

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Meeting**  
August 18, 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*

President Demond Dawkins called the regular meeting to order at 8:44 a.m. Board Members present were Melisa Whitehead and Blake Brininstool. Board Member Gino Mulliqi joined the meeting just after 8:44 a.m. and was present for observation purposes only via teleconference.

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

**COMMENTS ON NON-AGENDA ITEMS**

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With no citizen participation, President Dawkins moved to Regular 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 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 July 21, 2021 Regular Meeting and August 4, 2021 Special Called Meeting of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the July 2021 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 3-0.

**REGULAR AGENDA**

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- 1. **Consider and act upon Resolution 2021-01(R) between the WEDC and Government Capital Corporation.**

**Staff Comments**

Staff provided an overview of the process that took place to evaluate options to refinance current debt and borrow additional funds for the acquisition of key properties. Following direction at the 8-4-21 Board Meeting, Staff has requested a 240-month term with 5-yr call restrictions on an \$8MM loan. Staff noted that the loan rate has decreased since the prior meeting, with a final rate of 3.48%. Approving Resolution 2021-01(R) initiates moving forward in this process and will begin credit review, securing the compliance package, and generation of loan documents.

**Board Action**

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to approve Resolution 2021-01(R) between the WEDC and Government Capital Corporation. A vote was taken, and the motion passed 3-0.

**2. Consider and act upon a Performance Agreement between the WEDC and DW Wylie, LLC.**

Mayor Porter stepped out at 8:44 a.m. prior to consideration of Item 2 and filed a conflict of interest form with Staff.

**Staff Comments**

Staff noted that this Item relates to the renovation at 499 S Hwy 78 for Chipotle and was taken to Council for their review on July 27, 2021. DW Wylie, LLC requested assistance with the reimbursement of hard and soft costs of construction. Staff noted that a \$13,000 gas line would need to be installed plus additional fees and the Agreement outlines a maximum qualified infrastructure reimbursement of \$15,000. The Economic Impact Analysis (EIA) indicates that the project will generate an estimated \$853,429 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business is investing \$56.89 in our community.

**Board Action**

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve a Performance Agreement between the WEDC and DW Wylie, LLC, providing for a maximum infrastructure reimbursement incentive of \$15,000 and further authorizing the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 3-0.

Mayor Porter returned to the meeting at 8:51 a.m. following the vote on Item 2.

**DISCUSSION ITEMS**

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**DS1. Staff report: WEDC Property Update, Downtown Parking, WEDC Office/Insurance Claim, WEDC Work Session/Board Retreat, Upcoming Events, and WEDC Activities/Programs.**

Staff noted that sales tax revenues were up 5.93% for the month of July and 20.20% for August. WEDC office furniture for replacement has been ordered. Staff highlighted upcoming events and opportunities to include the upcoming WEDC Board Retreat and TEDC Sales Tax Training in September.

**EXECUTIVE SESSION**

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The Board agreed to allow Board Member Gino Mulliqi to remain connected via teleconference for observation purposes only during Executive Session.

Recessed into Closed Session at 8:52 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/Cooper, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, 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: 2017-10a, 2020-11b, 2021-4a, 2021-4b, 2021-4c, 2021-4d, 2021-5a, 2021-6a, 2021-6c, and 2021-8a.**

**RECONVENE INTO OPEN SESSION**

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

President Demond Dawkins reconvened into Open Session at 9:27 a.m. and took no action.

**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 9:27 a.m.



**Demond Dawkins, President**

**ATTEST:**



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**Jason Greiner, Executive Director**