

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

May 28, 2025 – 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 Blake Brininstool called the meeting to order at 7:35 a.m. Board Members present were Whitney McDougall, Harold Smith, and Melisa Whitehead.

Ex-Officio Members, Mayor Matthew Porter and City Manager Brent Parker 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

Angel Wygant gave the invocation and Vice President Brininstool led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice President Brininstool moved to the 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 April 25, 2025 Special Called Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the April 2025 WEDC Treasurer's Report.**

Board Action

A motion was made by Whitney McDougall, seconded by Harold Smith, to approve the Consent Agenda. A vote was taken, and the motion passed 4-0.

Vice President Brininstool moved to Discussion Items.

DISCUSSION ITEMS

DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

Staff Comments

Staff discussed the project photos showing MLKJ's progress, which are provided to them on a weekly basis. Board Member Harold Smith provided feedback that, due to the rain, there has been

little progress; however, dirt is still being moved on-site. Staff will continue to provide weekly project updates as requested by the Board. Additionally, as soon as the site development prep work is complete, a projected timeline and finish date will be shared.

DS2. Discussion regarding ICSC.

Staff Comments

Staff opened the conversation for those who attended this year's ICSC conference. Feedback provided indicated that it had proven to be one of the more productive ICSC conferences due to the addition of several first-time meetings and groups interested in taking on some substantial projects.

President Dawkins arrived during Discussion Item 3 at 7:41 am.

DS3. 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, staff noted that the SCSD closing is still tied to the relocation of franchise utilities. Additionally, initial feedback was received from the P&Z staff at the City of Wylie, indicating that adequate drainage and detention will be required at 25 Steel Rd. Regarding BRE and workforce updates, Staff shared information from Internship Signing Day, which involved three Wylie ISD graduates signing with Helm Dental and possibly two more in the future. Staff reminded the Board of upcoming events, including Board & Commission Interviews, TEDC Mid-Year Conference, Budget Work Sessions, Final Budget, and the Wylie Championship Rodeo.

EXECUTIVE SESSION

Recessed into Closed Session at 7:47 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

(1) when the governmental body seeks the advice of its attorney about:

(A) pending or contemplated litigation; or

(B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

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. 551.087. 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: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-2a, 2025-3b, 2025-4a, 2025-4b, 2025-4d, 2025-4e, 2025-4f, 2025-4g, 2025-4h, 2025-4i, 2025-5a, 2025-5b, 2025-5c, 2025-5d, 2025-5e, 2025-5f, and 2025-5g.**

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:41 a.m. and moved to Regular Agenda Items.

REGULAR AGENDA

- 1. Consider and act upon a Third Amendment to the Purchase and Sale Agreement between the WEDC and Deft Ventures, LLC/Shadyside Land and Cattle, LLC.**

Staff Comments

Staff reminded the Board of an executed Second Amendment that did not require Board approval, which was an assignment of Deft Ventures, LLC to Shadyside Land and Cattle LLC. Staff stated that the Third Amendment would provide them with an extension to the inspection period specified in their contract.

Board Action

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to approve a Third Amendment to the Purchase and Sale Agreement between the WEDC and Shadyside Land and Cattle, LLC, and further authorize the Executive Director or his designee to execute said agreement. A vote was taken, and the motion passed 5-0.

- 2. Consider and act upon a Temporary Access Agreement between the WEDC and Flytrex, Inc.**

Staff Comments

Staff reminded the Board that Flytrex requested the use of the WEDC-owned property located at 709 Cooper Drive for the purpose of launching a local drone delivery service and received P&Z approval for a Special Use Permit for the same. Staff noted that the service will expand the distribution radius for retail/restaurants. Staff noted that the Temporary Access Agreement will still allow the WEDC to control the property, as it is not a lease, and will generate monthly rental income.

Board Action

A motion was made by Blake Brininstool, seconded by Harold Smith, to approve a Temporary Access Agreement between the WEDC and Flytrex, Inc., and further authorize the Executive Director or his designee to execute said agreement. A vote was taken, and the motion passed 5-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

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With no further business, President Dawkins adjourned the WEDC Board meeting at 9:45 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director