

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Meeting**  
November 15, 2023 – 7:30 A.M.  
WEDC Offices – Conference Room  
250 S Hwy 78 – Wylie, TX 75098

**CALL TO ORDER**

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*Announce the presence of a Quorum*

President Melisa Whitehead called the meeting to order at 7:32 a.m. Board Members present were Blake Brininstool and Aaron Jameson.

Ex-Officio Members Mayor Matthew Porter and City Manager Brent Parker were present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Administrative Assistant Marissa Butts, and Marketing & Communications Coordinator Will Kelly.

**INVOCATION & PLEDGE OF ALLEGIANCE**

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President Whitehead led the Pledge of Allegiance and Angel Wygant gave the invocation.

**COMMENTS ON NON-AGENDA ITEMS**

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With no citizen participation, President Whitehead moved to Consent Agenda.

**CONSENT AGENDA**

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*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 October 15, 2023, Regular Meeting of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the October 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 3-0.

**REGULAR AGENDA**

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- 1. **Consider and act upon an Agreement between WEDC and American Entitlements, LLC.**
- 2. **Consider and act upon construction services at Hwy 78 & Brown.**

Staff recommended that the Board consider Regular Agenda Items 1 and 2 after Executive Session.

President Whitehead moved to consider Discussion Items.

## **DISCUSSION ITEMS**

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Demond Dawkins arrived at 7:37 a.m. and stepped out at 7:38 a.m. during Discussion Item 1.

### **DS1. Discussion surrounding disposition of WEDC properties.**

#### **Staff Comments**

Staff referenced the properties that were being prepared for demolition. Regarding 104 S Ballard, staff noted that City Council discussed the mural on the exterior of the building and requested that the EDC consider working with the original artist to recreate the mural, commemorate the mural, or consider the commission a new mural downtown. Staff also noted that the Historic Review Commission requested that the mural be photographed for future reference, print, or duplication.

The demolition at 300 N Second was tabled at the 10/26/2023 HRC meeting for further research regarding the age of the structure. All the other properties listed in the agenda report will be scheduled for demolition. Staff will notify the Board if the cost of demolition has increased since the last received bids.

### **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 the WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, BRE Updates, Upcoming Events, and WEDC Activities/Programs. Staff inquired if the Board would like to move the December WEDC Board meeting and the Board chose to keep the date of the regularly scheduled Board meeting.

## **EXECUTIVE SESSION**

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Recessed into Closed Session at 7:46 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, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, State Hwy 78/Brown, and State Hwy 78/Skyview.**

### **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: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6c, 2021-9b, 2021-11b, 2022-1b, 2022-1c, 2022-7b, 2022-9a, 2022-10c, 2023-1a, 2023-1c, 2023-2b, 2023-2d, 2023-3b, 2023-5b, 2023-6b, 2023-6c, 2023-6d, 2023-8a, 2023-8b, 2023-8c, 2023-9a, 2023-9b, 2023-9c, 2023-9d, 2023-10a, and 2023-10b.**

Demond Dawkins returned to the meeting during Executive Session at 7:52 a.m.

**RECONVENE INTO OPEN SESSION**

*Take any action as a result of the Executive Session.*

President Whitehead reconvened into Open Session at 8:26 a.m. No action was taken on Regular Agenda Items 1 or 2. The Board then took the following action:

**Board Action**

A motion was made by Demond Dawkins, seconded by Blake Brininstool, to authorize the WEDC to enter into a Performance Agreement with MLKJ Investments LLC, (Project 2021-6c) in the amount not to exceed \$80,000. A vote was taken, and the motion passed 4-0.

**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 8:27 a.m.

  
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Melisa Whitehead, President

**ATTEST:**

  
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Jason Greiner, Executive Director