

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
January 6, 2022 – 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 8:38 a.m. Board Members present were Gino Mulliqi, Tim Gilchrist, and Blake Brininstool.

Ex-Officio Members Mayor Matthew Porter and Assistant City Manager Renae' Ollie 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 November 17, 2021 Regular Meeting and the November 29, 2021 Work Session of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the November 2021 WEDC Treasurer's Report.**

Board Action

A motion was made by Tim Gilchrist, 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 a Second Amendment to the Purchase and Sale Agreement between the WEDC and Victory Group, LLC.**

Staff Comments

Staff reviewed the Purchase & Sale Agreement with Victory Group, LLC and noted the request for an additional extension to the "Approval Period" within the contract from December 15, 2021 to February 9, 2022. Issues with approval related to parking and building size have necessitated the request and the extension would allow additional time for potential City Council approval.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to approve a Second Amendment to the Purchase and Sale Agreement between the WEDC and Victory Group, LLC for the sale of .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.

Vice President Whitehead moved to consideration of Items 3-5 prior to consideration of Item 2.

3. Consider and act upon a Performance Agreement between the WEDC and Fuel City Wylie, LLC.

Staff Comments

Staff informed the Board that additional information was necessary for review and recommended that the Board table this item until the next meeting.

Board Action

A motion was made by Blake Brininstool, seconded by Gino Mulliqi, to table this item until the next WEDC Board Meeting. A vote was taken, and the motion passed 4-0.

4. Consider and act upon issues surrounding tree removal at Hwy 78/Brown.

Staff Comments

Staff informed the Board that the issue of tree removal was added as a proactive measure, with additional information involving the scope of the NTMWD project being available at a later date. Staff advised the Board that they could either approve a contract for tree removal or table the Item until a later date to have the opportunity to review the scope of work that would be performed by NTMWD.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to table this Item until the next WEDC Board Meeting to allow time for the opening and evaluation of waterline relocation bids by NTMWD. A vote was taken, and the motion passed 4-0.

5. Consider and act upon a flood study at Hooper/Steel.

Staff Comments

Staff recapped the status of property near the Hooper/Steel area and discussed the need for a flood study to resolve issues impacting development of this area. Staff noted that there were multiple properties impacted and addressing flooding issues would unlock development in this area. Staff recommended that this Item be tabled until the next WEDC Board meeting to give staff time to provide additional information and coordinate with City of Wylie Engineering Department.

Board Action

A motion was made by Tim Gilchrist, seconded by Blake Brininstool, to table this Item until the next WEDC Board Meeting. A vote was taken, and the motion passed 4-0.

Vice President Whitehead moved back to Item 2.

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

Staff Comments

Staff reminded the Board that this was one of the projects located in the Hooper/Steel area that would be impacted by the flood study discussed in Item 5. GDA is still interested in moving forward with the project if a solution can be found and is requesting an amendment to the Performance Agreement to allow time for the flood study to be conducted. Staff discussed options to either amend the Performance

Agreement, table the Item, or deny the extension, in which case the agreement would be rendered null and void.

Board Action

A motion was made by Tim Gilchrist, seconded by Gino Mulliqi, to approve a First Amendment to a Performance Agreement between the WEDC and GDA Investments, LLC. – Series 53, and further authorize the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS4. Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, WEDC Bylaws, New Board Member Handbook, Policies and Procedures for WEDC, WEDC Annual Report, and WEDC Activities/Programs.

Staff discussed property cleanup and pending demolition/tree removal at Hwy 78/Brown. The Board expressed interest in moving forward with all necessary demolition. Staff noted the upcoming demolition of 103 S Ballard and highlighted the coordination/planning that will take place with all parties that may be impacted. Staff was notified of a transformer that had spilled mineral oil onto the Hwy 78/Brown property near the former nursing home. Oncor provided documentation that there are no environmental issues and staff has shared the information with Elm Creek Environmental. Staff discussed the need for a drainage assessment in Downtown Wylie and Mayor Porter noted that City Council will be providing further direction. Assistant City Manager Renae' Ollie noted that the property at 401 N Keefer will be taken to the Historic Review Commission at the end of January for zoning review to allow for commercial use. The application with KCS for the water line installation at FM 544 will soon be submitted. Drainage on FM 544 will be reviewed to maximize regional detention and drive taxable value on the property. Median improvement plans with TxDOT are still underway at Hwy 78/Brown. Staff reviewed the Marketing Calendar and discussed upcoming events. Staff discussed the upcoming Annual Report and will further discuss goals and objectives with the Board.

EXECUTIVE SESSION

Recessed into Closed Session at 9:34 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, State Hwy 78/Ballard, State Hwy 78/Birmingham, State Hwy 78/Brown, and State Hwy 78/Cooper.

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, 2020-11b, 2021-4a, 2021-4b, 2021-5d, 2021-6a, 2021-6c, 2021-8a, 2021-9b, 2021-9e, 2021-9f, 2021-11a, and 2021-11b.

The Board reconvened into Open Session at 9:39 a.m. prior to any discussion and agreed to allow President Demond Dawkins to connect via teleconference for observation purposes only. President Dawkins was not available to connect via teleconference.

The Board recessed back into Executive Session at 9:39 a.m.

Mayor Porter left the meeting at 10:30 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.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, Vice President Whitehead adjourned the WEDC Board meeting at 10:49 a.m.



Melisa Whitehead, Vice President

ATTEST:



Jason Greiner, Executive Director