

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting
August 4, 2021 – 8:30 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 regular meeting to order at 8:35 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

President Dawkins 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

Tabled from 7-21-21

Remove from table and consider

Board Action

A motion was made by Gino Mulliqi, seconded by Tim Gilchrist, to remove Item 1 from table. A vote was taken, and the motion passed 5-0.

- 1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2021-2022.**

Wylie City Council recently reappointed Mr. Demond Dawkins and appointed Mr. Blake Brininstool for three-year terms as Members of the Wylie Economic Development Corporation Board of Directors. They have been sworn in by the City Secretary's office.

On an annual basis and following the selection of WEDC Board Members by the Wylie City Council, the WEDC elects officers for the upcoming year.

The 2020-2021 WEDC Board Officers were:

Demond Dawkins.....	President
John Yeager.....	Vice President
Melisa Whitehead	Secretary
Gino Mulliqi	Treasurer
Tim Gilchrist	Board Member

Staff Comments

Staff discussed/inquired about Board Member interest in updating or revising WEDC Bylaws, noting that updates could have the potential to address the topic of seat rotation and/or the process

of Officer Election. The Board discussed options and the idea of revisiting these issues at the upcoming WEDC Board Work Session and over the next year before Election of Officers for 2022-2023.

Board Action

A motion was made by Tim Gilchrist, seconded by Blake Brininstool, to reelect/elect the following WEDC Board Officers for 2021-2022: Demond Dawkins, President; Melisa Whitehead, Vice President; Gino Mulliqi, Secretary; Tim Gilchrist, Treasurer. A vote was taken, and the motion passed 5-0.

Tabled from 7-21-21

Remove from table and consider

Board Action

A motion was made by Tim Gilchrist, seconded by Melisa Whitehead, to remove Item 2 from table. A vote was taken, and the motion passed 5-0.

2. Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2021-2022.

Section 4.07 of the WEDC Bylaws states that the President of the Board shall set a regular meeting date and time at the beginning of his/her term. WEDC Board Meetings are currently set for the third Wednesday of each month at 7:30 a.m.

With officers elected via the previous Action Item, the WEDC President is required to establish the Regular Meeting date/time.

Mayor Porter discussed the meeting time of WEDC Meetings, noting that he has received feedback that the time of meeting may be difficult for citizens to attend. Staff and the Board discussed previous attempts to move meetings to alternate times, including evenings, to better accommodate citizen attendance, with no resulting increase in participation by members of the public.

Board Action

A motion was made by Tim Gilchrist, seconded by Melisa Whitehead, to keep the current date and time for Regular WEDC Board of Directors Meetings as the third Wednesday of each month at 7:30 a.m. for 2021-2022. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

DS1. Discuss issues surrounding Wylie EDC loans.

Staff discussed the ongoing process of obtaining additional loan information from local banks and financial institutions. While staff initially received interest from a couple of local banks, it was noted that the length of term offered locally ranged from 5-10 years maximum. Staff understands that the Board would like to seek up to a 20-year term. In sum, staff received an offer for a 10-year term from American National Bank and three proposals for 15-20-year term options from Government Capital Corporation.

The Board reviewed options available and discussed factors that go into making this decision to include flexibility, term, call restrictions, and interest rates. After reviewing all proposals, President Dawkins expressed his interest in a fixed rate loan and preference for the 20-year term with a 5-year call restriction proposed by Government Capital Corporation. The Board was in agreement that flexibility for necessary infrastructure projects and the ability to plan for the future could be accomplished with this option. The Board directed staff to move forward with the process necessary to initiate said option with Government Capital Corporation.

DS2. Discuss issues surrounding engineering and mowing services.

Staff discussed engineering and mowing services for WEDC, noting that there is not a Master Services Agreement on file for engineering services or mowing services. WEDC will engage additional engineers and contractors to accommodate project activity and potentially utilize the list of qualified firms on file with the City of Wylie. City Manager Chris Holsted noted that the City of Wylie cannot bid for professional services but has a list of qualified firms on file. The Board expressed interest in using any additional resources available and discussed their desire that all WEDC properties are maintained appropriately.

DS3. Discussion regarding a WEDC Board Tour, Retreat, or Work Session.

Staff discussed options for a Board Tour and Work Session for the Board and Council. The Board Tour would include visits to WEDC property holdings and future developments. The Work Session would provide time for strategic planning, establishment of goals, and potential review of Bylaws. Board Member Gilchrist discussed using the time to consider Board alignment to WEDC vision and evaluating characteristics of an effective board. Board Member Whitehead talked about establishing those concepts prior to making any revisions to Bylaws and determining an action plan with milestones and deadlines. Board Member Mulliqi discussed the young tenure of the Board and the challenges associated as well as his desire to be proactive versus reactive. President Dawkins noted the importance of adapting to change over time. The Board and Staff talked about implementing a Board Member Handbook for current and future Board Members. Staff mentioned the timing of the City of Wylie Comprehensive Plan Advisory Committee and the importance of aligning the vision of all Boards within the future Comp Plan. The Board requested pre-reading material and maps so that the Board can be fully prepared for the upcoming Board Tour and Work Session.

EXECUTIVE SESSION

Recessed into Closed Session at 9:52 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 FM 544/Cooper, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, and State Hwy 78/Brown.

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: 2017-10a, 2018-9b, 2020-11b, 2021-4a, 2021-4b, 2021-4c, 2021-4d, 2021-5a, 2021-6a, 2021-6b, and 2021-6c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

President Demond Dawkins reconvened into Open Session at 10:56 a.m. and took no action.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

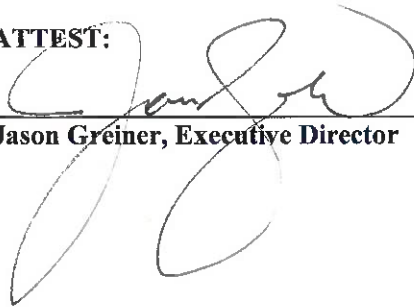
ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 10:56 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director