

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting

Wednesday, March 18, 2020 – 7:30 A.M.
WEDC Offices – Conference Room
250 South Highway 78 – Wylie, Texas

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins called the regular meeting to order at 7:32 a.m. Board Members present were John Yeager, Melisa Whitehead, Gino Mulliqi, and Tim Gilchrist.

Ex-officio members Mayor Eric Hogue and City Manager Chris Holsted were present.

WEDC staff present included Executive Director Jason Greiner and BRE Director Angel Wygant.

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZEN PARTICIPATION

With no citizen participation, President Dawkins 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 separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- I. Consider and act upon approval of the February 19, 2020 Minutes of the WEDC Board of Directors Meeting.**
- II. Consider and act upon approval of the March 2, 2020 Minutes of the WEDC Special Called Board Meeting.**

Board Action

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

ACTION ITEMS

- III. Consider and act upon approval of the February 2020 WEDC Treasurer's Report.**

Staff Comments

Staff noted that the Treasurer's Report would be placed on the Consent Agenda for future meetings. Revisions to the format of the Treasurer's Report were discussed, noting that the new format aligns with the City of Wylie Finance Department for City Council monthly financial reports. Additional details would be presented to the Board on a quarterly basis and any Board feedback on the format would be welcome and incorporated into future reports.

Staff further discussed the potential impact of sales tax revenues and projections in light of the COVID-19 situation. City Manager Chris Holsted noted the two-month lag of sales tax receipt numbers and the effect of possible dips in revenue on the overall planning process. Staff also noted they were prepared for possible shifts in spending/priorities based on future sales tax revenues impact due to COVID-19.

Board Action

A motion was made by John Yeager, seconded by Melisa Whitehead, to approve the February 2020 WEDC Treasurer’s Report. A vote was taken and passed 5-0.

IV. Consider and act upon a Second Amended Promissory Note for American National Bank loan 88193982.

Staff Comments

Staff explained that the second amendment to the loan provides an additional six-month extension of interest-only payments, per the Board’s request. This loan is related to Brown/Hwy 78 property assemblage and redevelopment. American National Bank approved the amendment to the note and Staff commented that an additional six-month extension was authorized by the ANB Loan Committee should the Board decide to exercise that option in the future.

Board Action

A motion was made by John Yeager, seconded by Gino Mulliqi, to approve the Second Amended Promissory Note for American National Bank loan 88193982. A vote was taken and passed 5-0.

EXECUTIVE SESSION

Recessed into Closed Session at 7:47 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 & F.M. 544
- State Highway 78 & Brown
- Jackson & Oak
- State Highway 78 & Wylie East

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 2019-8b

- Project 2019-11b
- Project 2019-12a
- Project 2019-12b
- Project 2019-12c
- Project 2020-2e

Mayor Hogue and City Manager Holsted left the meeting at 8:16 a.m.

Board Member Yeager filed a conflict of interest with Staff prior to the start of the meeting and stepped out of the meeting during consideration of related Project.

RECONVENE INTO OPEN MEETING

Take any action as a result from Executive Session

President Demond Dawkins reconvened into Open Session at 9:16 a.m.

Board Action

The Board resumed consideration of Action Items in Open Session.

- V. **Consider and act upon the award of bid for the F.M. 544 waterline extension to CalHar Construction, Inc. in the amount of \$203,899 and further authorizing the Executive Director to execute any and all necessary documents.**

Board Action

A motion was made by John Yeager, seconded by Melisa Whitehead, to table Item V. A vote was taken and passed 5-0.

- VI. **Consider and act upon a WEDC Budget Transfer for FY 2019-2020.**

Staff Comments

Staff explained that there will be an upcoming mid-year budget amendment to address longer-term needs, but a budget transfer was necessary in the interim in order to process purchase orders within the Computer Hardware/Software and Engineering/Architecture accounts. Staff explained that Finance had informed them that computer equipment is no longer identified as a capital account expense, therefore funds need to be moved from the capital account into computer hardware. Staff noted that the Engineering/Architecture account expenses are typically architectural drawings, concept/construction plans and engineering services. A transfer to Engineering/Architecture was needed to fund expenses associated with redevelopment of the FM 544 Gateway and Brown/Hwy 78 sites. Staff noted that many of the project expenses associated with the 544 Gateway site will be subject to reimbursement by the City of Wylie.

Board Action

A motion was made by Gino Mulliqi, seconded by John Yeager, to approve a WEDC Budget Transfer for FY 2019-2020. A vote was taken and passed 5-0.

DISCUSSION ITEMS

VI. Staff report: Impact DataSource, agenda structure, meeting dates, upcoming events, and review issues surrounding WEDC activities and programs.

Staff and Board discussed a future agenda item regarding Impact DataSource and upcoming events and activities. Staff commented that many events and activities are unsure or unknown at this time due to COVID-19, but Staff is prepared to conduct business remotely. Staff reminded the Board that FY 20-21 Budget preparation will be taking place in the coming weeks.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:21 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director