

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting

Wednesday, October 31, 2018 – 6:30 A.M.
WEDC Offices – Conference Room
250 South Highway 78 – Wylie, Texas

CALL TO ORDER

Announce the presence of a Quorum

President Bryan Brokaw called the meeting to order at 6:31 a.m. Board Members present were John Yeager, Marvin Fuller, Demond Dawkins and Todd Wintters.

Ex-officio members Mayor Eric Hogue and City Manager Mindy Manson were present along with Assistant City Manager Chris Holsted.

WEDC staff present was Executive Director Sam Satterwhite, Assistant Director Jason Greiner, and Senior Assistant Angel Wygant.

INVOCATION & PLEDGE OF ALLEGIANCE

President Brokaw gave an invocation and led the Pledge of Allegiance.

CITIZEN PARTICIPATION

With no citizen participation, President Brokaw moved to Action Items.

ACTION ITEMS

ITEM NO. 1 – Consider and act upon approval of the October 8, 2018 Minutes of the Wylie Economic Development Corporation (WEDC) Board of Directors Meeting.

MOTION: A motion was made by Demond Dawkins and seconded by John Yeager to approve the October 8, 2018 Minutes of the Wylie Economic Development Corporation. The WEDC Board voted 5 – FOR and 0 – AGAINST in favor of the motion.

ITEM NO. 2 –Consider and act upon approval of the September 2018 WEDC Treasurers Report.

Staff reviewed the items contained within the Treasurers Report and called the Board's attention to the 7.75% increase in sales tax received in October with total receipts down 2.97% over FY 2017 - 2018.

MOTION: A motion was made by John Yeager and seconded by Todd Wintters to approve the September 2018 Treasurer's Report for the Wylie Economic

Development Corporation. The WEDC Board voted 5 – FOR and 0 – AGAINST in favor of the motion.

DISCUSSION ITEMS

ITEM NO. 3 - Staff report: review issues surrounding WEDC Performance Agreement Summary, Hotel Occupancy Tax, Environmental Activity Summary, WEDC website, improvements impacting WEDC property, alley improvements, active project summary, and regional housing starts.

Staff updated the Board on WEDC projects and activities noting that year-over-year sales tax receipts for the Woodbridge Crossing shopping center increased 27% and Woodbridge Centre experienced a 30% increase over the same time period. Housing starts remained strong with twenty-three new homes permitted in Wylie.

With the addition of a second hotel, Hotel Occupancy Tax receipts to the City of Wylie rose 173% over last year's receipts.

Mr. Greiner presented the newly launched WEDC website to the Board, reviewing each section and its contents. Specifically, he discussed the interactive tools incorporated into the website for site selectors and businesses looking to locate in Wylie. The Board provided feedback and thanked Mr. Greiner and WEDC staff for their efforts in developing the website.

Staff informed the Board that progress had been made in obtaining a utility easement from 1905 Wylie LLC and anticipated finalizing these easements early in November and moving forward with installation of the waterline.

Alley improvement projects are moving forward with new utility poles installed off Ballard Street and GT Construction beginning project work within the next few weeks.

ITEM NO. 4– Discussion of issues to be placed on a future WEDC Board Meeting agenda (no substantial consideration/discussion allowed).

No Board Member requested any items to be placed on future Agendas.

EXECUTIVE SESSION

Recess into Closed Session at 7:05 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 & 5th Street
- Birmingham & 78
- Birmingham & 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 2018-10a
- Project 2018-10b
- Project 2018-10c

RECONVENE INTO OPEN MEETING

The WEDC Board of Directors reconvened into open session at 8:18 a.m. and took no action.

ADJOURNMENT

With no further business, President Brokaw adjourned the WEDC Board meeting at 8:18 a.m.



Bryan Brokaw, President

ATTEST:



Samuel Satterwhite, Director