

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Meeting**  
September 16, 2020 – 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 8:30 a.m. Board Members present were John Yeager, Melisa Whitehead, and Gino Mulliqi. Tim Gilchrist arrived at 8:31 a.m.

Ex-officio member City Manager Chris Holsted was 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.

**CITIZEN PARTICIPATION**

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With no citizen participation, President Dawkins 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 the August 19, 2020 Minutes of the WEDC Board of Directors Meeting.**
- B. **Consider and act upon approval of the August 2020 WEDC Treasurer's Report.**

**Board Action**

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

**ACTION ITEMS**

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- 1. **Consider and act upon a Real Estate Sales Contract and a Performance Agreement between the WEDC and LUV-ROS HOLDINGS, LLC.**

**Staff Comments**

Staff noted that this Agreement was previously approved by both the Board and City Council and is related to the Dan Ross/Ken Ross, Inc. expansion on Cooper Drive. Staff discussed the Real Estate Contract and Performance Agreement and detailed that the terms include a forgivable note of \$60,000 and an additional provision of \$10,000 for assistance with the expansion. Staff noted that the building permit for this project has been received. There are flood plain issues on the south side of the building to be resolved with FEMA, but staff does not anticipate the issues to impact

the 18-month project deadline. The Estimated Impact Analysis (EIA) for this project shows a 2.4-year payback on the \$70,000 financial participation by the WEDC.

**Board Action**

A motion was made by Gino Mulliqi, seconded by John Yeager, to approve a Real Estate Sales Contract and a Performance Agreement between the WEDC and LUV-ROS HOLDINGS, LLC and further authorize WEDC President Dawkins to execute all documentation necessary to effectuate the transactions. A vote was taken, and the motion passed 5-0.

**Tabled from 8-19-20**

*Remove from Table and consider:*

2. **Consider and act upon a Performance Agreement between the WEDC and GDA Investments, LLC. – Series 53.**

**Staff Comments**

Staff advised that additional information had been received and recommended that the Board remove this Item from Table and take no action at this time.

**Board Action**

A motion was made by John Yeager, seconded by Gino Mulliqi, to remove the Item from Table and take no action. A vote was taken, and the motion passed 5-0.

**DISCUSSION ITEMS**

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3. **Staff report: WEDC Property Update, Downtown Parking, upcoming events, WEDC Activities and Programs.**

Staff updated the Board regarding sales tax revenues for July, stating that revenues are up 6.67% over the same month last year. Sales tax revenues are up 10% year over year and are in line with projections made in the budgeting process.

Staff noted the Interlocal Agreement between the City of Wylie and WEDC. A meeting will be held with the Attorney and the City/WEDC to determine the necessity of an interlocal agreement.

Staff noted that rent payments for WEDC-owned properties are current. Staff displayed updated images of ongoing projects and updated the Board regarding the demolition process, noting that structures on both 204 and 208 N. 2<sup>nd</sup> Street had been demolished. Staff provided images of two trees that are scheduled for removal at 503 S. Ballard due to their location near the drainage system and neighboring apartment complex. Staff discussed properties at Kirby and Commerce related to demolition/rent and will provide additional information to the Board. “No Parking” and “Towing Enforced” signs will be put into place as-needed on WEDC-owned properties to address ongoing Code Compliance issues. Political signs have been removed as-needed on WEDC-owned properties. License Agreements for any potential use of WEDC-owned property will be reviewed.

Union Pacific has been sent concept plans for downtown parking and discussions have been ongoing with city staff. Staff provided a map of the proposed parking area between Marble & Oak and discussed the potential for circular motion of downtown traffic and a possible southbound-only connector. Staff noted that further discussion would take place and the city/engineers would ultimately make these decisions.

Staff noted that Manufacturing Day is October 2<sup>nd</sup>. The Manufacturing Day Proclamation will be presented at the September 22<sup>nd</sup> City Council Meeting and local manufacturers will attend the meeting. Board Members were invited to attend if available. A Proclamation from the Governor's Office has been requested as well.

Sales Tax Training Workshops, which also satisfy required Open Records Training, are available through TEDC for the Board and/or City Council. Staff noted that the 2020 TEDC Annual Conference, 2020 IEDC Annual Conference, and TEDC Basic Conference will all be held virtually in October.

Staff discussed website updates, video production for downtown, and the completion of Team Up to Fight Hunger animation. The process for annual staff reviews has been formalized and is in place moving forward. Staff provided samples related to the creation of a WEDC logo. The Board discussed using city processes/templates to streamline activities of the WEDC while also ensuring that a new logo provides clarity regarding the separate role of the WEDC in the City of Wylie. Staff will revisit and provide additional information and updates to the Board.

#### **EXECUTIVE SESSION**

*Recessed into Closed Session at 8:53 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
- State Highway 78 & F.M. 544
- F.M. 544 & Commerce
- Jackson & Oak

**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 2019-3a
- Project 2019-11b
- Project 2019-12a
- Project 2020-4a
- Project 2020-4c

Board Member Whitehead left at 9:50 a.m. at the close of Executive Session.

#### **RECONVENE INTO OPEN MEETING**

*Take any action as a result from Executive Session*

President Demond Dawkins reconvened into Open Session at 9:50 a.m.

**ADJOURNMENT**

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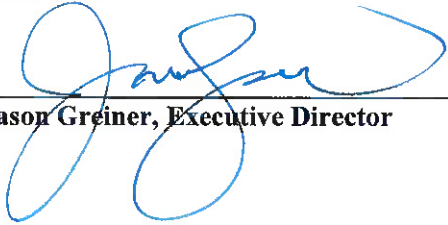
With no further business, President Dawkins adjourned the WEDC Board meeting at 9:50 a.m.



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**Demond Dawkins, President**

**ATTEST:**



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**Jason Greiner, Executive Director**