

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
December 20, 2023 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Melisa Whitehead called the meeting to order at 7:31 a.m. Board Members present were Aaron Jameson, Whitney McDougall, and Blake Brininstool.

Ex-Officio Member City Manager Brent Parker was present.

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

Demond Dawkins arrived during consideration of Consent Agenda at 7:32 a.m. Ex-Officio Member Mayor Matthew Porter arrived at 7:33 a.m.

INVOCATION & PLEDGE OF ALLEGIANCE

City Manager Brent Parker gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, 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 November 15, 2023, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the November 2023 WEDC Treasurer's Report.**

Board Action

A motion was made by Aaron Jameson, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

REGULAR AGENDA

1. **Consider and act upon a First Amendment to the Performance Agreement between the WEDC and Sanden International (U.S.A.), Inc.**

Staff Comments

Staff reminded the Board that City Council approved Project 2021-9f on June 27, 2023, and the WEDC approved the Performance Agreement with Sanden International (U.S.A.), Inc. in an amount not to exceed \$500,000 on September 20, 2023. This First Amendment to the Performance Agreement provides a 90-day extension to allow Sanden adequate time to get final fire inspection and provide additional documentation to confirm the \$25MM project cost.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve a First Amendment to the Performance Agreement between the WEDC and Sanden International (U.S.A.), Inc. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

DS1. Discussion regarding ICSC.

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for information related to the upcoming ICSC events. The Board then discussed their experiences at past ICSC events and their individual interest in attending future ICSC events. Additionally, the Board inquired about the benefits and connections that the EDC have gained from attending the ICSC events. Staff referenced Direct Development/Target and Clark Street/Kroger developments as results of attending ICSC events.

DS2. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Recessed into Closed Session at 8:00 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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Brown, and State Hwy 78/Skyview.**

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

**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: 2021-4b, 2022-1c, 2022-10c, 2023- 1a, 2023-1c, 2023-2b, 2023-2d, 2023-3b, 2023-4c, 2023-5b, 2023-8a, 2023-9b, 2023-10a, 2023-11a, 2023-12a, 2023-12b, 2023-12c, and 2023-12d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

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

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Whitehead adjourned the WEDC Board meeting at 9:16 a.m.



Melisa Whitehead, President

ATTEST:



Jason Greiner, Executive Director