

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
July 20, 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 8:36 a.m. Board Members present were Melisa Whitehead and Gino Mulliqi.

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

WEDC staff present included Executive Director Jason Greiner, Administrative Assistant Marissa Butts, and Intern Will Kelly.

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 July 12, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the June 2022 WEDC Treasurer's Report.**

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2022-2023.**

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to table this Item until the next Regular Board Meeting. A vote was taken, and the motion passed 3-0.

2. **Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2022-2023.**

Staff Comments

Board members discussed the establishment of a Regular Meeting time as well as the importance of having a quorum of the Board available for WEDC Board Meetings.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to table this Item until the next Regular Board Meeting. A vote was taken, and the motion passed 3-0.

President Dawkins moved to Item 4 and will consider Item 3 after Executive Session.

4. **Consider and act upon a Master Agreement between WEDC and Kimley-Horn and Associates, Inc.**

Staff Comments

Staff discussed the Master Agreement between WEDC and Kimley-Horn, noting that there are a few changes that will be made to the draft. Staff clarified that the Master Agreement allows WEDC to retain professional services with Kimley-Horn. The Board inquired about the benefits of a Master Agreement and if there is a dollar amount tied to the Master Agreement. Staff stated that the biggest benefit to a Master Agreement with Kimley-Horn would be the amount of time saved obtaining professional services without having to go through detailed contract approvals each time. Staff noted that any substantial contracts would be brought to the Board for independent consideration and approval.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve a Master Agreement between WEDC and Kimley-Horn and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

5. **Consider and act upon a Professional Services Proposal between WEDC and David Pettit Economic Development, LLC.**

Staff Comments

Staff provided a draft proposal which would engage the services of David Pettit Economic Development, LLC for creation of Tax Increment Reinvestment Zones (TIRZ) in the City of Wylie. Staff will work alongside city staff to define the TIRZ.

Board Action

A motion was made by Melisa Whitehead, seconded by Gino Mulliqi, to approve a Professional Services Proposal between WEDC and David Pettit Economic Development, LLC. and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

6. **Consider and act upon the approval of the FY 2022-2023 WEDC Budget.**

Staff Comments

Staff provided an overview of the WEDC budget as presented, noting that the only change in the budget from the previous presentation was a \$2,000 difference in Insurance/Personnel Services. The Series 2022 Note will fund before the end of the fiscal year and a final budget amendment to reflect the

proceeds of the loan will be brought back to the Board before the end of FY 22. The final budget work session with City Council takes place on July 26, 2022.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve the FY 2022-2023 WEDC Budget as presented. A vote was taken, and the motion passed 3-0.

DISCUSSION ITEMS

DS1. 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 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 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 10:49 a.m. and moved back to Regular Agenda Item 3.

REGULAR AGENDA

3. Consider and act upon a Listing Agreement between WEDC and Segovia Retail Group.

Staff Comments

Staff discussed the listing agreement, noting that the agreement will be for the remainder of the properties located outside of the already negotiated contracts. Additionally, this will include the entire property and not just lot one.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve a Listing Agreement between WEDC and Segovia Retail Group and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

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 10:50 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director