



NOTICE OF MEETING

Regular Meeting Agenda

December 10, 2018 – 6:30 A.M.
WEDC Offices – Conference Room
250 South Highway 78 – Wylie, Texas

Bryan Brokaw	President
Todd Winters.....	Vice President
John Yeager	Secretary
Demond Dawkins	Treasurer
Marvin Fuller.....	Board Member
Mayor Eric Hogue	Ex-Officio Member
Mindy Manson, City Manager	Ex-Officio Member
Samuel Satterwhite.....	Executive Director
Jason Greiner.....	Assistant Director
Angel Wygant	Senior Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City Website: www.wylietexas.gov within the required time frame.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

Residents may address the WEDC Board regarding an item that is or is not listed on the agenda. Residents must provide their name and address. The WEDC Board requests that comments be limited to three (3) minutes. In addition, the WEDC Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

ACTION ITEMS

- I. Consider and act upon approval of the December 4, 2018 Minutes of the WEDC Board of Directors Meeting.
- II. Consider and act upon approval of the November 2018 WEDC Treasurer’s Report.
- III. Consider and act upon issues surrounding a Real Estate Sales Contract between the WEDC and the Rocking M, L.L.C. (McClure Partners).
- IV. Consider and act upon issues surrounding a Performance Agreement between the WEDC and the Rocking M, L.L.C. (McClure Partners).
- V. Consider and act upon WEDC Resolution No. 2018-01 (R) approving a Project, a Loan from The American National Bank of Texas, the expenditure of funds, and enacting other

provisions relating to the subject, further authorizing WEDC President Brokaw and Secretary Yeager to execute all documents relating to said Loan.

- VI. Consider and act upon authorizing the WEDC Executive Director to execute an Assignment of Contract for the purchase of property located in Collin County, Texas which is further described as Railroad Addition, Block 4, Lot 9 and Lot 10, Wylie, Texas and further authorize WEDC President Brokaw to execute all documentation necessary to effectuate the transaction as prescribed within the terms of the Commercial Contract for Sale, all subject to Wylie City Council approval of WEDC Resolution No. 2018-01 (R).
- VII. Consider and act upon authorizing the WEDC Executive Director to execute an Assignment of Contract for the purchase of property located in Collin County, Texas which is further described as Railroad Addition, Block 2, Lot 4b and Lot 5b, Wylie, Texas as otherwise known as the West one-half of Lots 4 and 5, Block 2 of Railroad Addition, and further authorize WEDC President Brokaw to execute all documentation necessary to effectuate the transaction as prescribed within the terms of the Residential Contract, all subject to Wylie City Council approval of WEDC Resolution No. 2018-01 (R).
- VIII. Consider and act upon authorizing the WEDC Executive Director to execute a Residential Contract to purchase a portion of Lots 4 and 5, Block 2 of Railroad Addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 11 of the Map Records, Collin County, Texas and further authorize WEDC President Brokaw to execute all documentation necessary to effectuate the transaction as prescribed within the terms of the Agreement, all subject to Wylie City Council approval of WEDC Resolution No. 2018-01 (R).
- IX. Consider and act upon ratifying an Agreement of Purchase and Sale between the WEDC and Karan Associates, LLC for the acquisition of a 2.3866-acre tract of land situated in the Francisco De LA Pina Survey, Abstract No. 686, and the J. Truett Survey, Abstract No. 920, same being Lots 1-A-A and 1-A-B of City Lot 1-A, City of Wylie, Texas as shown on the Revised Map recorded in Volume 1002, Page 194, Deed Records, Collin County, Texas and further authorize WEDC President Brokaw to execute all documentation necessary to effectuate the transaction as prescribed within the terms of the Agreement, all subject to Wylie City Council approval of WEDC Resolution No. 2018-01 (R).
- X. Consider and act upon authorizing the WEDC Executive Director to execute an Assignment of Contract for the purchase of a tract of land situated in the J. Truitt Survey, Abstract No. 920 and the F. De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas and being all and part of City Lot 1-C, the City of Wylie, Collin County, Texas according to the plat thereof recorded in Volume 1002, Page 194, Deed Records, Collin County, Texas, and further authorize WEDC President Brokaw to execute all documentation necessary to effectuate the transaction as prescribed within the terms of the Residential Contract, all subject to Wylie City Council approval of WEDC Resolution No. 2018-01 (R).

DISCUSSION ITEMS

- XI. Staff report: review issues surrounding WEDC Performance Agreement Summary, Hotel Occupancy Tax, Environmental Activity Summary, Active Project Summary, and Regional Housing Starts.
- XII. Discussion of issues to be placed on future WEDC Board Meeting agenda (no substantial consideration/discussion allowed).

EXECUTIVE SESSION

Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

Section 551.072 (Real Estate) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act). Consider the sale or acquisition of properties located at:

- State Highway 78 & 5th Street
- Birmingham & 78

Section 551.087 (Economic Development) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act). Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for:

- Project 2018-10b

RECONVENE INTO OPEN MEETING

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 6th day of December 2018 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed