

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

May 15, 2024 – 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 Melisa Whitehead called the meeting to order at 7:35 a.m. Board Members present were Whitney McDougall, Blake Brininstool, and Demond Dawkins.

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, Administrative Assistant Marissa Butts, and Marketing & Communications Coordinator Will Kelly.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

Clint Peppo with Kelly Construction introduced himself as a resident of Wylie and stated his interest in being more involved with the City of Wylie and Wylie EDC.

With no other citizen participation, President Whitehead 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 April 17, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the April 2024 WEDC Treasurer's Report.**

Board Action

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

DISCUSSION ITEMS

DS1. Discuss issues surrounding the FY 2024-2025 WEDC Budget.

Staff Comments

Staff discussed the approved FY 2024-2025 Budget Calendar for the City of Wylie and noted that the Budget Work Session with City Council for all funds, including WEDC, has been scheduled for July 9th. Staff requested that the Budget Committee schedule a time prior to the June 19th WEDC Board Meeting to review and discuss the FY 2024-2025 Budget.

DS2. Discussion regarding ICSC.

Staff Comments

Staff noted that the Retail Coach was unable to attend the City Council Meeting on May 14th but will be present at ICSC LV. Appointments are still being scheduled for Monday and Tuesday at ICSC LV.

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 Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding property management, staff noted that photography at 104 S Ballard has been completed and all utilities have been disconnected. 100 W Oak tenants have vacated, and utilities will be scheduled to be disconnected. The locations of 104 S Ballard, 305 S Ballard, and 100 W Oak will be scheduled for demolition once all utilities have been disconnected. Staff discussed and reviewed the drainage concepts and exhibits provided by Kimley-Horn related to the Flood Study and Drainage Study at Hooper/Steel/Regency Business Park. Staff also noted and discussed the LOU received from the railroad, noting that all the right of way along the railroad track in the downtown area can be acquired.

EXECUTIVE SESSION

Recessed into Closed Session at 7:58 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: 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-5c, 2023-9b, 2023-11b, 2024-1c, 2024-2d, 2024-3a, 2024-3b, 2024-4c, 2024-4e, 2024-5a, 2024-5b, 2024-5c, and 2024-5d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 8:26 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Whitehead adjourned the WEDC Board meeting at 8:26 a.m.

Melisa Whitehead, President

ATTEST:

Jason Greiner, Executive Director