

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

August 21, 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 7:32 a.m. Board Members present were Whitney McDougall and Harold Smith. Vice President Demond Dawkins arrived during the Invocation & Pledge of Allegiance at 7:33 a.m.

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, Office Manager Christy Stewart and Marketing & Communications Coordinator Will Kelly.

INVOCATION & PLEDGE OF ALLEGIANCE

Brent Parker gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no 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 July 17, 2024 Regular Meeting of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the July 2024 WEDC Treasurer's Report.**

Board Action

A motion was made by Whitney McDougall, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

- 1. **Consider and act upon a Fifth Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company.**

Staff Comments

Staff presented a Fifth Amendment to the Purchase and Sale Agreement with McClure Partners Construction Company extending the Inspection Period deadline by 90 days. This extension is being requested to accommodate a closing date in December. Staff anticipates this will be the final amendment.

Board Action

A motion was made by Demond Dawkins, seconded by Whitney McDougall, to approve a Fifth Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion regarding future WEDC Board Retreats/Work Sessions.

Staff Comments

A future WEDC Board Retreat/Work Session was discussed by the Board and multiple dates were considered. The Board expressed interest in a future Work Session which may include a community tour, downtown tour, and/or redevelopment/development tours. A tentative date was set for 9-23-24 or 9-30-24.

DS2. Discussion surrounding WEDC Credit Cards.

Staff Comments

Staff led a discussion regarding alternative options for corporate credit cards which would allow the opportunity to accrue points for future travel discounts. The Board noted the cost saving opportunities when accruing points and had no preferences regarding alternative options.

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 Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Staff provided updates on the status of ongoing construction sites. Staff then confirmed Board availability to attend upcoming community events. Staff noted a 3.3% increase in sales tax revenues for the month of August. Mayor Porter and Staff provided an overview of future downtown parking, traffic flow, and associated redevelopment opportunities. The Board discussed the upcoming November/December Board Meeting dates and decided that no changes were needed to the schedule.

EXECUTIVE SESSION

Recessed into Closed Session at 8:27 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, 2024-4c, 2024-4e, 2024-5a, 2024-5c, 2024-6c, 2024-7a, 2024-7b, 2024-7d, 2024-7e, and 2024-7f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 9:55 a.m. and the Board took the following action:

Board Action

A motion was made by Demond Dawkins, seconded by Harold Smith, to authorize the sale of a two-acre tract of land, more or less, being all of Lot 1 and the southernmost portion of Lot 3, Block A, 544 Gateway Addition, in the amount of \$ 1,500,000 further authorizing the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

There were no future agenda items noted.

ADJOURNMENT

With no further business, President Whitehead adjourned the WEDC Board meeting at 9:56 a.m.

Melisa Whitehead, President

ATTEST:

Jason Greiner, Executive Director