

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
September 15, 2021 – 8:30 A.M.
300 Country Club Road, Building #100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins called the regular meeting to order at 8:36 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, and Blake Brininstool.

Ex-Officio Member Mayor Matthew Porter was present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Dawkins moved to Regular 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 the August 2021 WEDC Treasurer's Report.**
- B. **Consider and act upon approval of Minutes from the August 18, 2021 Regular Meeting of the WEDC Board of Directors.**

Board Action

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

REGULAR AGENDA

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

Staff Comments

Staff discussed the next step in the process of borrowing funds to refinance current debt and acquire additional properties. Approval of Resolution 2021-02(R) authorizes the borrowing of funds for the loan in the principal amount of \$8,108,000. Resolution 2021-02(R) will then be taken to City Council for ratification via a separate Resolution by City Council. Staff noted that a few edits may be necessary within the documents. Mayor Porter discussed the ability to authorize passage of the Resolution and finalization of the documents for minor edits by the Executive Director prior to final signature by the WEDC Secretary and WEDC Board President. Mayor Porter noted that substantial edits would need to be brought back to the Board for their review.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to approve Resolution 2021-02(R) between the WEDC and Government Capital Corporation and authorize the WEDC Executive Director to finalize the documents to be signed by the WEDC Secretary and President. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

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

Staff noted that sales tax revenues were up 20.20% for August and 18.68% for September. WEDC property updates include seeking multiple bids/quotes for tree removal and demolition as well as working toward land surveying for downtown parking. The majority of replacement office furniture has been received at the WEDC offices, with the exception of chairs that have been delayed. Updated engineering information is in process for flood studies of Steel Rd., Hooper Rd. and Alanis Dr. and additional information will be provided when it is available. Staff highlighted virtual TEDC Sales Tax Training attended by staff, Melisa Whitehead, and Gino Mulliqi. The first Community Open House for the Comprehensive Plan was held on September 13th and Mayor Porter encouraged everyone to log into the online portal to provide their feedback and direction. Staff discussed the Retail Coach survey and noted that the next meeting for CPAC is held on October 12th with City Council. Staff discussed upcoming events and opportunities to include the Chamber Rodeo, Manufacturing Day Proclamation/Events, the September Chamber Luncheon with Representative Noble, and TEDC Basic Economic Development Training.

EXECUTIVE SESSION

Recessed into Closed Session at 8:59 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, State Hwy 78/Brown, State Hwy 78/Ballard, Ballard/Brown, State Hwy 78/Alanis, Regency/Steel, and Brown/Eubanks.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

ES2. Evaluation of WEDC Staff.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

ES3. 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, 2018-3a, 2020-11b, 2021-4a, 2021-4b, 2021-4c, 2021-6a, 2021-8a, 2021-9a, and 2021-9b

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

President Demond Dawkins reconvened into Open Session at 10:28 a.m. and took no action.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

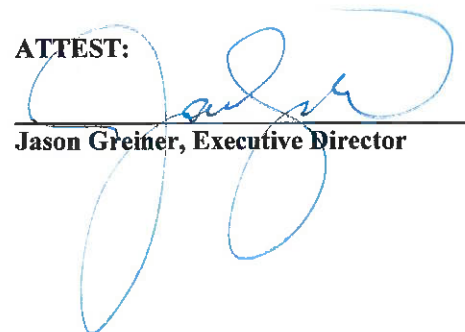
ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 10:28 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director