

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
April 22, 2020 – 8:30 A.M.
Via Telephone Conference at:
300 Country Club Road, Building #100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins (in person) called the regular meeting to order at 8:31 a.m. Board Members present were John Yeager (in person), Melisa Whitehead (via teleconference), Gino Mulliqi (in person), and Tim Gilchrist (via teleconference).

Ex-officio Members Mayor Eric Hogue (via teleconference) and City Manager Chris Holsted (in person) were present.

WEDC Staff present (in person) included Executive Director Jason Greiner, BRE Director Angel Wygant, & Senior Assistant Rachael Hermes.

INVOCATION & PLEDGE OF ALLEGIANCE

President Demond Dawkins gave the invocation and led the Pledge of Allegiance.

CITIZEN PARTICIPATION

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 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 the March 18, 2020 Minutes of the WEDC Board of Directors Meeting.**
- B. **Consider and act upon approval of the March 2020 WEDC Treasurer's Report.**

Board Action

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

ACTION ITEMS

- 1. **Consider and act upon the award of bid for the 2nd Street Demolition to InterCon Demolition in the amount of \$17,500, and further authorizing the Executive Director to execute any and all necessary documents.**

Staff Comments

Staff reminded the Board of the Brown/Hwy 78 redevelopment efforts and brought their attention to the need to either tear down or board up the property located at 208 N 2nd Street, noting that this uninhabitable property has been vacated and has issues with Code Compliance that need to be addressed. Board Member Gilchrist expressed concerns about the security of the property and the desire to have the property boarded up if the demolition did not take place in the near future. Staff commented that the demolition could be completed in a matter of weeks.

Board Action

A motion was made by Gino Mulliqi, seconded by John Yeager, to award a contract for the 2nd Street Demolition to InterCon Demolition in the amount of \$17,500, and further authorizing the Executive Director to execute any and all necessary documents. A vote was taken and passed 5-0.

2. Consider and act upon FY 2019-2020 Mid-Year Budget Amendment.

Staff Comments

Staff noted that a Budget Transfer was completed last month to provide funds for unanticipated costs associated with engineering and environmental cleanup related to the 544 Gateway property. At the time of the Budget Transfer, it was noted that a Mid-Year Amendment would be presented to City Council as part of the practice of mid-year review of accounts done by the City. Staff discussed the process with the Finance Director and explained that a WEDC Mid-Year Budget Amendment was typically done in line with the City. The Amendment would address unexpected land purchases and bank note proceeds that have been noted in previous Revenue and Expense reports presented to the Board.

Board Action

A motion was made by John Yeager, seconded by Tim Gilchrist, to approve the FY 2019-2020 Mid-Year Budget Amendment. A vote was taken and passed 5-0.

DISCUSSION ITEMS

3. Staff report: Downtown Parking, WEDC Board Appointments, Wylie Takeout & Delivery, Team Up to Fight Hunger, NTMWD, FY 2020-2021 Budget, upcoming meetings/events, and review issues surrounding WEDC activities and programs.

Staff updated the Board on the projects initiated due to COVID-19. WEDC Staff has reevaluated efficiency, technology, and capabilities for both day-to-day operations and during this time period of COVID-19.

Staff updated the Board regarding downtown parking and informed the Board that the property between Marble & Oak has been identified as being owned by Union Pacific. Staff reminded the Board that the goals of providing additional parking and unlocking commercial areas downtown could potentially be achieved at this location through an

interlocal agreement with Union Pacific. Staff will provide additional updates as they are available.

Staff provided information regarding marketing campaigns that have been initiated by WEDC in effort to boost local economy and support local business. Staff noted the push in messaging from WEDC to provide pertinent updates related to business, while also highlighting the need to shop local and drive sales tax for the City of Wylie. Staff noted the Wylie Takeout & Delivery initiative on Facebook and the impact of the efforts on the local community. Team Up to Fight Hunger was discussed, noting the joint effort by multiple community partners and the positive impact this program can have on the local restaurant community, local non-profits striving to serve others, and local citizens in need. Staff noted the need to plan for the future and displayed examples of unbranded marketing material that has been created to further prop up local business in Wylie in the days to come.

Staff discussed the NTMWD interlocal and explained that a document will soon be brought back to the board for consideration. Staff noted that FY 2020-2021 Budget preparations are underway and will be presented to the Board for review at the next meeting.

Staff discussed the upcoming discussion by City Council related to a grant program. Staff explained the role of WEDC in helping with the overall marketing, partnering with supply chains and local area restaurants, web-hosting, etc. all aimed at boosting local economy, but noted that the WEDC is limited in ways that it can provide direct assistance. Board Member Gulliqi noted Team Up to Fight Hunger and the impact that this cooperative program has had on both the non-profits and on the families that receive the meals. Staff noted that Sachse EDC is also willing to participate in this program. Staff requested that the Board consider utilizing advertising dollars to support the Team Up for Hunger cause. The Board was in agreement to support the cause by utilizing funds within the advertising budget.

Board Member Mulliqi discussed the impact that the Wylie Takeout & Delivery initiative has had on the local restaurant community. Staff noted the tremendous efforts of the business community to work together during the time. City Manager Chris Holsted noted that they are looking into providing City Staff the opportunity to donate excess sick time hours for the cause if they so choose. Holsted also noted that members of City Staff are available to help with advertising and website creation if needed. Staff noted that animations/video production could be set in motion if the Board was in agreement to provide funds for the production. The Board directed WEDC Staff to further explore options and bring back an estimate.

EXECUTIVE SESSION

Recessed into Closed Session at 9:06 a.m. 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 & Brown
- Jackson & Oak
- State Highway 78 & Wylie East

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 2017-10a
- Project 2018-2a
- Project 2018-10c
- Project 2019-8b
- Project 2019-11b
- Project 2019-12a
- Project 2019-12c
- Project 2020-4a
- Project 2020-4b

Board Member Yeager filed a conflict of interest with Staff prior to the start of the meeting and stepped out of the meeting during consideration of related Project.

RECONVENE INTO OPEN MEETING

Take any action as a result from Executive Session

President Demond Dawkins reconvened into Open Session at 10:02 a.m.

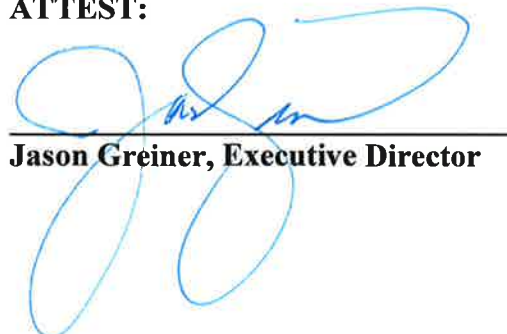
ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 10:02 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director