

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting
October 20, 2021 – 8:30 A.M.
300 Country Club Road, Building #100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

Vice-President Melisa Whitehead called the meeting to order at 8:42 a.m. Board Members present were Gino Mulliqi and Tim Gilchrist. President Demond Dawkins arrived at 8:44 a.m.

Ex-Officio Members Mayor Matthew Porter and Interim City Manager Brent Parker were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice-President Whitehead 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 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 September 15, 2021 Regular Meeting and September 27, 2021 Special Called Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the September 2021 WEDC Treasurer's Report.**

Board Action

A motion was made by Gino Mulliqi, seconded by Tim Gilchrist, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

REGULAR AGENDA

President Demond Dawkins arrived during discussion of Item 1.

- 1. Consider and act upon a First Amendment to the Purchase and Sale Agreement between the WEDC and Victory Group, LLC.**

Staff Comments

Staff referenced the July 21, 2021 Board approval of the Purchase & Sale Agreement with Victory Group, LLC for the sale of property at 201 Industrial Court. Victory Group is requesting to extend the "Approval Period" in the contract from 90 days to December 15, 2021, in order to provide additional time to obtain Planning and Zoning approval on November 16th and City Council approval on December 14th. Staff noted that the Victory Group request is not for an extension to the approval period, but an amendment to the original agreement, which still allows for extension opportunities.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve a First Amendment to the Purchase and Sale Agreement between the WEDC and Victory Group, LLC for the sale of approximately .29-acre of real property and further authorize the WEDC Board President to execute all documentation necessary to effectuate the transactions. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion regarding ICSC- Here, We Go. 2021.

Staff discussed the upcoming ICSC conference that will take place December 5-7 in Las Vegas. The Board discussed the selection of Board Members to attend the conference and the potential to attend another conference in Spring '22. All Board Members in attendance expressed interest in attending ICSC- Here, We Go. 2021. After further discussion, the Board opted to send President Dawkins and Vice-President Whitehead to the December conference and allow the remaining members to attend the spring ICSC event.

DS2. Staff report: WEDC Property Update, Downtown Parking, WEDC Office/Insurance Claim, Engineering Report, Upcoming Events, New Board Member Handbook, WEDC Work Session and Board Tour, and WEDC Activities/Programs.

Staff noted that the tenant at 100 W. Oak was appreciative of the opportunity to make improvements at their location. Staff discussed working toward the demolition of structures at Ballard, Brown, and Kirby, with tenants being provided proper notification as needed. Multiple bids would be requested with cost comparisons for salvaging the brick structure or shell of the buildings versus complete demolition of 103 S Ballard. The Board discussed preference to demolishing the entire structure. Additional updates include environmental boring that is taking place at the site of the old cotton gin at Hwy 78 and Brown.

Staff has continued to work on the downtown parking project, with surveying, topography and full elevations in progress. Staff will meet with the city when additional information is available so that all options can be considered. The insurance claim for the WEDC offices will be closed once all replacement items have been received. Final transfers of insurance funds to appropriate accounts will be made at that time.

Staff discussed the upcoming WEDC Work Session and Board Tour. After further Board discussion, it was determined that November 29th would be the best date option for the Work Session and Board Tour.

Staff discussed the Manufacturing Day proclamations and additional upcoming tours which will highlight graphic design and video production. Staff discussed the overall scope of the 2021 Manufacturing Day Program and the October Chamber luncheon featuring Manufacturing Month. Staff discussed articles of interest related to our market and will monitor future articles for Board reference.

EXECUTIVE SESSION

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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, Jackson/Oak, State Hwy 78/Ballard, 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, 2021-6a, 2021-6c, 2021-8a, 2021-8b, 2021-9c, 2021-9e, 2021-9f, and 2021-10a.

President Dawkins left the meeting at 10:34 a.m. during Executive Session.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice-President Whitehead reconvened into Open Session at 10:49 a.m. and the Board took the following action:

Board Action

A motion was made by Tim Gilchrist, seconded by Gino Mulliqi, to authorize the purchase of a 0.489-acre lot, generally located at 401 N. Keefer Drive, in the amount of \$237,951.39, further authorizing the WEDC Board President to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 3-0.

FUTURE AGENDA ITEMS

Vice-President Whitehead requested that a discussion regarding the establishment of protocols/standards for notification and exchange of documents for Temporary Access Agreements be added to the next agenda.


ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 10:51 a.m.

ATTEST:



Jason Greiner, Executive Director



Demond Dawkins, President