

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
July 12, 2022 – 8:30 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 8:31 a.m. Board Members present were Tim Gilchrist and Blake Brininstool. Board Member Melisa Whitehead arrived at 8:35 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, Administrative Assistant Marissa Butts, and Intern Will Kelly.

Government Capital Corporation Representatives present included Stewart Shirey and Kevin Lerner.

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 June 15, 2022 Regular Meeting of the WEDC Board of Directors.**

President Dawkins removed Item A from Consent Agenda and moved it to Regular Agenda at the request of staff.

REGULAR AGENDA

- 1. Consider and act upon Resolution 2022-01(R) between the WEDC and Government Capital Corporation.**

Staff Comments

Staff discussed the process of borrowing funds to finance the costs of construction for improvements to City infrastructure in order to promote economic development in the City of Wylie. Approval of Resolution 2022-01(R) authorizes the borrowing of funds for a loan in the principal amount of \$8,108,000. If approved, the resolution will be presented to council on July 12, 2022 for ratification, with funding anticipated by July 20, 2022. Staff noted that proceeds from the loan are required to be

used specifically for public improvements. The Board inquired about prepayment of the Series 2022 Note. Government Capital representatives Kevin Lerner and Stewart Shirey advised the Board that the note will be eligible for prepayment after the 60th payment and discussed the benefits of a public note. The Board inquired as to if the use of funds would be limited to infrastructure specifically called out in the loan agreement. Government Capital advised that the use of funds would be eligible for any public improvements project, as permitted under the act. Staff discussed the numerous infrastructure projects necessary to promote economic development that could be funded directly or through infrastructure reimbursements from performance agreements.

Board Action

A motion was made by Blake Brininstool, seconded by Tim Gilchrist, to approve Resolution 2022-01(R) between the WEDC and Government Capital Corporation. A vote was taken, and the motion passed 4-0.

2. Consider and act upon a Residential Real Estate Agreement between the WEDC and Hanif Parupia & Zahida Parupia.

Staff Comments

Staff reviewed the real estate contract for purchase of 200 W Brown and noted the adjacent properties already acquired by WEDC.

Board Action

A motion was made by Tim Gilchrist, seconded by Melisa Whitehead, to approve a Residential Real Estate Agreement between the WEDC and Hanif Parupia & Zahida Parupia and authorize the purchase of 200 W Brown in the amount of \$157,500 and pay all closing costs, further authorizing the WEDC Board President to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

President Dawkins moved to Consent Agenda Item A.

A. Consider and act upon approval of Minutes from the June 15, 2022 Regular Meeting of the WEDC Board of Directors.

Staff Comments

Staff noted that the adjournment time for the June 15, 2022 meeting would need to be updated to reflect the accurate time.

Board Action

A motion was made by Blake Brininstool, seconded by Tim Gilchrist, to approve Item A as corrected. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discuss issues surrounding the FY 2022-2023 WEDC Budget.

Staff Comments

Staff discussed the FY 22-23 Budget and noted that there had been no changes to the WEDC Narrative for the current FY other than the addition of one employee. Staff highlighted the projected ending revenue balance of \$23.32 MM, which includes the proceeds from the Series 2022 Note. The projected expenses for the remainder of the FY were reviewed, resulting in a projected beginning fund balance of

\$9.82 MM for FY 22-23. Personnel Services anticipates a 2% cost of living increase and the potential for up to 3% merit increase. The most notable change to Operating Expenses can be found in Special Services. Working with the finance department, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to the Special Services. These expenses have always been accounted for in Capital Outlay, however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more adequately track the taxable vs. non-tax nature of these expenses for reporting purposes due to the Series 2022 Note in the amount of \$8.1MM. Staff will track all expenses funded by the Series 2022 Note to ensure compliance regarding use of funds for public infrastructure. Funds have been reserved for the 544 Gateway Property, Wylie Logistics Park and several other projects resulting from Executive Session within Incentives, which may or may not be utilized in the form of infrastructure reimbursements. Based on Executive Session, staff has allocated \$2 MM for land purchase. Revenues for FY 23 are estimated at \$8.18 MM and Expenses for FY23 are estimated at \$16.14 MM. Staff estimates at FY 23 ending fund balance of \$1.85 MM. Staff noted that the ending fund balance for FY 23 could increase dependent upon Board direction and project completion.

EXECUTIVE SESSION

Recessed into Closed Session at 9:01 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 1378/Parker, FM 544/Cooper, FM 544/Sanden, State Hwy 78/Alanis, and State Hwy 78/Brown

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

ES2. Evaluation of WEDC Staff.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2020-11b, 2021-2d, 2021-4a, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9e, 2021-9f, 2021-11a, 2021-12a, 2022-1a, and 2022-7a.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:09 a.m.

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 9:09 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director