

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
November 15, 2022 – 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 Demond Dawkins called the meeting to order at 7:34 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, Tim Gilchrist, and Blake Brininstool.

Ex-Officio Member City Manager Brent Parker was present. Ex-Officio Member Mayor Matthew Porter arrived at 7:38 a.m.

WEDC staff present included Executive Director Jason Greiner, BRE Director Angel Wygant, Senior Assistant Rachael Hermes, and Administrative Assistant Marissa Butts.

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 Executive Session.

EXECUTIVE SESSION

Recessed into Closed Session at 7:35 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, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, 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: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9f, 2021-11a, 2021-12a, 2022-1b, 2022-4d, 2022-7b, 2022-7c, and 2022-9f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 8:28 a.m. and the Board took the following actions:

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to authorize the Executive Director to execute a Performance Agreement between the Wylie EDC with CLF II WYLIE JV, LLC (Project 2021-12a) in an amount not to exceed \$1.5MM. Upon proof of qualified infrastructure investment in excess of \$1.3MM, proof and acceptance of those improvements by the City of Wylie, proof of a Certificate of Completion on the 274,000 SF facility no later than 10/1/24, the company is entitled to receive three incentive payments. The Performance Agreement is to be paid as follows:

- Incentive #1, upon proof of infrastructure investment, and Certificate of Completion, the company is entitled to receive 34% of the total reimbursement incentive.
- Incentive #2, payable 12 months after CC, upon proof of CC, the company is entitled to receive 33% of the total reimbursement incentive.
- Incentive #3, payable 24 months after CC, the company is entitled to receive the final 33% of the total reimbursement incentive.

Incentive numbers two and three are also contingent upon proof of ongoing operations, and proof that the company is current on taxes. The cumulative incentive cannot exceed \$1.5MM.

A vote was taken, and the motion passed 5-0.

Board Action

A motion was made by Tim Gilchrist, seconded by Melisa Whitehead, to authorize the purchase of Lot 2R, Replat, of Helmlberger Industrial Park, a 3.6885-acre lot located in Regency Business Park in the amount of \$345,000 (plus all required 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 5-0.

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 October 19, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the October 2022 WEDC Treasurer's Report.**

Board Action

A motion was made by Gino Mulliqi, seconded by Tim Gilchrist, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

- DS1. Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.**

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

DS2. Update from the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.

Staff is still waiting on drafts from legal and will bring back recommendations to the Board after meeting again with the Subcommittee.

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 8:32 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director