

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting
September 27, 2021 – 7:30 A.M.
300 Country Club Road, Building #100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins called the special called meeting to order at 7:38 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, Tim Gilchrist, and Blake Brininstool.

Ex-Officio Members Mayor Matthew Porter and City Manager Chris Holsted 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, President Dawkins moved to Regular Agenda.

REGULAR AGENDA

1. **Consider and act upon issues surrounding a Purchase and Sale Agreement between WEDC and the City of Wylie.**

Staff Comments

Staff referenced the City of Wylie's Invitation to Bid for property at 802 W Kirby and the award of bid for Sale of Real Property to WEDC at the 8-10-21 City Council Meeting. Staff noted that the agreement has been reviewed by the WEDC attorney. Assuming approval by WEDC and finalization of funding efforts, the anticipated closing date for the purchase would be October 22, 2021.

Board Action

A motion was made by Gino Mulliqi, seconded by Tim Gilchrist, to approve a Purchase and Sale Agreement between WEDC and the City of Wylie for the sale of a 4.67-acre property located at 802 W Kirby and further authorize WEDC President Dawkins to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 5-0.

2. **Consider and act upon Resolution 2021-02(R) between the WEDC and Government Capital Corporation.**

Staff Comments

This item was a placeholder in order to satisfy timing requirements for closing in the event that additional discussion was required. Staff noted that there were a few minor changes made as previously suggested and approved at the 9-20-21 WEDC Board Meeting. However, no substantive changes were made, therefore no action is required on this item.

Board Action

No action was required or taken on this item.

DISCUSSION ITEMS

DS1. Staff report: WEDC Property Update and Upcoming Events.

Staff discussed the WEDC-owned property at 100 W Oak and the tenant request to make door/window improvements to the structure. The Board was in agreement that the tenant request is allowable at their expense if all permitting/code requirements are satisfied. Staff discussed the pending purchase of property at 802 W Kirby and the need for timely notice to vacate to existing tenants. The Board was in favor of providing as much notice as possible. Staff discussed the process of acquiring additional demolition and tree removal bids. Staff noted the upcoming National Manufacturing Day Proclamation at the 9-28-21 City Council Meeting. Additional Manufacturing Day events will include five days of facility tours with 16 Wylie manufacturers. Nearly 200 WISD students are expected to participate in these tours. The October Chamber of Commerce luncheon will also feature Manufacturing Month and Workforce Development Programs.

EXECUTIVE SESSION

Recessed into Closed Session at 7:52 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, FM 544/Cooper, Jackson/Oak, State Hwy 78/Ballard, and State Hwy 78/Brown.

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, 2021-4c, 2021-6a, 2021-8a, 2021-8b and 2021-9c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.


President Demond Dawkins reconvened into Open Session at 9:13 a.m. and took no action.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:13 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director