

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Meeting**  
March 31, 2021 – 8:30 A.M.  
300 Country Club Road, Building #100  
Wylie, TX 75098

**CALL TO ORDER**

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*Announce the presence of a Quorum*

Vice President John Yeager called the regular meeting to order at 8:33 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, and Tim Gilchrist. President Dawkins arrived at 8:43 a.m.

Ex-Officio Members Mayor Matthew Porter and City Manager Chris Holsted were present.

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

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Vice President John Yeager gave the invocation and led the Pledge of Allegiance.

**COMMENTS ON NON-AGENDA ITEMS**

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With no citizen participation, Vice President Yeager moved to Consent Agenda.

**CONSENT AGENDA**

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*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 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 March 3, 2021 Regular Meeting of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the February 2021 WEDC Treasurer's Report.**

**Board Action**

A motion was made by Melisa Whitehead, seconded by Tim Gilchrist, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

**REGULAR AGENDA**

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President Dawkins arrived at 8:43 a.m. during discussion of this Item.

- 1. **Consider and act upon a Temporary Access Agreement between the WEDC, First Baptist Church Wylie, and Chute 2 Productions.**

**Staff Comments**

Staff noted the proposed Temporary Access Agreement for the use of a rodeo at 303 E Marble and the overall intent of creating a process for temporary access of Wylie EDC-owned property. City Manager Chris Holsted discussed his conversation with First Baptist Church and the insurance certificates that were provided by both the church and the rodeo vendor. The Board discussed the certificate limits detailed within the Agreement versus the certificates provided and evaluated appropriate limits for the specific use of a rodeo.

**Board Action**

A motion was made by Gino Mulliqi, seconded by John Yeager, to approve a Temporary Access Agreement between the WEDC, First Baptist Church Wylie, and Chute 2 Productions, with modified limits of \$1,000,000 for general liability and \$3,000,000 for umbrella policy and further authorizing the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 5-0.

Staff requested that President Dawkins then move to Discussion Items.

**DISCUSSION ITEMS**

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**3. Staff report: WEDC Property Update, WEDC Office/Insurance Claim, Engineering Report, FY21 Budget Process, Upcoming Events, and WEDC Activities/Programs.**

Staff noted work with Code Compliance on various Wylie EDC-owned properties and updated the Board regarding insurance claims filed due to ice storm/flooding at the Wylie EDC offices. Staff noted that soil testing was being performed at FM 544 & Brown and that engineering and environmental reports were in process at FM 544 Gateway properties.

Staff will soon begin the FY22 Budget process and noted the need to consider funding options for capital/infrastructure projects as well as possible consideration of debt restructuring.

Staff discussed the recent HR Alliance meeting and the full schedule of activities programmed for Small Business Week from May 1<sup>st</sup>- May 8<sup>th</sup>. Mayor Porter and the Board discussed further defining the age group and mission for Wylie Young Professionals and extending programming opportunities for all businesses across the city. Staff discussed focusing marketing efforts and utilizing a variety of forms of social media to promote tourism, city-wide businesses, events, and opportunities. Staff also discussed upcoming Economic Development Week and the Proclamation to be presented in recognition of both weeks.

**EXECUTIVE SESSION**

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Recessed into Closed Session at 9:21 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 FM 544 and Cooper, Jackson and Oak, Regency and Steel, State Hwy 78 and Alanis, State Hwy 78 and Birmingham, State Hwy 78 and 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: 2017-10a, 2018-9b, 2020-11b, 2021-1d, 2021-1f, 2021-2b and 2021-3a.

**Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.**

ES3. Evaluation of WEDC Staff

Board Member Melisa Whitehead left at 10:20 a.m. during Executive Session.

**RECONVENE INTO OPEN SESSION**

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*Take any action as a result from Executive Session.*

President Demond Dawkins reconvened into Open Session at 10:53 a.m.

President Dawkins then moved to Item 2 of the Regular Agenda.

**REGULAR AGENDA**

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**2. Consider and act upon FY 2020-2021 Mid-Year Budget Amendment.**

**Board Action**

A motion was made by Gino Mulliqi, seconded by John Yeager, to approve the FY 2020-2021 Mid-Year Budget Amendment. A vote was taken, and the motion passed 4-0.

**FUTURE AGENDA ITEMS**

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There were no Items requested for inclusion on future agendas.

**ADJOURNMENT**

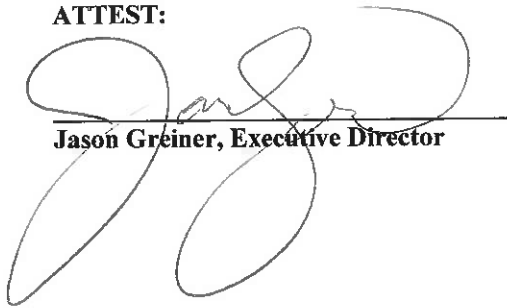
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With no further business, President Dawkins adjourned the WEDC Board meeting at 10:54 a.m.



**Demond Dawkins, President**

**ATTEST:**



**Jason Greiner, Executive Director**