

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
May 20, 2022 – 7:00 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 7:05 a.m. Board Members present were Melisa Whitehead, Tim Gilchrist, and Blake Brininstool. Board Member Gino Mulliqi arrived at 7:06 a.m.

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

WEDC staff present included Executive Director Jason Greiner, 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 22, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the April 2022 WEDC Treasurer's Report.**

Board Action

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

DISCUSSION ITEMS

- DS1. Discussion regarding ICSC events.**

Staff Comments

ICSC Las Vegas takes place May 22-24. Staff is in the process of finalizing meeting confirmations and will provide calendar invites to the attendees shortly before the event. The Board discussed a general overview of the ICSC event schedule.

- DS2. Discussion regarding Tax Increment Reinvestment Zones.**

Staff Comments

Staff discussed the Tax Increment Reinvestment Zone (TIRZ) presentation that was taken to City Council on May 10, 2022. The presentation provided an overview of the concept, creation, and implementation of a TIRZ. City Council will be considering the implementation of a TIRZ over the next 60-90 days and additional information will be provided to the Board when available.

DS3. Discussion regarding Board & Commission Code of Conduct.

Staff Comments

Staff discussed the Code of Conduct as required for all City Officials, including members of Administrative Boards and Advisory Boards appointed by the Mayor or City Council. Staff reminded the Board that the acknowledgment of receipt and understanding will need to be completed as soon as possible.

DS4. Discuss issues surrounding the FY 2022-2023 WEDC Budget.

Staff Comments

Staff discussed the FY 2022-2023 WEDC Budget and will be providing a preliminary budget over the coming weeks. As requested at the April 22, 2022 Board Meeting, Staff has reviewed the WEDC's deferred outflows and calculated the operational expenses for the next six months. Staff recommends reviewing deferred outflows on a quarterly basis, as this information will fluctuate throughout the FY. The Board discussed the allocation of one quarter of operational expenses into a cash reserve.

DS5. Staff report: WEDC Property Update, 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-owned properties, downtown parking, engineering reports, upcoming events, and WEDC activities/programs.

EXECUTIVE SESSION

Recessed into Closed Session at 7:29 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, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Birmingham, 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: 2017-10a, 2020-11b, 2021-2d, 2021-4a, 2021-4b, 2021-5a, 2021-6a, 2021-6c, 2021-7a, 2021-8a, 2021-9e, 2021-9f, 2021-11a, 2021-12a, 2021-12b, 2022-1a, 2022-2a, 2022-2b, 2022-4a, and 2022-4b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 7:57 a.m.

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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 7:57 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director