

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Special Called Meeting**

January 24, 2025 – 8:00 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*

Vice President Blake Brininstool called the meeting to order at 8:10 a.m. Board Members present were Whitney McDougall, Harold Smith, and Melisa Whitehead.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

**INVOCATION & PLEDGE OF ALLEGIANCE**

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Rachael Hermes gave the invocation and led the Pledge of Allegiance.

**COMMENTS ON NON-AGENDA ITEMS**

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With no citizen participation, Vice President Brininstool moved to the 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.*

With no Consent Agenda items, Vice President Brininstool moved to Executive Session.

**EXECUTIVE SESSION**

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Recessed into Closed Session at 8:12 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

**Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

**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: 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, 2024-12c, 2025-1a, 2025-1b, 2025-1c.**

### **RECONVENE INTO OPEN SESSION**

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

Vice President Brininstool reconvened in Open Session at 8:38 a.m. and then moved to Regular Agenda Items 4.

### **REGULAR AGENDA**

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#### **4. Consider possible action regarding reconsideration of the First Amendment to Performance Agreement between WEDC and MLKJ Investments, LLC.**

##### **Board Comments**

The Board opened the discussion, providing representatives from MLKJ Investments with an opportunity to update the Board on the status of their project. Mansour Khayal with MLKJ Investments and Lee Kirner with McGinnis Lochridge addressed the Board and made themselves available to the Board for any questions. Vice President Brininstool expressed a lack of confidence that the project timelines would be met. Khayal discussed his longtime interest in building in Wylie, issues they have experienced regarding deliverables needed to complete their project, and the current project timeline. Khayal discussed product/material ordering challenges, coordination with utilities, and engineering progress. Additional discussion involved the tenant residing on the property, with Khayal noting that the revenue generated from the tenant would be allocated to funding tax obligations on the property. Board Member McDougall expressed her concern that, while she sees passion for this project exhibited, it does not give her confidence that the project will be completed. Board Member McDougall inquired about the status of the Preconstruction Meeting and requested information regarding concrete deliverables that will be completed on this project. Khayal stated that the grading permit request had been submitted, noting that he received a couple of questions from the city regarding the submittal but had not yet responded to the inquiries due to the reconsideration of the First Amendment. Staff advised that a grading permit would be granted following the Preconstruction Meeting. Staff reviewed the First Amendment timelines for the Board and requested that Khayal provide detailed information on how deadlines would be met. The Board expressed concerns regarding the timeline, given the project's current level of completion, and Khayal walked through each step of his projected project timeline. Board Member McDougall inquired about the cause of the delays. Khayal stated that, although there were initially some delays associated with the closing of the property, there have not been any recent delays caused by the City of Wylie. Board Member Whitehead discussed the Board's purpose of growing taxable value for the City of Wylie and expressed her concern about the impact timeline delays have had on realizing anticipated revenue. Khayal discussed his work toward identifying potential users for the property. Board Member Smith discussed his concern that Khayal had not yet issued a Notice to Vacate to the tenant on the property. Khayal stated that he is working with the tenant to find another home and that grubbing could still occur while the tenant was on the property. Khayal and Lee confirmed that the Notice to Vacate would be issued. The Board discussed the need for tangible evidence of progress on the project and the importance of ongoing communication.

### **EXECUTIVE SESSION**

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Recessed into Closed Session at 9:23 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. 551.087. 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, 2024-12c, 2025-1a, 2025-1b, 2025-1c.**

**RECONVENE INTO OPEN SESSION**

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

Vice President Brininstool reconvened into Open Session at 9:48 a.m. and moved to Regular Agenda Item 4 and Regular Agenda Item 5.

**REGULAR AGENDA**

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**4. Consider possible action regarding reconsideration of the First Amendment to Performance Agreement between WEDC and MLKJ Investments, LLC.**

**Board Comments**

Each member of the Board provided feedback regarding their concerns associated with the project's status. Following discussion and comments, the Board reviewed the First Amendment, with the majority of the Board agreeing to leave the First Amendment in place at this time contingent upon significant progress and compliance as follows: MLKJ Investments, LLC will issue a Notice to Vacate to the current tenant on the property; schedule and attend a Preconstruction Meeting and provide relevant updates to the Board; obtain a grading permit and provide all permit fee receipts to the Board; provide date of project commencement, full construction timeline, and written updates for each Board Meeting (with option to address the Board each month in addition to the written updates); and sign and return the First Amendment.

**Board Action**

The Board took no action on this item.

**5. Consider possible action regarding the re-purchase option described in the Real Estate Sales Contract dated September 21, 2022, as amended, between WEDC and MLKJ Investments, LLC.**

**Board Action**

The Board took no action on this item.

### **EXECUTIVE SESSION**

Recessed into Closed Session at 10:07 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, 2024-12c, 2025-1a, 2025-1b, 2025-1c.**

### **RECONVENE INTO OPEN SESSION**

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

Vice President Brininstool reconvened into Open Session at 10:11 a.m. and moved to consider Regular Agenda Items 1, 2, and 3.

### **REGULAR AGENDA**

#### **1. Consider and act upon issues surrounding a Feasibility Study.**

##### **Board Comments**

Staff referred the Board to the Agenda Report in the packet for information regarding the Feasibility Study. The Feasibility Study will guide future decision-making processes and support strategic planning efforts. This item is being brought to the Board for consideration and approval to enter into a consulting agreement to commission feasibility study services.

##### **Board Action**

A motion was made by Harold Smith, seconded by Whitney McDougall, to enter into a services agreement with Sports Facilities Advisory, LLC, in the amount of sixty-five thousand dollars (\$65,000) 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 issues surrounding Discover Wylie.**

**Board Comments**

Staff referred the Board to the Agenda Report in the packet for information regarding Discover Wylie issues. Staff noted that WEDC and its social media team have been working with the Wylie Downtown Merchants Association for a long time to strengthen overall destination marketing. This item is being brought to the Board for consideration and approval to enter into a contract for visual identifying and website redesign services.

**Board Action**

A motion was made by Melisa Whitehead, seconded by Harold Smith, to enter into a services agreement with Granicus/Simpleview in the amount of one hundred eight thousand nine hundred twenty-five dollars (\$108,925) and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

**3. Consider and act upon a First Amendment to the Purchase and Sale Agreement between WEDC and Deft Ventures, LLC.**

**Board Comments**

Staff noted that WEDC approved a Purchase and Sale Agreement with Deft Ventures, LLC on August 21, 2024, for the sale of all of Lot 1 and the southernmost portion of Lot 3, Block A, 544 Gateway Addition. The contract was ~~later~~ executed on September 12, 2024. This item is being brought to the Board to consider a First Amendment, extending the Inspection Period deadline by 90 days, from January 14, 2025, to April 14, 2025.

**Board Action**

A motion was made by Whitney McDougall, seconded by Melisa Whitehead, to approve a First Amendment to the Performance Agreement between the WEDC and Deft Ventures, LLC, amending the Inspection Period by ninety (90) days from its current expiration, to now expire on April 14, 2025, and further authorize the Executive Director to execute any necessary documents A vote was taken, and the motion passed 4-0.

**FUTURE AGENDA ITEMS**

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There were no future agenda items noted.

**ADJOURNMENT**

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With no further business, Vice President Brininstool adjourned the WEDC Board Special Called Meeting at 10:16 a.m.

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**Demond Dawkins, President**

**ATTEST:**

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**Jason Greiner, Executive Director**