

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
December 21, 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 7:35 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, Tim Gilchrist, and Blake Brininstool.

Ex-Officio Member Mayor Matthew Porter and Deputy City Manager Renae' Ollie were present.

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

Angel Wygant gave the invocation and Blake Brininstool 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 November 15, 2022 Regular Meeting and November 22, 2022 Special Called Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the November 2022 WEDC Treasurer's Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

REGULAR AGENDA

- 1. Consider and act upon an Agreement for Professional Services between WEDC and Vasquez Engineering, LLC.**

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for information and the next steps regarding an Agreement for Professional Services between WEDC and Vasquez Engineering, LLC.

Board Action

A motion was made by Blake Brininstool, seconded by Tim Gilchrist, to approve an Agreement for Professional Services between WEDC and Vasquez Engineering, LLC. in the amount of \$73,950 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

2. **Consider and act upon a First Amendment to the Purchase and Sale Agreement between the WEDC and MLKJ Investments LLC.**
3. **Consider and act upon a commercial lease for Lots 2, 3, and 4 of Wyndham Estates, Phase III located on Squire Dr.**

Staff Comments

Staff recommended that the Board table Item 2 and Item 3 until the next WEDC Board Meeting.

Board Action

A motion was made by Tim Gilchrist, seconded by Melisa Whitehead, to table Item 2 and Item 3 until the next WEDC Board Meeting. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

- DS1. Update from the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.**

Staff Comments

Staff will provide an update regarding the Subcommittee's progress when there is an update available from legal counsel.

- DS2. Discussion regarding WEDC Annual Report.**

Staff Comments

As per the WEDC Bylaws, the WEDC must present an updated annual report to the Wylie City Council. Staff and the Board reviewed the 2022 Goals and Objectives including Downtown Revitalization and Expansion, 544 Gateway Property, Industrial Development on Alanis, partnering with KCS for Wylie Logistics Park, and Expanding/Promoting BRE and Workforce Programs. The Board noted focusing on finishing current projects that need to be completed and identifying opportunities for 2023 Goals and Objectives. Staff will provide a draft of the 2023 Goals and Objectives to the Board at the next WEDC Board meeting.

- 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.

EXECUTIVE SESSION

Recessed into Closed Session at 8:02 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 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, 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.

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, 2022-1b, 2022-4d, 2022-7b, 2022-7c, 2022-8b, 2022-9f, 2022-10d, 2022-11a, and 2022-12a.

Deputy City Manager Renae' Ollie and Board Member Tim Gilchrist left at 8:50 a.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:48 a.m. and the Board took the following action:

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to authorize Wylie EDC to enter into a Performance Agreement with Project 2021-11a in an amount not to exceed \$30,000, subject to City Council approval. A vote was taken, and the motion passed 4-0.

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 9:48 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director