

Board Action

A motion was made by Blake Brininstool, seconded by Aaron Jameson, to award a contract to Zachary Construction, LLC in the amount of \$61,218.75 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

2. Consider and act upon a gas main extension at State Hwy 78/Eubanks.

Staff Comments

Staff recommended that the Board consider the six individual bids received and the breakdown of costs during Executive Session, as it relates to project development. A recommendation and any necessary action can be made after Executive Session to select the appropriate contractor for this project.

President Dawkins moved to Discussion Items and will consider Regular Agenda Item 2 after Executive Session.

DISCUSSION ITEMS

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 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 7:44 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, FM 1378/Parker, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, 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: 2017-6a, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9b, 2021-9f, 2022-1c, 2022-7b, 2023-1a, 2023-2d, 2023-3b, 2023-4c, and 2023-5a.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 10:13 a.m. and moved to Regular Agenda item 2.

2. Consider and act upon a gas main extension at State Hwy 78/Eubanks.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to award the contract to MasTec in the amount of \$604,729.87 and further authorize the Executive Director to execute any and all necessary documents. 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 10:13 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director